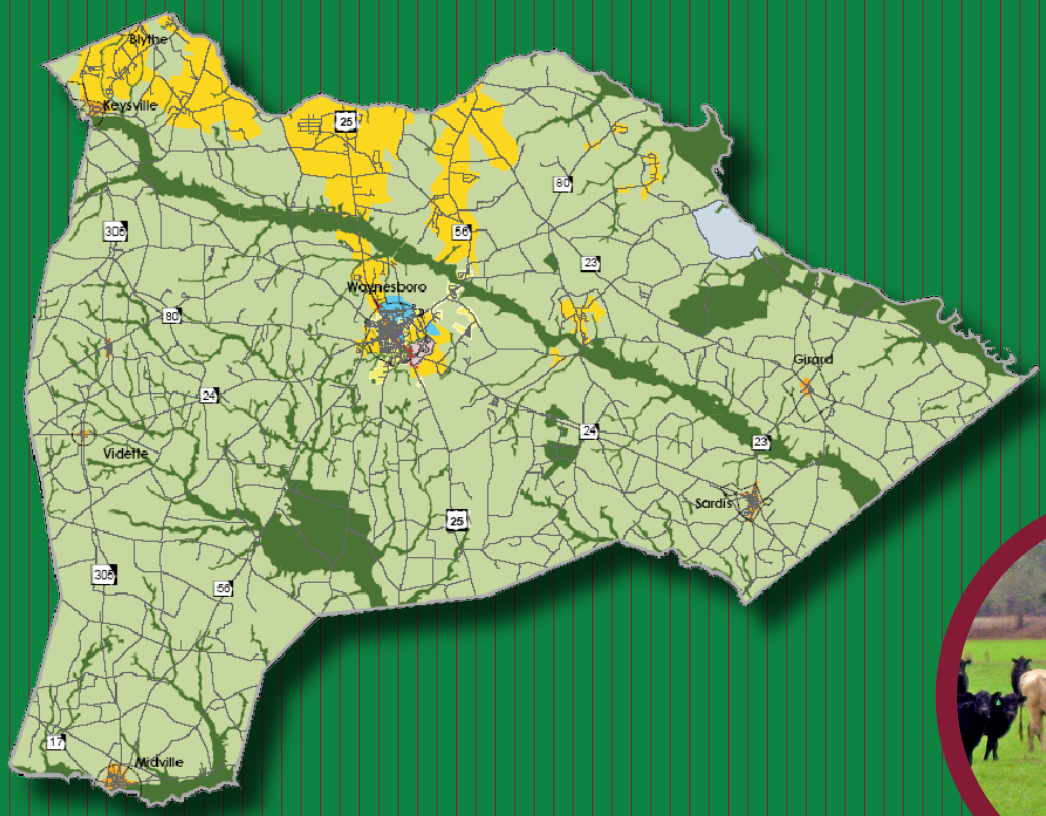
Burke County Comprehensive Plan

Joint Comprehensive Plan for Burke County and the municipalities of Girard, Keysville, Midville, Sardis, Vidette, & Waynesboro

Part II
COMMUNITY AGENDA

2007 - 2027



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Burke County

Burke County
Comprehensive Plan 2007-2027

Final
COMMUNITY AGENDA

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Burke County
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December 8, 2007

Project 6311-06-0032

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1 Introduction

1.1 Purpose

The *Community Agenda* represents the community's vision, goals, policies, key issues and opportunities that the community chooses to address, and an action plan highlighting the necessary tools for implementing the comprehensive plan. In addition, it outlines a future development map for Burke County, Waynesboro, Sardis, Girard, Keysville, Midville and Vidette. The Community Agenda serves the purpose of meeting the intent of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on May 1, 2005. Preparation in accordance with these standards is an essential requirement in maintaining Burke County's status as a Qualified Local Government. State law requires Burke County and its municipalities to update their respective comprehensive plans by October 31, 2007, though an extension was granted for this plan. In addition, the *Community Agenda* updates the *Burke County Comprehensive Plan 2010* adopted in January 1991. Like the 1991 plan, this update will serve as the Comprehensive Plan for Burke County and its municipalities.

1.2 Scope

Part I of the *Burke County Comprehensive Plan 2007-2027* included the *Community Participation Program, Community Assessment* and *Analysis of Supporting Data* that were prepared prior to the implementation of the *Community Participation Program*. These provided a preliminary look at the issues and opportunities, areas of special concern and an analysis of the existing development patterns that included recommended Character Areas. The *Community Agenda*, which is Part II of the *Burke County Comprehensive Plan 2007-2027*, represents these ideas and additional ideas that have been discussed through the public participation process.

The *Community Agenda* does not restate the data included in Part I. Instead, it provides a fine-tuned list of issues and opportunities, future development maps with character areas and an implementation program. For the issues and opportunities, the *Community Agenda* presents strategies for addressing important concerns. For the future development maps, the *Community Agenda* presents strategies for implementation of each character area. For the implementation program, the *Community Agenda* includes the Short Term Work Program (STWP) and an assessment of the existing STWP. Finally, the *Community Agenda* provides policy statements intended to guide the county and its municipalities.

For planning purposes, DCA classifies Burke County as an "Intermediate" planning level jurisdiction. The cities of Waynesboro and Sardis qualify as "Intermediate." The municipalities of Girard, Keysville, Midville and Vidette all qualify as "Minimal" planning level. "Minimal" planning level requires the update of the Community Vision (Future Development Map/Character Areas) and an update of the Short Term Work Program. Issues and Opportunities for the "minimal" planning level cities are included in this document, however.

2 Community Vision

2.1 Introduction

A key component of the comprehensive planning process is the creation of a Future Development Map that reflects the County's vision for growth and development for the next twenty years. This vision, which was developed with an extensive public countywide visioning process, is expressed in unique "character areas" that cover the entire County. The sections that follow outline the visioning process and the public input and the Future Development Maps/Character Area narratives for unincorporated Burke County and each individual incorporated city.

Community voices heard

2.2 Visioning Process

The Visioning Process, or citizen participation process, for the Burke County Comprehensive Plan 2007-2027 included multiple layers of participation from the residents and stakeholders of Burke County. Community Visioning Workshops, a Countywide Open House, Steering Committee a Stakeholders Committee and Public Hearings at Board of Commissioner and city and town council meetings provided opportunities for input. A brief description of each follows. More information on the specific ideas presented for each area is included in the next section of this report.

Burke County residents and stakeholders participated in four Community Workshops

The Burke County Steering Committee began meeting in August 2006. This group included representatives of each municipality and the County Administrator. The Steering Committee assisted in defining the preliminary issues and opportunities, defining character areas for the Community Assessment and preparing the implementation program during the Community Agenda. In addition, the committee reviewed drafts of the major plan components at various points during the process and provided feedback.

The Stakeholder Committee began meeting in December 2006. This group included a mix of elected or appointed city or county officials, key property owners, neighborhood leaders, chamber and other economic development professionals, community service providers, areas residents, and others with some stake in the future development of the County. The stakeholder committee input helped in fine-tuning the draft issues and opportunities and character areas for the Community Assessment that would serve as the basis for the Community Workshops in March 2006. Following review by the Stakeholders Committee of the Community Assessment, the Board of Commissioners and the governing bodies of each incorporated city adopted transmittal resolutions prior to submitting the draft for review to the Central Savannah River Area Regional Development Center (CSRA) for review.

Community Visioning Workshops were held at four subarea locations in the County in March 2007. These meetings focused specifically on the subarea served by the meeting location and

also focused on county-wide planning policies. Participants provided their input on the future of Burke County during the workshops via facilitated discussions, surveys, and one-on-one conversations with the planning team. Participants also responded to the preliminary issues and opportunities and the proposed character areas at these meetings.

The consultant team assembled the information gathered during the Community Visioning Workshops and presented a draft to the Steering Committee and Stakeholders Committee for review and fine tuning in early April. The public was then presented the draft Community Agenda at the Countywide Open House in late April. A final Community Agenda document was prepared after the Countywide Open House that was then presented to the Board of Commissioners and governing bodies of each incorporated city for transmittal to CSRA for review. Following the review by CSRA, the Board of Commissioners and the governing bodies of each incorporated city will vote on the adoption of the final Burke County Comprehensive Plan 2007-2027.

Participants listen to a presentation at SGA Elementary School in Sardis during one of the four Visinoing Workshops

Throughout the planning process, public documents were posted on the Burke County government website. Public meetings were announced and detailed accounts reported in the *True Citizen* newspaper, which also provided those who did not attend meetings with an opportunity to understand the process.

2.3 Future Development Map

Character area planning focuses on the way an area looks and how it functions. Tailored development strategies are applied to each area, with the goal of enhancing the existing character/function or promoting a desired character for the future. The character areas recommended for Burke County, Waynesboro, Sardis, Keysville, Girard, Midville, and Vidette as shown in the Future Development Maps, define areas that:

- Presently have unique or special characteristics that need to be preserved
- Have potential to evolve into unique areas
- Require special attention because of unique development issues

The character areas descriptions included on the following pages include Development Pattern, Preliminary Land Uses and Strategies for Implementation. The development pattern describes the nature of preferred development in a character area, such as appropriate design, infrastructure, and intensity. The preliminary land use section lists permissible land uses within each character area. Strategies for implantation outline the actions needed to ensure implantation of the vision for each character area.

In addition to the three levels of description above, the Quality Community Objectives (QCO) analysis for each Character Area can be found in Appendix A. This identifies the QCOs that will be pursued in the character area. These objectives were adopted by the Georgia Department of Community Affairs (DCA) to measure how communities preserve their unique resources while accommodating future development. Finally, the strategies section identifies the measures the County can take to ensure that the development pattern described by each character area can be implemented.

2.3.1 Burke County

Unincorporated Burke County has historically been defined by its predominantly rural, agricultural development patterns. Small rural communities are scattered throughout the county at intersections of important transportation routes. The suburban development wave rolling from Augusta-Richmond County has slowly started crossing the county line and has impacted the character of North Burke County. Each Character Area represented in unincorporated Burke County is described in full in the following paragraphs.

Preserve character area along the Savannah River in northeast Burke County where development in the future is discouraged

Preserve character area includes flood plains and wetlands in Burke County where development is discouraged in the future.

Example of potential for greenway along waterway as shown here from the Three Rivers Greenway in West Columbia, SC

Preserve

The Preserve character area describes primarily undeveloped natural lands and environmentally sensitive areas that are not suitable for urban or suburban development. These areas include flood plains, wildlife management areas, public parks and other environmentally sensitive areas.

Development Patterns

The development pattern should seek to:

- Minimize impervious surfaces
- Protect water quality
- Preserve natural resources, habitats, views, and rural/agricultural character
- Protect open space in a linear pattern, typically following the flood plain of river and stream corridors and accommodate greenways
- Provide opportunities for low-impact recreation (e.g. canoeing, fishing, hunting, hiking, etc.) and environmental education

Primary Land Uses

- Undeveloped areas left in their natural state
- Passive Parks
- Agriculture

Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare a Greenways Master Plan, in particular for Briar Creek and the Savannah River
- Acquire land for a County-wide greenway network

- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Enforce stormwater BMPs to enhance waterway protection

Rural Reserve/Agricultural in North Burke County

Rural Reserve/Agricultural in southwest Burke

Rural Reserve/Agricultural character area at the intersection of Brown Mobley Road and SR 24 west of Sardis

- Adopt specific cross sections for roads that cross these areas
- Promote these areas as passive-use tourism and recreation destinations
- Encourage use of Agricultural Best Management Practices for Protecting Water Quality
- Enforce "Part V" Environmental Ordinances (river corridor and watershed protection)
- Promote the use of conservation easements and conservation tax credits by landowners
- Discourage extension of public utilities, especially sewer, that would encourage development of these areas
- Follow Best Management Practices (BMPs) for erosion and sedimentation, as defined in the Georgia Erosion and Sedimentation Act
- Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution

Rural Reserve/Agricultural

The Rural Reserve/Agricultural character area includes predominantly rural, undeveloped land that is suited for agricultural, Conservation Subdivision and/or large-lot residential uses. Development in the area should respect the County's farming tradition and maintain its rural, open spaces. A vast majority of this character area lacks sewer infrastructure, which makes urban and suburban scale development unsuitable. Property owners continue to have low-density residential subdivision rights. However, if subdivided, lands in this character area should adherer to large minimum lot sizes (10 acres or more) or follow Conservation Subdivision principles in order to retain as much of the open space and rural character as possible and protect the existing water supply watershed.

Development Patterns

The development pattern should seek to:

- Preserve economic function of agriculture, livestock and forestry
- Preserve rural character, view sheds, and natural features/resources
- Preserve natural hydrology and drainage ways and utilize natural features for stormwater management
- Cluster new residential development in a Conservation Subdivision design that incorporates significant amounts of open space and natural conservation areas or require a large minimum rural lot size (more than 10 acres)
- Connect new conservation subdivisions to greenways where possible
- Allow unpaved roads and shared driveways that provide access for up to six residences
- Limit impacts of new development on the environment, including reducing limits on clearing and grading
- Minimize impervious cover
- Develop low-intensity uses

Primary Land Uses

- Agricultural
- Single Family Residential (very large lot or Conservation Subdivision)
- Passive recreation
- Public Institutional (at rural scale only)

Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt a policy that discourages extension of public utilities into these areas
- Enforce BMPs for any land disturbance activities, including tree harvesting and utility construction
- Adopt a Conservation Subdivision Ordinance
- Adopt typical street cross-sections for these areas that identify appropriate width and configuration and that require paved roads to use drainage swales in lieu of curb and gutter
- Adopt Stormwater Management Ordinance, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design
- Increase buffer requirements between agricultural and non-agricultural uses
- Adopt policies that require setting aside land as part of subdivision development for greenways
- Promote the use of conservation easements and conservation tax credits by landowners to help preserve viable farmland
- Encourage the use of Transfer of Development Rights (TDR)
- Protect farmland, open space, and environmentally-sensitive private lands by maintaining large lot sizes (e.g. at least 10 acres)

Rural Village

A Rural Village character area includes small activity areas usually located at an important rural crossroads. Most Rural Village areas include some form of commercial activity, though not extensive goods and services, serving rural and agricultural areas. These commercial uses come and go, but the community that surrounds them remains. Not all of the Rural Village areas include commercial. Alexander, Shell Bluff, Hatchers Store, St. Clair and Scotts Corner are Rural Village areas.

Rural Village

Development Patterns

The development pattern should seek to:

- Protect rural character
- Provide small-scale commercial opportunities for meeting local needs
- Encourage compatible architecture styles that maintain the regional rural character rather than "franchise" or "corporate" architecture
- Limit clearing and grading
- Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character and open spaces (large-lot development or conservation subdivisions)

Primary Land Uses

- Single-family residential
- Public/Institutional
- Passive parks
- Neighborhood commerical/retail

Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Widen roadways only when absolutely necessary

Gough Town Neighborhood

The Gough Town Neighborhood character area describes the community of Gough located along SR 305 midway between intersections with SR 24 in Vidette and SR 80. Gough, though unincorporated, is made up of small, modest homes on narrow lots lining narrow streets arranged in an urban grid pattern. Gough faces difficult challenges with concentrated poverty, a deteriorating housing stock and lack of economic opportunity. Small lots have posed a challenge for meeting septic requirements and the lot requirements of the land development regulations.

Town Neighborhood character area covers the Gough community in unincorporated west Burke County

Development Patterns

The development pattern should seek to:

- Protect the rural town character
- Provide small-scale commercial opportunities for meeting local needs
- Limit clearing and grading
- Reduce access points along the highway
- Connect to greenways/trail system, wherever possible
- Accommodate residential growth that respects the rural character and open spaces (large-lot development or conservation subdivisions)
- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way

Primary Land Uses

- Single-family residential
- Public/Institutional
- Passive parks
- Neighborhood commerical/retail

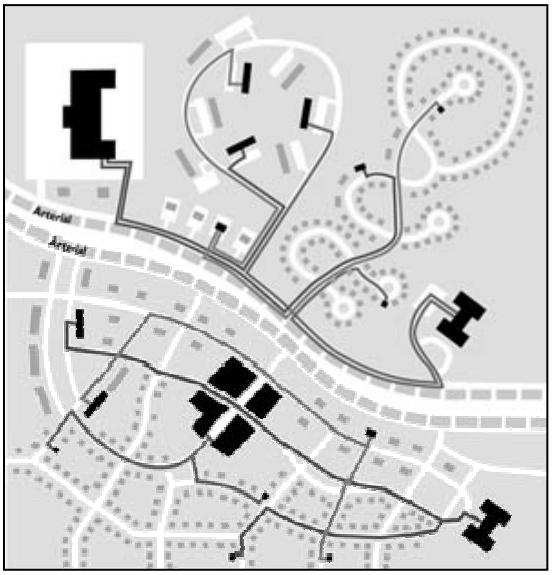
Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Adopt minimum standards for commercial building and site design
- Adopt a Conservation Subdivision Ordinance
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow

Developing Suburban

The Developing Suburban character area generally covers a swath of North Burke County moving south from the Richmond County line approximately two miles, with extensions further south along the U.S. 25, SR 88, SR 23, SR 80 and Old Waynesboro Road corridors. A majority of the area is located north of Briar Creek, though there are large areas within and adjacent to the city limits of Waynesboro.

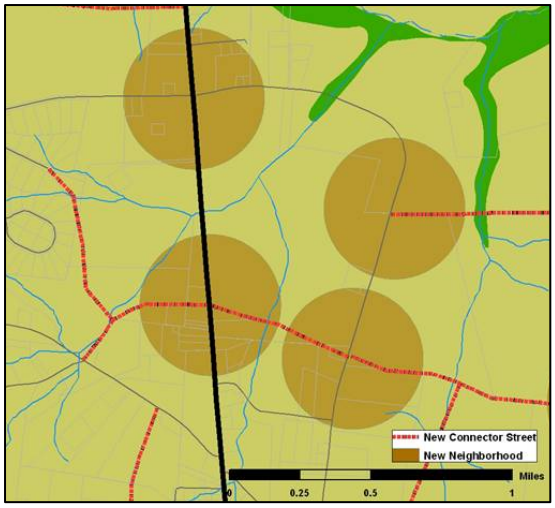
The Developing Suburban character area describes areas where pressure for suburban residential subdivision development and associated strip commercial development along arterials is greatest. Managing growth in these areas requires land use and design regulatory tools to ensure sustainable development patterns occur that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Without land use and design regulations, areas with this level of development pressure will likely evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied disconnected street patterns.



Developing Suburban character area seeks to encourage the development pattern described on the bottom of the diagram and discourages conventional suburban sprawl shown in the top of the diagram.

Developing Suburban areas in Burke County (especially North Burke County) currently depend on septic systems in unincorporated areas that are distant from municipal sewer providers. Water services do not reach all of the area covered by this character area at this time. Sewer and water services will be essential for ensuring long-range sustainability in this character area.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Since these areas, by definition, lack existing infrastructure and urban or suburban street grid with established character, more detailed subarea planning is necessary. Sub-area plans for these areas would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure (e.g. connectivity, street types, etc.) in order to ensure that the vision of the character area is implemented. Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices. Appendix X outlines the basic components needed for sub-area plans.



Developing Suburban character area requires additional detailed subarea planning in order to idetentify locations for new neighborhoods, street conections, etc. Circles in the above graphic represent new neighborhood locations. Red lines represent new street connections

Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions.
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

Example of small two-story mixed use neighborhood center with ground-floor retail and second-floor housing that should be promoted in Developing Suburban character areas

Developing Suburban character area encourages pedestrian-friendly design as shown in this example

Primary Land Uses

- Single-family residential
- Mixed Use (when part of a master plan or outlined by a subarea master plan)
- Multi-family (when part of a master plan or outlined by a subarea master plan)
- Commercial (when part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional

Example of attached housing that, along with single-family, should be encouraged in new neighborhoods in Developing Suburban areas

Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare North Burke County Subarea Master Plans for Developing Suburban areas shown in this portion of the county

that include:

- o Identify mixed use and commercial nodes
- o Connector/Collector street plan
- o Sidewalk requirements and cross sections
- o Greenspace master plan
- o Updated traffic study requirements
- o Bike/Ped/Greenways Master Plan

Suburban Town Neighborhood Waynesboro

- Develop long-range sewer service master plan
- Coordinate with cities to provide sewer to areas where growth is anticipated adjacent to existing incorporated areas.
- Develop long-range water service master plan
- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible.
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be serve by septic tanks

Suburban Town Neighborhood in northwest Waynesboro

Suburban Town Neighborhood

The Suburban Town Neighborhood character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option. Suburban Town Neighborhood areas in unincorporated Burke County include the SR 80/SR 56 corridor northeast of Waynesboro, developed portions of Clark Place Road and Bates Road and the Country Club area south of Waynesboro.

Development Pattern

The desired development pattern should seek to:

- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods
- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow

Primary Land Uses

- Parks, Recreation and Conservation
- Single Family Residential
- Multi-Family Residential (though limited)
- Public Institutional

Strategies

- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Adopt greenspace master plan
- Update traffic study requirements
- Develop Bike/Ped/Greenways Master Plan
- Update development regulations to address driveway and parking requirements

Energy Production District

The Energy Production District is a special district that includes the nuclear power plant and associated uses located along the Savannah River in rural northeast Burke County. The plant provides hundreds of jobs to Augusta region resident. The plant infrastructure is located on large tracts of land.

Development Patterns

- Large industrial type buildings served exclusively by the automobile

Primary Land Uses

- Industrial
- Transportation/Communication/Utilities

Implementation Strategies

- Prepare feasibility study for direct roadway connection between Waynesboro and the Plant Vogtle

Energy Production District – Plant Vogtle

Industrial and Employment Center

The Industrial Employment Center character area describes large tracts of land, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities. While attracting new industry is important to the economic health of the County, the intent of the Industrial character area is to balance growth with environmental considerations.

The Industrial character area is intended to accommodate low and high intensity industry in locations that have state route and rail access. Most industrial property is located in Northeast Waynesboro (including portions of unincorporated Burke County) along Mill Road between U.S. 25 and SR 56. The Burke County Development Authority controls much of this property.

Industrial Employment Center adjacent to the Waynesboro bypass includes both incorporated and unincorporated areas.

Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers

- Limit visibility of industrial operations/parking from the highway
- Limit grading and clearing

Primary Land Uses

- Light industrial
- Heavy industrial

Implementation Strategies

- Adopt design/development standards for industrial sites
- Create a "development impact matrix" to determine potential impacts of specific industries on the environment and infrastructure

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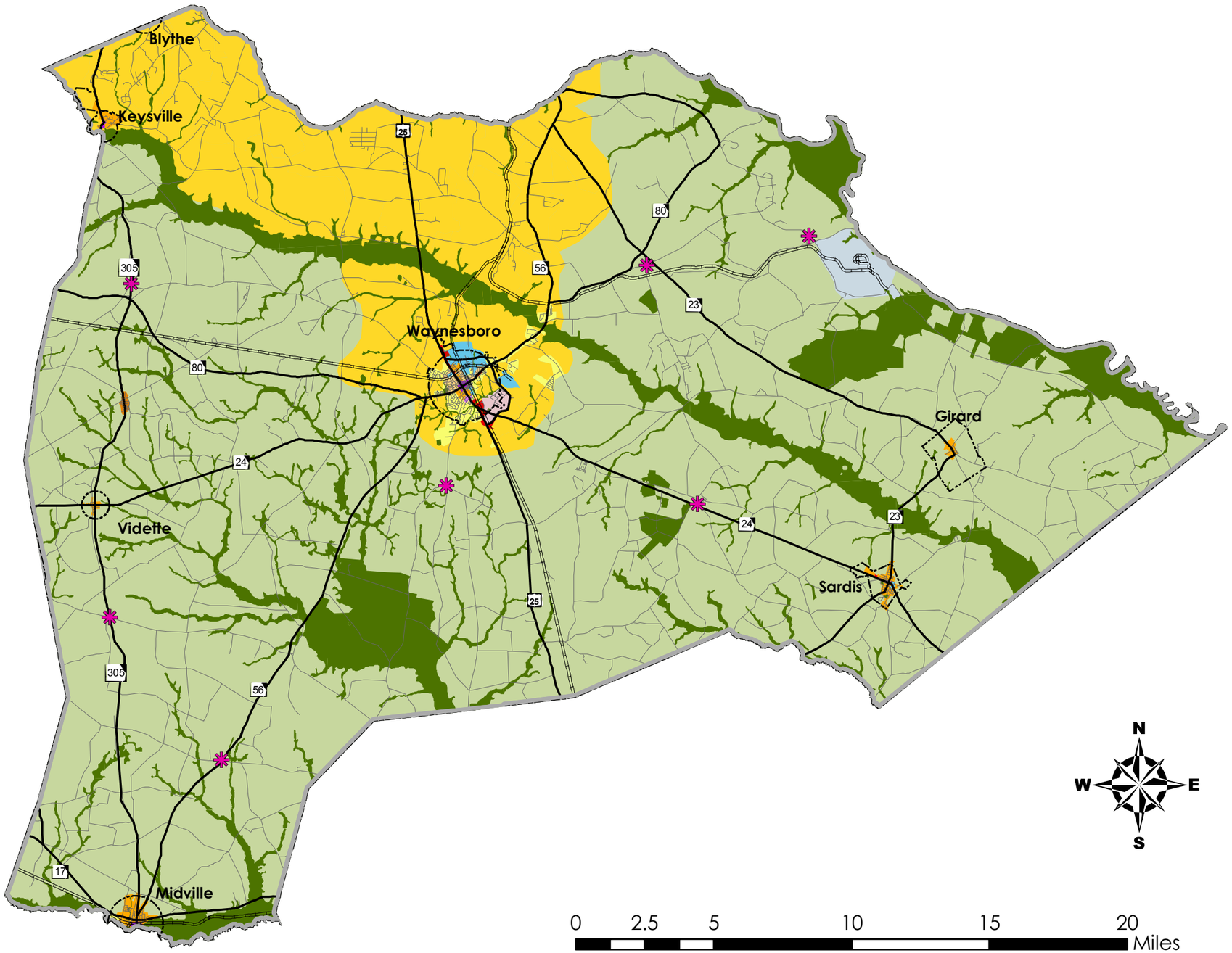

Map 1

Future Development Map

Burke County

- Preserve
- Rural Reserve/Ag.
- Developing Suburban
- Suburban Town Neighborhood
- Town Neighborhood
- Gough Town Neighborhood
- Town Neighborhood Revitalization
- Education Institution
- Medical District
- Liberty St Commercial Corridor
- SR 24 Commercial Corridor
- 6th Street Corridor
- Downtown/Town Center
- Liberty St Transitional Corridor
- Energy Production District
- Indust. & Employ. Center
- Traditional Industrial / Commercial
- Rural Village

BURKE COUNTY 1777 GEORGIA

Burke County Comprehensive Plan

MACTEC

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2.3.2 Waynesboro

Waynesboro serves as the county seat of Burke County and has throughout the county's history served as the hub of economic, cultural and social activity. The diverse character is reflected in its variety of neighborhood and development patterns. Historic Downtown features the courthouse surrounded by pedestrian-friendly, historic shopping and office buildings within walking distance of historic residential neighborhoods. Suburban residential and retail areas also have their place in Waynesboro in addition to large scale industrial and agricultural properties. Each Character Area represented in Waynesboro is described in full on the following pages. Descriptions for Rural Reserve/Agricultural and Preserve areas can be found in Section 2.3.1.

Residential character and the tree canopy are important elements that should be protected in the Liberty Street Transitional Corridor, as shown here looking down North Liberty Street

Liberty Street Transitional Corridor

The Liberty Street Transitional Corridor is bound by Eighth and Ninth Streets and includes properties that have frontage along Liberty Street. North of the character area Liberty Street reflects "highway commercial" uses, with parking lots and business signs placed between the street and the building. To the south is Downtown Waynesboro, a walkable environment where buildings are close to the street and to each other. The Liberty Street Transitional Corridor includes a mix of professional office, commercial and residential uses. Many of the non-residential uses, however, are adaptive reuses of former homes that lined this segment of the roadway. This has allowed the area to retain the feel of the surrounding historic neighborhoods while accommodating a transition to office and commercial uses. The character area is also located in the locally designated Waynesboro Historic District.

Liberty Street Transitional Corridor character area includes many of Waynesboro's historic churches

Development Patterns

The development pattern should seek to:

- Maintain existing residential uses
- Prevent encroachment of commercial and office uses into the surrounding Town Neighborhood character area
- Accommodate conversion of existing residential uses into office or commercial uses while maintaining the existing building
- Limit paving for surface parking
- Locate parking to the rear of buildings
- Screen existing parking areas with landscape buffers
- Utilize direct lighting that is stylistically compatible with the historic character of the area

- Display unobtrusive business signs that are appropriately sized and constructed for the area
- Protect and maintain the existing historic building stock

Primary Land Uses

- Single-family residential
- Professional office
- General commercial uses

Implementation Strategies

- Adopt specific design guidelines for the Waynesboro Historic District to address business signage, parking standards, buffers and proposed alterations to existing buildings, new construction and demolition

Highway commercial uses along North Liberty Street

Liberty Street Commercial Corridor

The Liberty Street Commercial Corridor reflects larger-scale commercial developments that are typical of U.S. highways outside of downtowns / town centers. "Strip center" development is common, represented by a grocery store surrounded by complimentary commercial uses or smaller shopping centers that have a few businesses catering to the surrounding community. Commercial corridors are often characterized by large signs that can dominate the visual landscape, numerous curb cuts and driveways that slow traffic flow, large parking areas void of landscaping, and a lack of sidewalks. The Liberty Street Commercial Corridor character area is located north and south of the greater downtown area along U.S. Highway 25. In addition to meeting area residents' shopping needs, the corridor acts as a gateway to the City.

Liberty Street Commercial Corridor character is currently dominated by automobile-oriented development.

Development Patterns

The development pattern should seek to:

- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street
- Limit signs and billboards

Liberty Street Commercial Corridor includes shopping centers like this one shown on South Liberty Street

- Cluster high-density development at nodes along the corridor, such as major intersections
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this "gateway corridor"
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses
- Provide sidewalk connections to adjacent residential areas
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Encourage redevelopment that permits minimal building setbacks, mixed use development, parking to the rear of a building, and requires quality materials and design (related to the building, the site, and signage)
- Coordinate land use planning with bike, pedestrian and transit opportunities

Primary Land Uses

- Commercial and retail uses
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

Implementation Strategies

- Adopt a corridor overlay district to regulate the design of new development as well as changes to existing structures and site features, including parking areas and signage
- Adopt a Mixed Use Development ordinance
- Amend development regulations to require interparcel access , limit curb cuts, and require sidewalks with new development
- Review Sign Ordinance for inconsistencies with the desired Development Pattern and amend accordingly
- Adopt a Landscape and Buffer Ordinance
- Create a Streetscape Master Plan to guide enhancements

Central to the Medical District character area is the Burke Medical Center

Medical District

The Medical District character area represents the Burke Medical Center and ancillary medical center uses that are found on-site in a campus-type development or within walking distance from the medical center. Examples include professional medical and dental offices, nursing home facilities, retail pharmacies and restaurants. These supporting uses are intended to provide easily accessible services for hospitals employees, patients and visitors. In addition, the close proximity of this character area to housing provides an opportunity for employees to live and work in the same general area. While the Medical District plays a vital role in the community, it is important to encourage building / site design features and landscape buffers to mitigate the impacts of the Medical District on adjacent residential properties.

Development Patterns

The development pattern should seek to:

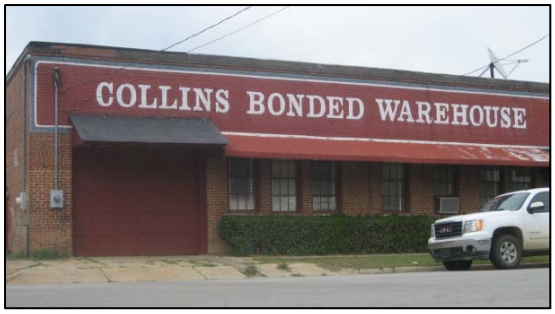
- Promote a pedestrian-scale "medical community" where medical uses and support services (Medical Center, restaurants, etc.) are connected by a network of sidewalks
- Accommodate housing that benefits from close proximity to health services (senior housing, nursing home, special needs housing, and guest lodging for families of hospital patients)
- Reduce on-site vehicular use and off-site vehicular trips by providing a mix of compatible services for employees and visitors
- Encourage mixed-use opportunities (e.g. medical offices above ground floor retail)
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding, mostly single-family, residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Retain open space and incorporate landscaping into site design and parking areas.
- Encourage shared parking among uses
- Discourage parking in the front yard for homes that have been converted to office uses

Primary Land Uses

- Hospital or clinic
- Professional medical office
- Retail support (drugstore, restaurant)
- Residential (senior housing, assisted living facility, special needs housing, guest lodging for patients' families)
- Mixed use (upper floor office or residential and ground floor retail)

Implementation Strategies

- Amend zoning ordinance to increase setback and buffer requirements between lots zoned or used for professional purposes and lots zoned or used for low-intensity residential purposes
- Amend off-street parking requirements in the zoning ordinance to limit the number of parking spaces and to prohibit location of parking areas in the front yard setback for homes that have been rezoned for office purposes and are located in a residential area
- Adopt Landscape and Buffer Ordinance



Warehouse located in the Traditiona Industrial/Commercial character area

Traditional Industrial/Commercial

The Traditional Industrial/Commercial character area describes a large area east of Downtown adjacent to the railroad corridor. The character area includes a mix of historic structures and traditional industrial building forms. This area has continued to be actively used as industrial with some abandoned and under-utilized buildings with potential for adaptive use to commercial or institutional. The area is roughly bounded by Barron Street to the south, Corker Row to the east,

continuing northward including large parcels along both sides of the railroad corridor to the properties having frontage on the north side of Eighth Street east of the tracks, and finally bounded on the northwest by Perry Street and Myrick Street on the west to where it intersects with Barron Street.

This character area is largely influenced on the aesthetics of the traditional railroad corridor, agricultural industry, and the forms of industrial structures associated with rail-to-truck transportation, storage, and production. Newer metal sheds, tanks, and mobile equipment are part of the aesthetic.

Many of the structures which pose excellent adaptive use potential are masonry warehouses, sheds, and interesting on-site commercial frontages on the upper east end and lower west side of the character area. Structures within the character area such as silos, bins, elevators, and vernacular masonry warehouses or railroad buildings over 50 years of age are worthy of listing as contributing historic structures for their significance to Waynesboro's historic industrial economy while some structures such as the Art Moderne, streamlined utility building are significant for their architectural style and original materials.

Retained industrial, some sites will someday be outmoded with modern facilities and where possible the significant traditional industrial features may be saved for nostalgia, education, or "preservation as artifact." The larger industrial sites along the railroad step down to the lower, masonry warehousing to allow for good transition into the surrounding residential and downtown commercial character areas historic neighborhoods. A large parcel of land north and west inside the curve of Barron Street retains large, mature growth shade trees. The character area is also located in the locally designated Waynesboro Historic District.

Metal shed located in the Traditional Industiral/Commercial character area

Development Patterns

The development pattern should seek to:

- Maintain existing industrial and commercial uses
- Find new uses and market the abandoned and under-utilized structures to new commercial or light industrial tenants
- Retain the historic masonry warehouses and railroad structures
- Prevent future industrial development from visually encroaching on the surrounding Downtown, Town Neighborhood, or Suburban Neighborhood character areas by controlling the form of large-scale structures replacing the more human scaled historic structures
- Accommodate conversion of existing adjacent Traditional Industrial/Commercial into mixed-use commercial, office, and/or residential uses while maintaining the existing traditional industrial buildings
- Encourage civic, community, public gathering, or conference space conversion of some of the Traditional Industrial/Commercial structures adjacent to the Downtown Commercial
- Plan for some of the large parcels of land, if unused, with future urban growth patterns tied back into the city street grid

- Limit paving for surface parking
- Locate parking to the rear of buildings
- Add additional shade trees in front or near some of the structures with lots large enough to accommodate, keeping in mind the movement of trucks or deliveries, their street clearance and turning radii
- Screen existing parking areas, portions of the rail near downtown, or blighted industrial storage with landscape buffers
- Utilize direct lighting that is stylistically compatible with the historic character of the area
- Display unobtrusive business signs that are appropriately sized and constructed for the area
- Protect and maintain the existing historic building stock

Primary Land Uses

- Heavy and light industrial and agricultural industrial
- Transportation and multi-modal transfer of products
- Historic cotton warehousing
- Some vacant city and utility buildings and structures
- Industrial commercial uses

Implementation Strategies

- Adopt specific design guidelines for the Waynesboro Historic District to address retaining the industrial character, visual buffers from the historic residential, and proposed alterations to existing buildings, new construction and demolition
- Use land inside the curve of Barron Street (mature trees and two historic homes) for a new civic park opportunity with ancillary support buildings; This is an excellent opportunity for open space near downtown and will encourage use of the area when annual agriculture business is not heavily using the area

Well-preserved historic home with front porches in the Town Neighborhood character area

Town Neighborhood

The Town Neighborhood character area reflects Waynesboro's historic housing stock and traditional pattern of development. The area consists of relatively well-maintained single-family housing with a distinct identity through architectural design, building placement, street design, and presence of sidewalks and street trees. The neighborhoods are generally thought of as "in-town" due to their proximity and accessibility to the central business district. The Town Neighborhood character area encompasses much of the Waynesboro Historic District, a locally designated historic district that includes the City's historic neighborhoods as well as the downtown area.

Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are closer to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

Wide, tree-lined sidewalk, like the those shown here from South Liberty Street, s are important in creating a pedestrian-friendly environment in the Town Neighborhood character area.

Community parks, such as the one shown above are important components of the Town Neighborhood character area

Primary Land Uses

- Single-family residential
- Multi-family conversion of former or underserved public/institutional, commercial, warehouse or industrial spaces (not apartment complexes)
- Senior housing
- Active and passive recreation

Implementation Strategies

- Amend existing Waynesboro Historic District in accordance with the 2007 study that recommends reducing the limits of the district to better reflect a concentration of the City's historic resources
- Adopt specific design guidelines for the Waynesboro Historic District to regulate exterior alterations to existing homes, as well as building relocation, demolition and new construction

- Adopt a Tree Protection Ordinance
- Adopt an Adaptive Reuse Ordinance to permit multi-family or live-work units in former or underused public/institutional, commercial, warehouse or industrial spaces
- Amend zoning ordinance to permit garage apartments or mother-in-law units in single-family districts, which would include specific guidelines for size, location on the lot, use, parking, etc. to protect neighborhood character

Public/institutional uses encourage a sense of community in the northwest Waynesboro Town Neighborhood Revitalization character area

Housing conditions in the Town Neighborhood Revitalization area in northwest Waynesboro vary from good (above) to poor condition(below).

Housing conditions in the Town Neighborhood Revitalization are often in need of improvement

- Using the existing vacant site inventory, identify those that are suitable for in-fill development
- Create an inventory of buildings suitable for redevelopment
- Adopt a Senior Housing Ordinance to permit detached, attached and multi-family homes on suitable properties close to the city center

Town Neighborhood Revitalization

The Town Neighborhood Revitalization character area includes the residential areas along East Sixth Street between the railroad and U.S. 25 Bypass. Specifically, the residential uses between East 7th and East 6th Streets, the residences fronting Wallace and Fulcher Streets and East 7th Street, and the residences north of East 6th from Cates Avenue to Dowell Avenue. Issues associated with this character area for this part of the city include an aging housing stock, vacant lots and properties, deteriorating or dilapidated housing, and potential encroachment by commercial uses or redevelopment of properties for multi-family uses. Several properties are rental properties, which tends to contribute to property maintenance issues.

Town Neighborhood Revitalization character area also includes a large portion of the residential area north of Sixth Street on the west side of the railroad tracks, including properties that are currently inside the boundaries of the Waynesboro Historic District and therefore subject to review for proposed alterations, new construction and demolition, but are proposed to be removed per a 2007 study commissioned by the City. Issues associated with this portion of this character area include an aging housing stock, numerous vacant lots and properties, deteriorating or dilapidated housing, and potential encroachment by commercial uses or redevelopment for multi-family uses. Several properties are rental properties, which tends to

contribute to property maintenance issues.

Development Patterns

The development pattern should seek to:

- Protect and stabilize existing dwellings, many of which have historic value and are inside the current boundaries of the Waynesboro Historic District
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Promote rehabilitation of existing homes
- Provide a walkable, safe and attractive environment for residents

Housing in the northeast Waynesboro section of the Town Neighborhood Revitalization character area

Primary Land Uses

- Single-family residential
- Duplexes
- Active and passive recreation

Implementation Strategies

- Rezone R-3 zoned properties to a newly created zoning district that allows only R-1 and R-2 permitted uses and duplexes
- Implement the recommendations of the 2005 Housing Action Plan
- Using the existing vacant site inventory, identify those that are suitable for in-fill development
- Create an inventory of buildings suitable for redevelopment

Downtown/Town Center

The Downtown/Town Center character area incorporates the traditional town center, which includes the boundaries of the National Register listed Waynesboro Commercial District as well as adjacent areas that are similar in function but different in form. These include properties that developed outside of the National Register district, which is generally defined as E. Sixth, E. Seventh, E. Eighth, S. Liberty and Myrick Streets, with Liberty Street as the spine.

The Downtown/Town Center includes a mix of retail, office, and civic uses, and its significance as a historic and economic resource for Waynesboro is promoted by an active Main Street Program and Downtown Development Authority. The locally adopted Waynesboro Historic District incorporates the National Register District as well as the balance of the properties that comprise the Downtown character area.

Burke County Courthouse in Downtown Waynesboro

Downtown Waynesboro encourages on-street parking, wide sidewalks and street furnature

Two-story buildings on the edge of Downtown

Development Patterns

The development pattern should seek to:

- Reinforce traditional pedestrian-scaled development patterns (including building placement, lighting, site features, sidewalk use and amenities, traffic patterns)
- Encourage a creative, visual environment that encourages exploration and attracts patrons (such as attractive, changing window displays, public art, and outdoor dining)
- Serve surrounding neighborhoods
- Retain and enhance existing building stock with appropriate maintenance and rehabilitation
- Represent a mix of uses that attract residents to the downtown and create vitality
- Encourage mixed use development in buildings with underutilized upper floors (e.g. residential above ground floor retail)
- Accommodate redevelopment and infill opportunities that respect the traditional development patterns and architectural styles
- Reinforce Downtown as the community focal point of Waynesboro

Primary Land Uses

- Retail/Neighborhood Commercial
- Mixed Use (residential above ground-floor retail)
- Professional office
- Government facilities
- Parks

Implementation Strategies

- Adopt specific guidelines that regulate exterior changes to buildings, new construction, demolition and signage
- Adopt an Appearance and Maintenance Code to require upkeep of buildings
- Adopt a downtown-specific zoning district that streamlines the uses currently permitted under C-1 zoning and permits upper-story residential uses

Sixth Street Corridor

The Sixth Street Corridor character area is represented east and west of Liberty Street and Downtown along the Sixth Street corridor. Each serves as a gateway to Downtown. The West Sixth Street portion has developed as a commercial corridor on the south side of the street, opposite a mix of residences and businesses. Though close to Downtown, it exhibits a different character: It is a mix of businesses, set back from the street and from each other, that seem to be oriented more toward the car than to the pedestrian, in spite of the proximity of neighborhoods that can serve the businesses.

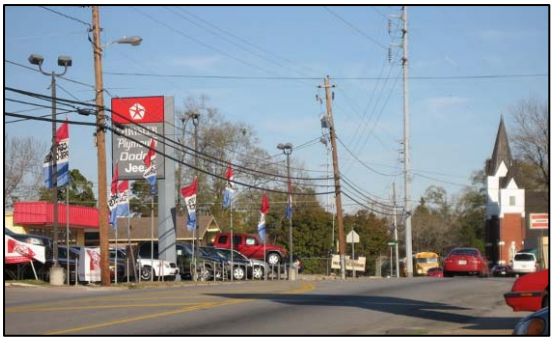
Sixth Street Corridor and Liberty Street Commercial Corridor character areas, promote the development pattern shown on the right and discourage the pattern shown on the left.

The East Sixth Street portion of this Character Area includes a mix of commercial and higher density residential uses. It is generally located on the south side of Sixth Street. Its proximity to residential areas affords the potential for "neighborhood commercial" uses to locate along the corridor.

Development Patterns

The development pattern should seek to:

- Serve surrounding neighborhoods
- Connect existing businesses to one another and to surrounding neighborhoods with sidewalks
- Reduce vehicular turning movements on Sixth street by encouraging interparcel access
- Depict clear physical boundaries and transitions between the edge of the character area and the surrounding residential areas
- Prohibit encroachment (including parking and light trespass) into the adjacent residential areas
- Incorporate landscaping into parking areas and along sidewalks
- Provide a walkable, safe and attractive environment for residents



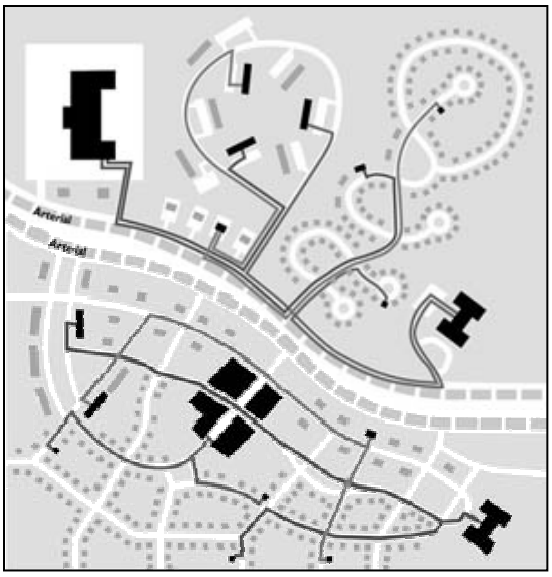
Sixth Street Corridor - West

Primary Land Uses

- Neighborhood commercial uses (commercial uses not intended to serve a large market area)

Implementation Strategies

- Adopt a corridor overlay district to regulate building placement and design, sign placement, size and materials, landscaping, access and other elements that contribute to the look and function of the corridor
- Adopt a Neighborhood Commercial zoning district

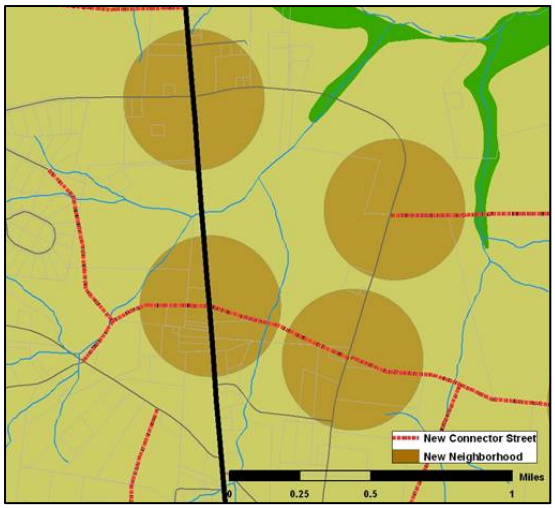


Developing Suburban character area seeks to encourage the development pattern described on the bottom of the diagram and discourages conventional suburban sprawl shown in the top of the diagram.

Developing Suburban

The Developing Suburban character area generally covers large areas within and adjacent to the city limits of Waynesboro. The Developing Suburban character area describes areas where pressure for suburban residential subdivision development and associated strip commercial development along arterials is greatest. Managing growth in these areas requires land use and design regulatory tools to ensure sustainable development patterns occur that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Without land use and design regulations, areas with this level of development pressure will likely evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied disconnected street patterns (often curvilinear) that include cul-de-sacs.

Developing Suburban areas in Waynesboro will likely depend on septic systems, though it is possible that these areas would receive services from municipal sewer providers. Water services do not reach all of the area covered by this character area at this time. Sewer and water services will be essential for ensuring long-range sustainability in this character area.



Developing Suburban character area requires additional detailed subarea planning in order to idetentify locations for new neighborhoods, street conections, etc.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Since these areas, by definition, lack existing infrastructure and an urban or suburban street grid with established character, more detailed subarea planning is necessary. Sub-area plans for these areas would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure (e.g. connectivity, street types, etc.) to implement the vision of the character area. Guidelines are needed to encourage pedestrian-friendly neighborhoods that are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices. Appendix X outlines the subarea planning components needed.

Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

Primary Land Uses

- Single-family residential
- Mixed Use (when designated as part of a master plan or outlined by a subarea master plan)
- Multi-family (when designated as part of a master plan or outlined by a subarea master plan)
- Commercial ((when designated as part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional

Implementation Strategies

- Prepare Subarea Master Plans for Developing Suburban areas that include:
    - Identification of mixed use and commercial nodes
    - Connector/Collector street plan
    - Sidewalk requirements and cross sections
    - Greenspace master plan
    - Updated traffic study requirements
    - Bike/Pedestrian/Greenways Master Plan
- Develop long-range sewer service master plan
- Develop long-range water service master plan
- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance

- Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible.
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be serve by septic tanks

Suburban Town Neighborhood Waynesboro

Suburban Town Neighborhood

The Suburban Town Neighborhood character area describes areas where typical types of suburban residential subdivision development have occurred in the post World War II era. Neighborhoods are characterized by low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns (often curvilinear) that include cul-de-sacs.

Neighborhoods included in this character area are generally stable. Improved pedestrian and bicycle networks, especially near school and other civic uses would provide safer routes and encourage walking and bicycling as a transportation option. Suburban Town Neighborhood includes residential areas in northwest Waynesboro near Quaker Road, the Burkeville neighborhood in southwest Waynesboro as well as Spring Valley Road and surrounding area.

Suburban Town Neighborhood in northwest Waynesboro

Development Pattern

The desired development pattern should seek to:

- Focus on reinforcing stability by encouraging more home ownership and maintenance or upgrade of existing properties
- Encourage infill residential development on vacant or underutilized lots
- Locate schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences
- Encourage comparable architectural styles that maintain the regional character and do not include franchise or corporate architecture
- Provide safe facilities for pedestrians, school buses, and bicyclists using the road right-of-way
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly multi-use trail/bike routes linking neighboring communities and major destinations such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- Add traffic calming improvements, sidewalks and increased street interconnections to improve walkability within existing neighborhoods

- Limit driveway spacing along the highway frontage and align driveways where needed to improve traffic flow

Primary Land Uses

- Parks, Recreation and Conservation
- Single Family Residential
- Multi-Family Residential (though limited)
- Public Institutional

Strategies

- Adopt Traditional Neighborhood Development ordinance
- Adopt a policy framework to prevent encroachment of inappropriate automobile-oriented development that would adversely affect the quality of life and public realm
- Adopt a collector street plan
- Adopt sidewalk requirements
- Adopt greenspace master plan
- Update traffic study requirements
- Develop Bike/Pedestrian/Greenways Master Plan
- Update development regulations to address driveway and parking requirements

Suburban Town Neighborhood multi-familyin Waynesboro on West Sixth Street

Public Institutional Recreation in Waynesboro from Google Earth looking northeast

Education Institution

The Education Institution character area is made up of an area in southeast Waynesboro that includes the county middle school, high school, library, Augusta Technical College campus, park and recreation center, the jail and other institutional uses. Public institutions such as schools and government buildings located on individual lots throughout the county are not part of this character area and are included within other character areas listed above.

Public Institutional Recreation includes the Burke County Library in Waynesboro

Development Patterns

- Pedestrian friendly
- Minimize impervious surfaces

Primary Land Uses

- Public/Institution
- Parks/Recreation/Conservation

Implementation Strategies

- Complete greenway trail connecting this district to Downtown Waynesboro

Industrial and Employment Center

The Industrial Employment Center character area describes large tracts of land, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities. While attracting new industry is important to the economic health of the County, the intent of the Industrial character area is to balance growth with environmental considerations.

The Industrial character area is intended to accommodate low and high intensity industry in locations that have state route and rail access. Most industrial property is located in Northeast Waynesboro (including portions of unincorporated Burke County) along Mill Road between U.S. 25 and SR 56. It also includes a small industrial area south of Downtown Waynesboro along the railroad corridor.

Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit visibility of industrial operations/parking from the interstate
- Limit grading and clearing

Industrial Employment Center adjacent to the Waynesboro bypass includes both incorporated and unincorporated areas.

Primary Land Uses

- Light industrial
- Heavy industrial

Implementation Strategies

- Adopt design/development standards for industrial sites
- Create a "development impact matrix" to determine potential impacts of specific industries on the environment and infrastructure

Preserve

- See page 2-3 for full description

Rural Reserve/Agricultural

- See page 2-4 for full description

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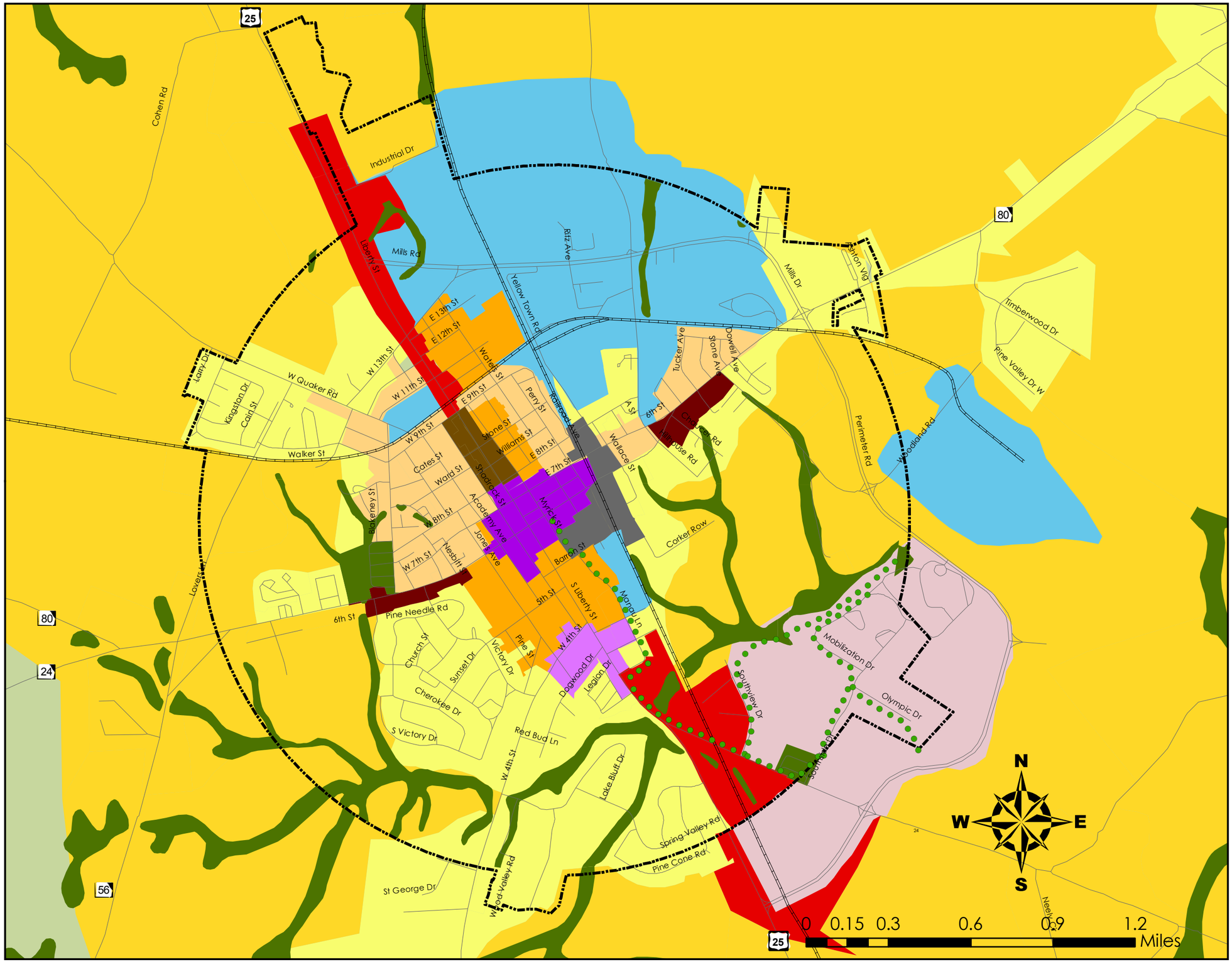
Checked By: _____



Map 2

Future Development Map

Waynesboro

- Preserve
- Developing Suburban
- Suburban Town Neighborhood
- Town Neighborhood
- Town Neighborhood Revitalization
- Education Institution
- Medical District
- Liberty St Commercial Corridor
- 6th Street Corridor
- Downtown/Town Center
- Liberty St Transitional Corridor
- Indust. & Employ. Center
- Traditional Industrial / Commercial
- Greenway

BURKE COUNTY 1777 GEORGIA

Burke County Comprehensive Plan

MACTEC

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2.3.3 Sardis

Sardis is a small town located in rural southeast Burke County at the intersection of SR 24 and SR 23 along a former railroad line. The town is home to SGA Elementary School. The traditional, pedestrian-friendly downtown offers an auto parts store and multiple office and service options in one and two-story historic buildings. A small convenience grocery store, a library branch and multiple churches also dot the Sardis landscape. Each Character Area represented in Sardis is described in full on the following pages. Descriptions for Rural Reserve/Agricultural and Preserve areas can be found in Section 2.3.1.

Town Neighborhood in Sardis is predominantly single-family, as shown in this example

Town Neighborhood

The Town Neighborhood character area covers the mostly single family residential developed portion of the town with a traditional small, rural town development pattern. The area consists of a mixture of relatively well-maintained homes with a distinct identity established by architectural design, building placement, street design, and street trees.

Community parks are important elements of the Town Neighborhood character area

Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation

Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

Town Neighborhood Sardis

Downtown Sardis

Downtown Sardis at the intersection of SR 23 /SR 24

Downtown/Town Center

Downtown/Town Center includes the traditional central business district and includes a variety of land uses commonly found in rural, southern town centers. A blend of historic residential properties, City government facilities, and small, family-owned businesses enhanced by pedestrian friendly sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor create this unique character area.

Development Patterns

The development pattern should seek to:

- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Encourage on-street parking
- Promote the use of shared parking lots
- Encourage pedestrian access to Downtown via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

Primary Land Uses

- Mixed Use
- Commercial
- Multi-Family Residential
- Public/ Institutional
- Parks/ Recreation/Conservation

Downtown Sardis on SR 24

Implementation Strategies

- Adopt historic district and design guidelines for Downtown
- Create Sardis Business/Merchants Association
- Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown. A sidewalk assessment/ improvement overlay map may be required
- Consider greenway trail following the former railroad bed path that would connect the town to the elementary school

SR 24 Commercial Corridor

The SR 24 Commercial Corridor character area is represented west of Downtown along SR 24 and stretches west toward the SGA Elementary School. The corridor includes a horizontal mix of uses that are presently developed with deep setbacks, parking lots located between the street and buildings and limited pedestrian infrastructure. This character area should continue to provide a mixture of uses, but should become more pedestrian-friendly and provide opportunities for a mixture of housing types.

Corridor character area promote the development pattern shown on the right and discourage the pattern shown on the left.

Development Patterns

The development pattern should seek to:

- Preserve or increase traffic flow by consolidating driveways and encouraging interparcel access
- Provide sidewalks and a more pedestrian-friendly environment by incorporating landscaped buffers between the roadway and sidewalks and placing buildings closer to the street
- Limit signs and billboards
- Cluster high-density development at nodes along the corridor, such as major intersections
- Incorporate streetscape enhancements such as landscaping and decorative streetlights to improve the overall appearance of this "gateway corridor"
- Depict clear physical boundaries and transitions between the edge of the character area and adjacent character areas, in particularly those that include residential uses

- Provide sidewalk connections to adjacent residential areas
- Landscape parking lots to provide shade, reduce impervious surfaces, to improve the appearance of a site, and to shield parking areas from public view
- Encourage redevelopment that permits minimal building setbacks, mixed use development, parking to the rear of a building, and requires quality materials and design (related to the building, the site, and signage)
- Coordinate land use planning with bike, pedestrian and transit opportunities

Primary Land Uses

- Commercial and retail uses
- Professional offices
- Mixed use development (including residential uses above ground-floor retail or office space)

Implementation Strategies

- Adopt a corridor overlay district to regulate the design of new development as well as changes to existing structures and site features, including parking areas and signage
- Adopt a Mixed Use Development ordinance
- Amend development regulations to require interparcel access , limit curb cuts, and require sidewalks with new development
- Review Sign Ordinance for inconsistencies with the desired Development Pattern and amend accordingly
- Adopt a Landscape and Buffer Ordinance
- Create a Streetscape Master Plan to guide enhancements

Industrial and Employment Center

The Industrial Employment Center character area describes tracts of land, campus or unified development with high degree of access by vehicular traffic, on-site parking, low degree of open space, and can include manufacturing, wholesale trade, distribution, assembly and processing activities. While attracting new industry is important to the economic health of the Sardis, the intent of the Industrial character area is to balance growth with environmental considerations. The Industrial character area is intended to accommodate low and high intensity industry in locations that have state route access. This character area covers a small area east of the Downtown Sardis character area.

Development Patterns

The development pattern should seek to:

- Provide diverse industry
- Protect air and water quality
- Prevent adverse impacts to natural resources and surrounding population
- Address traffic impacts and circulation in site design
- Provide adequate buffers
- Limit grading and clearing

Primary Land Uses

- Light industrial
- Heavy industrial

Implementation Strategies

- Adopt design/development standards for industrial sites
- Create a "development impact matrix" to determine potential impacts of specific industries on the environment and infrastructure

Preserve

- See page 2-3 for full description

Rural Reserve/Agricultural

- See page 2-4 for full description

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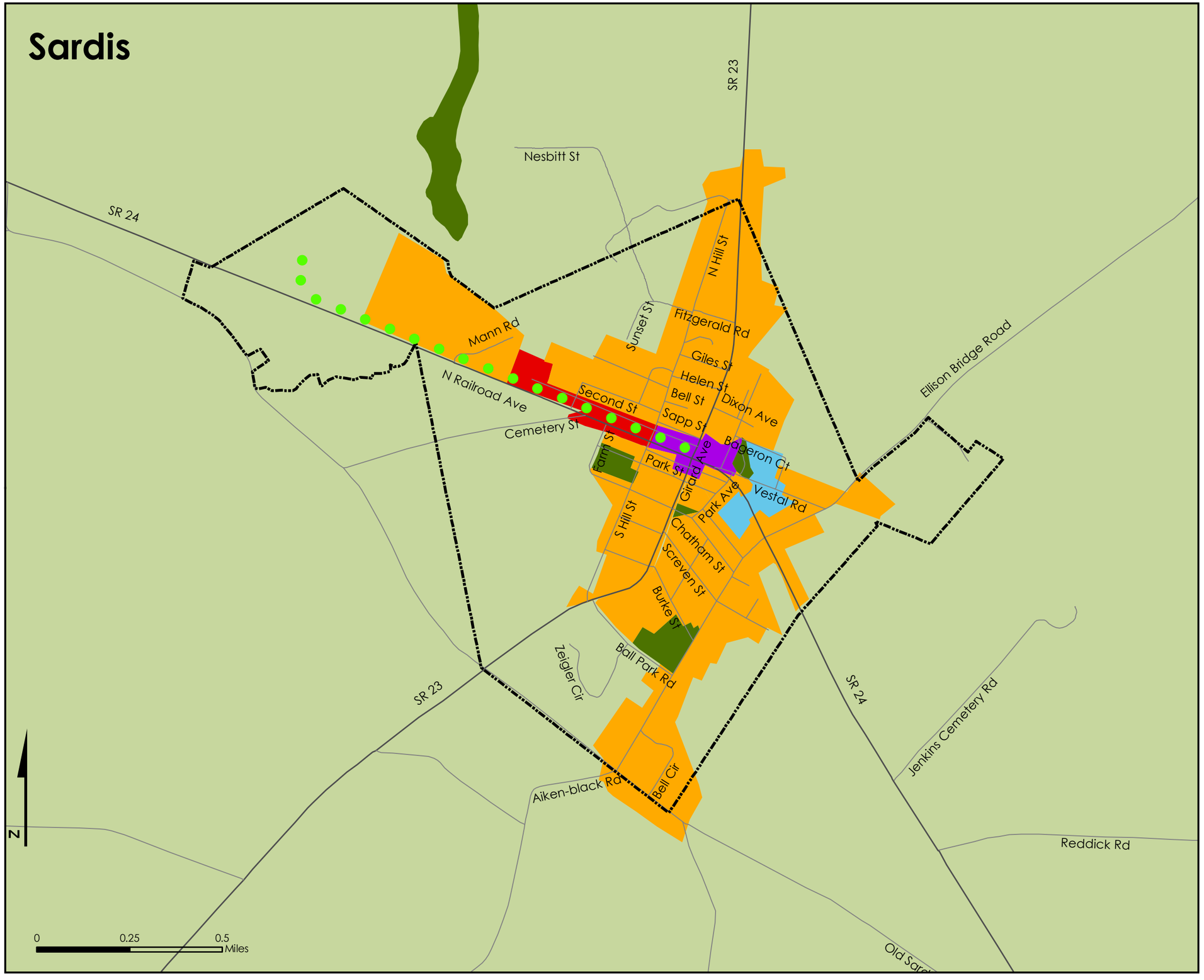

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Map 3

Future Development Map

Sardis

- Preserve
- Rural Reserve/Ag.
- Town Neighborhood
- SR 24 Commercial Corridor
- Downtown/Town Center
- Indust. & Employ. Center
- Proposed Greenway Trail

BURKE COUNTY 1777 GEORGIA

Burke County Comprehensive Plan

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2.3.4 Girard

Girard is a small rural town located in southeast Burke County along SR 23. The town boundaries extend well beyond the developed area of the town on all sides. Descriptions for Rural Reserve/Agricultural and Preserve areas can be found in Section 2.3.1.

Town Neighborhood

The Town Neighborhood character area covers the developed portion of the town with a traditional small, rural town development pattern. The area consists of mixture of relatively well-maintained and dilapidated single-family historic homes with a distinct identity established by architectural design, building placement, street design, and street trees. Town Neighborhood also includes town center-type land uses (post office, Girard Mall convenience store, etc.). The seamless transition from residential to commercial and institutional uses, however, make establishing a separate town center character area unnecessary. Each Character Area represented in Girard is described in full in the following paragraphs.

Town Neighborhood Girard includes historic housing

Town Neighborhood Girard includes small-scale retail services such as the Girard Mall shown here

Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Retail/Commercial

Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

Town Neighborhood includes a handful of public-institutional uses in Girard, including the church shown here.

Preserve

- See page 2-3 for full description

Rural Reserve/Agricultural

- See page 2-4 for full description

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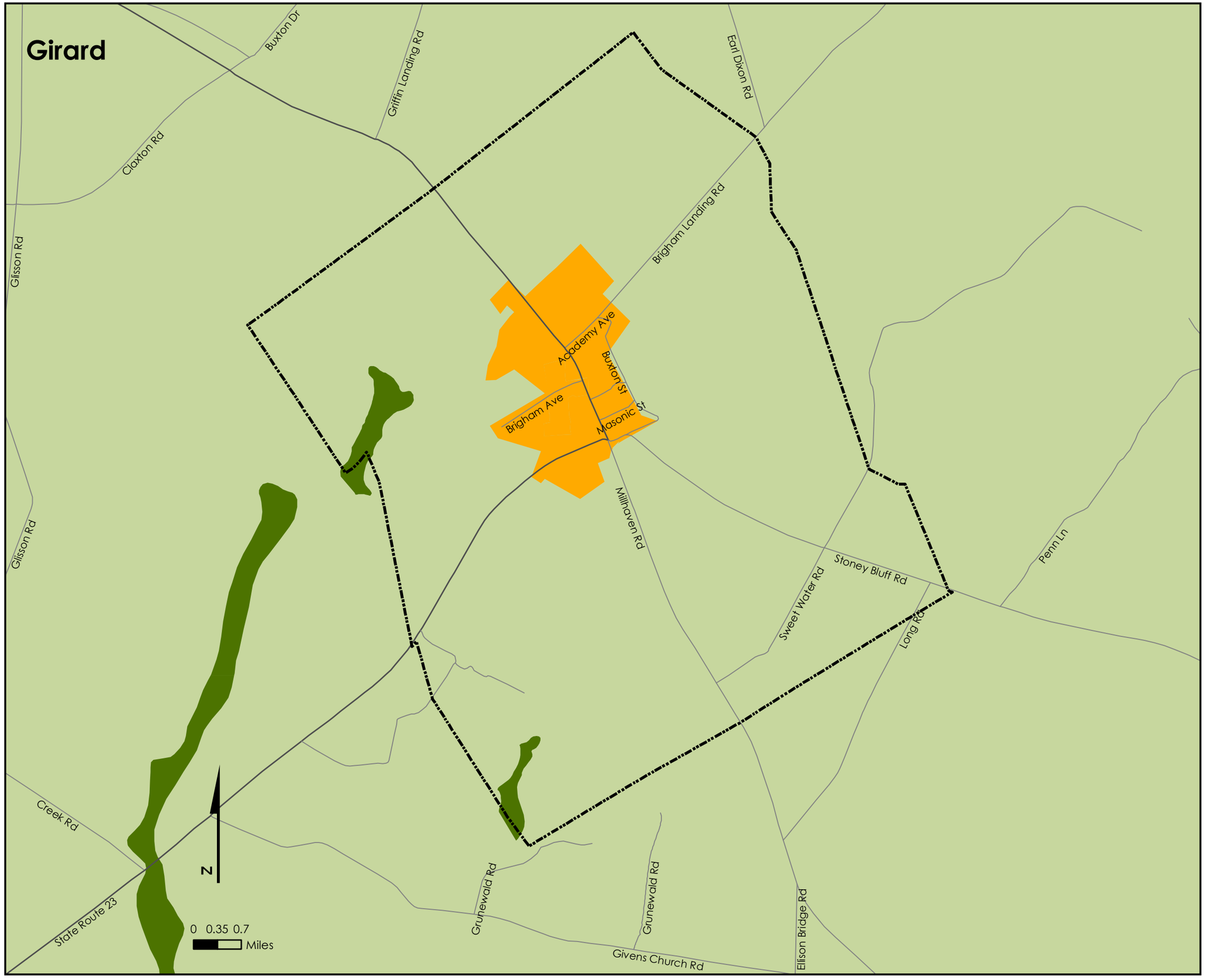

Map 4

Future Development Map

Girard

- Preserve
- Rural Reserve/Ag.
- Town Neighborhood

BURKE COUNTY 1777 GEORGIA

Burke County Comprehensive Plan

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2.3.5 Keysville

Keysville is a small town located in rural northwest Burke County at the intersection of SR 88 and SR 305. A small part of Keysville is in Jefferson County. A small convenience store, a post office and multiple churches dot the Keysville landscape. However, Keysville currently lacks an identifiable town center character (described more below). As the northernmost incorporated town in Burke County, Keysville sits directly in the path of suburban growth flowing from Augusta-Richmond County. Potential for suburban growth within the town and to the north and northeast of the town boundaries is strong. Each Character Area represented in Keysville is described in full in the following paragraphs. Descriptions for Rural Reserve/Agricultural and Preserve areas can be found in Section 2.3.1.

Keysville Town Center includes small-scale retail and government buildings

Keysville Town Center includes redevelopment opportunities, such as this building on SR 88

Downtown/Town Center

Downtown/Town Center includes city hall, the post office, churches and commercial uses. The area resembles a rural crossroads in its current state with these uses scattered about and not connected to each with sidewalks and other typical town center infrastructure. However, it has the potential over time to develop into a more vibrant downtown for Keysville and surrounding areas.

Development Patterns

The development pattern should seek to:

- Encourage new, mixed-use developments to share access to the major thoroughfares where feasible
- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Maintain adequate building and landscaping setbacks that promote safety and market visibility
- Encourage on-street parking
- Promote the use of shared parking lots and/ or parking decks
- Encourage pedestrian access via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

Primary Land Uses

- Mixed Use
- Commercial
- Multi-Family Residential

- Public/ Institutional
- Parks/ Recreation/Conservation

Implementation Strategies

- Prepare a master plan for the Keysville Town Center
- Adopt design guidelines for Keysville Town Center
- Increase participation from business owners and property owners in Keysville
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown; A sidewalk assessment/ improvement overlay map may be required

Town Neighborhood

The Town Neighborhood character area covers the mostly single family residential developed portion of the town with a traditional small, rural town development pattern. The area consists of mixture of relatively well-maintained and dilapidated homes with a distinct identity established by architectural design, building placement, street design, and street trees.

Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to the town center
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation

Implementation Strategies

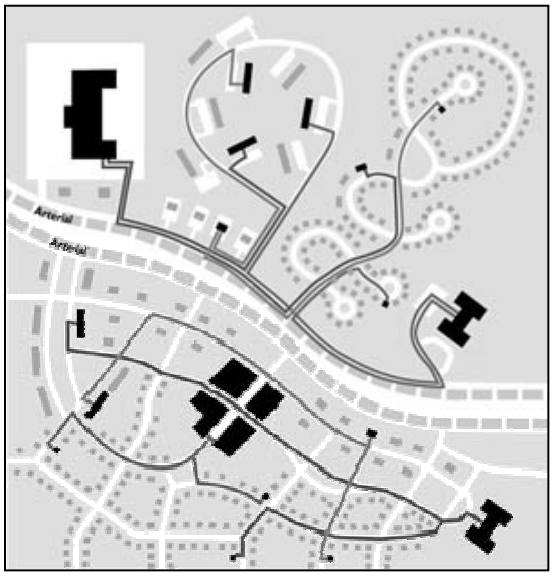
- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods

- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

Developing Suburban

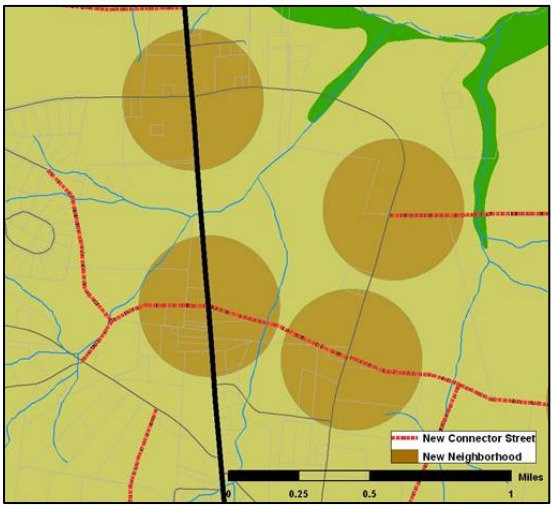
The Developing Suburban character area in Keysville generally covers everything north and northeast of the established developed town neighborhood area. It also extends north along SR 88 to Blythe and Richmond County.

The Developing Suburban character area describes areas where pressure for suburban residential subdivision development and associated strip commercial development along arterials is greatest. Managing growth in these areas requires land use and design regulatory tools to ensure sustainable development patterns occur that will provide a variety of housing choices, places to work and shop and other civic uses within each new neighborhood. Without land use and design regulations, areas with this level of development pressure will likely evolve with low pedestrian orientation, larger lot sizes, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied disconnected street patterns (often curvilinear) that include cul-de-sacs.



Developing Suburban character area seeks to encourage the development pattern described on the bottom of the diagram and discourages conventional suburban sprawl shown in the top of the diagram.

Developing Suburban areas in Burke County currently depend on septic systems in unincorporated areas that are distant from municipal sewer providers. Water services do not reach all of the area covered by this character area at this time. Sewer and water services will be essential for ensuring long-range sustainability in this character area. Keysville has the potential to provide this infrastructure at some point in the future with assistance from other agencies.



Developing Suburban character area requires additional detailed subarea planning in order to idetentify locations for new neighborhoods, street conections, etc.

Developing Suburban areas should include commercial, mixed use, multi-family and other uses as they build out over the next 25 years. Since these areas, by definition, lack existing infrastructure and urban or suburban street grid with established character, more detailed subarea planning is necessary in association with Burke County. Sub-area plans for these areas would ensure the appropriate mix of uses, proper urban design and development of necessary transportation infrastructure (e.g. connectivity, street types, etc.) in order to implement the vision of the character area. Guidelines are needed to encourage pedestrian-friendly neighborhoods that

are accessible to transit (when it becomes available), adequate open space, strategically placed civic buildings, a connected system of streets and housing choices.

Development Patterns

The development pattern should seek to:

- Encourage master-planned, traditional neighborhood development (TND) that blends residential development with schools, parks, recreation, retail businesses and services that are linked in a compact pattern that encourages walking and minimizes the need for auto trips
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking and street trees
- Provide connected system of streets within new subdivisions and connect to existing subdivisions
- Provide safe facilities for pedestrians, schools buses, and bicyclists using the road right-of-way including sidewalks and street trees
- Connect to a network of greenways/trails, wherever possible
- Accommodate a variety of housing choices
- Provide adequate open space with active and passive recreation opportunities for area residents
- Maintain the natural tree canopy as much as possible

Primary Land Uses

- Single-family residential
- Mixed Use (when designated as part of a master plan or outlined by a subarea master plan)
- Multi-family (when designated as part of a master plan or outlined by a subarea master plan)
- Commercial (when designated as part of a master plan or outlined by a subarea master plan)
- Passive and active recreation
- Public/Institutional

Implementation Strategies

- Adopt a zoning/land use regulation ordinance
- Prepare North Burke County Subarea Master Plans for Developing Suburban areas shown in this portion of the county that include:
    - Identification of mixed use and commercial nodes
    - Connector/Collector street plan
    - Sidewalk requirements and cross sections
    - Greenspace master plan
    - Updated traffic study requirements
    - Bike/Pedestrian/Greenways Master Plan
- Develop long-range sewer service master plan
- Expand sewer service to serve the developing areas
- Develop long-range water service master plan

- Expand water services to include developing areas
- Adopt a Traditional Neighborhood Development Ordinance
- Adopt a Conservation Subdivision Ordinance
- Adopt a Landscape and Buffer Ordinance
- Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible
- Adopt maximum lot coverage requirements
- Promote the use of common area drain fields and/or neighborhood-scale sewerage treatment systems to reduce parcel size in areas that must be serve by septic tanks

Preserve

- See page 2-3 for full description

Rural Reserve/Agricultural

- See page 2-4 for full description

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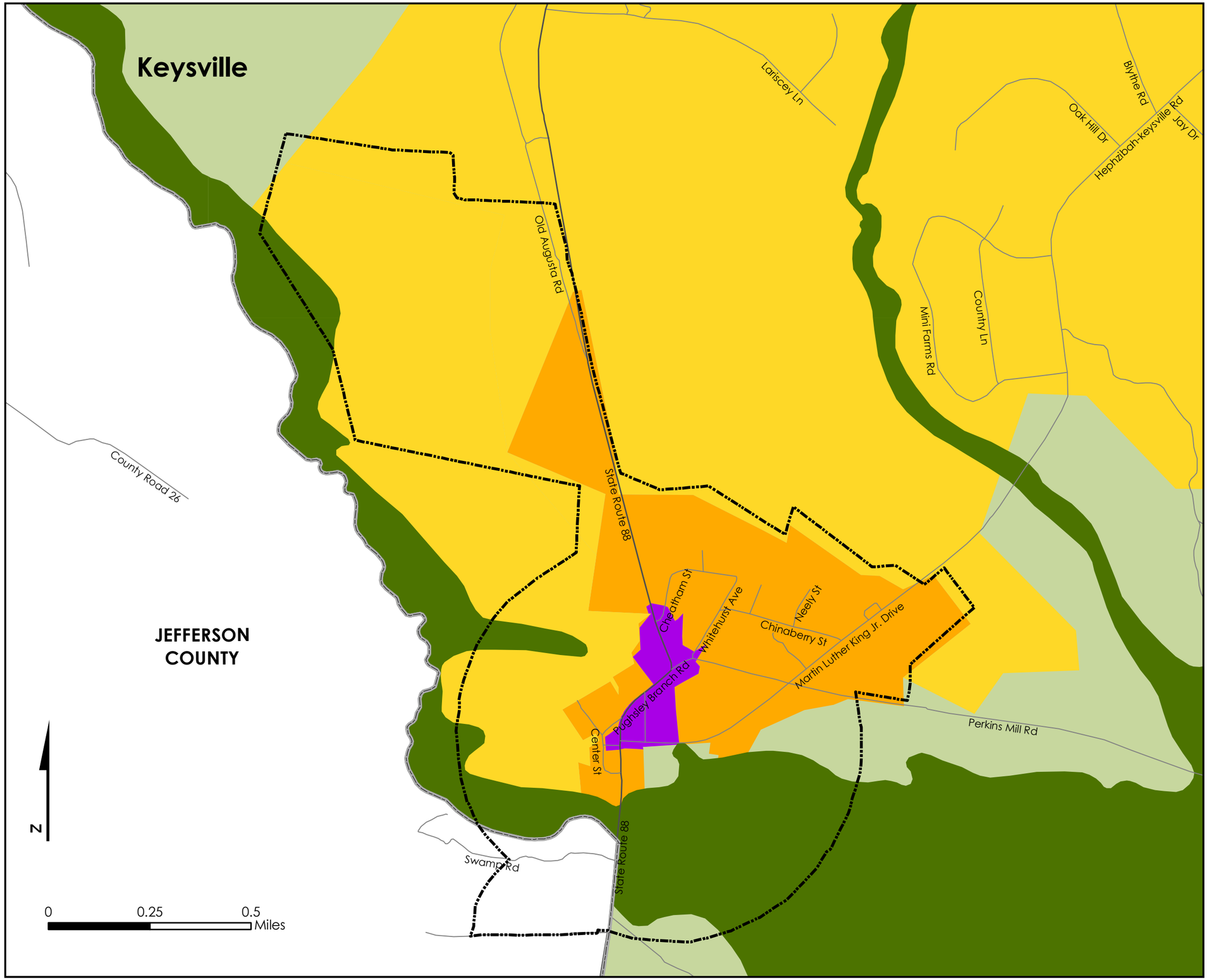

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Map 5

Future Development Map

Keysville

- Preserve
- Rural Reserve/Ag.
- Developing Suburban
- Town Neighborhood
- Downtown/Town Center

BURKE COUNTY 1777 GEORGIA

Burke County Comprehensive Plan

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2.3.6 Midville

Midville is a small town located in rural southwest Burke County at the intersection of SR 17, SR 56 and SR 305. The quaint downtown sits along an active railroad corridor that connects Macon to the Savannah River. The Ogeechee River forms the town and Burke County's southern border. A small convenience grocery store, a library branch and multiple churches also add life to Midville. Each Character Areas represented in Midville is described in full in the following paragraphs. Descriptions for Rural Reserve/Agricultural and Preserve areas can be found in Section 2.3.1.

Town Neighborhood

The Town Neighborhood character area covers the mostly single family residential developed portion of the town with a traditional small, rural town development pattern complete with an established grid street pattern. The area consists of mixture of relatively well-maintained and a handful of dilapidated homes with a distinct identity established by architectural design, building placement, street design, and street trees.

Town Neighborhood Midville

Development Patterns

The development pattern should seek to:

- Respect the traditional building placement, with homes that are close to the street and have minimum separation between adjacent dwellings
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/institutional, commercial, warehouse or industrial spaces

Town Neighborhood Midville – rehabilitaiton of existing housing stock will preserve historic Midville character

- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Commercial (neighborhood scale)

Implementation Strategies

- Traffic calming
- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

Downtown Midville

Downtown Midville

Downtown/Town Center

Downtown/Town Center includes the traditional central business district and immediately surrounding commercial, industrial or mixed use areas along the railroad and river corridor. The area includes a variety of land uses commonly found in rural, southern town centers. A blend of historic residential properties, City government facilities, and small, family-owned businesses enhanced by sidewalks, attractive streetscapes, historic downtown architecture, and a busy railroad corridor create this unique character area.

Downtown Midville

Development Patterns

The development pattern should seek to:

- In mixed-use, multi-story development, require office/retail operations to be located on the first or ground floor and residential elements to be located above the first or ground floor
- Encourage on-street parking
- Promote the use of shared parking lots and/ or parking decks

Downtown Midville

- Encourage pedestrian access to Downtown via sidewalks and trail systems
- Encourage a diverse mix of commercial products and services
- Employ paving patterns, landscaping, lighting, bench seating and signage and incorporate pedestrian amenities such as benches and trash receptacles, into all development with public access

Primary Land Uses

- Mixed Use
- Professional Office
- Commercial
- Multi-Family Residential
- Public/ Institutional
- Parks/ Recreation

Implementation Strategies

- Adopt historic district and design guidelines for Downtown
- Create Midville Business/Merchants Association
- Construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown; A sidewalk assessment/ improvement overlay map may be required

Preserve

- See page 2-3 for full description

Rural Reserve/Agricultural

- See page 2-4 for full description

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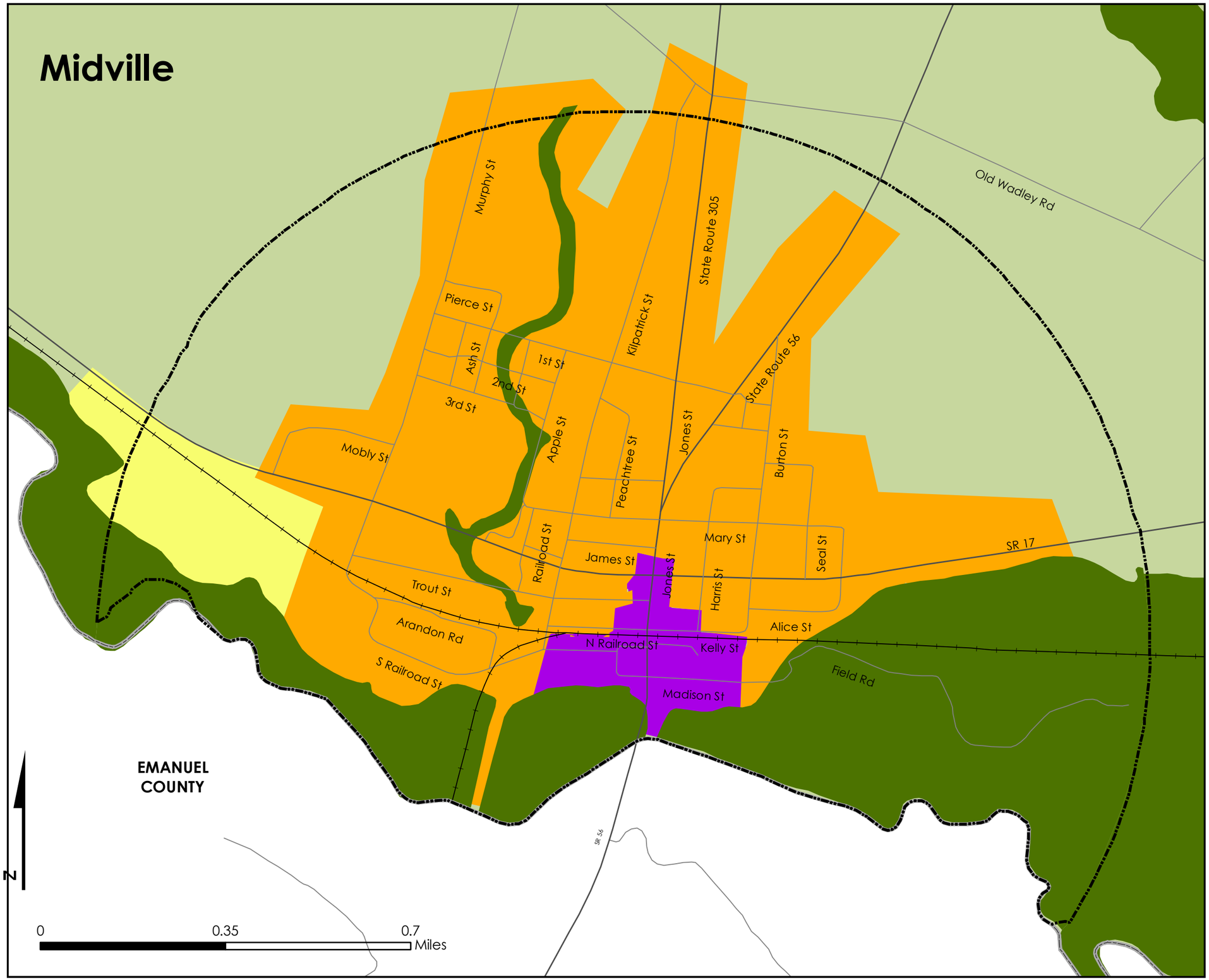

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Map 6

Future Development Map

Midville

- Preserve
- Rural Reserve/Ag.
- Suburban Neighborhood
- Town Neighborhood
- Downtown/Town Center

BURKE COUNTY 1777 GEORGIA

Burke County Comprehensive Plan

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2.3.7 Vidette

Vidette is a small, rural town located in rural west Burke County at the intersection of SR 24 and SR 305 along a former railroad line. The Character Area represented in Vidette is described in full on the next page. Descriptions for Rural Reserve/Agricultural and Preserve areas can be found in Section 2.3.1.

Town Neighborhood

The Town Neighborhood character area addresses the developed portion of the town with a traditional small, rural town development pattern. The area consists of mixture of relatively well-maintained and dilapidated single-family historic homes with a distinct identity established by architectural design, building placement, street design, and street trees.

Town Neighborhood also includes town center-type land uses. The seamless transitions from residential to commercial and institutional uses make establishing a separate town center character area unnecessary.

Rural character of the Vidette Town Neighborhood character area shown above

Development Patterns

The development pattern should seek to:

- Respect the traditional building placement
- Promote sensitive building rehabilitation that is in keeping with a building's existing architectural style and scale and that of neighboring homes
- Promote a pedestrian-scale community, with emphasis on walkability (sidewalks and recessed, detached and/or rear entry garages) and social interaction (large front porches)
- Provide new housing opportunities that are created out of former or underused public/ institutional, commercial, warehouse or industrial spaces
- Accommodate senior housing opportunities, which can be integrated into the existing development pattern and can benefit from close proximity to downtown goods and services
- Accommodate in-fill development that compliments the scale, setback and style of existing adjacent homes
- Maintain existing homes and character defining site features (e.g. drives, walls, lighting, landscaping, tree cover)

Primary Land Uses

- Residential
- Public/Institutional
- Parks/Recreation/Conservation
- Commercial (neighborhood scale)

Implementation Strategies

- Infill development program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods
- Flexible subdivision regulations – revising subdivision regulations to enable infill development where existing lot sizes may not meet current requirements', but where development on such a lot would not negatively impact the public health, safety or welfare or negatively impact surrounding properties

Preserve

- See page 2-3 for full description

Rural Reserve/Agricultural

- See page 2-4 for full description

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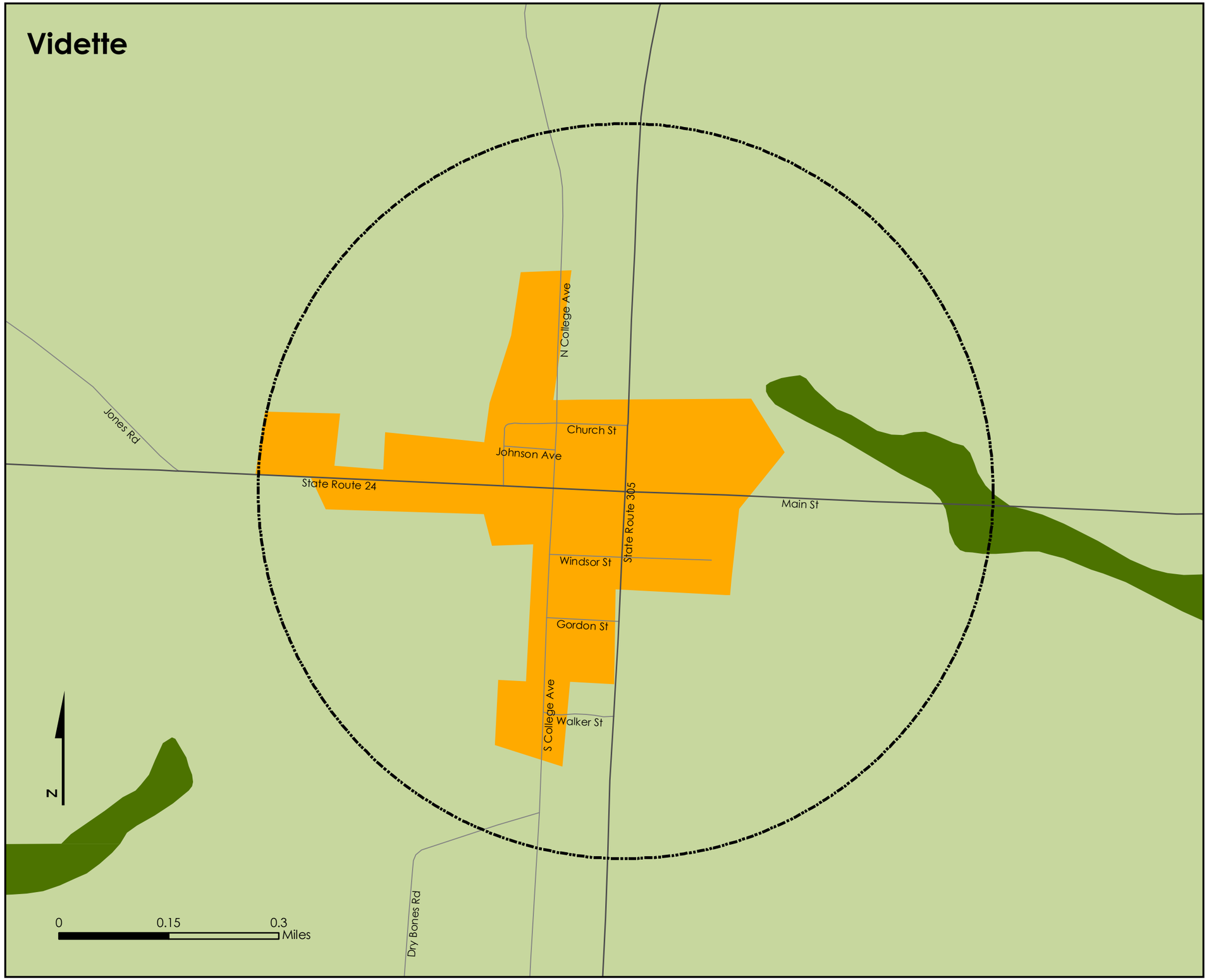

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Map 7

Future Development Map

Vidette

- Preserve
- Rural Reserve/Ag.
- Town Neighborhood

BURKE COUNTY 1777 GEORGIA

Burke County Comprehensive Plan

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3 Community Issues and Opportunities

This section provides an updated list of issues and opportunities that were identified in the Community Assessment portion of the Comprehensive Plan. The updated version incorporates changes needed to respond to public comments or other input gathered during the review of the Community Assessment. Many of the short and long-range implementation strategies listed in this section are included as policies and actions in Section 5. The following information is organized by the major topics defined in the State of Georgia Department of Community Affairs (DCA) Local Planning Requirements:

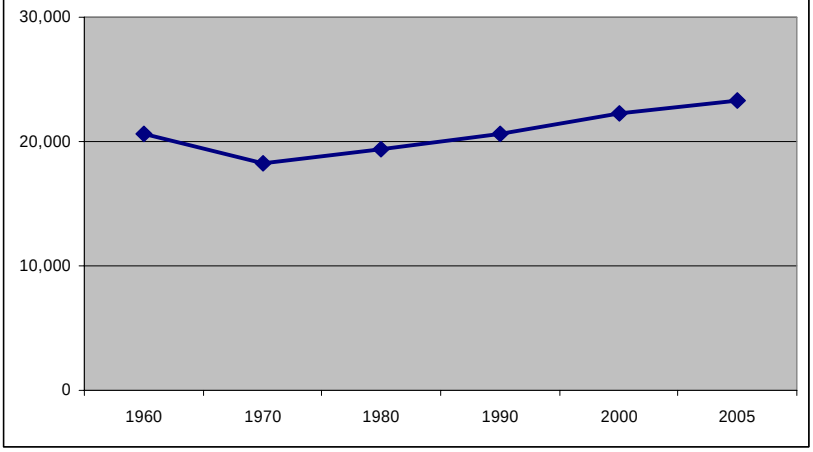
- Population
- Housing
- Economic Development
- Natural and Cultural Resources
- Community Facilities and Services
- Transportation
- Land Use
- Intergovernmental Coordination

3.1 Population

Issues

- Share of population for each age group is projected to remain constant; however national trends show an increasing senior population
- Historically slow growth, even declining population in some cities
- Augusta-area growth likely to impact Burke County
- High poverty levels for the County as a whole with concentrations of poverty taking place in the municipalities and some rural communities such as Gough

Figure 3-1 Historic Population in Burke County



Source: U.S. Census Bureau

Opportunities

- Senior housing near activity centers, such as downtowns
- Focus residential growth in North Burke County

3.2 Economic Development

Issues

Plant Vogtle in north east Burke County

- Promoting expansion of existing businesses and recruiting new industry
- Median income well below state and national averages; Weekly wages for all industries except Administrative and Support/ Waste Management and Remediation Services below state averages
- 6.2% unemployment rate higher than state and national rates of 4+% along with a decreasing number of jobs in the County since 2001
- Jobs-Employment imbalance, with more than 30% of jobs located in the county being held by non-Burke County residents and almost two times as many people in the labor force (those of working age who live in the County) as there are jobs in the County
- Need population growth to accompany job growth / industrial recruitment
- A need to train and educate the County labor force
- Businesses in Downtown Waynesboro may experience reduced visibility/traffic with the opening of two new US 25 Bypass/Liberty Street intersections (one north and one south of Waynesboro) that will direct traffic onto the Bypass (no longer requiring a turn off of Liberty Street to access the Bypass)
- Many longtime residents of Burke County area are accustomed to driving to Augusta for shopping, dining and other services that historically have not been available in the county
- Downtown Waynesboro generally closes for business at 6 p.m. and offers limited shopping, dining and service options
- Few shopping, dining and service offerings in Sardis, Midville, Girard, Keysville

Business in downtown Midville

Opportunities

- Burke County Development Authority is proactive and has proven success securing grant monies (e.g. EDGE Grant from the state for property acquisition). In addition the active Chamber of Commerce supports the Development Authority's efforts
- Existing industrial park in Waynesboro has the infrastructure and space to accommodate new tenants, including more higher paying employers

- Increasing per capita incomes (between 1990 and 2003) along with significant growth in the number of households in the $35,000+ income brackets in the County as a whole between 1990 and 2000
- Rising land costs in August-Richmond Co. and Columbia Co. make Burke more attractive
- "Bird Dog Capital of the World" and area's history are tourist attractors
- Augusta Tech's on-site job training program
- Planned expansion of airport runway

Historic buildings in need of repair in Vidette

Implementation Strategies

- School system can be incorporated into an overall recruitment strategy to attract prospective businesses
- Plant Vogtle expansion provides opportunity for the county, the municipalities, the Chamber, the Development Authority and others to partner with Southern Company in efforts to market the County's residential options and overall quality of life to new professional-level employees at Plant Vogtle

Cotton fields along S.R. 56 between Waynesboro and Midville

3.3 Natural and Cultural Resources

Issues

- Burke County Land Development Code allows one-acre lots in areas not served by public sewer throughout the county making no distinction between areas that should remain agricultural and areas that should over time develop with suburban residential subdivisions
- County depends on developers to offer greenspace and parkland within new subdivisions in order to provide these spaces near the homes of new residents. Burke County Land Development Code does not require developers to provide parkland or greenspace with new subdivisions
- Tree canopies along some roadways will be lost if road-widening projects are implemented as a result of growth (e.g. State Route 24)

Wetlands located near Sardis

- Retaining the individual identify of each city, which is largely shaped by local historic resources, is an important consideration as the area grows
- Some historic buildings are in disrepair and in jeopardy of being lost
- The rural character and scenery may disappear in portions of the County with the development of existing farmland into suburban residential neighborhoods

- Absence of environmental, farmland and tree protection ordinances
- Potential expansion of Plant Vogtle, located on the Savannah River
- Heavy water use for agriculture, industry and power
- Potential impacts of Coastal Georgia Water and Wastewater Permitting Plan for Managing Saltwater Intrusion

Historic two-story building located on South Liberty Street in downtown Waynesboro currently used for commercial uses. Similar buildings in Waynesboro could provide housing and add round-the-clock life to dowtown.

Opportunities

- Abundance of wetland and floodplain in the county offer opportunities or greenspace preservation within new subdivisions
- Agricultural roots contribute to more than 200 years of the county's rich and diverse culture
- Active DDA and Historic Preservation Commission work to promote downtown revitalization efforts in downtown Waynesboro
- Sardis Development Authority solicits new industries
- Waynesboro's new Certified Local Government status will assist with funding and technical issues regarding historic preservation
- Ample agricultural land and open space exists
- State is purchasing land for a Wildlife Management Area
- Ogeechee-Canoochee Riverkeepers and Savannah Riverkeepers organizations actively work to protect local rivers
- Transportation Enhancement (TE) funds recently awarded to Sardis and Waynesboro, a portion of which will help with historic building restoration

Implementation Strategies

- An increase in minimum lot sizes in agricultural areas with little demand for suburban residential development and within the Plant Vogtle evacuation area could help preserve large-lot agricultural and rural character
- Designation of historic districts and sites can help protect resources and provide financial incentives to restore/enhance them (local designation and/or National Register designation)

3.4 Facilities and Services Issues

Issues

- Multiple public water and sewer service providers are costly to operate; smaller providers are in a financial struggle for survival due to small customer bases which makes expansion to new customers financially difficult
- Expansion and modernization of existing water and sewer system needed to attract and provide for new growth, particularly in smaller cities and unincorporated North Burke County

- New development in unincorporated areas of (especially North Burke County) remain dependent upon the use of septic systems
- New residential development is hindered due to lack of water capacity (Vidette)
- Sardis development potential is limited due to poor condition of its sewer system, in spite of new water tanks and lines
- Aging road and drainage systems in need of improvements and modernization throughout developed areas of the County
- Recreation opportunities are limited in smaller jurisdictions and rural
- Public schools' locations, especially elementary schools, are located far from most residential areas
- Absence of a county-wide recycling program
- Only animal shelter is in Waynesboro and is at capacity
- Insignificant staff resources to enforce property maintenance/littering ordinance, especially in Keysville
- Limited law enforcement patrol in Keysville creates a challenge for fighting crime
- Availability of illegal drugs
- Limited fire hydrants, especially in unincorporated areas of the County
- Lack of high-speed internet services in large portions of the County

Waynesboro Primary School

Waynesboro public park near downtown

Opportunities

- As services expand, opportunity exists to use the expansion as a way to direct growth to locations the county outlines in the land use plan and to manage the timing
- Anticipated development in north Burke will likely justify the construction of a new elementary school to serve the area
- Expansion of County trash pick-up and adding recycling pick-up
- Expansion of Waynesboro Natural Gas with new development
- Planned construction of new classrooms at the County's middle and high schools

Implementation Strategies

- A filtration plant located along Briar Creek at U.S. 25 could provide water for the northern part of the County and attract growth from Augusta-Richmond
- Creation of a Water Authority and/or cooperative agreements between the cities and County regarding service provision and cost

- Several small systems rather than one large system due to the vast amount of agricultural land between the cities and County
- Explore possibility of Vidette water system tying into the well identified by the U.S. Army Corp of Engineers north of the town
- Development of a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government

Substandard historic house standing in Girard

3.5 Housing

Issues

- Housing options are limited: no mid-level apartments exist and few available rental units in Waynesboro
- Lack of water and sewer capacity/service is an impediment to adding housing developments
- Restoration and occupation of substandard housing is needed
- Inadequate funding to pursue local initiatives such as housing upgrades and development of a senior housing community in Sardis and restoration projects in Girard
- High number of mobile homes
- Dilapidated mobile homes scattered throughout the County (i.e. "junk trailers")
- Number of building permits for new construction appears to outpace slow-growth population projections
- Need for quality affordable/workforce housing
- High percentage of subsidized housing in Waynesboro
- Quality of life offered to residents of housing authority units over time has lessened

Single-family home near downtown Wavnesboro

Opportunities

- Growing demand for new suburban housing development due to regional growth and Augusta transplants, most notably in the North Burke County
- Continued expansion of Plant Vogtle presents opportunities for workforce housing in Burke cities in unincorporated areas
- Pilot programs such as rental single-family detached subdivisions in Waynesboro promote home ownership as well as housing finance assistance from DCA, HUD, historic preservation resources and private sources

- 2005 Waynesboro Housing Action Plan can serve as a resource for other cities while being implemented by Waynesboro

Implementation Strategies

- Encourage a mixture of housing types in developing areas concentrating new higher-intensity housing types (e.g. condominiums, apartments, etc.) into mixed-use developments that make it easy for residents to walk and bike to stores and other services
- Infill development could enhance established neighborhoods and help revitalize economically distressed neighborhoods
- Downtown living could add needed round-the-clock activity to downtown Waynesboro
- Increase code enforcement throughout the county (incorporated and unincorporated areas) to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")

Strip commercial development on South Liberty Street in Waynesboro

3.6 Land Use

Issues

- Existing commercial strip development pattern along sections of major corridors in Waynesboro lacks character and discourages walking
- Potential for new automobile-oriented, suburban commercial strip development adjacent to the US 25 Bypass both within the city limits of Waynesboro and unincorporated Burke County
- Some rural residential development of property within the Plant Vogtle evacuation zone
- Future land use for agricultural areas/open space
- Lack of zoning in every jurisdiction except Waynesboro
- Updated Waynesboro Zoning Ordinance is needed
- Residential land use conflicts in unincorporated areas (manufactured homes vs. stick built)
- Growing conflict between agricultural uses and new suburban residential uses

Opportunities

- New residential building permits in Burke County are primarily located within new subdivisions rather than on large, rural lots
- Development Authority ownership of property adjacent to the US 25 Bypass allows the city/county to steer appropriate development to the corridor
- Protecting floodplains, wetlands, protected river corridors and increasing the minimum lot size for properties within the Plant Vogtle evacuation zone provide opportunities to direct growth away from these areas and into areas better suited for development near existing services

- Keysville, Sardis and Vidette have adopted mobile home ordinances, a "first step" in regulating location

Implementation Strategies

- Protect natural resources within developments (e.g. use of conservation subdivisions)
- A coordinated land use and infrastructure planning policy would encourage the concentration of new development in and around cities and north Burke County
- Encourage traditional neighborhood, pedestrian-friendly development patterns in growing areas that allow residents to live near and within mixed-use town and neighborhood centers that provide opportunities to live, work and play

3.7 Transportation

Issues

- Quality (and in some cases lack) of sidewalks along sections of major corridors lined with strip commercial in Waynesboro, Midville and Sardis create unsafe conditions for pedestrians
- Lack of connector street network and lack of connector street plan to guide the design of new subdivisions will create long-range traffic issues for areas currently developing in unincorporated North Burke County
- Lack of direct roadway connection between Waynesboro and Plant Vogtle
- No direct bridge between Burke County and South Carolina

Traffic in downtown Waynesboro showing a mix of private and commercial truck traffic driving east on SR 56

- Perceived lack of parking in downtown areas
- High accident rate on the northeast segment of SR 56
- Heavy truck traffic and congestion:
  - Girard – SR 23
  - Keysville – SR 88
  - Sardis –SR 24/SR 23 intersection
  - Waynesboro and unincorporated Burke County – U.S. 25 (north of Waynesboro)
  - Waynesboro – SR 56 (northeast segment)
  - Waynesboro – U.S. 25 Bypass

Opportunities

- Transportation Enhancement (TE) funds recently awarded to Sardis, with plans for a new foot path and sidewalks, curbs and gutters
- Burke County portion of the four-lane Savannah River Parkway, which will connect Savannah and Augusta, is open to traffic

- Planned Waynesboro greenway trail (GDOT 2007-2009 State Transportation Improvement Program, or STIP)
- Planned traffic signal upgrades at SR 4, SR23, SR 24, SR 56 and SR 121 (GDOT 2007-2009 STIP)
- Planned addition of passing lanes on SR 24 at four locations (GDOT 2007-2009 STIP)
- Planned bridge replacement on SR 56 over Ogeechee River (GDOT 2007-2009 STIP)
- GDOT traffic counts for SR 56 northeast of Waynesboro currently warrant widening the two-lane route to four-lanes between Waynesboro and Augusta-Richmond County

Rural market west of Waynesboro

Implementation Strategies

- Evaluate potential for paths or rails-to-trails (conversion of former railroad beds to bike and pedestrian paths), such as along Highway 305 in Vidette
- Development of a county-wide connector street plan
- Development of county-wide road paving program that prioritizes paving of routes in areas where development is planned (e.g. Developing Suburban character areas)
- Study possibility of connecting Sardis neighborhoods to SGA Elementary with a greenway trail along the former railroad bed
- Study possibility of providing some form of public transportation (mostly likely commuter bus service similar to that provided by GRTA in the Atlanta area) that would connect Waynesboro and North Burke County to job centers in Augusta as well as connect Waynesboro to Plant Vogtle

3.8 Intergovernmental Coordination

Issues

- Communication between jurisdictions and to the public regarding service delivery
- Need to update Service Delivery Strategy

Implementation Strategies

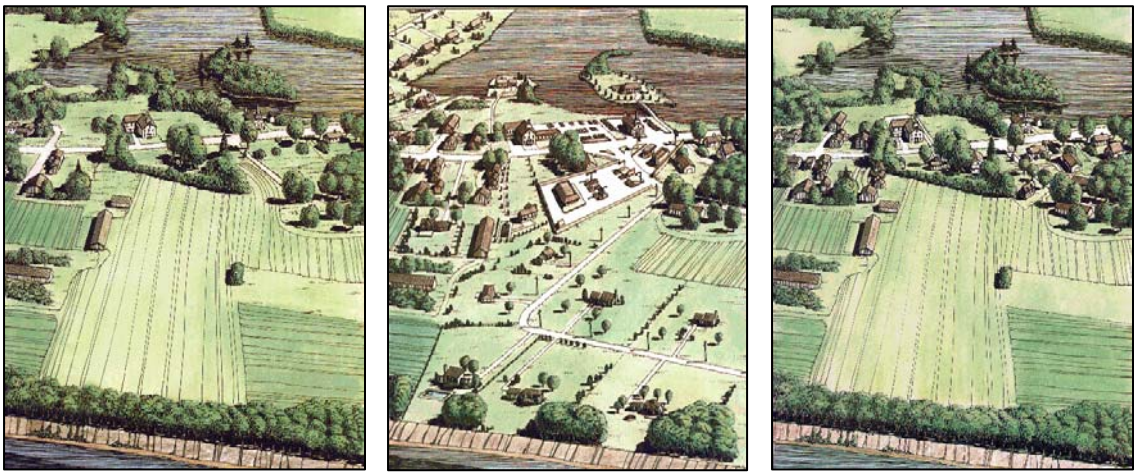
- Explore opportunities to consolidate government services
- Shared building inspector
- Creation of an inter-jurisdictional Water Authority
- Increase number of meetings between jurisdictions to review and resolve issues
- Use regular meetings to review and streamline methods of addressing planning, zoning,law enforcement, EMA, junk vehicles, property and road maintenance, animal control, building inspections and code enforcement

4 Community Design Concepts

Community Design Concepts provide graphic design concepts and general strategy outlines for the strategies listed in Chapter 2 and 3. The concepts shown below provide a wide range of "Smart Growth" solutions to the issues identified in the Burke County.

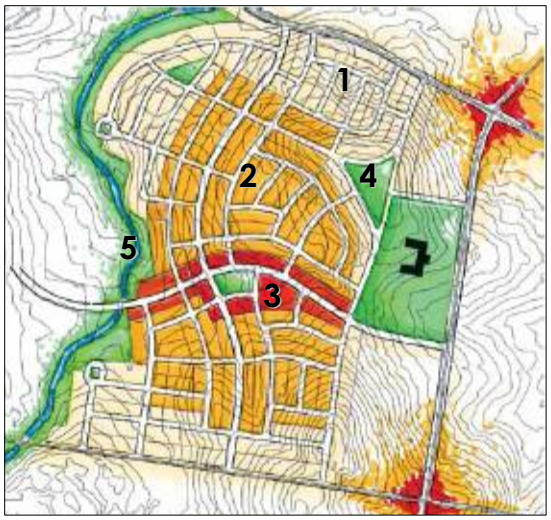
4.1 Conservation Subdivisions

Conservation subdivisions (also called cluster subdivisions) are an alternative to conventional residential lot designs. Designers identify land resources (e.g. scenic views, steep slopes, riparian areas, etc.) worthy of conservation, then design development in a way that respects and preserves the resources identified. Conservation subdivisions make development in Greenfield, or undeveloped, areas much more sustainable since open space is protected. By clustering homes, future households are accommodated more efficiently on less developed land. A chief component of the conservation subdivision is that the developer can develop the same number of lots with conservation subdivisions as he can with conventional subdivisions. The difference is that conservation subdivisions allow the development to occur with much smaller lots that are clustered in order to preserve the areas for open space.



Conservation Subdivisions
The images above show development alternatives for a rural area (left) with equal residential and commercial square footage developed with conventional large-lot rural zoning regulations (center) and with conservation subdivision regulations (right.)
© Copyright 1995 - 1996 Center for Rural Massachusetts

Conservation subdivisions can be residential or mixed-use developments in which a significant portion of overall acreage is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. They are similar in many respects to golf course communities, but instead of a manicured golf course, they feature natural forests, meadows, wetlands and community gardens or farmland. They contrast with conventional subdivisions in which nearly the entire parcel is subdivided into house lots and streets. Conventional subdivisions provide few green spaces for walking, little habitat for wildlife and few opportunities for residents to interact with their neighbors. Conservation subdivisions, on the other hand, provide all of these things.



TND form: (1) Lower-density residential, (2) urban residential, (3) Mixed-Use center, (4) Open Space and Civic Site, (5) Linear Park.

TND residential area of Seaside, Florida
Source: Duany Plater-Zyberk & Company

Single Family Street in the Village of Tannin TND, Orange Beach, Alabama
Source: Duany Plater-Zyberk & Company

4.2 Traditional Neighborhood Development

The term traditional neighborhood development describes the planning and urban design of pre- and early 20th-Century urban form built prior to the nation's reliance on the automobile. The early forms of these neighborhoods are primarily streetcar and commuter rail suburbs. On a smaller scale they resemble traditional American small towns of the early 20th Century. More recent forms are primarily large master planned communities.

In general, TNDs consist of the following characteristics:

- Compact defined urban neighborhoods composed of compatible mix of uses and housing types
- Network of connected streets with sidewalks and trees for convenient and safe movement throughout the neighborhoods for all modes of transportation
- Focus on pedestrian over the automobile, while retaining automobile convenience Integrate parks and public spaces into each neighborhood
- Placement of important civic buildings and key sites to create landmarks and a strong sense of place

Instead of isolating uses from one another, traditional neighborhood development places emphasis on creating quality environments that are not left behind for the newest area next door. TNDs accommodate growth for a diverse array of lifestyles, incomes, and needs. They provide marketable and viable choices that will retain a sense of belonging and identity. The TND philosophy contends that an appropriate mix of uses, housing types, and strong design provide the backbone livable and sustainable neighborhoods.

TNDs built over the last 20 years in the United States have been developed using form-based zoning regulations that prescribe traditional neighborhood form. The form-based TND ordinance is distinguished from conventional zoning in that it places more emphasis on the arrangement and form of buildings and spaces than on how they will be used. Historic neighborhoods in Waynesboro, Sardis, Midville,

Girard share many of the components of the traditional neighborhood.

Traditional neighborhood development concepts are key to Burke County's future as development moves south from Augusta-Richmond County into Greenfield areas of North Burke County. In addition, these concepts also hold the key for preserving existing historic neighborhoods and town centers and for redevelopment in historic of corridors developed in the post-World War II era of automobile oriented development. For example, the former TG&Y shopping center in south Waynesboro is an ideal size for redevelopment as a traditional mixed-use neighborhood.

4.3 Mixed Use

Mixed use development combines numerous uses on one site in a strategic way, including office, retail, residential, hotel, services, and public transportation. Historically mixed use was a common form of development in America, and today is returning in response to land use segregation and the desire for an improved sense of community.

Mixed Use on Dauphin Street, Mobile

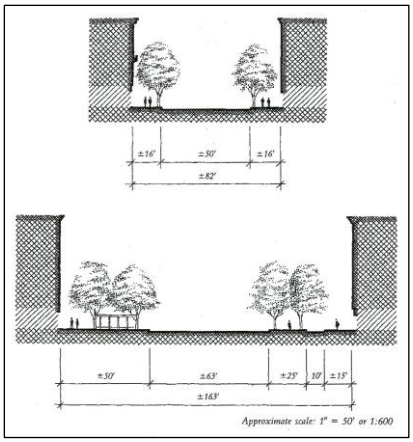
Developing with a mixed use approach can alleviate traffic and help reduce pollution, while providing residents a cherished place to call downtown. Accessibility becomes a major benefit, as various stores, restaurants, and homes are located in the same vicinity. Parking needs of the different uses vary throughout the day, and can be skillfully shared and placed in the backs of buildings or on-street as to not discourage pedestrian movement. Also, 'pocket parks,' parks which are tucked within the urban fabric of a downtown, balance with density to create an enjoyable, livable atmosphere.

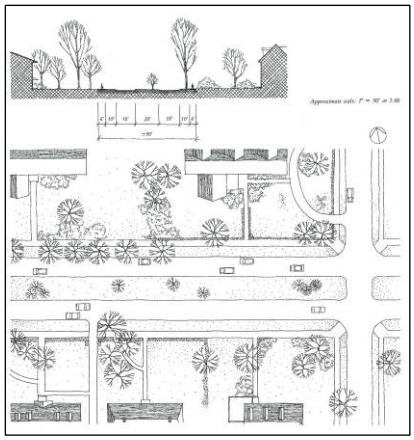
Mixed use building type – recent construction

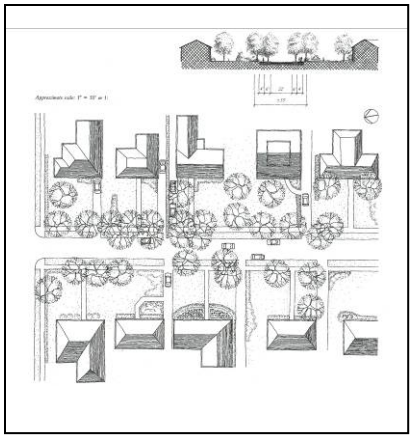
Mixed land uses can create convenient places to live for people of various ages and income levels, enhancing the vitality of a community and its streets. Substantial fiscal and economic benefits can also be generated out of mixed use development, as the area becomes more attractive to residents and to businesses who acknowledge the benefits related to areas able to appeal to more people.

4.4 Roads and Sidewalks /Streetscape-

Streets inform the structure and comfort of urban communities. Their sizes and arrangements influence the form of growth in an area, affecting the amount of activity afforded to a region. Streets also shape how people relate to one another and their community, whether traveling in vehicle or pedestrian traffic. A hierarchy of roads becomes important to the centralization of an urban core and its surrounding vicinity, organizing patterns of density and focusing attention on one or many centers. Following are descriptions of three major road typologies which will become pertinent to Burke County's Sub-Area planning for the North Burke growth area.







Examples of Avenue, Boulevard and Residential Street -
Source: Great Streets, Allan B. Jacobs

Avenue

An avenue describes a straight, broad roadway bordered on both sides with either trees or large shrubs at regular intervals. The presence of an avenue often indicates an arrival to a landscape or architectural feature. Trees planted along avenues are typically of the same species or cultivar, creating a uniform appearance and emphasizing the full length of the street.

Boulevard

A boulevard indicates a wide, multi-lane thoroughfare, often planted with rows of trees. The boulevard can be perceived as three distinct routes: two sidewalks and the roadway itself, trees separating each of these components. Boulevards can affect the structure and comprehension of a city's layout, linking important localities, and can also become popular destinations themselves. The boulevard can accommodate and even promote residential, business, and retail purposes, and, as in traditional use, often exists as a special place of promenade. In addition to the movement of vehicles and goods, the design purpose of a boulevard is about pedestrian traffic. Boulevards become a way for people to enjoy a city, and help to create identity.

Residential Street

Residential streets are designed to create a quiet, traffic-protected area. The feeling throughout is pedestrian friendly. Often the curb-to-curb width of the street is wide enough to allow some on-street parking. Residential streets can be emphasized by the planting of trees and shrubs.

4.5 Housing Infill

Infill development is construction on vacant parcels of land that are usually served by utilities and surrounded by older urban growth. This description could also include development or re-use of all vacant or underutilized land. Infill development occurs in a variety of forms, though typically it is small-scale residential or commercial development. Infill development can reduce consumption of forest and agricultural land, increase access of people to jobs and jobs to the labor force, make better use of existing infrastructure and lower costs of public services such as transit, sidewalks, water and sewer, school and public safety (fire, police, ambulance) and reduce the time, money, energy and air pollution.

Infill Housing

Successful infill housing on narrow lots

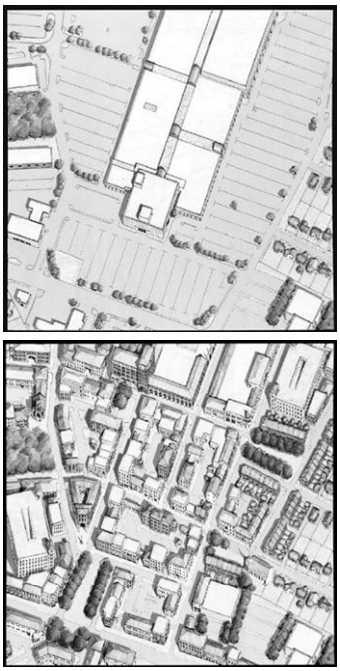
Because the overall pattern of development in Burke County is generally low density, there are many opportunities where vacant and underutilized land exists. Vacant lots throughout Burke County (primarily in incorporated areas and Gough) would benefit greatly from infill construction. Residential infill can renew neighborhoods that have an older housing stock, and in so doing, it can help stabilize potentially declining neighborhoods and enhance urban character. Infill construction should maintain the urban design and character of the surrounding neighborhood with careful attention paid to the scale of new buildings, location of parking spaces and garages and the use of design elements (such as front porches, stoops or other common finishing touches) to ensure that the new buildings contribute to the architectural quality of the street rather than drain them of their historic value.

4.6 Brownfield Redevelopment

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressure off of undeveloped, open land and both improves and protects the environment.

4.7 Greyfield Redevelopment

Today's American urban landscape is dotted with shopping malls which have become obsolete. These shopping centers, built primarily in the 1970's and 1980's, are dying due to various factors including differences in the market, changes in accessibility, and increased competition. A new tool for design experts is to turn these fading centers, named 'greyfields' for the typically empty parking lots surrounding them, into thriving downtown communities.



Eastgate Town Center, before** (top) **and proposed after** (bottom) **in Chattanooga, Tennessee

Dover Kohl & Partners

Greyfield revitalization efforts attempt to exchange afflicting influences with smart new growth that is both more environmentally friendly and establishes a strong sense of place. Revitalization of greyfield sites often consists of major redevelopment rather than conventional regional retail or simple face-lifts. Design initiatives are inspired by classic urban form and characterized by attractive, walkable streets and high density. Many greyfield sites are more suitable to be converted into housing, retail, office, services, and public space rather than standard retail. In these cases mixed-use development becomes an attractive option.

In Waynesboro, one area, TG&Y shopping center located in the south part of town, can be considered a greyfield. The County and City should promote the redevelopment of Greyfields and provide flexible guidelines for design and development that will encourage the creation of mixed use communities.

The mixed-use development plan concept replaces an isolated big box store with large parking lot with traditional, urban design that places buildings close to the street, separated only by a sidewalk and landscaped strip. Parking is located in the rear or to the side of the commercial buildings in order to create a friendly pedestrian environment along each street. The design connects the development to the adjacent community's street grid with pedestrian-friendly streetscapes.

Potential Greyfield Redevelopment Site in Waynesboro

The development concept accomplished the goal of providing housing, employment, shopping, recreation and entertainment within walking distance of each other. The development also is sensitive the adjacent single and multi-family uses and makes a gradual transition from higher intensity uses to single family uses.

5 Implementation Program

The previous sections in the Community Agenda outline the overall strategy for achieving the Vision for Future Development (presented in Section 2) and for addressing the Community Issues and Opportunities (presented in Section 3). Section 5 identifies the specific measures to be undertaken by Burke County and each participating municipality to implement the Comprehensive Plan. The Implementation Program includes the following sections:

- 2002-2006 Short Term Work Program Report of Accomplishments
- 2007-2011 Short Term Work Program
- Policies

5.1 Report of Accomplishments

The Report of Accomplishments provides a status of each work item identified in the County's 2002-2006 Short Term Work Program. For each activity the Report identifies whether it was completed, postponed, or dropped, or if it is underway. Reasons are provided for a dropped or postponed activity, and a projected completion date is provided for items that are underway.

5.2 2007-2011 Short Term Work Program (STWP)

The STWP identifies specific implementation actions the County government or other entities intend to take during the first five-year timeframe of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Comprehensive Plan. For each action the STWP outlines the following information:

- Brief Description
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source

Report of Accomplishments

Burke County Short Term Work Program 2001-2005

Report of Accomplishments

Activity	*Status*			
	Complete	Underway	Postponed	Dropped
Economic Development				
Work with development authority to attract new industry		Ongoing		
Continue efforts to train and educate county work force		Ongoing		
Continue efforts to get US 25 four laned		Construction underway - complete 2009		
Work with existing industry on expansions		Ongoing		
Construct speculative building in industrial park		Complete late 2008		
Expand industrial park		Land aquired; partialy developed; engineering plans 2007		

Burke County Short Term Work Program 2001-2005

Report of Accomplishments

Activity	*Status*			
	Complete	Underway	Postponed	Dropped
Land Use				
Continue to strengthen enforcement of County Land Development Code			Postponed until adoption of the Comprehensive Plan	
Consider the need for County-wide zoning regulations and adopt/implement necessary zoning regulations			Postponed until adoption of the Comprehensive Plan	
Natural and Historic Resources				
Continue to support the Burke County Museum and Historical Society, including supporting salary of museum director				Dropped
Develop environmental protection ordinances for rivers, wetlands, groundwater recharge areas, and water supply watersheds			Postponed until adoption of the Comprehensive Plan	
Continue to enforce Erosion and Sedimentation Control Ordinance			Postponed until adoption of the Comprehensive Plan	

Burke County Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	Underway	Postponed	Dropped
Community Facilities				
Road Improvement Program (maintenance and paving)		Ongoing		
Expand recreation facilities		Phase I complete; additional phases ongoing		
Consider development of water systems where needed outside of City limits		Ongoing		
Further extension to airport runway		In planning stage		
Develop new Airport Master Plan		Prepared; under review by GDOT		
Continue to plan for handling solid waste after 2002		Opted to build transfer station		
Consider need for new library	Completed 2005			
Plan construction of new library	Completed 2005			
Construct new library	Completed 2005			
Housing				
Encourage the construction of SF and MF housing throughout the County		Ongoing		

City of Waynesboro Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Economic Development				
Promote expansion of retail activies in Waynesboro		City hired Downtown Development Director, reconstituted DDA and is in the Start-Up Phase of the Main Street Program. The City Council has budgeted funds to offer façade easement grants		
Work with IDA in attracting new industries in the area		Attend IDA meetings and provide information to assist in recruiting industrial prospects. Assist by providing water, sewer and gas taps and abating taxes as requested by IDA.		
Continue to encourage expansion of hours of operations of downtown businesses and to offer larger variety of merchandise		See number 1		
Continue support of downtown revitaization		See number 1		
Encourage revitalization of downtown storefronts		See number 1		
Expand industrial park		Ongoing		

City of Waynesboro Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Land Use				
Update/enforce Zoning Ordinance and Land Use Plan	City updated its Zoning Ordinance in 2001			
Continue update/enforcement of Subdivision Regulations	City updated its Sub-division Ordinance in 2001			
Natural and Historic Resources				
Update Solid Waste Management Plan		Underway		
Encourage recycling and composting in city; continue enforcement		Not completed (part of SWMP)		
Continue to enforce Soil Erosion and Sedimentation Control Ordinance				City no longer enforces or regulates soil erosion and sedimentation in Waynesboro
Encourage preservation of Anthony Wayne Hotel	The owner of the Anthony Wayne Hotel used the City's RLF EIP funds to renovate hotel and offices along 6th Street.			
Continue City beautification and streetscape efforts	The City has continued to maintain its parks and planted areas to promote beautification in the City.			

City of Waynesboro Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Natural and Historic Resources (cont.)				
Develop and implement Greenspace Plan			Although a plan has not been developed, beautification efforts have continued.	
Investigate bike trail development	City applied for and received a TE grant from DOT to construct a 1.5 mile bike/ped. path from downtown to new facilities on the southern perimeter of town. It includes a 0.5-mile scenic path along McIntosh Creek.			
Develop environmental protection ordinances for Water Supply Watersheds and Groundwater Recharge Areas	Approved both ordinances in 2002.			
Investigate restoration of Old Jail building	Waynesboro Heritage Foundation has taken the lead with Burke Co. to renovate the Old Jail bldg. on Old Herndon Rd.			
Continue support of downtown revitalization		See number 1 under Economic Development.		
Investigate moving historic generator behind Burke County Museum near Old Jail Building		City received a grant and will start construction in 2008 to renovate the Ice Plant Building that houses the generator.		

City of Waynesboro Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Community Facilities				
Improve flood and drainage facilities in areas of need in Waynesboro				
Continue street resurfacing/paving		City has and will continue to participate in the LARP program each year		
Update/expand water, sewer, curb, gutterand sidewalks in areas of need	City installed a 16" water line loop around perimeter of town, a new main into town from the Filter Plant and upgraded several mains in town. A new influent trunk sewer line, a new effluent line to Briar Creek, and several sewer mains in town have been replaced and/or installed. The total of these water and sewer projects is more than $9 million. Several storm drain lines have been replaced. SPLOST has been approved to fund future water, sewer and storm drainage projects without incurring debt.			

City of Waynesboro Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Community Facilities (cont.)				
Continue efforts/seek funding to add/expand playground equipment/parks	A new park was developed in conjunction with the Burkeland Garden Club--Burkeland Gardens--located at the corner of 9th and Liberty Streets.			
Upgrade law enforcement equipment	Although, LLEBG fund has dried up, the City has continued to fund and replace police and law enforcement equipment at a pace of more than $50,000 per year. Equipment replaced or purchased in the last five years includes vehicles, radio and computer equipment.			

City of Waynesboro Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Housing				
Continue to encourage annexation to provide areas for housing development	City Council approved a resolution to offer incentives on a case by case basis to assist developers with the cost of funding water and sewer utilities.			
Perform City-wide assessment of housing needs	RDC completed housing survey/inventory in 2005. City currently participating in the Georgia Initiative for Community Housing.			
Continue to encourage new MF/SF construction in the city	City completed one 40-home project. City is currently developing a 64-home project.			
Continue to promote the restoration of old homes in Waynesboro	City approved a Historic Preservation Ordinance and appointed an HP Commission in 2005 and is currently reviewing requests for Certificates of Appropriateness on all exterior changes in the District. An historic resources survey has been completed. Waynesboro has just received a grant to develop design guidelines.			

City of Sardis Short Term Work Program 2001-2005

Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Community Facilities				
Expand water and sewer utilities		2003 CDBG-10/2006		
Maintain and upgrade streets efforts		LARP -DOT 9/07		
Improve flood and drainage facilities	SPLOST 4/06			
Install sidewalks in city		TE GRANT - 2015		
Land Use				
Adopt Land Use/Zoning Ordinance		DEC. 2007		
Develop Manufactured Home Park Development Ordinance	SEPT. 1998			
Develop Manufactured Home Ordinance	SEPT. 1998			
Natural and Historic Resources				
Promote funding to save historical sites in the area, focus on		TE GRANT - 2015		
Consider conducting a Historic Resource Inventory of City		ANNE FLOYD/CSRA		
Prepare and adopt Groundwater Recharge Area Protection		UNKNOWN		
Façade rehabilitation recommendations (to either tear down or presreve downtown buildings)		PART OF TE GRANT-2015		
Economic Development				
Solicit new industries to the area		SARDIS DEV AUTH.		
Housing				
Encourage development of an elderly housing community				NO FUNDING
Upgrade housing for the community				NO FUNDING

Town of Girard Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	Underway	Postponed	Dropped
Community Facilities				
Restoration of Community Building for use by local business and government	Complete			
Restoration of old school house owned by City that houses EMA branch; add auditorium		to be completed by the end of this calendar year		
Continue water system upgrade with new water lines and meters	Complete			
Land Use				
Propose building inspections			trying to coordinate with county	
Natural and Historic Resources				
Prepare and adopt Groundwater Recharge Area Protection Ordinance			change in water test services company	
Economic Development				
Pursue industry to locate in City			not feasible at this time	
Housing				
Seek assistance from private sources to restore houses and use them to house individuals or groups taking advantage of the natural resources in the area			not feasible at this time	
Develop strategy to encourage location of individuals who work elsewhwere in Burke County to locate in Girard		planning underway to coordinate same with continued expansion of Plant Vogtle		

City of Keysville Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Community Facilities (cont.)				
Refurbish historic house as library/museum		Working on building ownership		
Establish general operation procedures for City departments		Working on policy manual for 2008		
Land Use				
Continue efforts to establish cleanup and beautification		On-going; community clean-ups are conducted		
Continue to enforce Zoning Regulations		On-going		
Adopt a city litter control ordinance		Updates to ordinances underway		
Update/revise city ordinances (litter, animial, nuisance, general operating procedures)		Updates to ordinances underway		
Natural and Historic Resources				
Continue to support Burke County Historic Resources inventory				No important historic buildings
Renovate dilapidated first Keysville City Hall and pursue a historic marker (a) renovation (b) pursue historic marker				Buildings no longer exists
Encourage recognition and protection of various historic sites throughout Keysville (i.e. Mausoleum, Gin House)				Buildings no longer exists
Work to have City-owned Radford House placed on National Register of Historic Places				House now privately owned
Continue to enforce/maintain Keysville Wellhead Protection Plan		On-going; parts recently ordered for repairs		
Continue to encourage local awareness "Groundwater Guardian Community" participation/promotion				Not active
Investigate Bed and Breakfast development in historic area				Not on current agenda
Adopt protection ordinances for Groundwater Recharge Areas and Wetlands within the City		No set completion date		

City of Keysville Short Term Work Program 2001-2005

Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Economic Development				
Continue to support literacy program		On-going		
Support IDA efforts to solicit new industry/business in the Keysville area		On-going		
Continue to promote downtown redevelopment		On-going		
Work on solicitation of major grocery chain to Keysville/general commercial development		On-going		
Housing				
Encourage more rental property development in the City				Current City agenda is to encourage ownership
Encourage the provision of affordable single and multifamily housing opportunities in Keysville		In discussions with HUD		
Continue to support EOA Weatherization Program		On-going; year to year		
Work with provate owner/developer of 40-50 acre site in Keysville for low-income single-family housing				On the previous City agenda
Use grant funds to continue repairs on low-income housing units				Not eligible for grants now

City of Keysville Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	**Underway**	**Postponed**	**Dropped**
Community Facilities				
Encourage city street paving		On-going effort		
Support Boggs Rural Life Pre-K Program				Pre-K program not active
Obtain sidewalks for Keysville city streets				Not a priority now
Construct waste disposal system				Burke County Landfill
Study feasibility of establishing a local senior citizen center within the city limits for local resident use		Planning now for 2009 opening (multi-purpose building)		
Construct/purchase new multi-purpose building for City Hall and other community services		Planning now for 2009 opening (multi-purpose building)		
Consider feasibility of using existing City Hall as indoor recreation complex and building for City services/maintenance				Not feasible
Encourage health education services and training opportunities		On-going		
Improve flood and drainage and streets in the city			Submitted bids were too high; will rebid in 2008	
Partner with Burke Co. BOE to enhance CARE Youth Program		On-going		
Work with private sector on establishing recycling plant in City				Not on current agenda
Five year plan on estalblishing K-3 school for Keysville students: (a) Work with EC/EZ Boggs rural Life Center on daycare/preschool (b) add one grade level per year to system as feasible				Not feasible; Boggs Pre-K no longer active
Construct health clininc with MCG			Building needs repairs	
Operate/assist with operation of new MCG health clinic			MCG pulled out	
Improve water system and expand coverage			On-going but need for funding	
Explore development of a shelter for battered women and homeless			On-going; no firm date	

City of Midville Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	Underway	Postponed	Dropped
Economic Development				
Acquire land and develop an industrial park				No land available for acquisition
Pursue industrial clients for new industrial park				No land available for acquisition
Encourage the construction of a nursing home/personal care home in Midville				No land available for acquisition
Pursue rail transit through Midville (from Savannah, Macon and Atlanta)				No land available for acquisition
Land Use				
Update Midville Code of Ordinances, determine what new ordinances, if any, would benefit the City of Midville (i.e. litter control, animal control, zoning)				No Updates
Consider/study possibility of working with the County in the area of Land Development Regulations			To be considered at a later time	
Housing				
Encourage the construction/provision of more rental property in Midville				No rental properties
Update Manufactured Home Ordinance				No updates at this time
Enforce Manufactured Home Ordinance				Being inforced
Study feasibility of working with Burke Co. for joint building inspection services			To be considered at a later time	

City of Midville Short Term Work Program 2001-2005
Report of Accomplishments

Activity	***Status***			
	Complete	**Underway**	**Postponed**	**Dropped**
Community Facilities				
Water expansion and upgrade	2003			
Complete rehabilitation/renovation of Midville Community House		Approximate completeion dation 12/2007		
Promote City and County recycling efforts, encourage private pickup of recycables (aluminum, glass, plastic and cardboard)	In place			
Improve/upgrade flood and drainage and streets in City of Midville		Improvements - ongoing		
Pursue K-3 or higher school in Midville or Southern Burke County				No land available for aquesition
Upgrade City Hall façade			Temporarily posponed	
Natural and Historic Resources				
Update Historic Preservation Ordinance				To be considered at a later time
Enforce Historic Preservation Ordinance				To be considered at a later time
Continue to renovate downtown historic structures			Renovation underway - ongoing	
Create and implement protection ordinances for river corridors and wetlands				To be considered at a later time

Town of Vidette Short Term Work Program 2001-2005
Report of Accomplishments

Activity	*Status*			
	Complete	Underway	Postponed	Dropped
Community Facilities				
Continue to acquire new playground equipment for City Park		Underway		
Continue to promote local recycling efforts				Other more pressing matters have arisen
Improve/maintain/upgrade Rose Dhu Cemetery		Ongoing project - updating list, verifying location of unsold plots and emplty plots, etc.		
Maintain and upgrade roads as necessary		Using LARP to slowly resurface roads		
Paint interior and exterior of City Hall senior citizen center within the city limits			Other more pressing matters have arisen	
Maintain City water system		Ongoing - Seeking grant funding for upgrade; added new cutoff valves; installing generator		
Land Use				
No land use projects are proposed at this time				
Natural and Historic Resources				
Explore necessity of Wetlands Protection Ordinance				More pressing problems have taken time
Prepare and adopt Wetlands Protection Ordinance if necessary				More pressing problems have taken time
Explore possibility of adding historic homes and old school house to National Register of Historic Places		Ongoing project (no school house, though)		
Economic Development				
Support Burke County Industrial Authority in its efforts to solicit industry to the area		City was unaware		
Housing				
No housing projects are proposed at this time		N/A		

Short Term Work Program

Burke County Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Economic Development	Work with Industrial Development Authority to attract new industry	✓	✓	✓	✓	✓	Ecomomic Development Director	$210,000	General Fund
Economic Development	Continue efforts to train and educate county work force	✓	✓	✓	✓	✓	Augusta Tech & Burke County High School	$0	Dept of Adult Education & BC BOE
Economic Development	Continue efforts to get US 25 four laned	✓	✓	✓			DOT Area Engineer	$0	DOT
Economic Development	Work with existing industry on expansions	✓	✓	✓	✓	✓	Ecomomic Development Director	$50,000	General Fund
Economic Development	Construct speculative building in industrial park	✓	✓				Ecomomic Development Director	$500,000	SPLOST & Private Funds
Economic Development	Expand industrial park - Prepare engineering plans	✓	✓	✓			Ecomomic Development Director	$100,000	SPLOST & Dev Authority Funds
Natural & Cultural Resources	Prepare and adopt Groundwater Recharge Area Protection ordinance			✓			County Administrator	$10,000	General Fund
Natural & Cultural Resources	Prepare and adopt Wetlands Protection ordinance		✓				County Administrator	$10,000	General Fund
Natural & Cultural Resources	Prepare and adopt Water Supply Watershed Protection ordinance			✓			County Administrator	$10,000	General Fund
Natural & Cultural Resources	Prepare and adopt River Corridor Protection ordinance		✓				County Administrator	$10,000	General Fund
Natural & Cultural Resources	Continue to enforce Erosion and Sedimentation Control Ordinance	✓	✓	✓	✓	✓	Building Official	$25,000	General Fund

**Cost estimate for individual STWP activities is a one-time fee associated with the Land Development Code update*

Burke County Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Natural & Cultural Resources	Conduct a County-wide historic resources survey	✓					County Administrator / Burke Historical Society	$20,000	General Fund
Natural & Cultural Resources	Designate historic districts and sites (local or National Register designation) and provide financial incentives to restore/enhance them		✓				County Administrator / Burke Historical Society	$10,000	General Fund
Natural & Cultural Resources	Designate Natural Areas of Importance to Tourism, Recreation and Environmental Protection		✓				County Administrator	$10,000	General Fund
Natural & Cultural Resources	Adopt Georgia Stormwater Management Manual, which includes the Stormwater Better Site Design Standards as a potential tool to help conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design		✓				Board of Commissioners & Building Official	$10,000	General Fund
Natural & Cultural Resources	Enforce Best Management Practices (BMPs) to enhance waterway protection	✓	✓	✓	✓	✓	County Administrator	$5,000	General Fund
Natural & Cultural Resources	Adopt specific road development standards and cross sections for the Preserve and Rural Reserve/Agricultural character areas		✓				County Administrator	$5,000	General Fund
Natural & Cultural Resources	Adopt appropriate stream and reservoir buffers, septic tank setbacks and prohibit uses that are prone to pollution		✓				County Administrator	$5,000	General Fund
Natural & Cultural Resources	Increase buffer requirements between agricultural and non-agricultural uses		✓				County Administrator	Staff Time	General Fund
Community Facilities and Services	Road Improvement Program (maintenance and paving)	✓	✓	✓	✓	✓	Public Works Department	$5,100,000	General Fund/ SPLOST/DOT
Community Facilities and Services	Expand recreation facilities	✓	✓	✓	✓	✓	Recreation Department	$261,000	SPLOST

**Cost estimate for individual STWP activities is a one-time fee associated with the Land Development Code update*

Burke County Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Community Facilities and Services	Conduct a feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system	✓	✓				County Commissioners/City Councils	$50,000	General Fund/City Water & Sewer Funds
Community Facilities and Services	Adopt standards for the development of new water systems outside of the City of Waynesboro limits		✓				County Administrator	$10,000	General Fund
Community Facilities and Services	Further extension to airport runway	✓	✓				County Administration	$2,260,000	General Fund/DOT/FAA
Community Facilities and Services	Develop new Airport Layout Plan	✓					County Administrator	$200,000	General Fund/DOT/FAA
Community Facilities and Services	Continue to plan for handling solid waste	✓	✓	✓	✓	✓	Public Works Department	TBD	General Fund
Community Facilities and Services	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/City Councils	$25,000	General Fund
Community Facilities and Services	Update the Land Development Code to be consistent with the Future Development Plan (including encouraging the concentration of new development in and around cities and north Burke County and adopting design/development standards for industrial sites in association with landscape and buffer requirements)	✓					County Administrator	$50,000*	General Fund
Community Facilities and Services	Develop a long-range water service master plan			✓	✓		Water Authority	$150,000	Water Authority Fund

**Cost estimate for individual STWP activities is a one-time fee associated with the Land Development Code update*

Burke County Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Community Facilities and Services	Expand water services to include developing areas				✓	✓	City Water Departments/ Water Authority	TBD	City Water Funds/Pvt Development/ Water Authority
Housing	Track the construction of SF and MF housing in comparison with projected needs in accordance with the Future Development Plan	✓	✓	✓	✓	✓	Building Official	Staff Time	General Fund
Land Use	Add Code Enforcement Officers to speed the repair or removal of dilapidated homes and littered properties in the unincorporated areas of the County	✓	✓	✓	✓	✓	Building Official	$30,000	General Fund
Transportation	In coordination with the cities, where necessary, develop a connector street plan for areas expected to develop during the planning period			✓			County Administrator	$25,000	General Fund
Transportation	Develop a county-wide road paving program that prioritizes paving of routes in areas where development is planned (e.g. Developing Suburban character areas)	✓					Board of Commissioners	TBD	LARP/General Fund
Transportation	Add sidewalks to improve walkability within existing neighborhoods of Gough Town Neighborhood Character Area		✓				County Administrator	$250,000	CDBG
Transportation	Revise the Land Development Code to require sidewalks in the Suburban Town Neighborhood and Emerging Suburban Character Areas	✓					County Administrator	$50,000*	General Fund
Transportation	Revise the Land Development Code to address driveway and parking requirements	✓					County Administrator	$50,000*	General Fund
Transportation	Prepare feasibility study for direct roadway connection between Waynesboro and the Plant Vogtle		✓				County Administrator	$5,000	General Fund

**Cost estimate for individual STWP activities is a one-time fee associated with the Land Development Code update*

Burke County Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Intergovernmental Coordination	Establish an intergovernmental group of elected officials and senior staff that meets on a semi-annual basis to explore opportunities to streamline or consolidate government services (including planning, zoning, building inspections, EMA, law enforcement, property and road maintenance, animal control and code enforcement)	✓	✓	✓	✓	✓	Board of Commissioners / City Councils	$1,000	General Fund
Intergovernmental Coordination	Create and implement inter-jurisdictional Water Authority	✓	✓	✓	✓	✓	Board of Commissioners / City Councils	TBD	General Fund

**Cost estimate for individual STWP activities is a one-time fee associated with the Land Development Code update*

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Economic Development	Promote expansion of retail activies in Waynesboro	✓	✓	✓	✓	✓	Downtown Development Director	Staff Time	General Fund
Economic Development	Work with IDA in attracting new industries in the area	✓	✓	✓	✓	✓	City Manager	TBD	General Fund
Economic Development	Continue to encourage expansion of hours of operations of downtown businesses and to offer larger variety of merchandise	✓	✓	✓	✓	✓	Downtown Development Director	Staff Time	General Fund
Economic Development	Continue support of downtown revitalization	✓	✓	✓	✓	✓	Downtown Development Director	Staff Time	General Fund
Economic Development	Implement a façade grant program to encourage revitalization of downtown storefronts	✓	✓	✓	✓	✓	Downtown Development Director	$15,000	General Fund
Economic Development	Expand industrial park - coordinate with Burke County regarding infrastructure needs	✓	✓	✓	✓	✓	City Manager	$300,000	SPLOST, EDA, USDA, State
Natural & Cultural Resources	Develop agreenment between City and Burke County to clarify the responsibility for future enforcement of the Soil Erosion and Sedimentation Control Ordinance		✓				County Administrator and City Manager	$0	N/A
Natural & Cultural Resources	Encourage preservation of Anthony Wayne Hotel	✓	✓	✓	✓	✓	Downtown Development Director	TBD	General Fund/Grant Funds/Private Funds
Natural & Cultural Resources	Continue City beautification and streetscape efforts	✓	✓	✓	✓	✓	City Manager	TBD	DOT & City
Natural & Cultural Resources	Develop and implement beautification master plan for downtown	✓	✓	✓	✓	✓	City Manager & Downtown Dev. Dir.	TBD	General Fund & DOT
Natural & Cultural Resources	Prepare City bike trail master plan and expand bike trail system	✓	✓	✓	✓	✓	City Manager	TBD	General Fund/Grant Funds

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Natural & Cultural Resources	Restore Old Jail building - Calaboose		✓				City Manager	TBD	General Fund/Grant Funds
Natural & Cultural Resources	Complete the renovation of the Old Ice Plant	✓	✓	✓	✓		City Manager	$500,000	TE, General Fund
Natural & Cultural Resources	Re-evaluate the Stormwater Management Ordinance and consider as a potential future tool the Stormwater Better Site Design Standards (part of the Georgia Stormwater Management Manual) to conserve natural areas, reduce impervious surfaces and better integrate stormwater treatment in site planning and design	✓	✓	✓	✓	✓	City Manager	Staff Time	General Fund
Natural & Cultural Resources	Adopt specific Preserve Character Area cross sections for roads	✓	✓				City Manager	$5,000	General Fund
Natural & Cultural Resources	Adopt policies that require setting aside land as part of subdivision development for greenways	✓	✓				County Manager and Community Development Director	Staff Time	General Fund
Natural & Cultural Resources	Adopt a Tree Protection/Replacement Ordinance that limits clearing and grading and therefore maintain the natural tree canopy as much as possible	✓	✓				City Manager	Staff Time	General Fund
Natural & Cultural Resources	Reduce the size of the existing Waynesboro Historic District in accordance with the 2007 study; the study recommended a reduction of the district area to, as the study stated, better reflect a concentration of the City's historic resources	✓					Downtown Development Director and Historic Preservation Commission	Staff Time	General Fund
Natural & Cultural Resources	Explore the feasibility and prepare a master plan for a new park/civic space; Potential specific opportunities include land inside the curve of Barron Street (mature trees and 2 historic homes) and land behind the U.S. Post Office	✓	✓				City Manager	TBD	General Fund

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Community Facilities and Services	Improve flood and drainage facilities in areas of need in Waynesboro	✓					City Manager	TBD	CDBG SPLOST
Community Facilities and Services	Continue street resurfacing/paving	✓	✓	✓	✓	✓	City Manager	$1,000,000	LARP, GF
Community Facilities and Services	Update/expand water, sewer, curb, gutterand sidewalks in areas of need	✓	✓	✓	✓	✓	City Manager	TBD	CDBG, GF, SPLOST
Community Facilities and Services	Continue efforts/seek funding to add/expand playground equipment/parks	✓	✓	✓	✓	✓	City Manager	$50,000	SPLOST, GF, DCA
Community Facilities and Services	Upgrade law enforcement equipment	✓	✓	✓	✓	✓	Police Chief	$50,000	GF
Community Facilities and Services	Conduct a feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system	✓	✓	✓	✓	✓	City Manager and County Adminstrator	$50,000*	General Fund/City Water & Sewer Funds
Community Facilities and Services	Develop a citywide parks plan that focuses on opportunities for neighborhood parks, greenspace, recreation areas with some programming	✓	✓	✓	✓	✓	City Manager	$25,000	General Fund
Community Facilities and Services	Coordinate with Burke County on the development of a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government	✓	✓	✓	✓	✓	County Administrator	TBD	General Fund
Community Facilities and Services	Develop long-range sewer service master plan	✓	✓	✓	✓	✓	City Manager	$15,000	SPLOST WATER/SEW Fund
Community Facilities and Services	Develop long-range water service master plan	✓	✓	✓	✓	✓	City Manager	$15,000	SPLOST WATER/SEW Fund

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
**Reflects total cost estimate for the activity; Waynesboro portion is TBD*									
Community Facilities and Services	Expand water services to include developing areas	✓	✓	✓	✓	✓	City Manager	$5,000,000	SPLOST, County
Community Facilities and Services	Adopt greenspace master plan	✓	✓	✓	✓	✓	City Manager	$3,000	GF
Community Facilities and Services	Complete greenway trail connecting this district to Downtown Waynesboro	✓					City Manager	$2,000,000	TE, GF
Housing	Continue to encourage annexation to provide areas for housing development	✓	✓	✓	✓	✓	City Manager	Staff Time	General Fund
Housing	Update 2005 Housing Plan				✓		RDC	$10,000	DCA, GF
Housing	Continue to encourage new MF/SF construction in the city	✓	✓	✓	✓	✓	Community Development Director	Staff Time	General Fund
Housing	Continue to promote the restoration of old homes in Waynesboro	✓	✓	✓	✓	✓	Downtown Development Director and Histroic Preservation Committee	$5,000	General Fund
Housing	Add code enforcement officers to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")	✓	✓	✓	✓	✓	City Manager	$55,000	General Fund
Housing	Implement the recommendations of the 2005 Housing Action Plan.	✓	✓	✓	✓	✓	Community Development Director	$2,000,000	DCA
Land Use	Develop a coordinated land use and infrastructure planning policy would encourage the concentration of new development in and around cities and north Burke County	✓	✓	✓	✓	✓	City Manager and Community Development Director	Staff Time	General Fund

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Land Use	Adopt a corridor overlay district to regulate the design of new development (including building placement, design, materials, landscaping, access etc.) as well as changes to existing structures and site features, including parking areas and signage that contribute to the look and function of a corridor, including the 6th Street Transition Corridor	✓	✓				City Manager and Community Development Director	$15,000	General Fund
Land Use	Adopt a Mixed Use Development ordinance	✓	✓				City Manager, Community Development Director and Downtown Development Director	$5,000	General Fund
Land Use	Review Sign Ordinance for inconsistencies with the desired Development Pattern and amend accordingly	✓					City Manager and Community Development Director	Staff Time	General Fund
Land Use	Amend development regulations to require interparcel access, limit curb cuts, and require sidewalks with new development	✓	✓				City Manager and Community Development Director	Staff Time	General Fund
Land Use	Evaluate the feasibility and outline the potential opportunities and constraints of a Landscape and Buffer Ordinance that would address landscaping in buffer yards, parking lots, and streetscape	✓	✓				City Manager	Staff Time	General Fund

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Land Use	Prepare a Streetscape Master Plan to guide enhancements in downtown Waynesboro and along corridors	✓	✓				City Manager and Downtown Development Director	$25,000	General Fund
Land Use	Amend zoning ordinance to increase setback and buffer requirements between lots zoned or used for professional purposes and lots zoned or used for low-intensity residential purposes	✓	✓				City Manager and Downtown Development Director	Staff Time	General Fund
Land Use	Amend zoning ordinance off-street parking requirements to include a maximum number of parking spaces for uses in this district as well as preserve the residential front-yard character of offices that surround the hospital	✓	✓	✓	✓	✓	City Manager and Downtown Development Director	Staff Time	General Fund
Land Use	Evaluate and determine the most appropriate use of vacant property located in the Traditional Industrial/Commercial character area	✓	✓	✓	✓	✓	City Manager	Staff Time	General Fund
Land Use	Adopt specific design guidelines for the Waynesboro Historic District to regulate exterior alterations to existing homes, as well as building relocation, demolition and new construction	✓	✓	✓	✓	✓	Downtown Developent Director	$16,000	DNG, GF
Land Use	Adopt an Adaptive Reuse Ordinance to permit multi-family or live-work units in former or underused public/institutional, commercial, warehouse or industrial spaces	✓	✓				City Manager and Community Development Director	$5,000	General Fund

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Land Use	Evaluate the potential opportunities and challenges associated with permitting garage apartments or mother-in-law units in single-family districts, which would include specific guidelines for size, location on the lot, use, parking, etc.	✓	✓				City Manager and Community Development Director	Staff Time	General Fund
Land Use	Using the existing vacant site inventory, identify those that are suitable for in-fill development	✓	✓	✓	✓	✓	City Manager and Community Development Director	Staff Time	General Fund
Land Use	Create an inventory of buildings suitable for redevelopment	✓					Downtown Development Director	Staff Time	General Fund
Land Use	Adopt a Senior Housing Ordinance to permit detached, attached and multi-family homes on suitable properties close to the city center	✓	✓				Community Development Director	$5,000	General Fund
Land Use	Adopt a downtown-specific zoning district that promotes vertical mixed use and specifically addresses the various concerns of downtown mixed use related to parking, land use, landscaping, streetscape, etc.	✓	✓				Community Development Director and Downtown Development Director	Staff Time	General Fund
Land Use	Adopt a Neighborhood Commercial zoning district	✓	✓				City Manager and Community Development Director	Staff Time	General Fund
Land Use	Adopt a Traditional Neighborhood Development Ordinance	✓	✓				City Manager and Community Development Director	$5,000	General Fund

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Land Use	Prepare Subarea Master Plans for Developing Suburban areas that include: (a) identification of mixed use and commercial nodes (b) Connector/Collector street plan (c) Sidewalk requirements and cross sections (d) Greenspace master plan (e) Updated traffic study	✓	✓				City Manager and Community Development Director	$35,000	General Fund
Land Use	Rezone R-3 zoned properties to a newly created zoning district that allows only R-1 and R-2 permitted uses and duplexes.	✓	✓				City Manager and Community Development Director	Staff Time	General Fund
Land Use	Evaluate design/development standards for industrial sites in association with landscaping and buffer ordinance consideration	✓	✓				Community Development Director	Staff Time	General Fund
Transportation	Develop a citywide bike/pedestrian/greenways master plan including study of potential rails-to-trails	✓	✓				City Manager and Community Development Director	$25,000	General Fund
Transportation	Adopt a collector street plan	✓	✓				City Manager and Community Development Director	$25,000	General Fund
Transportation	Adopt sidewalk requirements	✓	✓				City Manager	Staff Time	General Fund
Transportation	Update traffic study requirements (currently only require traffic study when applicant requests street cross section downsize)	✓	✓				City Manager	Staff Time	General Fund

City of Waynesboro Short Term Work Program 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Intergovernmental Coordination	Establish an intergovernmental group of elected officials and senior staff that meets on a semi-annual basis to explore opportunities to streamline or consolidate government services (including planning, zoning, building inspections, EMA, law enforcement, property and road maintenance, animal control and code enforcement)	✓	✓	✓	✓	✓	City Manager and County Adminstrator	$1,000	General Fund
Intergovernmental Coordination	Create an inter-jurisdictional Water Authority	✓	✓	✓	✓	✓	City Manager and County Adminstrator	TBD	General Fund

City of Sardis Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Economic Development	Solicit new industries to the area	✓	✓	✓	✓	✓	City Council / County IDA	TBD	EDA, DCA
Economic Development	Organize an association of Sardis businesses/merchants		✓				City Council	$500	General Fund
Natural & Cultural Resources	Conduct a Historic Resource Survey of the City		✓				City Council / Burke Historical Society	$7,500	Grant Funds/General Fund
Natural & Cultural Resources	Seek funding to save historical sites in the area; focus on the depot building and prioritized historic downtown buildings in need of repair		✓	✓	✓	✓	City Council	TBD	Grant Funds/General Fund
Natural & Cultural Resources	Prepare and adopt Groundwater Recharge Area Protection Ordinance in accordance with DNR "Part V" Environmental Planning Criteria			✓			City Council/RDC	$500	General Fund
Community Facilities and Services	Conduct a feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system	✓	✓				County Commissioners/ City Councils	$50,000*	General Fund/City Water & Sewer Funds
Community Facilities and Services	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Community Facilities and Services	Coordinate with the City of Waynesboro to develop a long-range sewer service master plan for Sardis	✓	✓	✓	✓	✓	City Councils	TBD	General Fund
Community Facilities and Services	Maintain and upgrade streets	✓	✓	✓	✓	✓	City Council	TBD	General Fund/LARP
Land Use	Adopt Zoning/Land Use Regulation Ordinance		✓	✓			City Council/RDC	$5,000	General Fund

**Represents total cost estimate for the activity; Sardis portion is TBD.*

City of Sardis Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Transportation	Study possibility of connecting Sardis neighborhoods to SGA Elementary with a greenway trail along the former railroad bed	✓	✓	✓	✓	✓	City Council	TBD	GA Recreational Trails Grant / TE Grant / General Fund
Transportation	Continue to construct new sidewalks or improve existing sidewalk accessibility or linkages from surrounding neighborhoods to the Downtown	✓	✓	✓	✓	✓	City Council	TBD	General Fund / Grant Funds
Transportation	Prepare sidewalk priority plan map		✓				City Council / RDC	$3,000	General Fund
Transportation	Promote traffic calming program for the busiest streets in Sardis			✓			City Council / RDC	TBD	General Fund
Transportation	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Transportation	Coordinate Sardis road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned	✓					County Commissioners/ City Councils	TBD	General Fund / LARP
Intergovernmental Coordination	Establish an intergovernmental group of elected officials and senior staff that meets on a semi-annual basis to explore opportunities to streamline or consolidate government services (including planning, zoning, building inspections, EMA, law enforcement, road maintenance, animal control and code enforcement)	✓	✓	✓	✓	✓	Board of Commissioners/ City Councils	$1,000	General Fund

**Represents total cost estimate for the activity; Sardis portion is TBD.*

City of Sardis Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Intergovernmental Coordination	Participate in efforts with Burke County to develop a countywide long-range water service master plan			✓	✓		Water Authority	$150,000*	Water Authority Fund

Represents total cost estimate for the activity; Sardis portion is TBD.

Town of Girard Short Term Work Program 2008-2011

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Natural & Cultural Resources	Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V" Environmental Planning Criteria		✓				City Council/RDC	$500	General Fund
Natural & Cultural Resources	Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V" Environmental Planning Criteria		✓				City Council/RDC	$500	General Fund
Natural & Cultural Resources	Prepare and adopt Water Supply Watershed Protection ordnance in accordance with DNR "Part V" Environmental Planning Criteria		✓				City Council/RDC	$500	General Fund
Community Facilities and Services	Conduct a feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system	✓	✓				County Commissioners/ City Councils	$50,000*	General Fund/City Water & Sewer Funds
Community Facilities and Services	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Housing	Coordinate with Burke County to increase code enforcement and to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")	✓	✓	✓	✓	✓	County Commissioners/ City Councils	TBD	General Fund
Housing	Develop marketing strategy to attract new employees hired as part of Plant Vogtle's expansion to locate in Girard	✓	✓				City Council	$10,000	General Fund

**Represents total cost estimate for the activity; Girard's portion is TBD.*

Town of Girard Short Term Work Program 2008-2011

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Transportation	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Transportation	Participate in efforts with Burke County to develop a countywide connector street plan			✓			County Commissioners/ City Councils	$25,000*	General Fund
Transportation	Coordinate Town of Girard road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned	✓					County Commissioners/ City Councils	TBD	General Fund / LARP
Intergovernmental Coordination	Participate in efforts with Burke County to develop a countywide long-range water service master plan			✓	✓		Water Authority	$150,000*	Water Authority Fund
Intergovernmental Coordination	Establish an intergovernmental group of elected officials and senior staff that meets on a semi-annual basis to explore opportunities to streamline or consolidate government services (including planning, zoning, building inspections, EMA, law enforcement, road maintenance, animal control and code enforcement)	✓	✓	✓	✓	✓	Board of Commissioners/ City Councils	$1,000	General Fund

**Represents total cost estimate for the activity; Girard's portion is TBD.*

City of Keysville Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Economic Development	Organize an association of Keysville area business and property owners	✓	✓				Mayor and Council	$0	N/A
Economic Development	Work with Industrial Development Authority to recruit industry	✓	✓	✓	✓	✓	Mayor and Council	TBD	General Fund
Natural & Cultural Resources	Prepare and adopt Water Supply Watershed Protection ordnance in accordance with DNR "Part V" Environmental Planning Criteria		✓				City Council/RDC	$500	General Fund
Natural & Cultural Resources	Prepare and adopt Groundwater Recharge Area Protection ordinance in accordance with DNR "Part V" Environmental Planning Criteria			✓			City Council/RDC	$500	General Fund
Natural & Cultural Resources	Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V" Environmental Planning Criteria		✓				City Council/RDC	$500	General Fund
Community Facilities and Services	Conduct a feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system	✓	✓				County Commissioners/ City Councils	$50,000*	General Fund/City Water & Sewer Funds
Community Facilities and Services	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Community Facilities and Services	Develop a long-range sewer service master plan for Keysville and evaluate engineering of existing water and sewer system	✓	✓	✓	✓	✓	City Councils	TBD	General Fund

**Represents total cost estimate for the activity; Keysville's portion is TBD.*

City of Keysville Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Housing	Coordinate with Burke County to increase code enforcement and to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")	✓	✓	✓	✓	✓	County Commissioners/ City Councils	TBD	General Fund
Land Use	Adopt a zoning/land use regulation ordinance		✓	✓	✓	✓	City Council/RDC	$5,000	General Fund
Land Use	Prepare a master plan with design guidelines for the Keysville Town Center	✓					Mayor and Council	TBD	General Fund/Grant Funds
Land Use	Develop an Infill Development Program – a comprehensive strategy for encouraging infill development in particular areas of the community while also regulating this development to ensure protection of quality of life in affected neighborhoods			✓	✓	✓	Mayor and Council	$15,000	General Fund
Transportation	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Transportation	Participate in efforts with Burke County to develop a countywide connector street plan			✓			County Commissioners/ City Councils	$25,000	General Fund
Transportation	Examine ways to improve safety of roads			✓	✓	✓	City Council	TBD	General Fund
Transportation	Evaluate potential for walking and/or multi-use trails			✓			City Council/RDC	TBD	General Fund/Grant Funds

**Represents total cost estimate for the activity; Keysville's portion is TBD.*

City of Keysville Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Transportation	Coordinate City of Keysville road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned	✓					County Commissioners/ City Councils	TBD	General Fund / LARP
Intergovernmental Coordination	Establish an intergovernmental group of elected officials and senior staff that meets on a semi-annual basis to explore opportunities to streamline or consolidate government services (including planning, zoning, EMA, law enforcement, property and road maintenance, animal control and code enforcement) with a key goal of addressing property maintenance issues in the City	✓	✓	✓	✓	✓	Board of Commissioners/ City Councils	$1,000	General Fund
Intergovernmental Coordination	Participate in efforts with Burke County to develop a countywide long-range water service master plan			✓	✓		Water Authority	$150,000*	Water Authority Fund

**Represents total cost estimate for the activity; Keysville's portion is TBD.*

City of Midville Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Economic Development	Organize an association of Midville business/merchant owners		✓				City Council	$500	General Fund
Natural & Cultural Resources	Prepare and adopt Wetlands Protection ordinance in accordance with DNR "Part V" Environmental Planning Criteria		✓				City Council/RDC	$500	General Fund
Natural & Cultural Resources	Prepare and adopt River Corridor Protection ordinance in accordance with DNR "Part V" Environmental Planning Criteria		✓				City Council/RDC	$500	General Fund
Natural & Cultural Resources	Continue to renovate downtown historic buildings	✓	✓	✓	✓	✓	City Council	TBD	Grant Funds/General Fund
Community Facilities and Services	Conduct a feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system	✓	✓				County Commissioners/ City Councils	$50,000*	General Fund/City Water & Sewer Funds
Community Facilities and Services	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Housing	Coordinate with Burke County to increase code enforcement and to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")	✓	✓	✓	✓	✓	County Commissioners/ City Councils	TBD	General Fund
Land Use	Adopt local historic district and design guidelines for Downtown Midville			✓			City Council	$15,000	Grant Funds/General Fund

**Represents total cost estimate for the activity; Midville's portion is yet to be determined.*

City of Midville Short Term Work Program 2008-2012

DCA Category	Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Transportation	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Transportation	Participate in efforts with Burke County to develop a countywide connector street plan			✓			County Commissioners/ City Councils	$25,000*	General Fund
Transportation	Coordinate City of Midville road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned	✓					County Commissioners/ City Councils	TBD	General Fund / LARP
Intergovernmental Coordination	Establish an intergovernmental group of elected officials and senior staff that meets on a semi-annual basis to explore opportunities to streamline or consolidate government services (including planning, zoning, building inspections, EMA, law enforcement, road maintenance, animal control and code enforcement)	✓	✓	✓	✓	✓	Board of Commissioners/ City Councils	$1,000	General Fund
Intergovernmental Coordination	Participate in efforts with Burke County to develop a countywide long-range water service master plan			✓	✓		Water Authority	$150,000*	Water Authority Fund

**Represents total cost estimate for the activity; Midville's portion is yet to be determined.*

Town of Vidette 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Natural & Cultural Resources	Prepare nominations for the old school house and historic homes to the National Register of Historic Places	✓	✓	✓	✓	✓	City Council/RDC	$2,500	Grant Funds/General Fund
Natural & Cultural Resources	Improve/maintain/upgrade Rose Dhu Cemetery (Ongoing project - updating list, verifying location of unsold plots and empty plots, etc.)	✓	✓	✓	✓	✓	City Council	TBD	Grant Funds/General Fund
Community Facilities and Services	Conduct a feasibility study to provide the basis for creation of the Burke County Water Authority, including analysis of service provision and cost, in order to consolidate the various small systems into one county-wide system	✓	✓				County Commissioners/ City Councils	$50,000*	General Fund/City Water & Sewer Funds
Community Facilities and Services	Develop a county-wide Parks and Recreation Plan that includes study of the feasibility of new and improved building facilities and activity programs in Waynesboro, Sardis, Girard, Keysville, Midville and Vidette; included within this process would be clarifying the role for each government		✓				County Commissioners/ City Councils	$25,000*	General Fund
Housing	Coordinate with Burke County to increase code enforcement and to speed the repair or removal of dilapidated homes and littered properties (including abandoned "junk trailers")	✓	✓	✓	✓	✓	County Commissioners/ City Councils	TBD	General Fund
Land Use	Adopt Zoning/Land Use Regulation Ordinance		✓	✓			City Council/RDC	$5,000	General Fund
Transportation	Study potential rails-to-trails project (conversion of former railroad beds to bike and pedestrian paths) in vicinity of Highway 305			✓			City Council/RDC	TBD	General Fund/Grant Funds

**Represents total estimated cost for the activity; Vidette's portion is TBD.*

Town of Vidette 2008-2012

DCA Category		2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
Transportation	Coordinate Town of Vidette road paving efforts and participate in Burke County's efforts to develop a countywide road paving program that prioritizes paving of routes in areas where development is planned	✓					County Commissioners/ City Councils	TBD	General Fund / LARP
Intergovernmental Coordination	Participate in efforts with Burke County to develop a countywide long-range water service master plan			✓	✓		Water Authority	$150,000*	Water Authority Fund
Intergovernmental Coordination	Establish an intergovernmental group of elected officials and senior staff that meets on a semi-annual basis to explore opportunities to streamline or consolidate government services (including planning, zoning, building inspections, EMA, law enforcement, road maintenance, animal control and code enforcement)	✓	✓	✓	✓	✓	Board of Commissioners/ City Councils	$1,000	General Fund

**Represents total estimated cost for the activity; Vidette's portion is TBD.*

5.3 Policies

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions in implementing the comprehensive plan, including achieving the Community Vision and appropriately addressing the Community Issues and Opportunities. The following policies are organized by major topic in the following subsections. Unless otherwise indicated (*e.g.* Waynesboro Housing Policy), the long-range policies listed are to be utilized jointly by all jurisdictions that participated in the comprehensive planning process.

5.3.1 Economic Development

- We will support programs for retention, expansion and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in Greenfield (previously undeveloped) areas of our community.
- We will seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- We will take into account access to housing and impacts on transportation when considering economic development projects.
- We will take into account impacts on infrastructure and natural resources in our decision making on economic development projects.
- We will consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

5.3.2 Natural and Cultural Resources

- The protection and conservation of our community's resources will play an important role in the decision-making process when making decisions about future growth and development.
- We will minimize inefficient land consumption and encourage more compact urban development in order to preserve green open space and natural resource areas.
- We will encourage new development to locate in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archaeological or cultural resources from encroachment.
- We will factor potential impacts on air and water quality in making decisions on new developments and transportation improvements.
- Infrastructure networks will be developed to steer new development away from sensitive natural resource areas.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will promote low impact development that preserves the natural topography and existing vegetation of development sites.

- We will work to redirect development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will promote enhanced solid waste reduction and recycling initiatives.

5.3.3 Facilities and Services

- Our community will make efficient use of existing infrastructure and public facilities in order to minimize the need for costly new/expanded facilities and services.
- We will protect existing infrastructure investments (i.e., already paid for) by encouraging infill redevelopment, and compact development patterns.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- We will limit development within our community to areas that can be reasonably served by public infrastructure.
- We will ensure that capital improvements needed to accommodate future development are provided concurrent with new development.
- We will coordinate provision of public facilities and services with land use planning to promote more compact nodal development at areas identified as suitable for such development.
- The community will use sequential, phased extension of utilities and services to encourage rational expansion of development to areas immediately contiguous to already developed areas of the community.
- Our community will use planned infrastructure expansion regarding sewer expansion, to support development in areas identified (in the comprehensive plan) as suitable for such development.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will invest in parks and open space to enhance the quality of life for our citizens.
- We will work with the local school board to encourage school location decisions that support the community's overall growth and development plans.

5.3.4 Housing

- We will eliminate substandard or dilapidated housing in our community.
- We will stimulate infill housing development in existing neighborhoods.
- We will create affordable housing opportunities to ensure that all those who work in the community have a viable option to live in the community.
- We will encourage development of housing opportunities that enable residents to live close to their places of employment.
- We will accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood.

- We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (home-ownership).
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.
- We support dispersion of assisted housing throughout the community in order to diversify neighborhoods and eliminate pockets of poverty.

Waynesboro Housing Policy

- Maintain an adequate supply of residential land, providing opportunities for various housing types, consistent with city policies for annexation, transpiration, land use and the environment
- Promote new infill housing development consistent with the style and type of housing in the surrounding neighborhood by developing underutilized or undeveloped lots within existing developed neighborhoods
- Encourage joint public and private participation through local, state and federal programs to help cover the financial gap between affordable housing and the actual cost of developing housing.
- Work in conjunction with the private developers and non-profit providers of affordable housing to ensure that an adequate supply of high quality affordable housing is available in Waynesboro
- Facilitate the development of low-interest loan programs to assist low-to-moderate income homeowners with housing maintenance.
- Private developers who provide low-cost housing should be encouraged with both financial assistance when appropriate and assistance in planning, building or renovating low-cost housing
- Promote redevelopment projects that will add to the diversity in terms of housing types and price ranges of Waynesboro's housing supply
- Promote housing rehabilitation and adaptive re-use in appropriate areas of the city
- Periodically review zoning ordinance provisions and other regulatory tools to ensure that they do not restrict infill or redevelopment by creating barriers to the development of affordable housing. Such regulations include minimum floor areas, minimum lot sizes and standards, garage stall requirements, permit fees, etc.
- Eliminate land use conflicts through code enforcements and housing maintenance assistance and redevelopment to ensure the integrity and long-term viability of residential neighborhoods is protected
- Integrate and disperse affordable housing units throughout the city so that they are not concentrated in one area
- Support infrastructure improvements that contribute to a strong and healthy neighborhood identity
- Promote creative mixed-use development in and near downtown that integrates housing with public places, retail and service commercial
- Encourage site and architectural design that protects the existing characteristics of the natural environment and the neighborhood, especially within the city's historic district

- Work closely with the Historic Preservation Commission in reviewing housing and redevelopment projects to ensure the preservation of historic homes
- Ensure that housing renovation and infill housing development/redevelopment are respectful of the design and scale of the surrounding residential neighborhood
- Explore the development of lease-to-purchase programs that enable people to apply rent towards the future purchase of a home

5.3.5 Land Use

- Our decisions on new development will contribute to, not take away from, our community's character and sense of place.
- We encourage development that is sensitive to the historic context, sense of place, and overall setting of the community.
- We want development whose design, landscaping, lighting, signage, and scale add value to our community.
- Our community will use land efficiently to avoid the costs and problems associated with urban sprawl.
- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of the community.
- Our gateways and corridors will create a "sense of place" for our community.
- We will encourage the development of downtown as a vibrant center of the community in order to improve overall attractiveness and local quality of life.
- We are committed to creating safe and attractive neighborhoods throughout the community, where people have the ability to walk and bicycle and have easy access to schools, parks, and necessary services such as grocery stores.
- Creation of recreational facilities and set-asides of greenspace are important to our community.
- We are committed to providing pleasant, accessible public gathering places and parks throughout the community.
- We are committed to redeveloping and enhancing encouraging commercial, industrial and higher density residential growth in areas that have show the potential
- more existing commercial and industrial areas within our community in preference to new development in Greenfield (previously undeveloped) areas of the community.
- We support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- We encourage mixed-use developments that are human-scale and less auto-oriented.
- We support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- We support new land uses that contribute to protecting the environment and preserving meaningful open space.
- We support new land uses that enhance housing options in our community.

- We will encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- We are open to land planning and development concepts that may be new to our area but have been tried successfully in other places.

5.3.6 Transportation

- We will target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- Our new and reconstructed roadways will be appropriately designed, using context sensitive design considerations, to enhance community aesthetics and to minimize impacts on the environment and our historic resources.
- We will make decisions that encourage walking, biking, car-pooling, and other alternative transportation choices.
- Planning of our new and reconstructed roadways will include consideration of whether the roadways can accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation.
- We will promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions) in the non-rural/agricultural areas of Burke County.
- We support the creation of a community-wide greenway or multi-use path network for pedestrians and cyclists.
- We will encourage new development that supports and ties in well with existing and planned public transit options in the community.
- We will ensure (through traffic calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.

5.3.7 Intergovernmental Coordination

- We will seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.
- We will work jointly with neighboring jurisdictions on developing solutions for shared regional issues (such as growth management, watershed protection, stormwater management).
- We will pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions.
- We will consult other public entities in our area when making decisions that are likely to impact them.
- We will provide input to other public entities in our area when they are making decision that are likely to have an impact on our community or our plans for future development.
- We will engage in cooperative planning between the local government and local school board in regard to the appropriate location and use of schools as community facilities.

Appendix A: Quality Community Objectives

The Quality Community Objectives (QCO) were adopted by the Georgia Department of Community Affairs to measure how communities preserve their unique resources while accommodating future development. These objectives are intended to provide guidance, or targets for local governments to achieve, in developing and implementing their comprehensive plan. The QCOs are referenced in the Community Visioning chapter in the Future Development Map sub-section. The tables on the following pages identify the QCOs that will be pursued in the character area. Each QCO is described below:

Regional Identity Objective: Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Regional Solutions Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Housing Opportunities Objective: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Unincorporated Burke County Quality Community Objectives – Character Area Analysis

Quality Community Objective	Character Areas							
	Preserve	*Rural Reserve/ Agricultural*	*Rural Village*	*Town Neighborhood*	*Developing Suburban*	*Suburban Neighborhood*	*Industry & Employment Center*	*Energy Production District*
Traditional Neighborhoods			✓	✓	✓			
Infill Development				✓		✓		
Sense of Place	✓	✓	✓	✓	✓	✓		
Transportation Alternatives	✓			✓	✓	✓		
Regional Identity	✓	✓	✓	✓				
Heritage Preservation	✓	✓	✓	✓		✓		
Open Space Preservation	✓	✓	✓	✓	✓	✓		
Environmental Protection	✓	✓	✓	✓	✓	✓	✓	
Growth Preparedness	✓	✓	✓	✓	✓	✓	✓	
Appropriate Businesses			✓				✓	
Employment Options							✓	✓
Housing Choices				✓	✓	✓		
Educational Opportunities							✓	
Regional Cooperation	✓	✓					✓	

City of Waynesboro Quality Community Objectives – Character Area Analysis

Quality Community Objective	*Character Areas*													
	Preserve	*Rural Reserve/ Agricultural*	*Liberty St. Transition Corridor*	*Liberty St. Commercial Corridor*	*Medical District*	*Traditional Industrial/ Commercial*	*Town Neighbor-Hood Revitalization*	*Town Neighbor-hood*	*Downtown*	*Sixth St. Transition Corridor*	*Developing Suburban*	*Suburban Neighbor-hood*	*Public Institutional Recreation*	*Industry & Employment Center*
Traditional Neighborhoods			✓	✓	✓	✓	✓	✓	✓	✓				✓
Infill Development			✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
Sense of Place	✓	✓					✓	✓	✓		✓	✓		
Transportation Alternatives	✓		✓	✓	✓	✓	✓	✓	✓	✓				✓
Regional Identity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓
Heritage Preservation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		
Open Space Preservation	✓	✓	✓	✓	✓	✓			✓	✓	✓		✓	✓
Environmental Protection	✓	✓									✓		✓	
Growth Preparedness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Appropriate Businesses			✓	✓	✓	✓			✓	✓	✓	✓		✓
Employment Options			✓	✓	✓	✓			✓	✓	✓	✓		
Housing Choices			✓	✓		✓	✓	✓	✓	✓	✓	✓		
Educational Opportunities									✓			✓	✓	
Regional Cooperation	✓	✓											✓	✓

City of Sardis Quality Community Objectives – Character Area Analysis

Quality Community Objective	Character Areas					
	Preserve	*Rural Reserve/ Agricultural*	*SR 24 Commercial Corridor*	*Downtown*	*Industry & Employment Center*	*Town Neighborhood*
Traditional Neighborhoods				✓		✓
Infill Development				✓		✓
Sense of Place	✓	✓	✓	✓		✓
Transportation Alternatives	✓		✓	✓		✓
Regional Identity	✓	✓	✓	✓		✓
Heritage Preservation	✓	✓	✓	✓		✓
Open Space Preservation	✓	✓	✓	✓		✓
Environmental Protection	✓	✓	✓	✓	✓	
Growth Preparedness	✓	✓	✓	✓	✓	✓
Appropriate Businesses			✓	✓	✓	
Employment Options			✓	✓	✓	
Housing Choices			✓	✓		✓
Educational Opportunities						
Regional Cooperation	✓	✓			✓	

Town of Girard Quality Community Objectives – Character Area Analysis

Quality Community Objective	*Character Areas*		
	Preserve	*Rural Reserve/Agricultural*	*Town Neighborhood*
Traditional Neighborhoods			✓
Infill Development			✓
Sense of Place	✓	✓	✓
Transportation Alternatives	✓		✓
Regional Identity	✓	✓	✓
Heritage Preservation	✓	✓	✓
Open Space Preservation	✓	✓	✓
Environmental Protection	✓	✓	
Growth Preparedness	✓	✓	✓
Appropriate Businesses			
Employment Options			
Housing Choices			✓
Educational Opportunities			
Regional Cooperation	✓	✓	

City of Keysville Quality Community Objectives – Character Area Analysis

Quality Community Objective	*Character Areas*				
	Preserve	*Rural Reserve/ Agricultural*	*Developing Suburban*	*Town Center*	*Town Neighborhood*
Traditional Neighborhoods			✓	✓	✓
Infill Development				✓	✓
Sense of Place	✓	✓	✓	✓	✓
Transportation Alternatives	✓		✓	✓	✓
Regional Identity	✓	✓		✓	✓
Heritage Preservation	✓	✓		✓	✓
Open Space Preservation	✓	✓	✓	✓	✓
Environmental Protection	✓	✓	✓	✓	
Growth Preparedness	✓	✓	✓	✓	✓
Appropriate Businesses					
Employment Options				✓	
Housing Choices			✓	✓	✓
Educational Opportunities				✓	
Regional Cooperation	✓	✓		✓	

City of Midville Quality Community Objectives – Character Area Analysis

Quality Community Objective	*Character Areas*			
	Preserve	*Rural Reserve/ Agricultural*	*Town Neighborhood*	*Downtown*
Traditional Neighborhoods			✓	
Infill Development			✓	✓
Sense of Place	✓	✓	✓	✓
Transportation Alternatives	✓		✓	✓
Regional Identity	✓	✓	✓	✓
Heritage Preservation	✓	✓	✓	✓
Open Space Preservation	✓	✓	✓	✓
Environmental Protection	✓	✓		
Growth Preparedness	✓	✓	✓	✓
Appropriate Businesses				✓
Employment Options				✓
Housing Choices			✓	✓
Educational Opportunities				
Regional Cooperation	✓	✓		

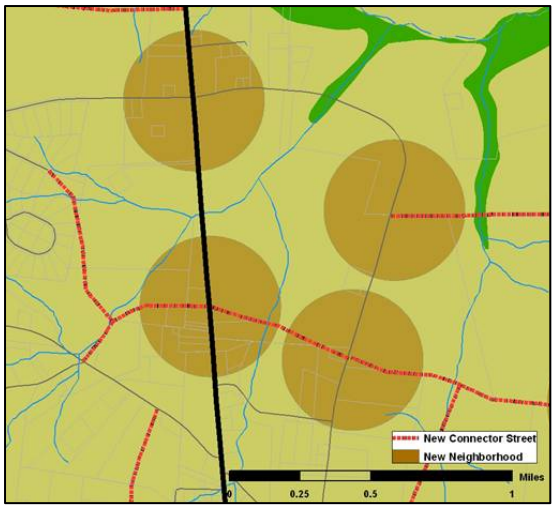
Town of Vidette Quality Community Objectives – Character Area Analysis

Quality Community Objective	*Character Areas*		
	Preserve	*Rural Reserve/ Agricultural*	*Town Neighborhood*
Traditional Neighborhoods			✓
Infill Development			✓
Sense of Place	✓	✓	✓
Transportation Alternatives	✓		✓
Regional Identity	✓	✓	✓
Heritage Preservation	✓	✓	✓
Open Space Preservation	✓	✓	✓
Environmental Protection	✓	✓	
Growth Preparedness	✓	✓	✓
Appropriate Businesses			
Employment Options			
Housing Choices			✓
Educational Opportunities			
Regional Cooperation	✓	✓	

Appendix B: Proposed Sub-Area Planning Guidelines

Developing Suburban Area Sub-Area Plans Should:

1. Determine street connectivity and outline a long-range plan for:
    a. Roads the county will build/improve with an outline the of time and associated costs
        i. Develop funding programs specifically tailored to provide the infrastructure needed for specific areas (TAD, Impact Fee, etc.)
    b. Outline general location for other connectivity to provide developers with reasonable understanding of what connections they must make
    c. Develop streetscape cross sections to establish future development public space character that would include street width, locations where on-street parking is encouraged, sidewalks, trails, placement of utilities (alley, rear-yard easements, underground, etc.)



Developing Suburban character area requires additional detailed subarea planning in order to idetentify locations for new neighborhoods, street conections, etc.

2. Determine land use and development intensities that are appropriate for developing neighborhoods
3. Determine areas that might develop as more conventional acre-lot suburban and distinguish between them (would aid in creating a long-rage plan for sewer and water services); though it's important to include that these areas still would require connectivity and at a minimum an alternative pedestrian path network and some sidewalks
4. General neighborhood design concept and node development
    a. Show how streets could connect and example of the street cross sections potentially involved
    b. Could include basic sprawl versus smart growth language
    c. Could include principles of smart growth presentation and the emphasis on future costs to the county (with sprawl pattern)