Grovetown, Georgia

A City on the Move

Comprehensive Plan 2016-2026

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Grovetown Comprehensive Plan 2016-2026

Prepared For:

The Mayor and City Council
Of
Grovetown, Georgia

103 Old Wrightsboro Road
Grovetown, Georgia

Adopted: February 8, 2016

The Mayor and Council members of the City of Grovetown acknowledge the input and efforts of all individuals who contributed to the creation of this comprehensive plan document.

This plan will provide important information for community members and decision makers in the future. To get to this point, Central Savannah River Area Regional Commission (CSRA-RC) staff assisted the city by:

- Facilitating multiple meetings with community members and leaders, where they discussed the future of Grovetown
- Conducting a community survey and open house
- Compiling research and analysis
- Creating various plan components and assembling the plan document

Dedicated municipal staff were critical in the development of the comprehensive plan, providing key background information and generating sound ideas for inclusion in the plan.

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PREFACE

Preface: THE COMPREHENSIVE PLAN PROCESS

Counties, cities, and towns all experience change at various points in time, whether it be demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. One important thing to remember is that the effects of change are different for communities that can anticipate and accommodate it. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning.

Community stabilization and quality growth begin with a consistent locally generated vision and a plan of implementation which can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

Grovetown officials acknowledge the importance of this comprehensive planning process to address multiple community needs and opportunities, including concerns regarding the availability and quality of housing, economic development, natural and cultural resources, transportation and future land use. This document consolidates identified issues and locally generated solutions.

The Grovetown Comprehensive Plan is the official guiding document for the future of the city. The comprehensive plan serves the following functions:

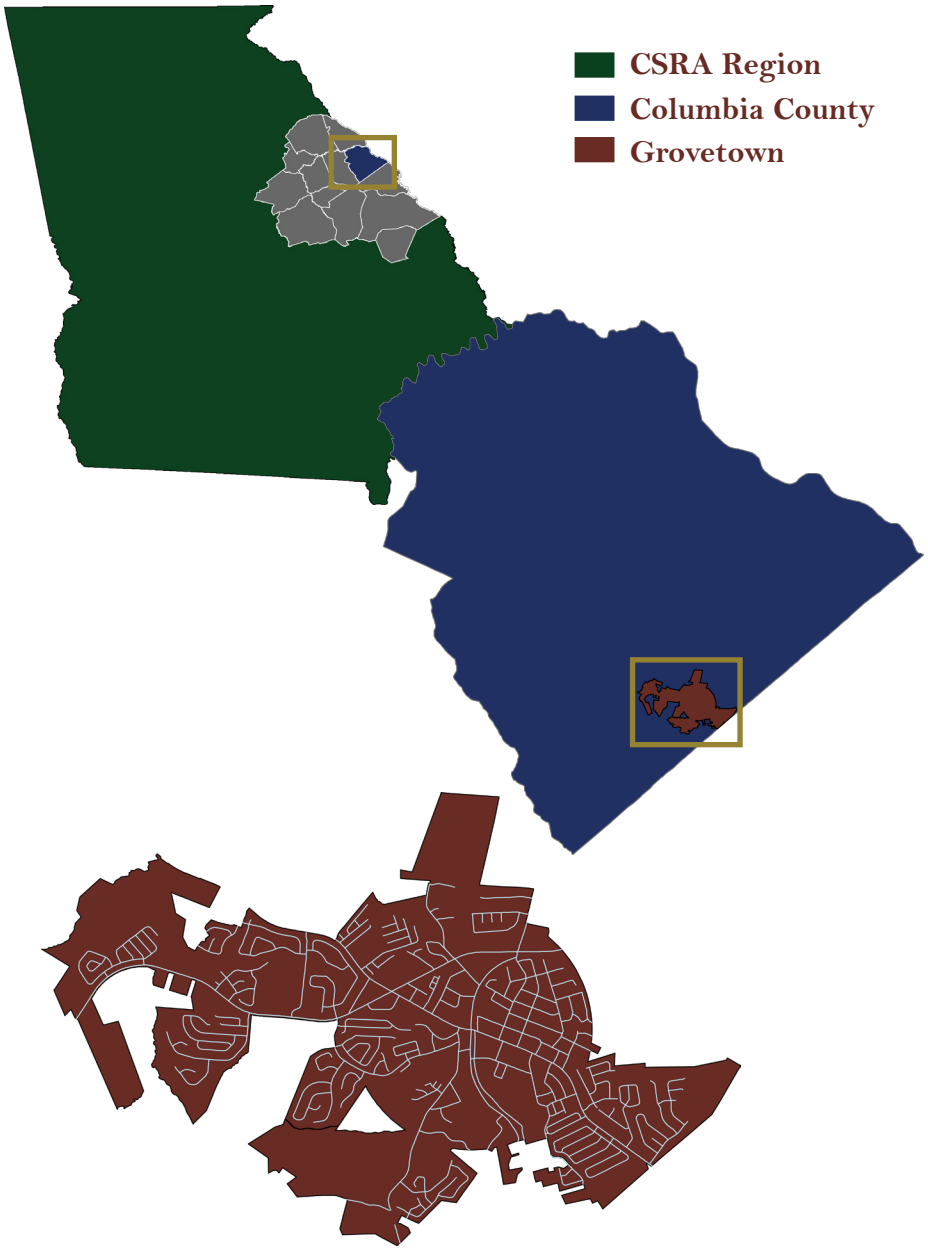
- It lays out a desired future
- It guides how that future is to be achieved
- It formulates a coordinated long-term planning program

The plan document also addresses issues regarding housing, economic development, and land use in a coordinated manner and serves as a guide for how:

- land will be developed
- housing will be improved and made available
- businesses will be attracted and retained

In conjunction with the county's Service Delivery Strategy (see p. 5), the comprehensive plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.

Map 1.1 : The CSRA Region, Columbia County, and the City of Grovetown



Preface: COMMUNITY CONTEXT

The City of Grovetown is located in Columbia County, Georgia. It is one of 41 municipalities within the Central Savannah River Area (CSRA) Region of Georgia and one (1) of two (2) incorporated jurisdictions in the county. The CSRA Regional Commission is the regional entity for the area and works with the local governments on multiple projects. Grovetown's location in south central Columbia County places it at the edge of the developing urbanized area of metropolitan Augusta, which presents its own benefits and challenges. It lies on high ground northwest of Fort Gordon.

The history of the city of Grovetown can be told through its cultural resources and those who built and occupied them. Some of these resources are still in existence, but many are gone forever, demolished by fire and the pressure of development throughout time. It is said that the community of Grovetown grew from Old Grove Baptist Church, established in 1808 in Columbia County. James M. Atkinson, a Georgia legislator, journalist, and the church's minister, advocated for the community to incorporate. The City of "Grovetown" was incorporated in 1881 by charter from the Georgia General Assembly. James M. Atkinson is buried in the present day Grove Baptist Church Cemetery in Grovetown. He is best remembered as the founder of The Columbia Sentinel newspaper in 1882, forerunner of the Columbia County News Times.

Preface: RECENT PLANNING INITIATIVES

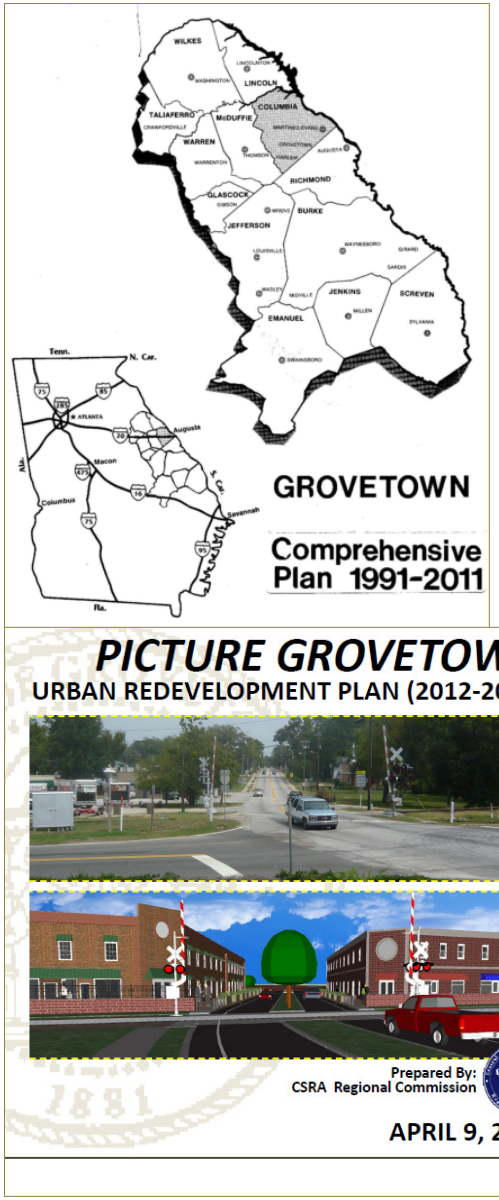
The comprehensive plan is a living document that should be updated as the communities it describes change. The Georgia Department of Community Affairs (DCA) requires 10-year updates of the plan and 5-year updates of the community work program portion of the plan to ensure community needs are met.

The Grovetown Comprehensive Plan 1991-2011 was prepared by the then titled CSRA Regional Development Center (CSRA RDC) and completed in 1991. Consistent with DCA standards, the plan outlined municipal conditions that existed at the time and formulated goals to address those conditions. The Grovetown Comprehensive Plan 2006-2016 was also prepared by the CSRA RDC and adopted in 2007. This plan provided a full community assessment and created long-term goals regarding economic development, housing, natural and cultural resources, community facilities, transportation, and land use.

The Picture Grovetown Urban Redevelopment Plan 2012-2017 (URP) was created by the now titled CSRA Regional Commission (CSRA-RC) and adopted in 2012. It designated several areas in the community for redevelopment and included suggestions regarding housing, public green space, and bicycle/pedestrian facilities.

Following the adoption of the URP, the city pursued the creation of a form-based code. Part of the form-based code regulates a series of City Center districts intended to promote redevelopment in the city center as defined by the URP. The code also furthers the public purposes of reinforcing the city center, maintaining the local "small town" human scale atmosphere, and protecting/enhancing the city's attractiveness through high quality distinctive design.

These and other locally driven planning documents serve as the initial reference points for the new comprehensive plan, which will supersede all prior comprehensive plans.



The city of Grovetown selected the CSRA-RC as its planning coordinator for the new Comprehensive Plan 2016-2026. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs' 2014 Minimum Standards and Procedures For Local Comprehensive Planning which became effective in March 2014.

The 2016 Comprehensive Plan includes the following state-required and elective components:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Community Involvement Overview
- Community Facilities
- Economic Development Element
- Land Use Element
- Housing Element

All state-required comprehensive planning components, and additional elective elements listed are distributed throughout the Grovetown Comprehensive Plan's three (3) sections: Preface, Community Profile, and Community Agenda. **Figure 1.1** illustrates the location of each of the elements in the comprehensive plan in relation to the structure of this document.

Figure 1.1: List of Components and Location Within the 2016 Grovetown Comprehensive Plan

Component	Section
Community Goals	Community Agenda
Needs and Opportunities	Community Agenda
Community Work Program	Community Agenda
Community Involvement Overview	Preface
Economic Development	Community Profile (Background) Community Agenda (Work Program)
Land Use	Community Profile (Background) Community Agenda (Land Use Plan)
Cultural and Natural Resources	Community Profile (Background) Community Agenda (Work Program)
Community Facilities	Community Profile (Background) Community Agenda (Work Program)
Transportation	Community Profile (within Community Facilities) Community Agenda (Work Program)
Housing	Community Profile (Background) Community Agenda (Work Program)

SERVICE DELIVERY STRATEGY

The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.

An update of the service delivery strategy for Columbia County was required as part of the Columbia County Comprehensive Plan process. It took place as a joint effort between the county and the cities of Grovetown and Harlem.

Preface: PLANNING PROCESS OVERVIEW

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process.

The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. **Figure 1.2** provides a list of the required procedures and provides a brief description of each.

Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. A steering committee of stakeholders was created and was comprised of municipal and city leaders. The primary purpose of this committee was assuring that CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of the community.

An initial stakeholder meeting was held on April 28, 2015, at which time CSRA-RC staff presented preliminary data regarding population, housing, economic development, and land use. CSRA-RC staff initiated a dialogue with committee members to gain their perspective regarding presented data. Staff also communicated with stakeholders via email and met with them on the following dates:

- June 22, 2015
- August 27, 2015
- October 5, 2015

Assisted by the city, CSRA-RC staff created and coordinated a community survey to gather more community input. Additionally, an open house was facilitated on October 26, 2015.

Figure 1.2: Planning Process for the Grovetown Comprehensive Plan

	Procedure	Description
A	First Required Public Hearing	Brief public on the process and provide opportunities to participate
B	Plan Development	Must include opportunity for involvement from stakeholders and community members
C	Second Public Hearing	Once plan is drafted must be made available for public review
D	Submittal for Review	Upon completion must submit to Regional Commission for review
E	Notification of Interested Parties	The RC will notify all interested parties of the availability of the plan for review and comment
F	Regional Commission Review	RC will review the plan for potential conflicts
G	Department Review	DCA will review for compliance with their "Rules"
H	Report of Findings and Recommendations	A report of findings and recommendations must be transmitted within 40 days after submittal
I	Plan Revisions	If plan is not in compliance revisions may be made to the plan to meet requirements
J	Adoption of Plan	Once the plan is found in compliance the plan can be adopted within a certain time frame
K	Notification of Local Adoption	RC must be notified of adoption within 7 days and forward to DCA in another 7 days
L	Qualified Local Government Certification	DCA will notify communities their QLGC has been extended
M	Publicizing the Plan	Publication of plan adoption must occur and citizenry informed of the availability of plan for review

COMMUNITY PROFILE

The "Community Profile" section of the Comprehensive Plan provides an analysis of multiple elements including: demographics, housing, and community facilities. From this analysis and community input, a list of "Needs and Opportunities" was created and is presented in the "Community Agenda" portion of this plan. Data extracts addressing elements of the "Minimum Standards and Procedures For Local Comprehensive Planning" rules are found in this section. Portions of these extracts were utilized by stakeholders to gauge initial impressions of Grovetown and the surrounding area. The information located in this section represents a "snapshot" of all research conducted for this planning process.

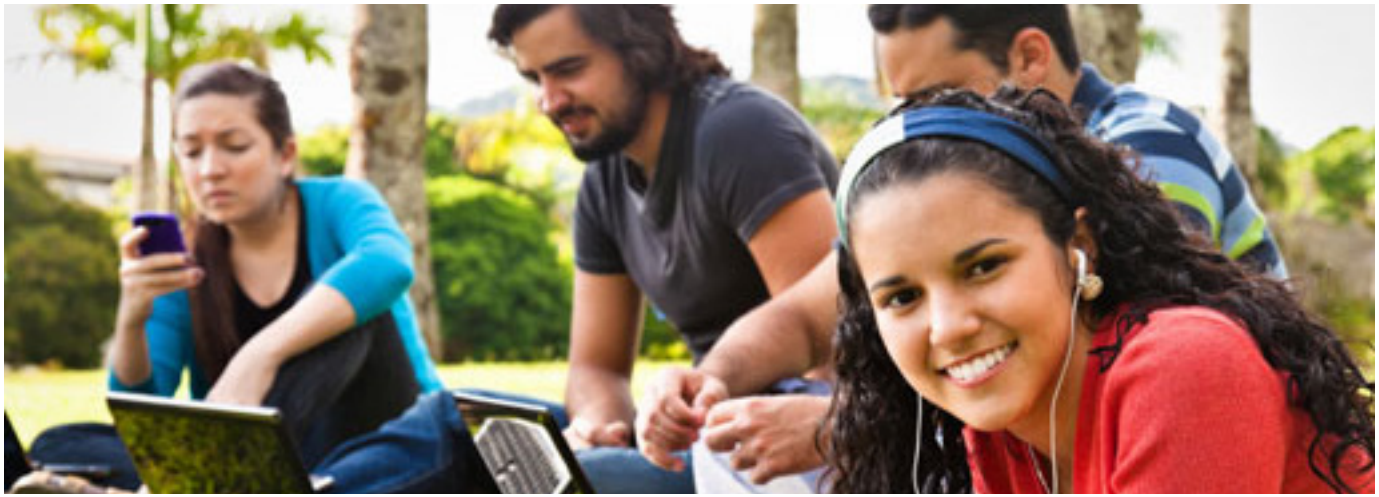
Community Profile:
General Demographics

An analysis and understanding of the population in a community lays the foundation for the comprehensive plan and aids in the development of the road map for community initiatives. This examination reveals the important changes and trends in the population that are critical to land development and infrastructure placement that are consistent with this plan.

Understanding households and other demographic information is critical when determining future service needs and expansions or cuts, developing housing, and creating amenities.

The General Demographics section will provide information and examination of the following areas:

- **Population**
- **Population Trends**
- **Households**
- **Age**
- **Racial Composition**
- **Ethnic Composition**
- **Income**
- **Poverty**

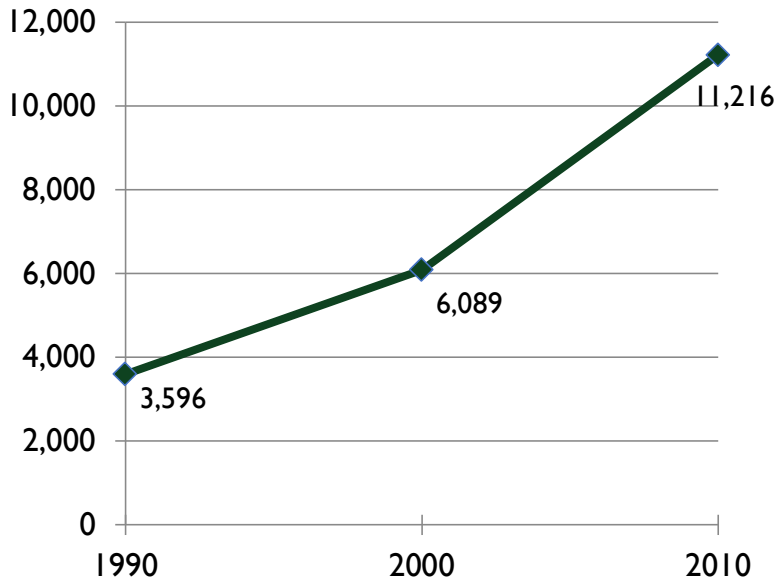


POPULATION

The dynamics of Grovetown's past, present population, population trends and population projections provide essential information in the decision-making process for certain plans and projects taking place over the next few years. Data collected from the U.S. Census Bureau is the basis for the analysis of demographic changes throughout this document. Census data from the years 1990, 2000, and 2010, along with the 2009-2013 American Community Survey (2013 ACS) are used.

The population in the city of Grovetown has dramatically increased over the last twenty years. **Figure 2.1** illustrates the total population for Grovetown for the years 1990, 2000, and 2010. It clearly reveals the rapid growth occurring in the city, some of which has been influenced by growth at Fort Gordon.

Figure 2.1: Population in Grovetown



Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1

Figure 2.2: 1990, 2000 & 2010 Population Comparison

	1990	2000	2010	1990-2010 Change	1990-2010 Percent Change
Grovetown	3,596	6,089	11,216	7,620	211.9%
Columbia County [1]	66,031	89,288	124,053	58,022	87.9%
Harlem	2,199	1,796	2,666	467	21.2%
McDuffie County [1]	20,119	21,231	21,875	1,756	8.7%
Thomson	6,862	6,828	6,778	-84	-1.2%
Georgia	6,478,216	8,186,453	9,687,653	3,209,437	49.5%

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1

[1] U.S. Census Bureau county population data includes the population counts for both incorporated and unincorporated areas.

POPULATION TRENDS

According to the U.S. Census Bureau data depicted in **Figure 2.2**, the population of Grovetown has nearly doubled every ten years since 1990. This has outpaced growth in McDuffie County, Columbia County and the state of Georgia. For example, between 2000 and 2010, Grovetown gained 5,127 new residents, a percent increase of 84.2 percent. Simultaneously, Columbia County, including Grovetown and Harlem, gained 34,765 new residents, a percent increase of only 38.9 percent. As Grovetown continues to grow, it must do a thorough examination of services, housing, and other amenities necessary to meet the needs of a rapidly growing population.

HOUSEHOLDS

Not only has the City of Grovetown experienced growth in overall population, it has also experienced a similar growth in the number of households. In 2010, there were 3,896 households in Grovetown; this is an 80.5 percent increase from the year 2000, when there were only 2,159 households. As **Figure 2.3** illustrates, this level of growth did not occur in the other areas examined. For example, although the City of Harlem and Columbia County both grew significantly between 2000 and 2010, their rate of growth was still much lower than that of Grovetown. Grovetown also eclipsed household increases for state as a whole and McDuffie County.

Generally the distribution of household types has remained consistent over the study period of 2000 to 2010; each subgroup grew between 72 and 84 percent. The only household type that is increasing at a slower rate than the others is unmarried females with children. Family households are growing at a slightly faster rate than non-family households. Married couples, which comprised approximately 50 percent of all households in 2010, were the fastest growing subgroup, experiencing an 84 percent increase since the year 2000. Householders living alone, which comprised approximately 20 percent of all households in 2010, increased by only 75 percent.

Figure 2.3: 2000 & 2010 Number of Households

	2000	2010	2000-10 Change	2000-10 Percent Change
Grovetown	2,159	3,896	1,737	80.5%
Columbia County [1]	31,120	44,898	13,778	44.3%
Harlem	704	1,020	316	44.9%
McDuffie County [1]	7,970	8,289	319	4.0%
Thomson	2,609	2,662	53	2.0%
Georgia	3,006,369	3,585,584	579,215	19.3%

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1

[1] U.S. Census Bureau county population data includes the population counts for both incorporated and unincorporated areas.

This relatively proportionate growth between household subgroups in Grovetown contrasts with growth in Columbia County, where non-family households are growing faster than family households. Non-family households represented 22 percent of the total households in Columbia County the year 2010, up from 18.5 percent in the year 2000. Family households represented 78 percent of the total population, a decline from the year 2000 level of 81.5 percent. Additionally, female householders are the fastest growing subgroup.

AGE

Although the median age of Grovetown residents in the city has risen between 2000 and 2010, it only increased by .4 years. Over 60 percent of the population in Grovetown is under age 35. As illustrated in **Figure 2.4,** Grovetown is the only area to have a median age under 30 of those examined. In contrast, McDuffie County's median age rose 3.2 years between 2000 and 2010, and Columbia County's rose 1.4 years. Harlem has the closest median age to Grovetown and was also the only area to see a decrease in median age.

Figure 2.4: 2000 & 2010 Median Age

	2000	2010	2000-2010 Difference in Median Age
Grovetown	28.3	28.7	0.40
Columbia County	35.4	36.8	1.40
Harlem	33.6	32.6	-1.00
McDuffie County	35.2	38.4	3.20
Thomson	33.6	34.4	0.80
Georgia	33.4	35.3	1.90

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1), Table DP-1

Over 60% of Grovetown's population is under age 35.

RACIAL AND ETHNIC COMPOSITION

According to the U.S. Census Bureau, the population in the City of Grovetown is diversifying but remains to be dominated by two major groups: Caucasians and African-Americans. In 2000, Caucasians comprised 70.9 percent of the total population. African-Americans comprised 19.9 percent. By 2010 however, Caucasians had been reduced to 57.6 percent, and African-Americans had grown to 30 percent. The other 12.5 percent of the population was comprised of American Indians, Asians, Native Hawaiians, and those who identify as "some other race" or "two or more races.

Consistent with the increase in racial diversity, the ethnic composition in Grovetown has changed since 2000. In 2000, 9.2 percent of residents were Hispanic. Between 2000 and 2010, the city gained nearly 1,000 Hispanic residents, increasing the Hispanic population to 13.8 percent. This is higher than the state of Georgia (8.8 percent) and Columbia County (5 percent). McDuffie County had the smallest percentage of Hispanic residents with 2.2 percent. According to data in ESRI Business Analyst, the Hispanic population in Grovetown projected to continue to grow, composing 15.7 percent of the population in 2020.

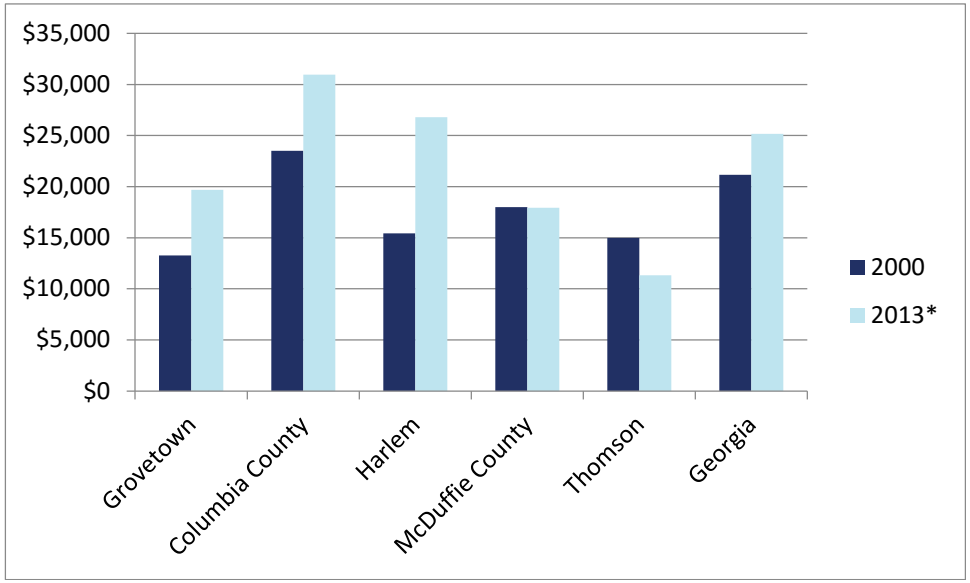
Community Profile: GENERAL DEMOGRAPHICS

INCOME

The per capita income in Grovetown rose significantly between 2000 and 2013. As depicted in **Figure 2.5**, the city had the lowest per capita income of the areas studied in the year 2000. However, this had changed by 2013, by which time Grovetown had surpassed McDuffie County and Thomson as per capita income in McDuffie county had decreased to $17,922 while Grovetown's increased to $19,699. Similar to the increases in population, rate of increase in per capita income was higher than those of the state as a whole and Columbia County. It remained lower than the city of Harlem, which experienced the greatest rate of increase.

Consistent with the 48.6 percent increase in per capita income, the median household income in Grovetown rose from $33,382 in 2000 to $50,248 in 2013. This increase was greater than the state but lower than Columbia County, which were $49,179 and $69,306 respectively. Among the cities examined, Harlem also experienced a significant increase in median household income of approximately 50 percent, and Thomson experienced a 9 percent decrease. According to ESRI Business Analyst, median household income in Grovetown will be $54,973 in the year 2020.

Figure 2.5: Per Capita Income



Source: U.S. Census Bureau, 2000 Summary File 3 (SF3) and American Community Survey 2009-2013 Table DP03 and S1701
*All figures are in 2013 inflation-adjusted dollars

POVERTY

In 2000, 18.6 percent of the population of Grovetown was living at or below the poverty level. When compared with Columbia County, McDuffie County, and the state of Georgia as a whole, Grovetown had the highest percentage of its residents living in poverty. Columbia County contained the lowest percentage of its population in poverty with 5.1 percent. According to the 2013 ACS, that has changed. As Columbia County still has the lowest percentage of its population in poverty with 8.3 percent, Grovetown is next with 16.9 percent and represents a decrease in Grovetown over the period studied. Although there has been improvement, attention should still be given to these numbers as more information becomes available. It is important to note that although the overall percentage of residents in poverty has decreased, the number of residents has increased from 1,143 to 1,946. This information potentially affects the level and availability of services and facilities for the low-income population.

SUMMARY

The population of the City of Grovetown has changed dramatically over the last 20 years. While some communities are struggling with little or no growth, Grovetown has exploded with it and outpaced neighboring municipalities, the county and the state as a whole. The population and number of households have nearly doubled every ten years since 1990.

Demographic factors to consider when developing the plan to address growth include:

- Very rapid population growth
- Encouraging young residents to remain in Grovetown
- Balanced levels of families and non-families
- Increased racial and ethnic diversity
- Significant increases in income
- Increased numbers of residents in poverty

Given these rapid population increases, the city must be diligent in examining services, housing, and amenities it is able to provide to accommodate new and existing resident needs. Population growth often brings increased housing and economic development opportunities and challenges. As both population and development increase, planning appropriately becomes increasingly critical to ensure resident quality of life. Different population subgroups desire different things, but they also bring much-needed diversity to the community.

Community Profile:
Housing

The majority of land use within the City of Grovetown is dedicated to residential properties. Providing quality, diverse housing options should be a priority for any community which seeks to create or maintain a certain quality of life and attract new residents and businesses.

This section contains an evaluation of housing within Grovetown, as well as changes in the state of housing in the city and the neighboring areas within Columbia and McDuffie counties over the last decade. Information regarding the availability, adequacy, and suitability of housing is presented in this section through an analysis of the following:

- **Number of Housing Units**
- **Housing Types**
- **Housing Cost**
- **Occupied and Vacant Housing**
- **Age of Housing**
- **Cost Burdened Households**

Housing conditions within a community provide insight into the economic and social health of each area examined. Vibrant communities often contain both new housing development and renovated existing housing. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of stagnant growth, population loss, and potentially low quality of life.

NUMBER OF HOUSING UNITS

With an increasing population, the need for housing availability and affordability increases. According to the 2009-2013 American Community Survey, the city of Grovetown contains 4,470 housing units. This represents a significant increase since the 2000 Census, when there were only 2,368 units reported. As depicted in **Figure 2.6,** housing unit growth within Grovetown has outpaced growth in both Harlem and Columbia County; this increase is consistent with its rapid population growth.

Figure 2.6: Change in Number of Housing Units 2000-2013

	2000	2013	Change	Percent Change
Grovetown	2,368	4,470	2,102	88.8%
Columbia County	33,321	49,926	16,605	49.8%
Harlem	789	1,262	473	59.9%
McDuffie County	8,916	9,274	358	4.0%
Thomson	2,901	2,717	-184	-6.3%

Source: U.S. Census Bureau, 2000 Census Summary File 3 (SF3) and 2009-2013 American Community Survey

OCCUPIED AND VACANT HOUSING

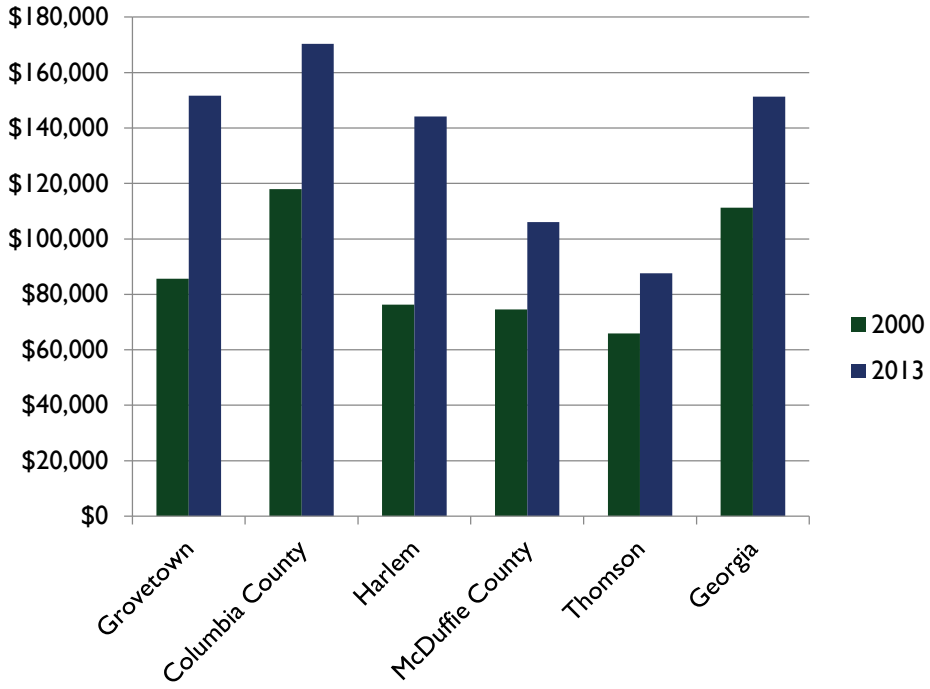
Grovetown has experienced little change in terms of occupancy and home ownership. Between the years 2000 and 2013, The vacancy rate has remained relatively the same, increasing only one percent from 12.7 percent to 13.7 percent. Over the same time period, city resident homeownership in has increased. Approximately 64 percent of housing units were occupied by owners in the year 2013, compared to 59.7 percent in the year 2000. In contrast, approximately 41 percent of housing units in Thomson were owner-occupied in the year 2013, a 13 percent drop since the year 2000. This trend is true for McDuffie County as well, where occupation is shifting toward a greater percentage of renters and fewer homeowners.

HOUSING COST

Between the years 2000 and 2013, both the median value of homes and median rent increased. As depicted in **Figure 2.7 on page 10**, Grovetown has experienced a significant increase in home values in particular, from $85,600 to $151,700. The 2013 level is similar to that of the state of Georgia and its close neighbor, Harlem. Columbia County retains the highest median home values at over $160,000.

In 2013, 45.7 percent of homes were valued $150,000-199,999. This represents a significant shift since the year 2000, when only one (1) percent of housing was valued at this level and 65.8 percent of homes were valued $50,000-99,999.

Figure 2.7 :2000 and 2013 Median Values for Owner-Occupied Homes



Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2009-2013 American Community Survey

As shown in **Figure 2.8**, rents have also increased between the years 2000 and 2013. Median rent in Grovetown nearly doubled, reaching $799. This is the most dramatic increase of all the areas examined, and significantly higher than some of it's neighbors. Although the rent levels in 2013 for Grovetown were much higher than those in 2000, they were still lower than that of Columbia County. Rental housing availability and pricing should be looked at carefully. The cost of rent could be a factor in the increased housing cost burden some families experience. Cost burdened households will be discussed in a later section

Figure 2.8: 2000 and 2013 Median Rent

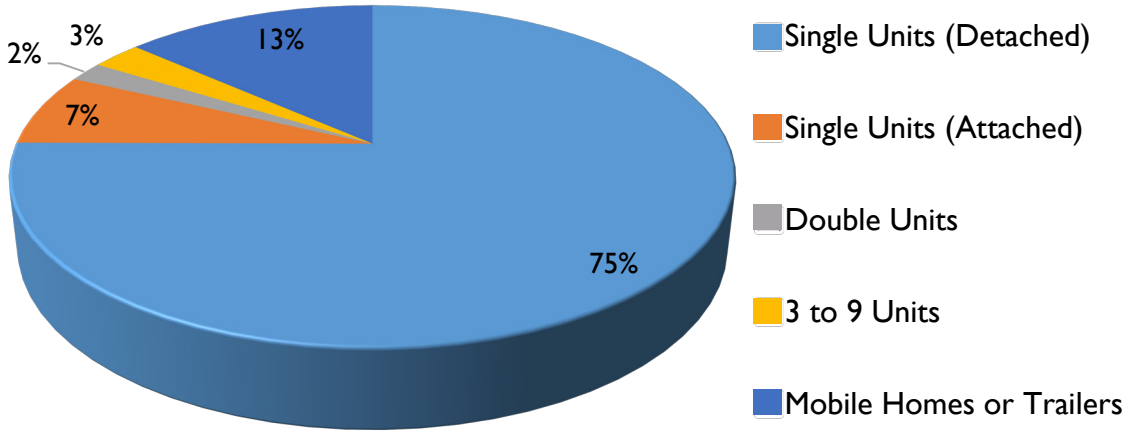
	2000	2013	$ Change	% Change
Grovetown	$421	$799	$378	89.8%
Columbia County	$620	$1,044	$424	68.4%
Harlem	$378	$660	$282	74.6%
McDuffie County	$389	$607	$218	56.0%
Thomson	$371	$583	$212	57.1%
Georgia	$613	$860	$247	40.3%

Source: U.S. Census Bureau, 2000 Census Summary File 3 and 2009-2013 American Community Survey

HOUSING TYPES

Having a variety of housing types can be very important for a community by enabling more flexibility to meet the needs of a diverse population. As stated previously, Grovetown and its neighboring communities are growing; as that growth continues, location and type of housing may have an effect on new residents. According to the data in the 2013 ACS, **displayed in Figure 2.9** Grovetown has little housing diversity. Roughly 88 percent of the housing stock consists of single-family detached dwellings and mobile homes. Within this group, there has been a shift in favor of single-family detached units. In the year 2000, 41 percent of housing units were mobile homes. That has decreased to 14 percent. Simultaneously, 51 percent of units were single-family detached; that has increased to 75 percent. Small apartment complexes (3 to 9 units) provide the majority of available multifamily housing within Grovetown. Because of its relatively young population, the city should consider creating more multifamily housing options. Grovetown's lack of diversity is not unique. Cities and counties in the surrounding area experience similar issues.

Figure 2.9: Housing Types



Source: 2000 U.S. Census SF3 and 2009-2013 American Community Survey

COST BURDENED HOUSEHOLDS

Cost burdened households are defined as those households which spend more than 30 percent of their annual income on housing related expenses such as mortgage or rent. Cost burden can be affected by a number of things including choice of housing and lifestyle, and not merely income. Between the 2000 Census and 2013 ACS, the percentage of cost-burdened households increased. In 2013, 53.1 percent of renters were paying 30 percent or more on housing related expenses, compared with only 33.6 percent in 2000. Also in 2013, cost-burdened homeowners represented 34.9 percent of owner occupants reported; this was up from 23.8 percent in 2000. Other localities within the region, and the state as a whole also experienced an increase of cost-burdened households. Some of this could be the effects of the economic recession that took place during the study period. The percentages in Grovetown are similar to those for the state as a whole.

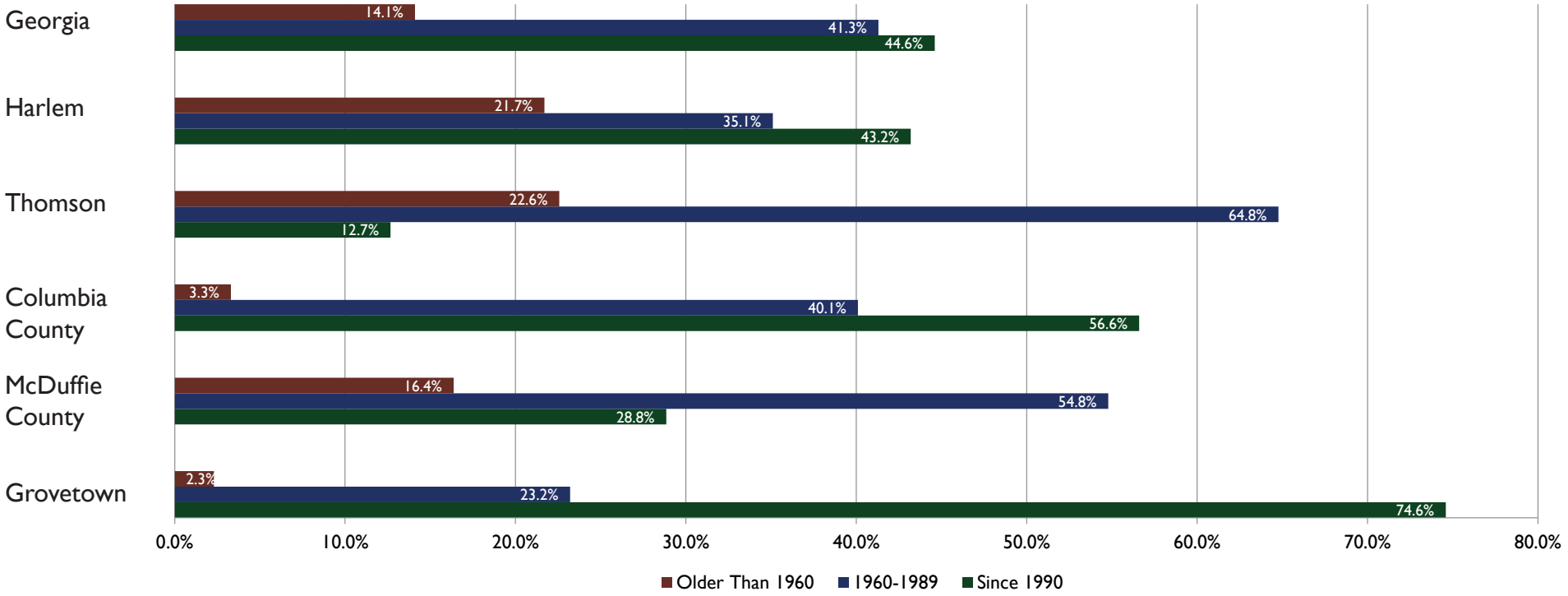
Community Profile: HOUSING

AGE OF HOUSING

With 74.6 percent of the housing stock built since 1990, it is a community of newer homes, representative of its growth in recent years. The majority (49.9 percent) of housing in the city was constructed between 2000 and 2009. This represents a significant difference between Grovetown, the state, and its neighbors. **Figure 2.10** illustrates the age of housing in these areas. In Thomson, for example, only 12.7 percent of housing was constructed since 1990, and in Harlem, that number was 43.2 percent.

Grovetown is one community that does not have many historic homes remaining, in part because of demolition, neglect and lack of preservation. According to the 2013 ACS, only 2.3 percent of the housing stock in Grovetown were built prior to 1960. Preservation of the older homes which remain should be considered, particularly in areas where new development and redevelopment are occurring or will occur. The addition of the form-based code encourages preservation and allows adaptive (non-residential) reuse in the city center, where many of the older homes are located.

Figure 2.10: Age of Housing



Source: U.S. Census Bureau, 2009-2013 American Community Survey

SUMMARY

With an increasing population, the need for housing availability and affordability increases. Like the population, the number of housing units within the city has grown dramatically over the last two decades, and that housing stock should be looked at critically.

The city of Grovetown has significant housing factors that should be considered in future development decisions:

- Both housing values and rents have increased dramatically.
- Housing type, although not diverse, has changed and there are more single family homes than any other type.
- The percent of mobile homes in the city has decreased substantially.
- The housing stock in the city is relatively young, most of it created within the last 15 years.
- The amount of historic housing stock is minimal and preservation of those homes is needed.
- Deteriorated housing remains throughout the city.

Efforts are being made to address these issues and others. The city should continually keep in mind the age of its population and the housing needs of those individuals. There is one senior housing development located within the city currently, with potential for more. Additionally, while the percent of homeowners in the city is increasing, the percent of younger people (under 35) is as well. This represents both young singles and young families. Alternatives to single family housing should be explored. A housing study is one tool that can be utilized to assess the quantity and quality of housing in the community. Thereby providing more information for officials when dedicating funds for demolition and removal of structures or creation of new housing.

Community Profile:
Economic Development

The strength and capability of a community's labor force influences several aspects of the overall well-being of the area, including, but not limited to, development and quality of life.

This analysis provides information which could aid county and municipal leaders in making planning and policy decisions to advance Grovetown's economic development goals.

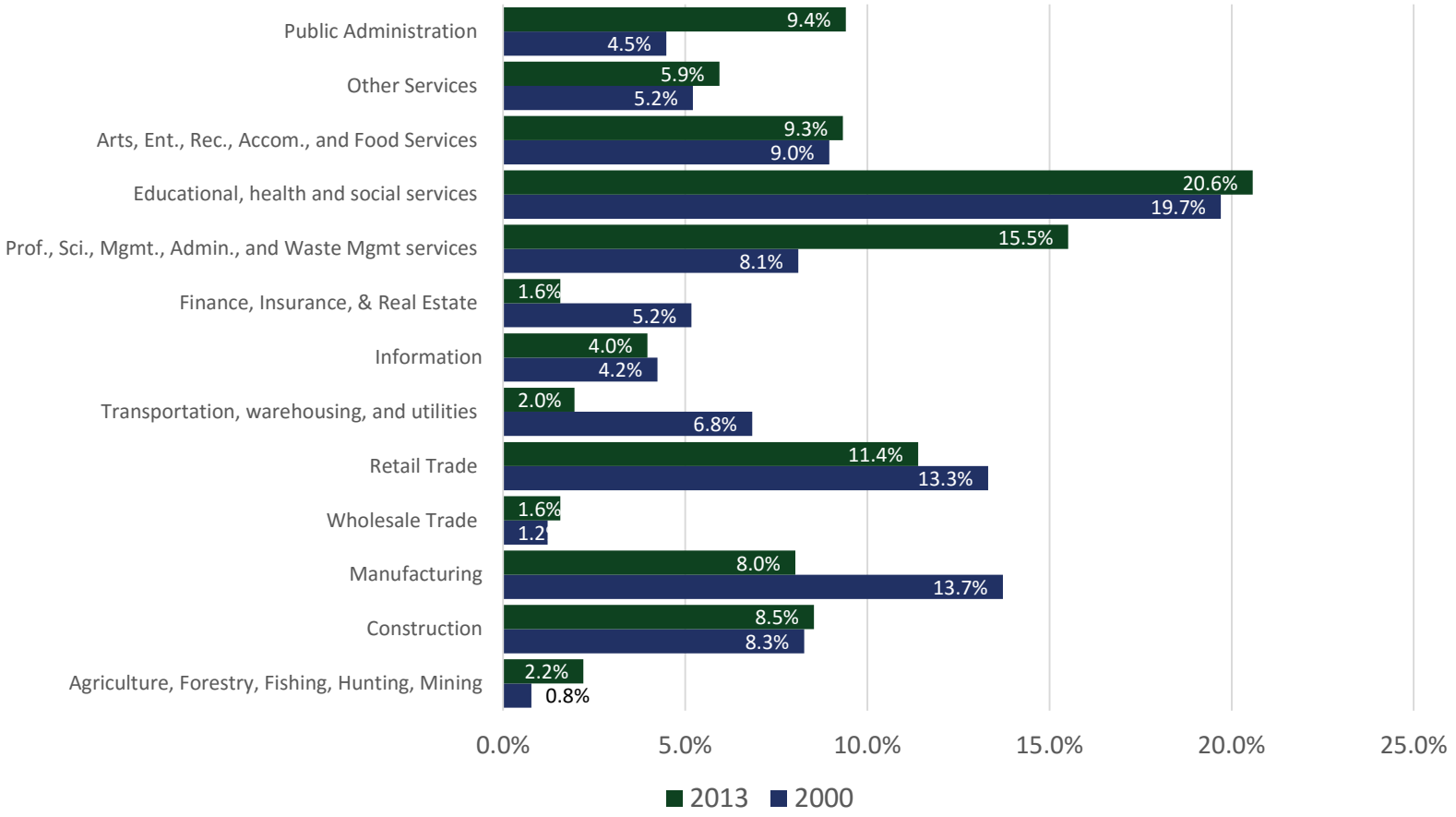
The Economic Development section of the Community Profile provides information about trends and issues specific to economic development and summarizes the following:

- **Employment by Industry**
- **Labor Force Participation**
- **Unemployment Rates**
- **Means of Transportation to Work**
- **Income**

EMPLOYMENT BY INDUSTRY

An analysis of specific economic indicators provides important information key to aiding Grovetown accomplish its economic goals, and **Figure 2.11** displays some of the information collected. According to data from the U.S. Census Bureau, the educational, health and social services industry cluster contains the greatest percentage of employment with 20.6 percent. Additionally, the professional, management, and administrative industry cluster grew the most between 2000 and 2013, from 8.1 percent to 15.5 percent. Over the same period, manufacturing and retail trade industries both experienced a decline.

Figure 2.11: Employment by Industry



Source: U.S. Census 2000 and American Community Survey 2009-2013

LABOR FORCE PARTICIPATION

Population growth often leads to an expanded labor force. Between 2000 and 2013, the population of residents 16 years and over in Grovetown more than doubled. Approximately 70 percent of that group is a part of the labor force. During the study period, this country endured an economic recession. As a result, many communities experienced a rise in unemployment. Grovetown was one of them. According to the 2013 ACS, unemployment increased to 7.4 percent in 2013, up from 4.6 percent in the year 2000. The 2013 rate is consistent with that of the state of Georgia, which was 7.2 percent.

MEANS OF TRANSPORTATION TO WORK

As shown in **Figure 2.13**, Very little has changed in terms of the way residents get to work since the year 2000. Approximately 80 percent of residents drive alone to work. While about 13 percent carpool.

One of the major concerns of residents is traffic congestion, particularly during peak hours of morning travel to work and afternoon return travel home. Some infrastructure improvements are being made to better address this concern.

Figure 2.12: Labor Force Participation and Unemployment Rates

	2000	Percent of Labor Force	2013	Percent of Labor Force	Change from 2000 to 2013	Percent Change from 2000 to 2013
Population 16 and Older	4,193	100.0%	8,419	100.0%	4,226	100.8%
Employed	2,456	58.6%	4,898	58.2%	2,442	99.4%
Unemployed	192	4.6%	624	7.4%	432	225.0%
Armed Forces	263	6.3%	460	5.5%	197	74.9%
Not in Labor Force	1,282	30.6%	2,437	28.9%	1,155	90.1%

Source: U.S. Census 2000 and American Community Survey 2009-2013

Figure 2.13: Means of Transportation to Work

	2000	2000 (Percent)	2013	2013 (Percent)
Workers 16 years and over	2,645	n/a	5,279	n/a
Car, truck, or van -- drove alone	2,092	79.1%	4,272	80.9%
Car, truck, or van -- carpooled	392	14.8%	693	13.1%
Public transportation (including taxicab)	0	0.0%	0	0.0%
Walked	80	3.0%	162	3.1%
Other means	66	2.5%	49	0.9%
Worked at home	15	0.6%	103	2.0%

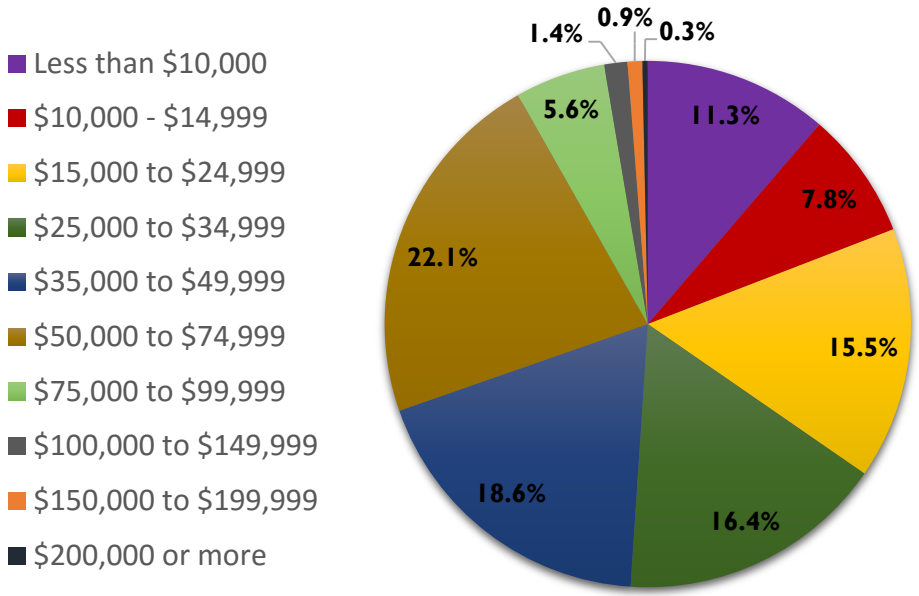
Source: U.S. Census 2000 and American Community Survey 2009-2013

HOUSEHOLD INCOME

Figure 2.14 illustrates the distribution of household income throughout the city of Grovetown based on the 2000 Census and 2013 ACS. As mentioned in the General Demographics section, the median household income in Grovetown rose from $33,382 in 2000 to $50,248 in 2013. Approximately 24 percent of households in 2013 had an income between $50,000 and $74,999. A significant decrease in households with an income of less than $10,000 occurred over the study period, dropping from 11.3 percent in 2000 to only 2.2 percent in 2013. Data from the ESRI Business Analyst indicates that median household income will be approximately $55,000 in 2020.

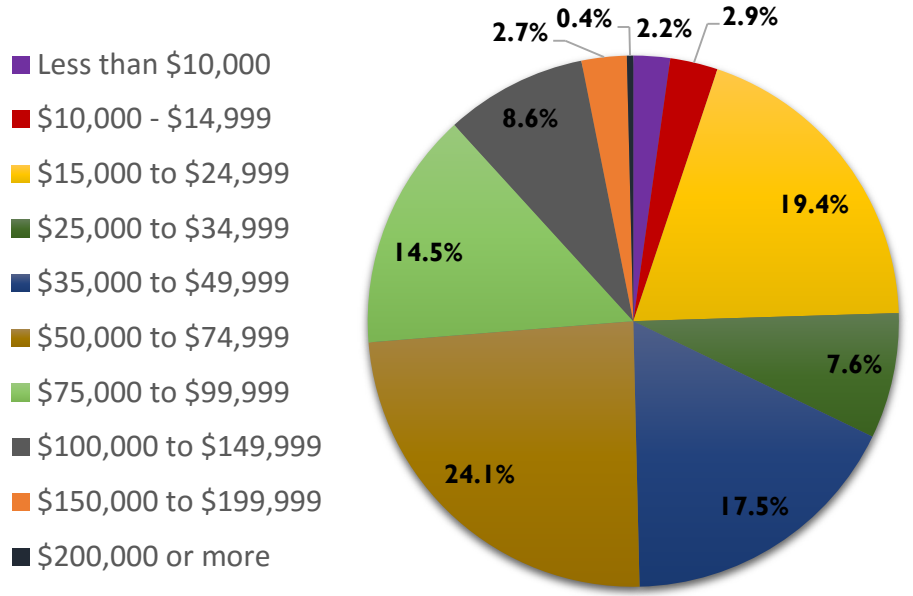
Figure 2.14:

Percent of Households by Income Range in 2000



Source: U.S.. Census 2000

Percent of Households by Income Range in 2013



*Inflation adjusted dollars; Source: U.S.. American Community Survey 2009-2013

SUMMARY

Grovetown is a growing city, and with that comes with both improvements and challenges. Among them include:

- Increased unemployment
- Decline in manufacturing and retail jobs
- Increase in professional and management services jobs
- The rise in median household income from $33,382 in 2000 to $50,248 in 2013
- Providing workforce housing

Job creation of more professional and higher-paying jobs is a focus for the city, and recruitment incentives for these are being considered. The potential arrival of new jobs and industries related to the planned location of Army Cyber Command at Fort Gordon is often discussed. Coordination with educational facilities will be important to ensure that the local workforce is capable of obtaining and adequately performing new industry jobs as they become available.

Traffic due to the increase in vehicles on the road and pattern of non-carpool commutes is a major concern. Creating proper infrastructure to support traffic volumes is important. Additionally, employers should consider incentives for carpooling and infrastructure for other modes of transportation like walking and biking. These activities will be beneficial to the community on multiple levels.

Community Profile:
Community Facilities

An assessment of the availability and adequacy of community facilities is important to understanding a community's ability to retain its local population, attract future residents, and accommodate future demands.

The Community Facilities section of the Community Profile provides and analysis of public facilities and services for this purpose. This section summarizes the following topics:

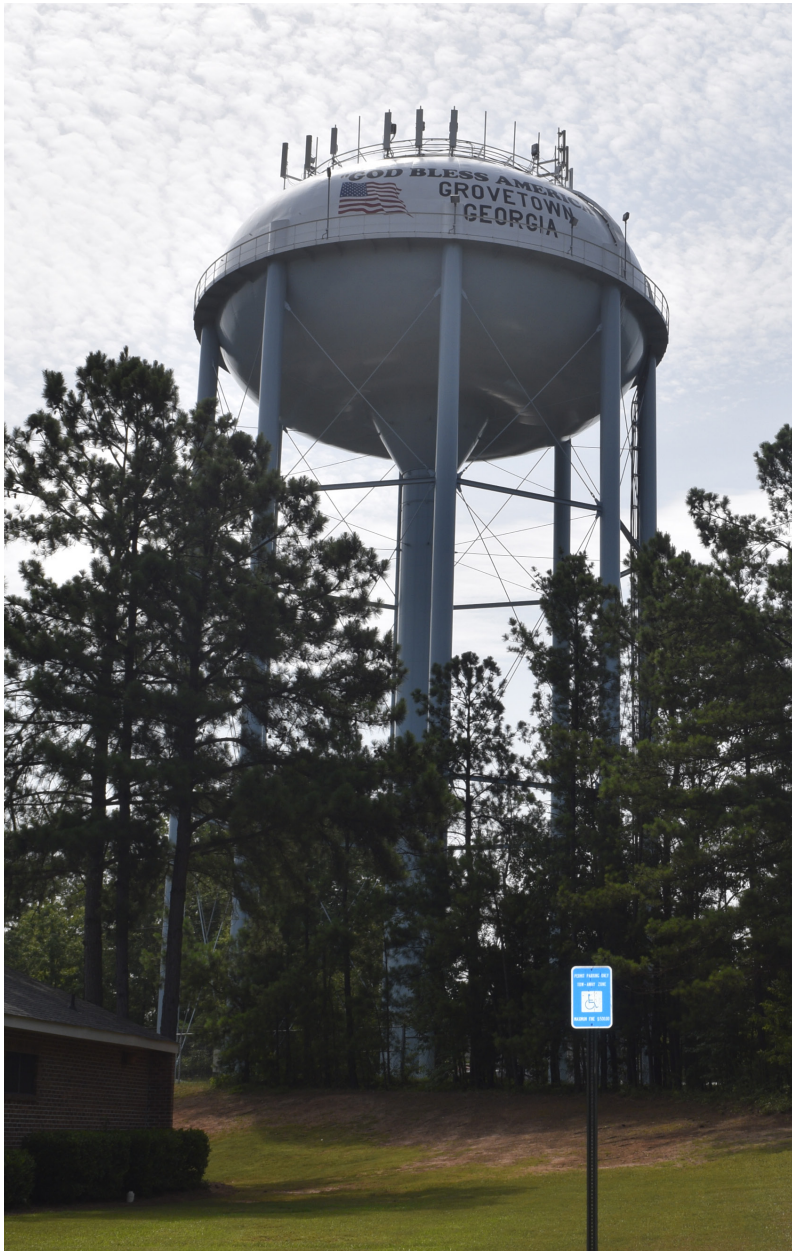
- **Water Supply**
- **Sewerage and Wastewater**
- **Public Safety**
- **Alternative Modes of Transportation**
- **Fire Protection**
- **Parks and Recreation**
- **Library and Cultural Facilities**
- **Educational Facilities**
- **Road Systems**
- **Rail Network**

Community Profile: COMMUNITY FACILITIES

WATER SUPPLY

The City of Grovetown operates a municipally-owned water and wastewater system. The city water department is responsible for the treatment and distribution of drinking water and handles the collection, treatment, and disposal of wastewater (sanitary sewage). The city's water supply comes from two areas. Ninety percent of the city's water comes from Columbia County, with whom the city has an agreement to purchase water. The remainder comes from the city's one well currently online, fed by the Crystalline Rock Aquifer. Three water tanks service the city, with a total capacity of 1.4 million gallons. The newest tank, located on Robinson Avenue, has a capacity of 750,000 gallons and was brought online in 2011. The city is exploring the idea of expanding the capacity of its 150,000 gallon tank on 3rd Avenue.

Grovetown officials are unaware of any private wells. The city is currently looking into alternative water sources, for example, drilling new drinking water wells. Also, a new 8 inch line along Harlem/Grovetown Rd will tie into the Columbia County system, connecting to the above ground storage tank on Louisville Rd.



WASTEWATER AND SEWERAGE

Another important asset to communities is an established sewer system with appropriate capacity and expansion opportunity. As with water, all city residents are connected to sewer. The city is unaware of any private septic tanks. The city owns and operates a wastewater treatment facility along with seven lift stations. The wastewater treatment plant has a current daily load of 300,000 gpd, although it can support up to 580,000 gpd. Additionally, it sends approximately 300,000 gpd to Columbia County and 50,000 gpd to Richmond County through metering manholes.

As the Grovetown population grows, the demand for services and the need to acquire and provide adequate water and sewer service is imperative. With 350,000 gpd being sent outside of the city, the current wastewater treatment plant has excess capacity, capable of supporting greater use. However, agreements with Columbia and Richmond counties are a key part of enabling this to continue.

PUBLIC SAFETY

Police and fire protection for the City of Grovetown are provided by the Department of Public Safety. The Department of Public Safety main office is located at 306 East Robinson Avenue, and the Department Annex is located at 113 East Robinson Avenue. Through a contract with Columbia County, the city provides some services to the unincorporated areas south of the city, just outside of city limits. The Department also has a detention facility on site. Additionally, it offers many services to the community including: concentrated patrols, house watches when residents are away from home, Neighborhood Watch programs, "National Night Out", and K-9 unit. The Department is composed of 16 full-time sworn officers and 4 reserves. Two (2) officers have fire certification.

FIRE PROTECTION

As mentioned, police and fire protection for the City of Grovetown are provided by the Department of Public Safety. The department maintains two (2) fire stations; the secondary fire station is located at 105 West Robinson Avenue. The Fire Suppression Division operates a Fire Safety Education Program through use of the City's Fire Safety House. This hands-on experience gives children and their parents actions to take should a fire occur at home. The department has 35 fire personnel, of which 23 are EMTs and 4 are first responders. The ISO rating is 3.

Community Profile: COMMUNITY FACILITIES

PARKS AND RECREATION

One great community asset is the Euchee Creek Trail created in 2003. This two mile trail is a very popular outdoor recreation resource, with entry points off of Harlem Grovetown Rd. and Reynolds Farm Rd. Stakeholders in the community have expressed the desire to expand this type of opportunity.

The City of Grovetown manages three parks: Liberty Park (50 acres), Goodale Park (12 acres), and Kiddie Park (1 acre). Facilities include tennis courts, a playground, outdoor and indoor basketball courts, ball fields, and the Liberty Park Community Center on Newmantown Road. The city has established partnerships with several organizations to provide recreational opportunities such as Cal Ripken Baseball League and Pop Warner Football.

LIBRARY FACILITIES

Euchee Creek Library located at 5907 Euchee Creek Drive offers a broad range of materials including 53,000 books, periodicals, newspapers, books-on-tape, DVDs, videos and CDs. Services and programs include public internet access and computers, story times, reference services, book discussions, and genealogy. The library also provides access to NetLibrary's eAudiobook collection. Grovetown residents may visit the Euchee Creek Library to set up a NetLibrary account, choose from hundreds of titles and download them to a computer. Once downloaded, files may be heard on the desktop computer or transferred to a portable music player. The library also has a meeting room available for use.

The Columbia County Library belongs to PINES, the statewide library network that allows patrons to check out and return books at any public library in Georgia. This gives them access to more than 7.5 million books, free of charge. The library also provides access to GALILEO: Georgia Library Learning Online - indexed access to thousands of periodicals, government publications and encyclopedias.

CULTURAL FACILITIES AND EVENTS

The Grovetown Museum stands as a testament to history, preservation, and community. In 1997, Grovetown city officials began the process of building a new city hall. The city purchased land, but a dilapidated historical home built in the late 19th century was located on the property. During a City Council meeting the mayor expressed the desire to remove the building. However, it is said that Rosa Lee Owens, a teacher and a city resident, related that the building was a part of city history and should be preserved rather than destroyed. She proposed having the building relocated on the property and restored as a museum to preserve the past. After some discussion of the pros and cons, the Mayor and Council decided to accept her proposal.

The city budget did not include restoration funds for the historic home to become a city museum. However, Mayor Dennis Trudeau was determined to move forward. He applied for and received a grant to establish the Grovetown Museum, the first museum in Columbia County. Ms. Owens contacted the Fort Gordon museum curator for advice on designing floor plans for exhibits. Other entities were contacted for materials and labor to build the exhibit cases. By this time, a number of citizens also offered their support. Charles Lord, a local historian, began collecting and organizing exhibits. Others volunteered their time and effort to prepare for the grand opening in March 2000. City officials organized a Grovetown Museum Board with by-laws for operating the facility. Volunteers served as weekend tour guides originally. Later the museum was included in the city budget. The building remains next door to city hall and is open to the public. Space for improved access and egress, along with an expanded collection should be considered.

Like many cities and towns, the citizens of Grovetown are able to enjoy yearly community events. These include: the Heritage Festival, 4th of July BBQ, Pink Friday, a Veteran's Day Event, the Christmas Tree Lighting, and the Christmas Parade. Events like these are beneficial to the life of the community and should be continued and expanded as interest increases. Additionally, substantial indoor and outdoor event space is desired in order to have more events and provide the community a gathering venue. The reconstruction of Grovetown's historic train depot is one suggested space. Recreating this community landmark will be beneficial to the city.

EDUCATIONAL FACILITIES

The Columbia County School system currently operates 29 schools (17 elementary, 8 middle, and 4 high). Seven (7) of these schools primarily service the Grovetown area: Brookwood Elementary, Cedar Ridge Elementary, Euchee Creek Elementary, Grovetown Elementary, Columbia Middle, Grovetown Middle, and Grovetown High. As shown in **Figure 2.15**, the school enrollment in the county has increased from 18,505 in FY 2000 to 25,532 in FY 2015. Enrollment in Grovetown increased from 2,837 to 6,361 over the same time period, directly reflective of the overall increases in population and growth in younger populations as expressed in the general demographics section.

A new Grovetown Elementary School is on the ESPLOST list of projects. ESPLOST, often referred to as the one cent sales tax, stands for Education Special Purpose Local Option Sales Tax. ESPLOST has been vital to providing quality county educational facilities.

Figure 2.15 :
School Enrollment, Schools Serving Grovetown

	FY 2000	FY 2015	Percent Change
Brookwood Elementary School	743	610	-17.9%
Cedar Ridge Elementary School	N/A	952	N/A
Columbia Middle School	949	1,044	10.0%
Euchee Creek Elementary School	558	534	-4.3%
Grovetown Elementary School	587	626	6.6%
Grovetown High School	N/A	1,704	N/A
Grovetown Middle School	N/A	891	N/A
Total for Grovetown Schools	2,837	6,361	124.2%
Total for Columbia County	18,505	25,532	38.0%

Source: Georgia Department of Education

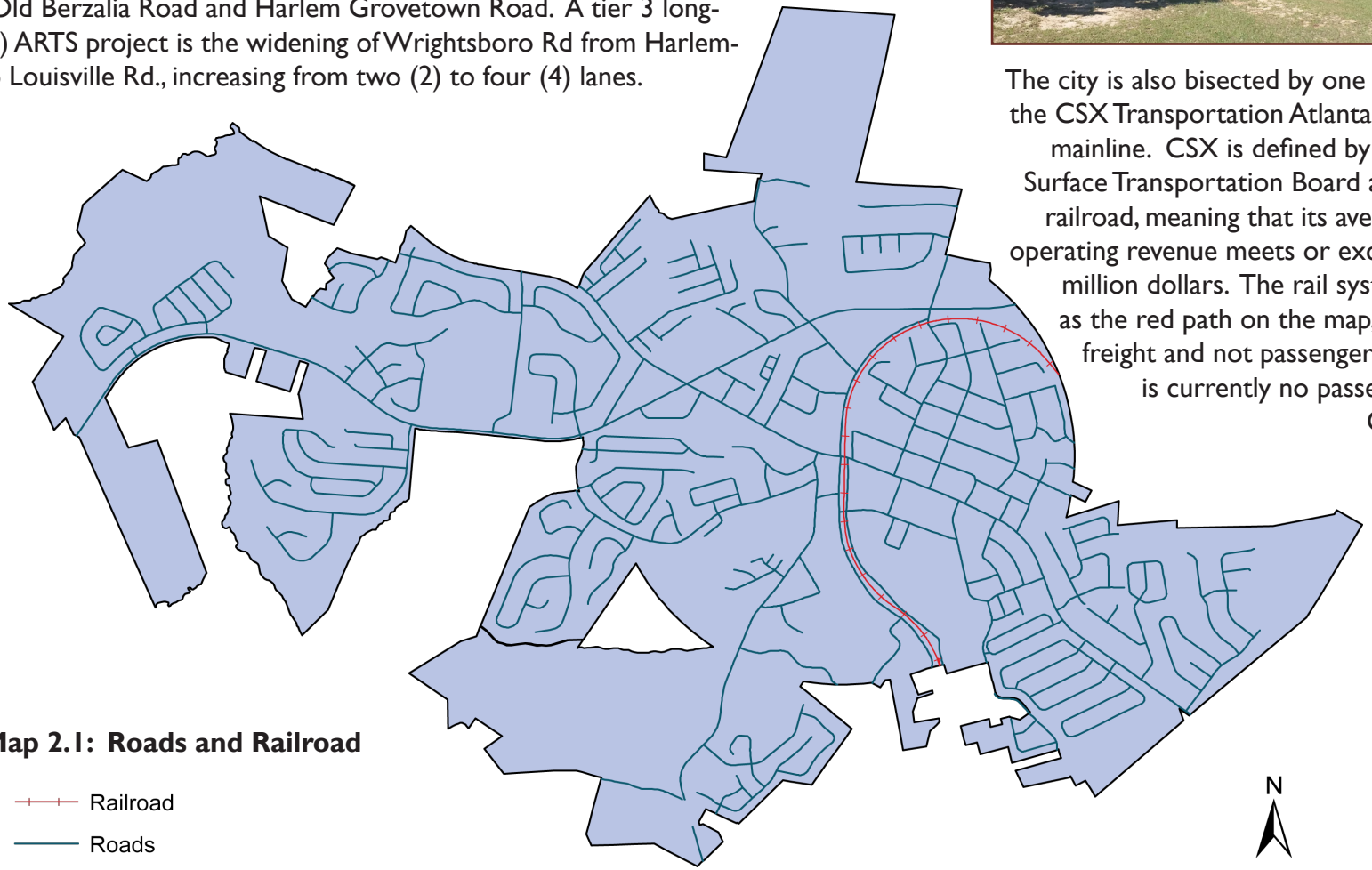
Graduation rates and standardized test scores have been used as an indicator of school and student performance for decades. According to the Georgia Department of Education, the 2014 graduation rate for Grovetown High School was 72.4 percent, compared to 76.3 percent for the county as a whole and 71.5 percent for the state as a whole.

The results of SAT scores are important for high school students trying to enter college. The SAT is broken down into 3 sections and each is scored on a 200-800 point scale. In 2013, 183 Grovetown High School students took the SAT. The composite mean score was 1,416. This total score was comprised of a critical reading score of 485, math score of 480, and writing score of 451. In Georgia, the overall mean scores were: 490 in critical reading, 487 in math, and 475 in writing.

ROADS AND RAIL

Road types in Grovetown include: city routes, county roads, state routes, arterials, and private roads. Grovetown residents and visitors struggle with traffic congestion in certain parts of the city. According to the Augusta Regional Transportation Study (ARTS), portions of Wrightsboro Rd are classified as marginally congested and portions of Robinson Ave are seriously congested. A tier 2 long-range (2019-2029) ARTS project will be the widening of Wrightsboro Rd from SR 388 to SR 383 and to insert a roundabout at Old Berzalia Road and Harlem Grovetown Road. A tier 3 long-range (2030-2040) ARTS project is the widening of Wrightsboro Rd from Harlem-Grovetown Rd to Louisville Rd., increasing from two (2) to four (4) lanes.

The city is also bisected by one (1) rail line, the CSX Transportation Atlanta to Augusta mainline. CSX is defined by the federal Surface Transportation Board as a Class I railroad, meaning that its average annual operating revenue meets or exceeds 255.9 million dollars. The rail system, shown as the red path on the map, is used for freight and not passenger rail. There is currently no passenger rail in Grovetown.



Map 2.1: Roads and Railroad

Community Profile: COMMUNITY FACILITIES

ALTERNATIVE MODES OF TRANSPORTATION

One of the goals presented as a part of the ARTS Transportation Vision 2040 is "Continue to develop a multimodal transportation network that utilizes strategies for addressing congestion management, and traffic and pedestrian safety in the ARTS planning area". Increasing the quality and availability of other forms of transportation (like public transit and bicycle and pedestrian facilities) assists in meeting this goal. Bicycle and pedestrian facilities are important because they provide an additional connection within and between neighborhoods, parks, shopping areas and other important destinations.

Grovetown residents are served by the Columbia County Rural Public Transit system. This van service is available by appointment (24 hour notice required) and can provide customers with access to facilities within all of Columbia County and all portions of Richmond County north of Gordon Highway. Transportation is provided to and from the following locations: education facilities, employment centers, shopping facilities, medical facilities, recreational facilities, general places of business. The Columbia County Rural Public Transit system is operated Monday through Friday from 8:00 AM to 5:00 PM. Wheel chair clients must be ambulatory or be escorted.

A portion of the Georgia Statewide Bicycle Route system passes through Grovetown. The "Augusta Link" originates in Augusta and travels through Grovetown on Wrightsboro Road. At the Robinson Avenue intersection, the Augusta Link bicycle route continues west on Old Wrightsboro Road (SR 223) toward Thomson. Although this bicycle route passes through Grovetown, high volume and high speed traffic combined with a lack of shoulders makes the use of this route by inexperienced cyclists unfeasible.

Grovetown's Urban Redevelopment Plan addressed citizen transportation concerns and provided suggestions for improving facilities like those along Robinson Ave. Two current TSPLOST (Transportation Special Purpose Local Option Sales Tax) projects, on Wrightsboro Rd. and Robinson Ave., will add sidewalks and bicycle facilities in those areas. Also, as a part of the Transportation Improvement Program, sidewalks will be added to portions of Harlem-Grovetown Rd/Old Berzalia Rd. to connect Old Berzalia Rd to the elementary and middle school complex. These will serve many purposes, among them being improved safety for cyclists and pedestrians and encouragement for more citizens to walk and bike.

SUMMARY

The availability and quality of community facilities is an important part of ensuring quality of life for city residents. The city only has one well, from which ten percent of its water resources come. It purchases water from Columbia County and has developed relationships with both Columbia and Richmond counties for water and sewerage services. Moving forward, it will be important to look for other opportunities to meet community needs as well as maintain agreements with those two counties to continue those services.

Grovetown has experienced a growth in its young family population. This adds to the increase in school enrollment in the county. Between 2000 and 2015, three new schools were built that serve the city (and other parts of Columbia County) and 3.500 new students entered the overall city system. The SAT scores of students from Grovetown High are on par with that of the state as a whole, and it will be important to connect with local industries to prepare students in high school and college for industry-related jobs.

Parks and recreation are becoming a more important part of Grovetown life. Residents have revealed that they enjoy the Euchee Creek trail and other recreation opportunities and desire more of it. The trail has been extended since the last comprehensive plan. City officials should not consider further extending the current trail, but creating additional trails and other recreational opportunities throughout the city.

A well functioning transportation system is important to any community, and Grovetown is no exception. There are several planned ARTS, TSPLOST, and TIP projects over the next 25 years for highway expansions and creation of bicycle and pedestrian facilities throughout Grovetown. These improvements and others will improve the quality of life for residents and the visitor experience.

Community Profile:
Natural and Cultural Resources

The natural and cultural resources within a jurisdiction are vital parts of it that serve a variety of purposes. They contribute to the vitality and sustainability of the community. These assets also have the potential to draw visitors attracted to the natural beauty of the area and those interested in heritage tourism and historic preservation.

As the population in Grovetown grows, it is important to focus efforts on protecting natural features like wetlands and streams not only for the potential economic development benefits, but because they provide resources and outdoor recreation opportunities to the community. When development decisions are made, the cultural resources that make the city unique and remain to tell its story must also be considered for inclusion, preservation and enhancement.

This section provides information regarding the following natural and cultural resources in the city:

- **Public Water Supply**
- **Wetlands**
- **Flood Plains**
- **Soil Types**
- **Cultural Resources**

Map 2.2: Flood Plains

FLOOD PLAINS

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge. **Map 2.2** depicts the designated flood zones as determined by the U.S. Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Areas located within the 100-year flood plain are in Zone A.

Map 2.3 Wetlands

WETLANDS

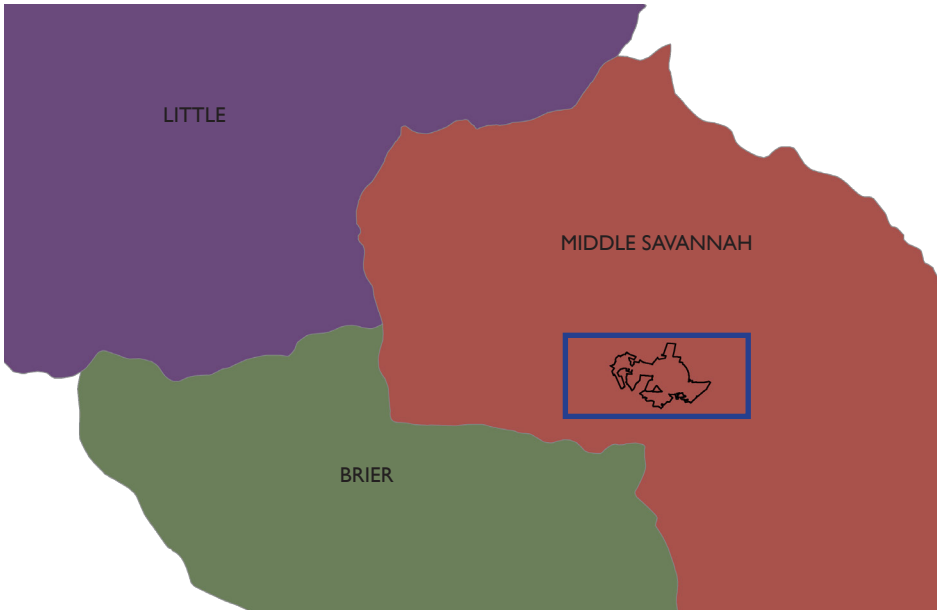
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Wetlands located in Grovetown are illustrated in **Map 2.3.** Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

Map 2.4: Watersheds

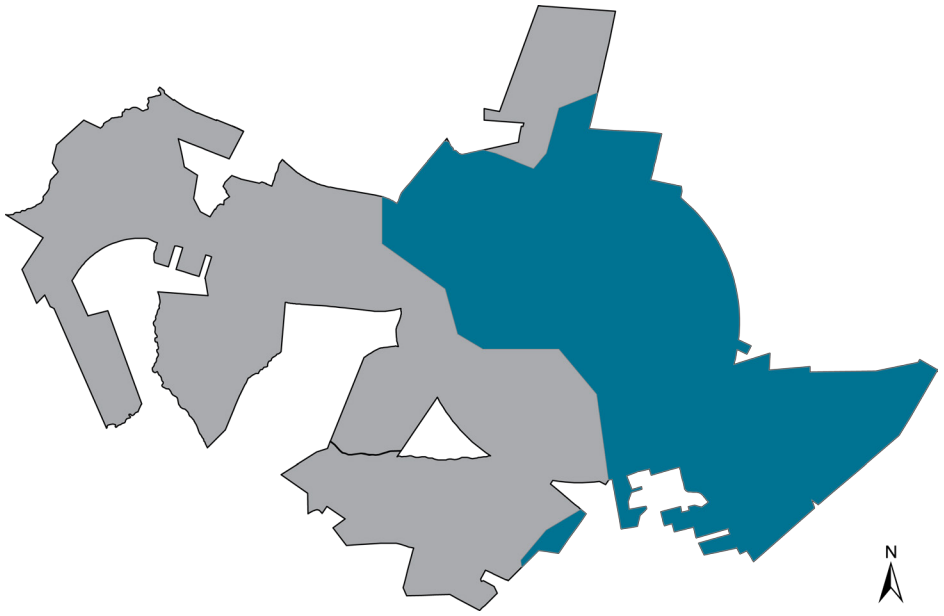


PUBLIC WATER SUPPLY

Watersheds and Groundwater Recharge Areas are important components to public water supply. Watersheds are land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies. **Map 2.4** illustrates the three watersheds that are located nearest to Grovetown. As the map shows, the city is located completely within the Middle Savannah watershed.

Groundwater Recharge Areas are specific surface areas where water passes through the ground to replenish underground water sources. **Map 2.5** illustrates the groundwater recharge areas. These areas should continue to be protected because contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

Map 2.5: Groundwater Recharge Areas



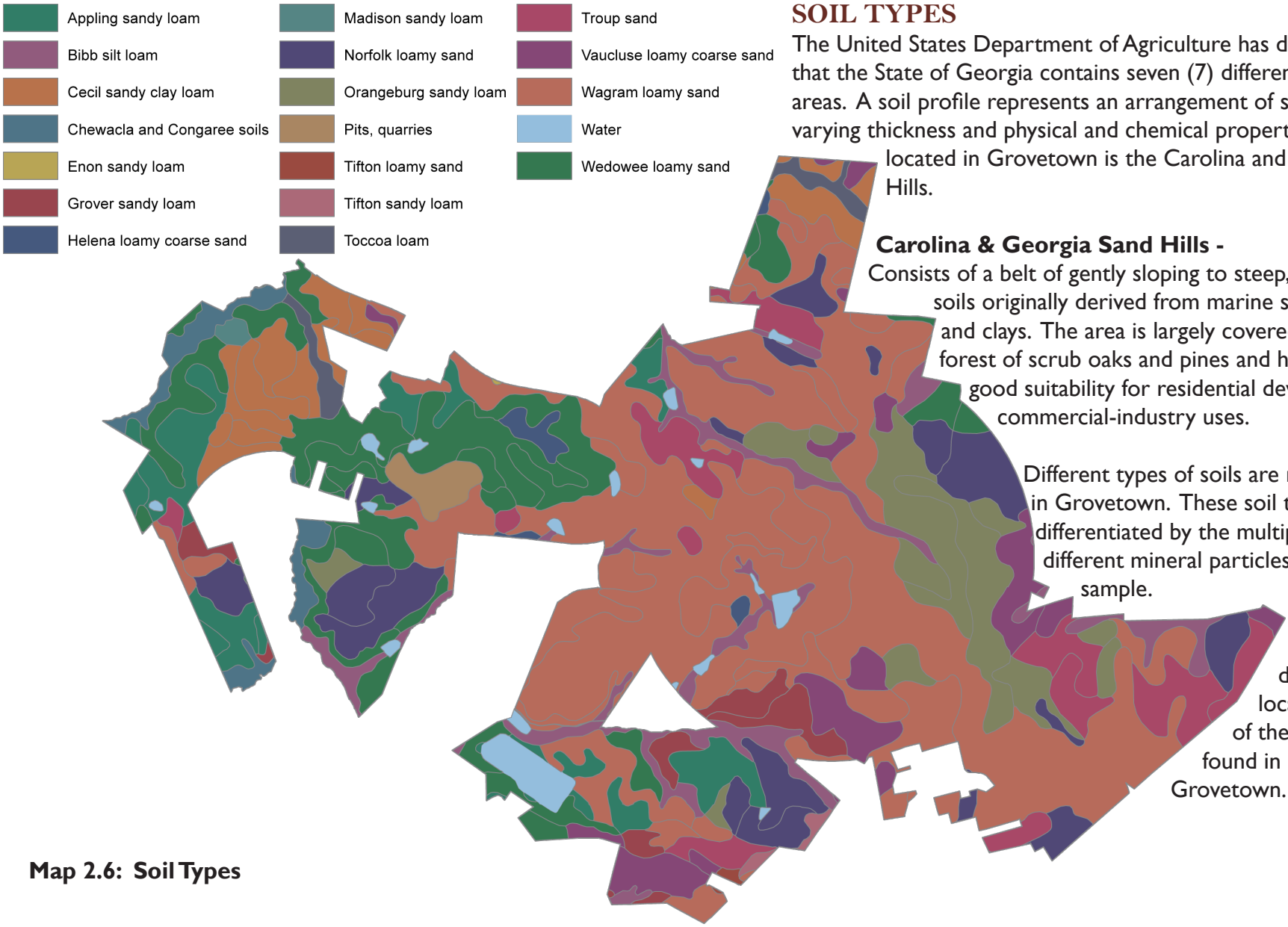
SOIL TYPES

The United States Department of Agriculture has determined that the State of Georgia contains seven (7) different soil profile areas. A soil profile represents an arrangement of soil layers of varying thickness and physical and chemical properties. The profile located in Grovetown is the Carolina and Georgia Sand Hills.

Carolina & Georgia Sand Hills -
Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines and has poor to good suitability for residential development and commercial-industry uses.

Different types of soils are represented in Grovetown. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample.

Map 2.6 displays the location of each of the soil types found in the city of Grovetown.



Map 2.6: Soil Types

Map 2.7: Historic Properties

CULTURAL RESOURCES

Although over 100 years old, the city of Grovetown does not have many remaining historic properties. Of the 30+ historic structures and sites in Grovetown, zero (0) are listed on the National Register of Historic Places. Stakeholders have expressed interest in changing the tide of demolition and neglect and striving to save structures that remain. One thing the city has done is incorporate the adaptive reuse of historic homes into its form-based code. Under the code, the reuse of these structures is encouraged, particularly for commercial and office in the Robinson Avenue area.

1	GA Rail Depot
2	Clifford's Store
3	Evans-Huffman House
4	Norwell House Methodist Parsonage
5	Grovetown Methodist Church
6	Phinizy-Cox House/Villa Marion
7	Tobin-Kennedy House
8	Walton Watson Hawridge Matthews House
9	Walton Park
10	Clifford Memorial Presbyterian Church
11	Charles Clifford House
12	Church of the Heavenly Rest
13	Drummond House
14	Wienges House
15	Old Methodist Church Parsonage
16	Hill-Woodward House

17	J.L. Dodge House
18	Copse Hill, Home of Paul Hamilton Hayne
19	Old Christian Church
20	Friendship Park-SF Poole's Gro
21	Grovetown Museum
22	Grove Baptist Church
23	Old Jordan's Academy
24	Grovetown Lumber Company
25	New City Hall
26	Goodale Park, Danny Goodale Memorial, Viet-Nam Casualty
27	Fisk Pottery Location
28	Norwell's Store
29	Grovetown School
30	Old Voting Booth
31	Vollotton-Rockefeller House
32	Bowdre Phinizy House
33	Georgia Iron Works

Clifford House

Charles Clifford served as postmaster when U.S. Mail service was begun in Grovetown in 1877, and his residence is known today as the Charles Clifford House, #11 on **Map 2.7**. He served as postmaster until 1934 (57 years), and was believed to be one of the nation's longest serving postmasters at the time. Clifford was also a railroad agent, town official, and manager a country store, Clifford's Old Store, #2 on the map, from which the city's first telephone service was connected in 1905.

The house has fallen into disrepair over the last few years while it has sat vacant. Today, the home is owned by the Presbyterian church next door and is in need of repair. Resources like this need more attention if the city wants them around for another 100 years.

Hill-Woodward House

From the 1880's up to 1930, Grovetown was considered a resort town, and many wealthy residents of areas had summer homes in the city. Believed to be the oldest and one of the finest houses in Grovetown is the former home of Joseph A. Hill, #16 on the map. Built in 1866, it is a two-story, gabled-ell house type. The house is one of two remaining in Grovetown with an original attached kitchen and original brick chimneys and window hoods. Nicknamed the Eagle's Nest, if walls could talk, this house would tell much of the history of Grovetown. Hill's friends were definitely the leaders of the day. Joseph E. Maxwell, whose name is mentioned in the book, Children of Pride by Robert Manson Myers, lived in Hill House with his son-in-law. Maxwell died in 1886 and is said to be buried in the rear yard.

Grovetown Train Depot

Grovetown's first depot was built in 1879 by the Georgia Railroad. It was replaced with a new Grovetown Depot, a large structure worthy to be called a community landmark. The building was constructed in 1891 at a total cost of $5,041.74 with one and a half stories on one end and the freight warehouse on the other end. The railroad depot was served by the Georgia Railroad until 1970, and was demolished in 1972.

In 1930, the last local train made its trip from Augusta, 15 miles away. Prior to that, people's lives were ordered by the train schedules, but now a bus would take them the short distance.

The construction of Camp Gordon (later renamed Fort Gordon) in 1942 revitalized the Train Depot for use with the transportation of troops and supplies coming and going for military operations. Regular passenger trains were scheduled passing through Grovetown from Augusta to Atlanta until 1968; then. In 1983, Seaboard Rail System purchased the line and passenger service came to an end. Trains owned by CSX still pass through Grovetown today, but freight and passenger service are a memory.

Today, the city is interested in reconstructing this important city landmark and creating a new space for the community to gather..

SUMMARY

Availability and quality of water for a growing population remains important in any area. Therefore, the many natural resources in Grovetown should be continually valued and protected. Proper development is one key factor for this.

With a history that dates back over 100 years, the City of Grovetown has a rich past and contains a number of culturally significant resources. Among these are the J.L. Dodge House, Goodale Park, and the Hill-Woodward House. Other resources, like the GA Rail Depot, have not remained physically on the landscape, but have left an impression. This depot was once a community landmark, and today's community has a desire to see it be reconstructed and once again serve as a landmark. Without assistance and preservation, buildings will continue to vanish. Additionally, heritage tourism is a tool that many communities use as a part of their economic development strategy. If Grovetown officials want to hold on to what is left of the physical history to assist in telling the story of this great place, steps must be taken, like nominating some of the remaining structures for the National Register of Historic Places.

Community Profile:
Land Use

Demographic trends, current economic circumstances, and social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of residents.

The city currently contains the following land use categories:

- **Residential**
- **Commercial**
- **Industrial**
- **Public/Institutional**
- **Parks, Recreation, and Conservation**

Looking forward, any targeted development or annexations close to Fort Gordon will need to consider the effects of such development on resident quality of life and the operations and mission of the Fort. Under state enabling legislation (Title 36, SB261, 2003 of the Official Code of Georgia Annotated), local governments abutting all military installations are required to coordinate with installations in considering the impact of zoning decisions on military operations. The law requires local governments solicit a written recommendation from a military installation's commanding officer when there is a proposed change in zoning or special exception of property that is within 3,000 feet of the installation. This provides an opportunity for Fort Gordon to offer a recommendation regarding the proposed land use or zoning change and allows installation officials to explain whether or not the proposed change will have a negative impact on operations.

Community Profile: LAND USE

EXISTING AND FUTURE LAND USE

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in the city should be a priority to address changing conditions. The city of Grovetown has undergone significant changes since the 2006 Comprehensive Plan. One major change is in city limits; the city has annexed property both to the north and south of its former city limits. The majority of this property is designated for residential uses.

The Picture Grovetown Urban Redevelopment Plan (2012-2017) was adopted in 2012. Goals of the final plan include: Transformative Housing Development; Nuisance Property Abatement; and Community Commercial Investment. The plan not only provides the strategic plan for redevelopment activities in the city that is consistent with the Georgia Urban Redevelopment Law, it also graphically illustrates that the development patterns of urban, higher density, mixed-use form desired by Grovetown officials to create a "downtown" are indeed possible.

The majority of land in Grovetown is designated for residential use, as it was in the past. An analysis of prior and current zoning within the city reveals multiple zoning changes in recent years. Perhaps the most significant changes came with the adoption of the form-based code in 2014 and creation of the city center districts (CC). These districts are intended to promote redevelopment in the city center as defined by the URP. It also furthers the public purposes of reinforcing the city center, maintaining the local "small town" human scale atmosphere, and protecting/enhancing the city's attractiveness through high quality distinctive design. With the adoption of the form-based code, much of the residential R-1, R-2, and R-3 zoned areas in the city center were redefined as center city districts CC5 and CC6. These areas still permit residential. Additionally, the amount of area designated for open space increased when one large tract just south of the central city was rezoned for civic open space. Commercial districts C-1 and C-3 classifications are no longer in use and have been replaced by form-based code districts as well.

LAND USE DESIGNATIONS

The following is a list and description of the City of Grovetown land uses:

- **Residential**: Land designated primarily for single-family and multi-family housing dwelling units organized into general categories of net densities.
- **Commercial**: Land designated primarily for non-industrial businesses including office, retail sales, service, and entertainment facilities organized into general categories of intensities.
- **Industrial:** Land designated for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, or similar uses.
- **Public/Institutional**: Land designated for certain federal, state, or local land uses and institutional land uses.
- **Parks/Recreation/Conservation**: Land designated for active or passive recreational uses. These uses include playgrounds, public parks, nature preserves, wildlife management areas, golf courses, recreation centers, or other similar uses.

GROVETOWN ZONING DISTRICTS

The following are zoning districts for the city of Grovetown:

R-1, R-2 and R-3: Residential District- The major distinction between districts R-1, R-2, and R-3 is in the varied lot sizes. Also, all three districts permit single family, mobile homes and two family residences, but only R-2 and R-3 permit multifamily.

R-3A: Residential District- This district is designated for two-family units only.

R-4: Townhouse Residential District- This district is established to provide for the development of Townhouse Residential Units at a density not greater than ten (10) units per gross acre.

R3-55: Residential District- This district is intended for senior housing only.

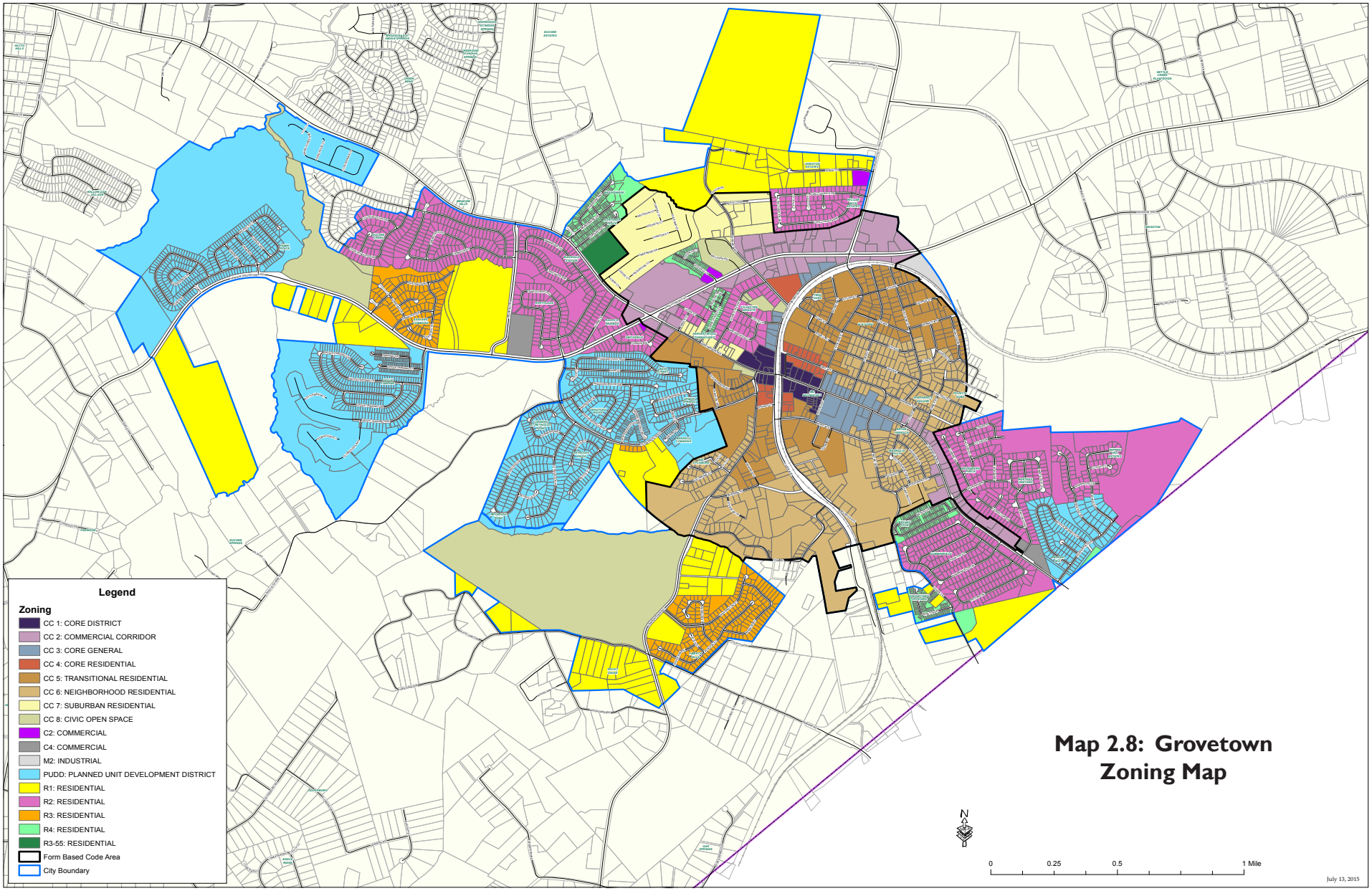
C-1: Neighborhood Commercial District- This district is established to provide decentralized areas for the retail sales of goods and for personal services, recreational, and institutional establishments which provide the everyday necessities and convenience of local residents.

C-2: Highway Commercial District- This district is established to provide areas for those amusement, specialized sales, and travel accommodations activities which depend on visibility from or proximity to automobiles or vehicular traffic, serve regional travelers, cater to local residents in vehicles, or provide services essential to the movement of vehicles on major highways.
C-3: Central Business District- This district is established to provide areas of unified, planned commercial shopping or service centers for the conduct of pedestrian-oriented community retail and service business of an indoor and intensive nature.
C-4: Heavy Commercial District- This district is established to provide areas for distribution, sales, service, or storage activities involving goods or equipment requiring extensive indoor or outdoor spaces, large or specialized handling equipment, or significant truck or rail transportation.
M-1: Light Industrial-This district is established to provide areas for industry in locations which lie near residential areas, or which are served by major transportation facilities and adequate utilities but are not feasible nor highly desirable for conventional industrial development because of proximity to residential, recreational, retail, or related developments
M-2: Heavy Industrial- This district is established to provide areas for manufacturing, assembling, fabricating, warehousing and related activities. These uses generate some emissions and have some adverse effects on surrounding properties and are not compatible with primary commercial, institutional, and residential uses.
PUDD: Planned Unit Development District- This is a multi-use district.

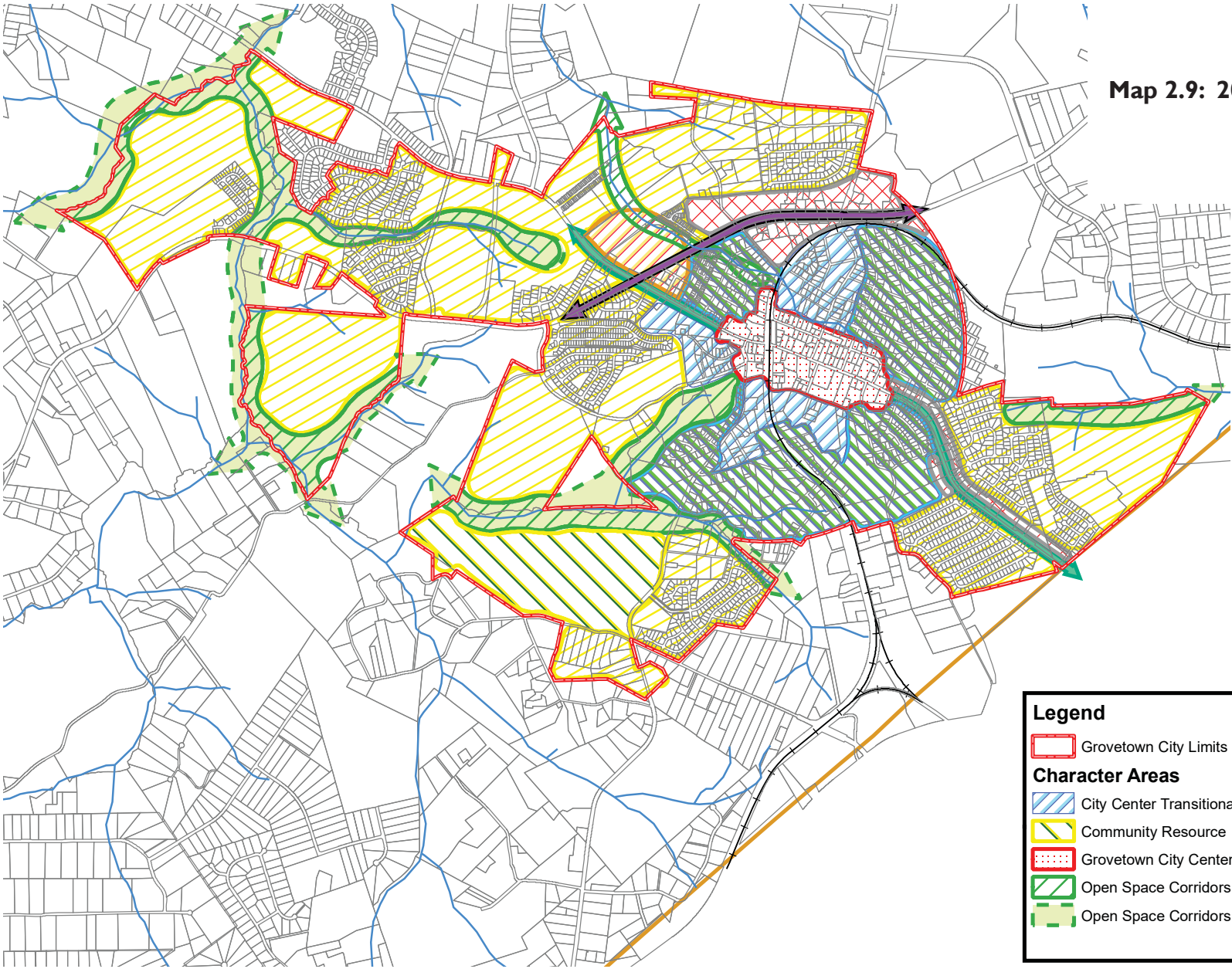
As mentioned previously, the city of Grovetown adopted a form-based code that created a series of City Center districts. The regulations of the City Center districts are intended to promote redevelopment in the city center area of Grovetown. The city center districts have been created and mapped to further the following public purposes, which are in the interest of the health, prosperity, and welfare of the City and its residents:

1. Plan Compatibility. To promote new development as defined by the downtown plan, "Picture Grovetown", adopted April 2012.
2. Reinforce the City Center. To develop a pedestrian-friendly "downtown" for the city of an appropriate mix of uses and a variety of housing types, with special character and aesthetic value that represent and reflect elements of the City's history and distinction.
3. Local Atmosphere. To maintain the local "small town", human scale atmosphere of the city center area.
4. Attractiveness. To protect and enhance the city's attractiveness to visitors and support and stimulate local business through high quality and distinctive design.

The following are established for development within city center and adjacent areas and are collectively called the City Center (CC) Districts:
CC 1: City Center Core District- a mid-scale district that supports up to 3 story buildings in the core of the mixed use city center area. The form of this retail- and service-centered area establishes a street wall of storefront style-building facades with build-to zones along the sidewalk and parking in the rear. It focuses pedestrian-friendly retail and service uses on the ground story with residential and/or office uses in upper stories.
CC 2: City Center Commercial Corridor- a mid-scale corridor district intended to accommodate more of a variety of uses than the core district. The form of this area is also more flexible, allowing pedestrian-centered as well as vehicular-oriented development.
CC 3: Core General- a lower density area of one to up to 3 story commercial and residential buildings and uses, typically surrounded by more landscape areas than the Core. It is intended to serve as a transition from the core to the commercial corridor and adjacent residential.
CC 4: Core Residential- a small district of one to up to 3 stories that permits the most intensive residential housing types as well as some civic buildings.
CC5: City Center Transitional Residential- a residential district that permits both attached and detached single family residential uses and forms and serves as a transition between the Core and the Neighborhood Residential districts.
CC6: City Center Neighborhood Residential- a residential district that permits only small lot single family residential.
CC7: City Center Suburban Residential- a residential district that permits only single family residential on larger lots than the Neighborhood Residential District.
CC 8: City Center Civic District- reserved only for civic open space, whether publicly or privately owned, and the buildings associated with the use of the open space, such as park or community center buildings.



Map 2.8: Grovetown Zoning Map



Map 2.9: 2006 Character Areas Map

During the 2006 Comprehensive Plan process, the city chose to focus on character areas. Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. These character areas were adopted as part of the Plan.

SUMMARY

Grovetown has grown in more ways beyond population, income and housing, and several land use developments have occurred over the last 10 years. Since the previous comprehensive plan, the city has extended its boundaries and annexed a number of properties. The majority of the land in Grovetown has been and remains designated for residential uses. However, the increased area designated for civic use and open space notes the growing importance of these land uses to the city. Additionally, the introduction of the form-based code for the central city will aid greatly in producing the desired character of the developing downtown while allowing necessary uses to occur there. For example, now, historic homes are encouraged as a part of the fabric downtown, and more buildings that emulate their character can be used or developed to house non-residential services. As part of this comprehensive plan, Character areas have been re-examined

In addition to concerns of natural growth, the city must take into account Fort Gordon. If the city plans to annex areas closer to the Fort in the future, developing a land use pattern compatible with activities at the Fort is the best course of action for residents and the installation. The law requires local governments solicit a written recommendation from a military installation's commanding officer when there is a proposed change in zoning or special exception of property that is within 3,000 feet of the installation. Additionally, these actions will support resident health, safety, and quality of life.

COMMUNITY AGENDA

Community Agenda

The Community Agenda is the key element to reaching the community's goals. The Community Agenda formalizes a shared community vision, concrete goals and a work program to help meet the anticipated challenges in the future. The activities in the Community Work Program are the road map for improving the welfare of the citizens of Grovetown.

The Community Agenda document includes the following vital components:

- A list of "Needs and Opportunities"
- A list of "Community Goals" and long-term policies
- A "Land Use Plan" incorporating city-wide character areas
- A "Community Work Program" identifying specific implementation activities to be undertaken over the next five (5) years.

A dedicated stakeholder committee, comprised of local elected officials and community representatives, collaborated and participated in sessions to provide input on the future for the city. The group also constructed strategies for addressing concerns and aspirations. It is important to note that the items listed on the subsequent pages are structured in a manner that serves to meet the additional factor of adhering to the state's minimum comprehensive planning rules established by the Georgia Department of Community Affairs.

Community Agenda:
Needs and Opportunities

A list of needs and opportunities regarding economic development, housing, natural and cultural resources, community facilities, and transportation for Grovetown is included in the Community Agenda. These lists were generated over the course of the 2016 Comprehensive Plan planning process.

In conjunction with supporting data, these lists have been generated through the efforts of community stakeholders - and their ability as local leaders to apply their knowledge of relative community strengths and weaknesses, with anticipated or ongoing challenges.

Community Agenda: NEEDS AND OPPORTUNITIES

ECONOMIC DEVELOPMENT

- A greater number and variety of retail and other business establishments to locate within the municipal limits is desired.
- The number of professional and administrative jobs is increasing.
- Grovetown's workforce diversity requires a variety of housing options.
- Expansions at Fort Gordon Army Cyber Command can lead to additional related businesses and contractors to locate in/near the city.
- Georgia Regents Medical Center will be constructing a hospital in the city, presenting a number of job opportunities.

HOUSING

- The deteriorated manufactured housing stock needs redevelopment.
- A form-based code was adopted to assist the community in its efforts to have a functional and aesthetically pleasing downtown core providing more flexibility and clear guidelines for building type and features.
- The majority of housing is single family attached or detached. More housing variety, in price and type is needed.
- Housing values are rising.
- The URP has defined redevelopment areas and provided an implementation plan.

COMMUNITY FACILITIES

- Proper provision for water and sewer discharge service for the growing population is needed.
- There are drainage problems throughout the city that must be addressed.
- Additional public park space and recreational opportunities for all ages is needed.
- Residents value the Euchee Creek trail and want to see more of this kind of development.
- Opportunities exist to increase the number of sidewalks and bike paths.
- The construction of a new hospital in Grovetown will greatly benefit residents of the city and the county as a whole.

TRANSPORTATION

- Pedestrian/bicycle safety and access to all portions of the city is needed.
- Ensure that adequate funds exist to meet long-term street maintenance responsibilities.
- The form-based code and redevelopment plan promote greater interconnectivity between streets and developments to reduce dependency on existing major highways.
- Manage the access of motor vehicles to and from private properties along major roads in order to decrease motor vehicle conflicts and accidents created by traffic entering and exiting highways.
- Land is available on which to promote higher-density development patterns to reduce distances between residential, retail and office areas.
- Several transportation projects are planned to address community needs over the next 25 years.

NATURAL AND CULTURAL RESOURCES

- Protect the quality of drinking water sources (i.e. streams, ponds, lakes, aquifer, etc.) from the effects of new development.
- Many community members use the existing parks and trail system, creating an opportunity to expand those services.
- Incorporate a greater portion of natural landscape and open space in new developments that preserves natural habitat in sensitive environmental areas such as floodplains.
- There are few historic properties remaining in the city and none of them are located on the National Register of Historic Places.
- Community members support the creation of more community event space in the city.

Community Agenda:
Community Goals

Stakeholders and other planning participants have identified the planning goals of the City of Grovetown. The "Community Goals" component of the Community Agenda document includes the following elements:

List of Goals: The goals list consists of broad statements of understanding and intent regarding the communities' long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs' "Quality Community Objectives" were reviewed in order to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program.

Policies: To accompany the goals, a list of supporting policies was developed, some as ongoing initiatives. During the course of the 2016 Comprehensive Plan process, the previous work program items and objectives were reviewed. Some of these items were deemed more appropriate as goals or as supporting policies for said goals. Others were eliminated because they duplicated in other sections of the plan.

TRANSPORTATION GOALS

- Increase pedestrian/bicycle safety and access to all portions of the city.
- Create greater interconnectivity between streets and developments to reduce dependency on existing major highways.
- Manage the long-term maintenance of city streets while improving access along major thoroughfares.

Supporting Policies

-Develop an extensive recreational trail network.
-Provide for non-vehicular access between developments.
-Implement the recommendations of "Safe Routes to School" walk audits.
-Explore funding measures necessary to create a reserve fund for long-term street maintenance.
-Promote higher-intensity development patterns in order to decrease he amount of new public facilities/utilities being add to the city's street system.
-Develop access management standards for major thoroughfares.

ECONOMIC DEVELOPMENT GOALS

- Ensure that new employment options include higher-paying administrative and professional services, high-tech and medical positions.
- Obtain a greater number and variety of retail establishments to locate within the municipal limits.
- Focus retail recruitment efforts to character areas along major thoroughfares as identified in the future development map.

Supporting Policies

-Collaborate with regional economic development agencies to develop a diverse economy based on multiple industry sectors and employment opportunities in the city limits.
-Improve the appearance of the city to serve as an enticement for additional business investment.
-Promote the formation of local private business groups that can focus their energy on marketing Grovetown as an attractive business location.
-Strengthen the relationship with Columbia County Chamber of Commerce.

HOUSING GOALS

- Provide safe, clean and affordable housing choices to Grovetown residents of varying income levels.
- Remove deteriorated structures throughout the city.

Supporting Policies

-Redevelop some of the deteriorating manufactured housing stock into higher-density and/or mixed use development.
-Acquire and demolish vacant and dangerous buildings that do not conform to minimum licensing and inspection requirements.
-Focus redevelopment activity in the central portion of Grovetown to promote a more defined town center.
-Develop multi-family housing options for residents who may not be able to purchase single-family homes.
-Partner with the private sector and/or government agencies to develop housing assistance programs.
-Utilize the urban redevelopment plan for development decisions.

Community Agenda: COMMUNITY GOALS

NATURAL AND CULTURAL RESOURCES

- Protect the quality of drinking water sources (i.e. streams, ponds, lakes, etc.) from the effects of new development.
- Protect and promote the reuse of remaining historic properties in Grovetown, and emphasize the city's historic heritage.

Supporting Policies

-Incorporate open space and natural landscape into new developments.
-Improve or increase standards that provide community-wide protection to sensitive wetland habitats.
-Reduce the amount of impervious surfaces in new development and increasing tree planting/protection standards to reduce the amount of storm water runoff generated by development site.
-Provide additional facilities for the Grovetown Museum as needed in order to accommodate work space, storage and event space, handicapped access and emergency access/egress.
-Utilize the form-based code to protect the design and character of historic structures while providing flexibility in their use.

COMMUNITY FACILITIES

- Eliminate drainage problems within the city.
- Provide additional public park space and recreational opportunities for all ages.
- Ensure the effective provision of services to the city's growing population.

Supporting Policies

-Convert existing city thoroughfares from open-ditch section streets to curb and gutter streets where part of conventional development.
-Create "low-impact" development alternatives that allow storm water to flow through filtration, detention and/or retention systems that allow for more natural treatment of runoff.
-Incorporate active recreation areas into new developments.
-Identify areas where small public parks can be developed to improve community accessibility.
-Improve accessibility to library services.
-Create and maintain partnerships with groups like Cal Ripken Baseball and Pop Warner Football to provide a variety of recreational options.
-Streamline record-keeping functions.
-Gradually increase the amount of city staff to provide services – particularly administrative and development related staff.
-Maximize the use of the community resource character area as a location for new city facilities.

Community Agenda:
Land Use Plan

The Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the state of Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. The City of Grovetown administers and enforces land use and zoning regulations. Therefore, the state's land use element requirement applies to the 2016 Comprehensive Plan.

Inclusion of a land use element within a comprehensive plan document is a sound initiative within a comprehensive plan. Perhaps no other comprehensive planning element better relates to a community's long term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2016 Comprehensive Plan's "land use plan" component being inclusive of multiple aspects that work together and have an influence on the community.

The Community Agenda's Land Use Plan - in conjunction with the Land Use analysis provided in the Community Profile document - collectively form the 2016 Comprehensive Plan's required Land Use Element. The Land Use Plan focuses on the principal component - character areas. During the 2006 Comprehensive Plan process, Grovetown opted not to prepare a future land use map but instead to focus on Character Areas. Character Area maps and supporting narratives provide a description of preferred land use districts for varying sections of Grovetown and are the principal means by which the long-term land use goals and policies of the city are represented. The Grovetown Comprehensive Plan's Land Use Plan will be considered by local authorities when making land use recommendations, determinations, interpretations, and decisions in the future.

Community Agenda: CHARACTER AREAS

The 2016 Comprehensive Plan's Character Area Map is located on the next page of this section, with supporting narratives for specific character areas in the pages following the full character area map. When determining how best to use the 2016 Comprehensive Plan's Character Area maps and supporting narratives, the reader should be mindful of the following two (2) parameters:

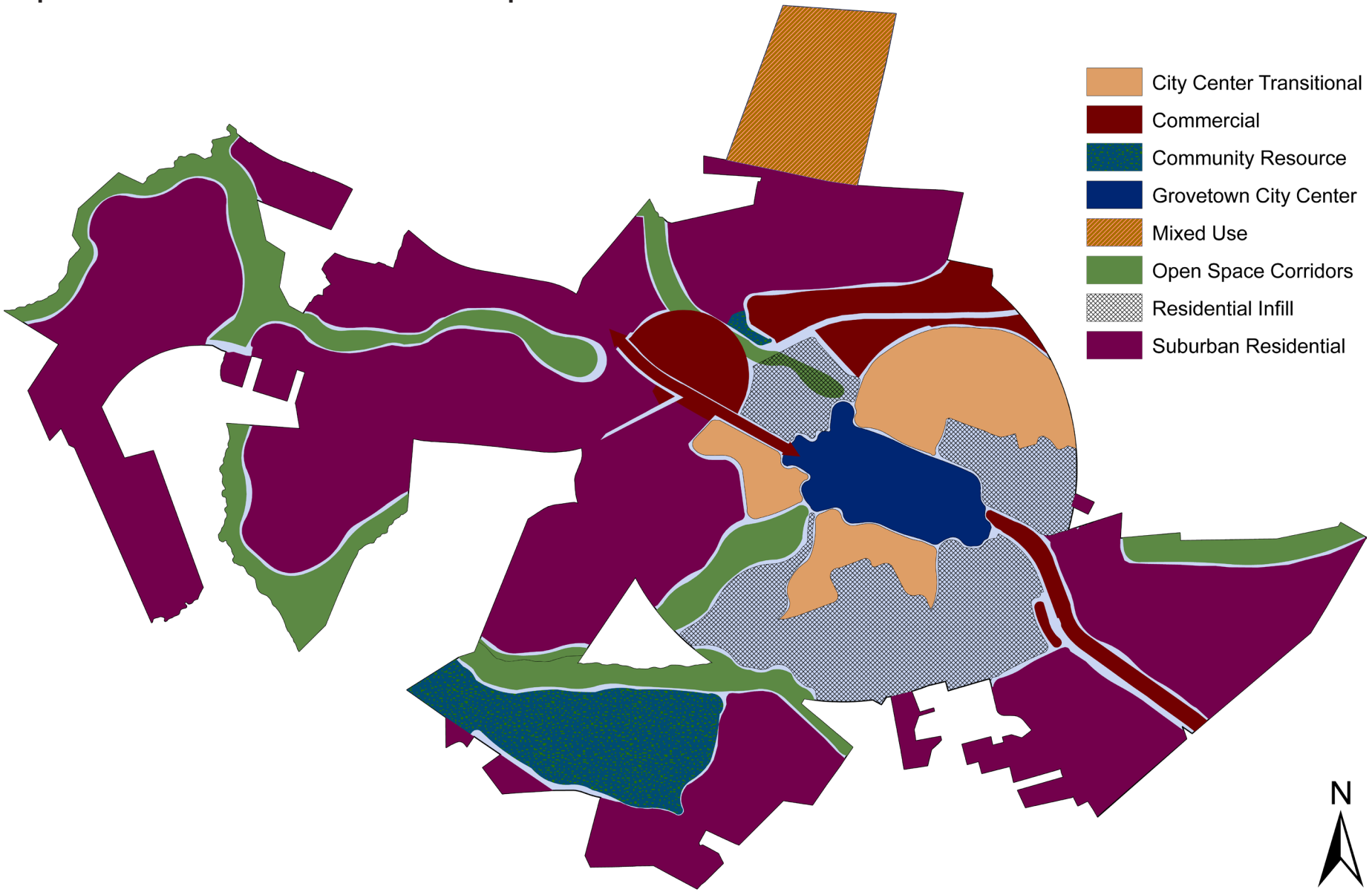
Character Area Boundaries: Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the 2016 Comprehensive Plan or other local policy document. Generally, a tract should develop according to the parameters established in the specific character area in which it is located. The City is strongly encouraged to initiate amendments to its Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

Character Area Narratives: The narratives located on the following pages correspond to the Character Area Map and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

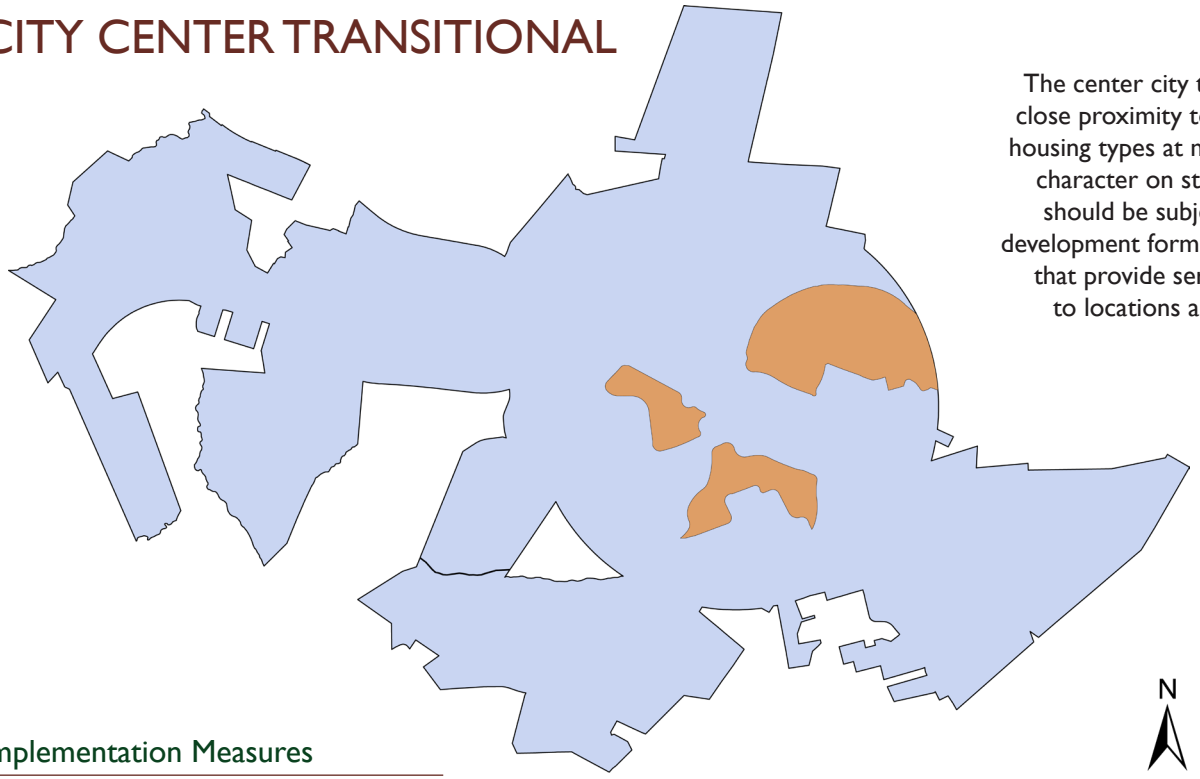
The Character Area Map presented herein, is an update to (and supersedes) the prior character area map that was included in the last comprehensive plan document. The 2006 character area map established 10 total character areas for the city. The current plan contains eight (8).

2006 CHARACTER AREAS	2016 CHARACTER AREAS
Center City Transitional	Center City Transitional
Community Resource	Commercial
Grovetown City Center	Community Resource
Open Space Corridor	Grovetown City Center
Parkway Commercial	Open Space Corridor
Regional Commercial	Mixed Use
Residential Infill	Residential Infill
Robinson Parkway	Suburban Residential
Suburban Residential	
Wrightsboro Parkway	

Map 3.1: 2016 Grovetown Character Area Map



CITY CENTER TRANSITIONAL



General Description

The center city transitional character area includes developed areas within and in close proximity to the central part of the city. The area will promote a mixture of housing types at medium to high densities while preserving single-family residential character on streets where it is already the predominant land use. Development should be subject to building and site design features that promote a traditional development form. The area may support targeted small-scale office and retail uses that provide services to adjacent residential properties, if such uses are confined to locations along arterial and/or collector streets that are directly adjacent to commercial corridors or the city center.

Relationship to Prior Plan

This area was retained from the Grovetown Comprehensive Plan 2006.

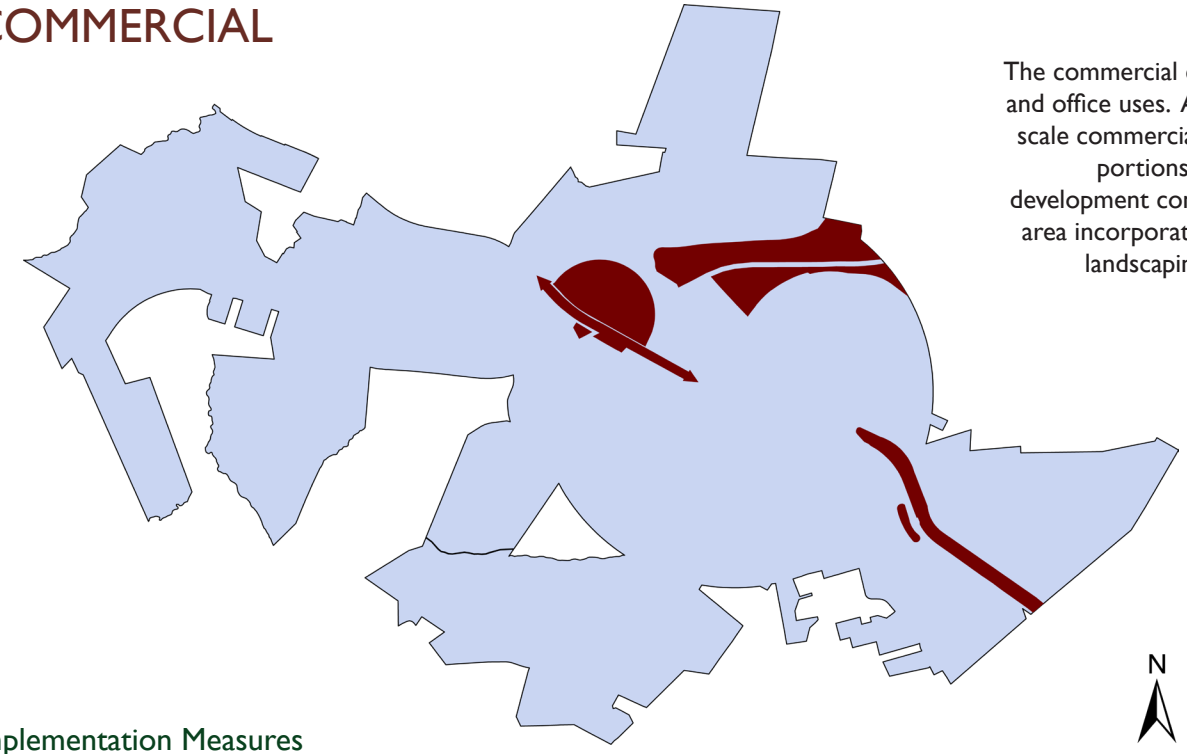
Land Uses

Residential
Commercial
Office

Implementation Measures

- Promote single-family residential infill on streets where it is already the predominant land use.
- Permit higher-density single-family housing (via smaller lots and townhouses) on large tracts or via infill.
- Allow multi-family on some tracts where access to can be obtained from arterial or collector streets; but, not via streets bisecting established single-family, townhouse or duplex neighborhoods.
- Allow targeted small-scale neighborhood serving office & retail at collector & arterial street intersections.
- Where applicable, incorporate street extensions as part of new development to promote street grid interconnectivity and traffic dispersal.
- Require new and existing street segments extending from the city center to incorporate curb and gutter, sidewalks, on-street parking and street trees.
- Develop guidelines for residential development to promote traditional building styles, scale and form.
- Incorporate neighborhood parks or play lots into redevelopment sites.

COMMERCIAL



General Description

The commercial character area is intended for a varied scale of commercial, retail and office uses. At the intersection of major thoroughfares, development of large-scale commercial uses to serve surrounding areas of the city and unincorporated portions of Columbia County is appropriate. In other areas, smaller scale development containing more local community services is desired. This character area incorporates on-site access management features, and uniform building, site, landscaping and sign standards in order to improve function and aesthetics.

Relationship to Prior Plan

This area was retained from the Grovetown Comprehensive Plan 2006. It was created through combining several previous plan designated commercial areas; the boundaries and narrative have been refined.

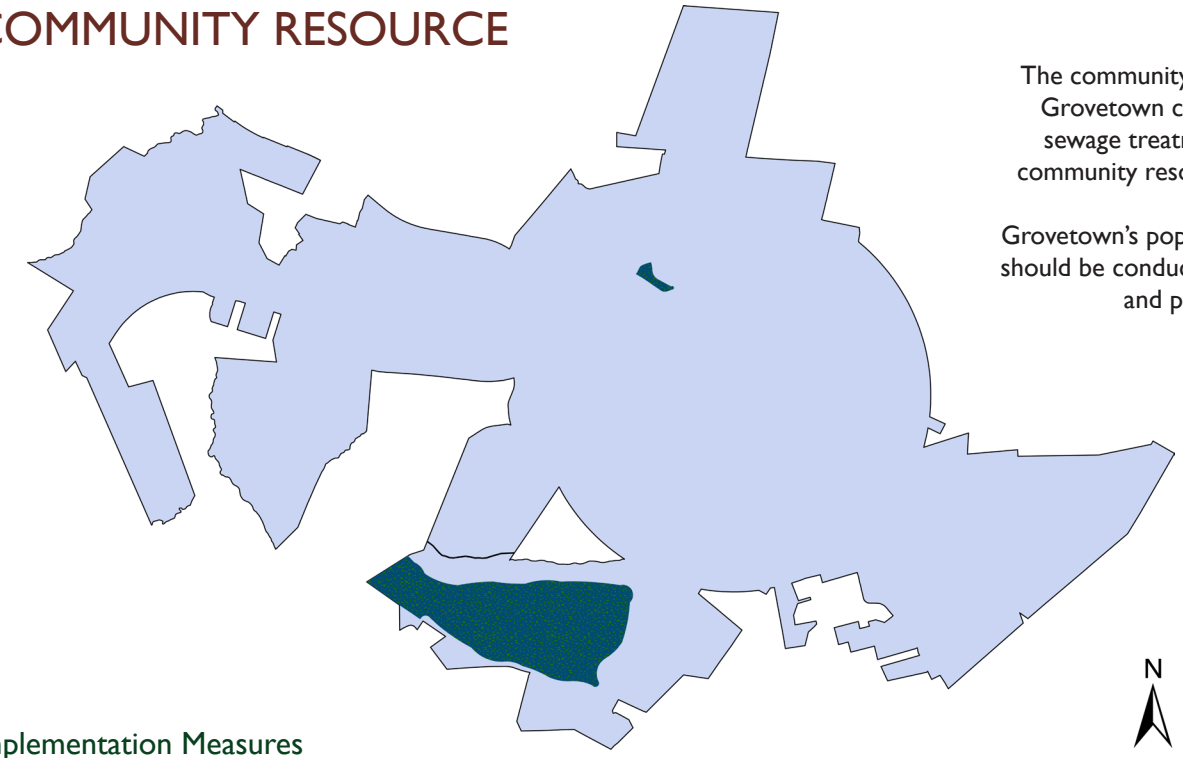
Land Uses

Commercial
Retail
Office

Implementation Measures

- Provide incentives for new businesses to locate here.
- Add and require bicycle and pedestrian facilities to create connections to downtown and nearby residential areas.
- Ensure significant perimeter buffering where adjacent to residential and open space corridor areas.
- Utilize uniform design standards for buildings and landscaping.
- Review signage guidelines for this area and adjust accordingly.
- Control vehicular access via utilization of access management features that extend curb spacing and promote shared access.

COMMUNITY RESOURCE



General Description

The community resource character area includes property owned by the City of Grovetown combining areas for community facilities and infrastructure such as sewage treatment, to areas designated for public use such as Liberty Park. The community resource character area provides additional reserves of city property that may be further utilized for other public facilities as Grovetown's population continues to grow. Additional public facility development should be conducted in a manner that protects remaining natural landscaped areas and provides opportunities for future linkages to open space corridors.

Relationship to Prior Plan

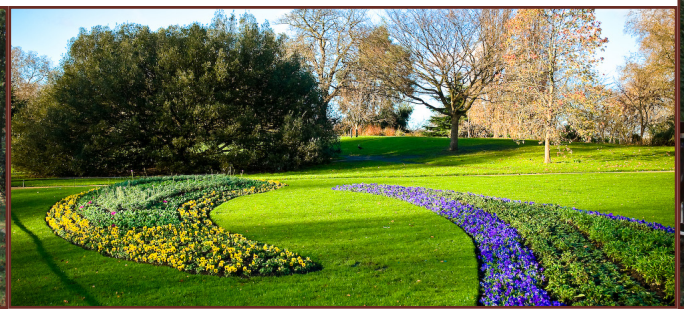
This area was retained from the Grovetown Comprehensive Plan 2006.

Land Uses

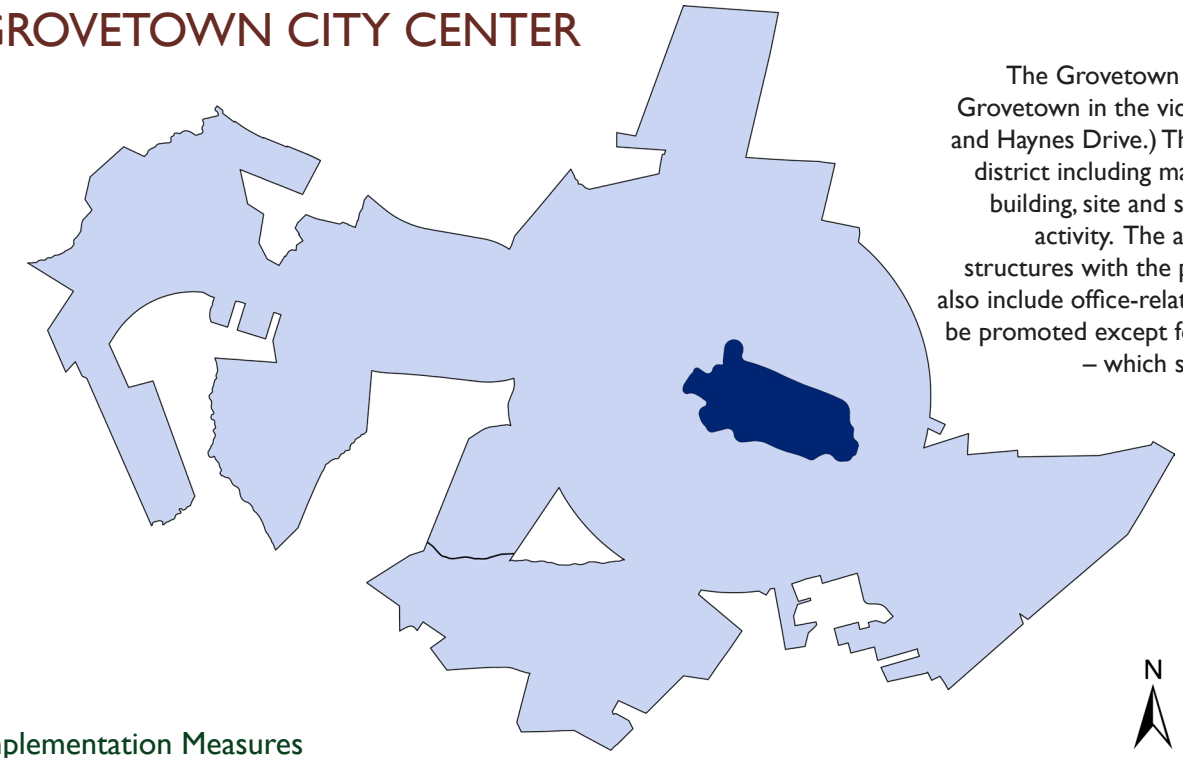
Parks and open space
Institutional

Implementation Measures

- Reserve for public use.
- Promote ways to develop the site in a manner that mixes public uses with other community facilities.
- Retain portions of the site as woodlands.
- Leave a buffer around the majority of the site and where adjacent to open space corridors.



GROVETOWN CITY CENTER



General Description

The Grovetown city center character area includes the central historic portion of Grovetown in the vicinity of Robinson Avenue (generally between Newmantown Road and Haynes Drive.) The area is intended to be redeveloped to create a central business district including many of the characteristics of a traditional downtown by promoting building, site and street-scape design features that encourage street-level pedestrian activity. The area should support a wide mixture of office and retail uses within structures with the potential for residential uses to be located on upper floors. It can also include office-related government and institutional uses. Urban building form should be promoted except for properties that contain the city's few remaining historic homes – which should be redeveloped according to their more pastoral character.

Relationship to Prior Plan

This area was retained from the Grovetown Comprehensive Plan 2006.

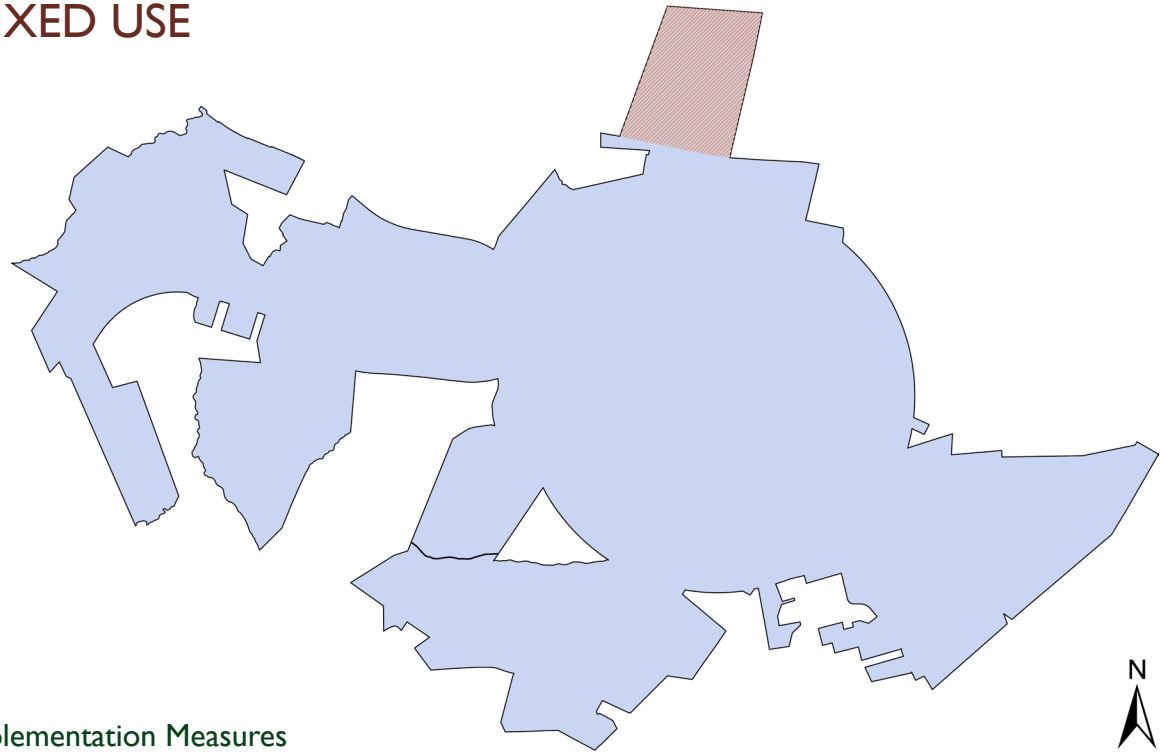
Land Uses

Residential
Commercial
Office
Mixed-Use

Implementation Measures

- Promote office, retail, and institutional uses primarily within mixed-use buildings.
- Provide assistance to homeowners who wish to have their home listed on the National Register of Historic Places.
- Limit future residential uses to existing historic homes, upper floors of office/retail buildings or multi-story (no more than 3 floors) residential buildings that are designed with a traditional urban form.
- Orient new buildings so that a minimum percentage of each lot is framed by a street-facing building façade located close to the public sidewalk.
- Allow increased building density if incorporating traditional design features.
- Permit office and retail uses within existing historic homes fronting Robinson Avenue in order to provide incentives for building preservation.
- Develop wide urban sidewalks (curb to building) with street trees, street furniture, uniform signage, pedestrian scale street lights, buried utilities and pedestrian crosswalks.
- Provide opportunities for on-street parking (except on Robinson Ave) and street design features that slow traffic (traffic calming features) to ensure that the district remains pedestrian-friendly.

MIXED USE



General Description

This character area incorporates a large area north of Grovetown that has been annexed into the city. It will be designated as a planned unit development district (PUDD) and will accommodate a variety of land uses. This area will contain a mix of single family homes, townhomes, apartments, senior living, office space, commercial and light industrial. This area will incorporate design features that create a sense of place, including landscaping, signage and bicycle/pedestrian connections.

Relationship to Prior Plan

This area was not a part of the previous plan. It was created to address this unique development in this recently annexed area.

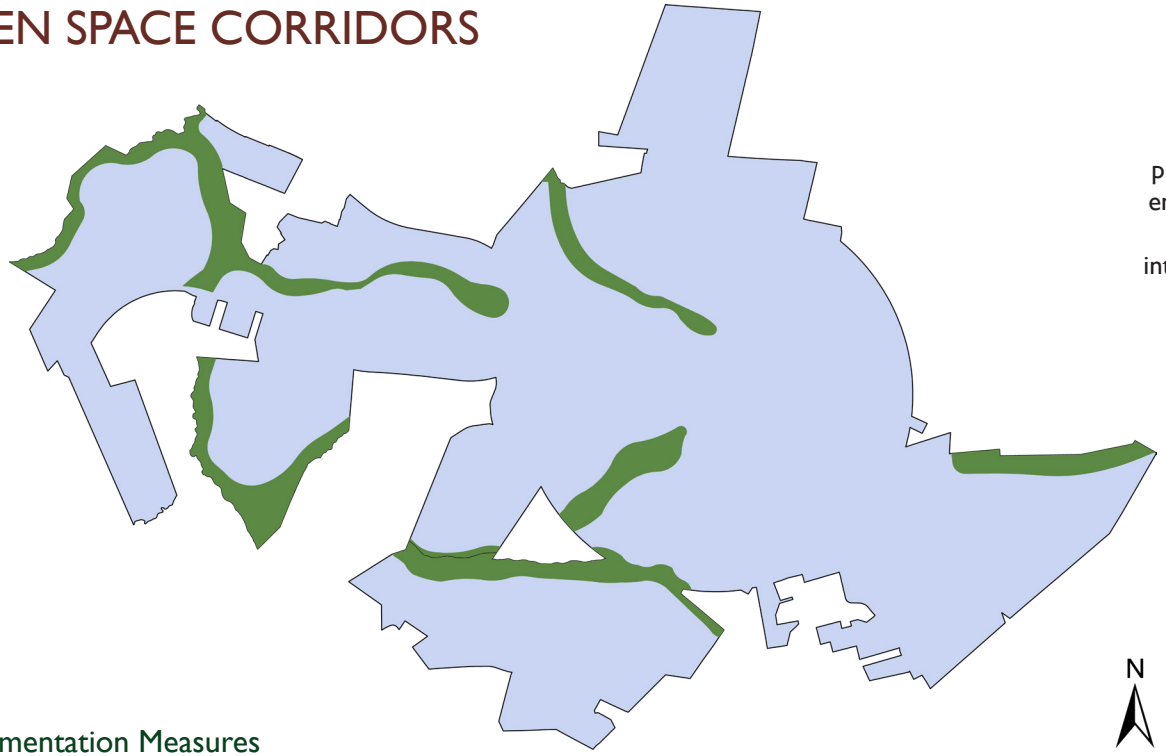
Land Uses

Office
Residential
Industrial
Commercial

Implementation Measures

- Provide incentives to develop in this area and work with developers to create pedestrian-oriented designs in appropriate areas.
- Ensure proper buffering between different uses.
- Incorporate usable green space into residential development.
- Promote a variety of densities in housing options.

OPEN SPACE CORRIDORS



General Description

The open space corridors character area includes linear areas dominated by perennial streams, swales, floodplains and wetlands. The area may overlap adjacent character areas and provides a buffer between all types of development and sensitive environmental areas while providing open space and recreational and alternative transportation opportunities. The area is not intended for development beyond providing for public facility and recreation/non-motorized transportation corridors.

Relationship to Prior Plan

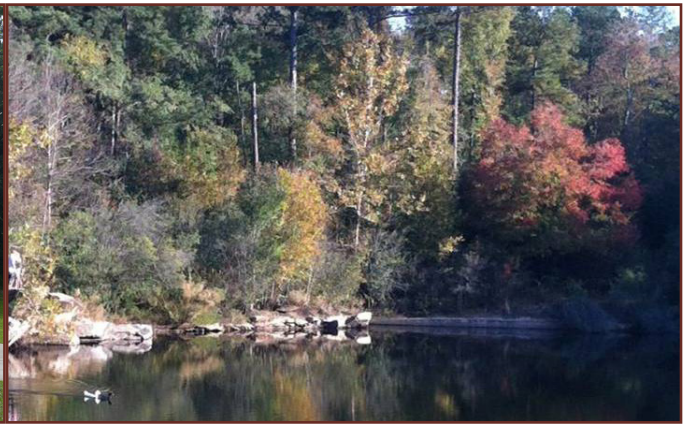
This area was retained from the Grovetown Comprehensive Plan 2006.

Land Uses

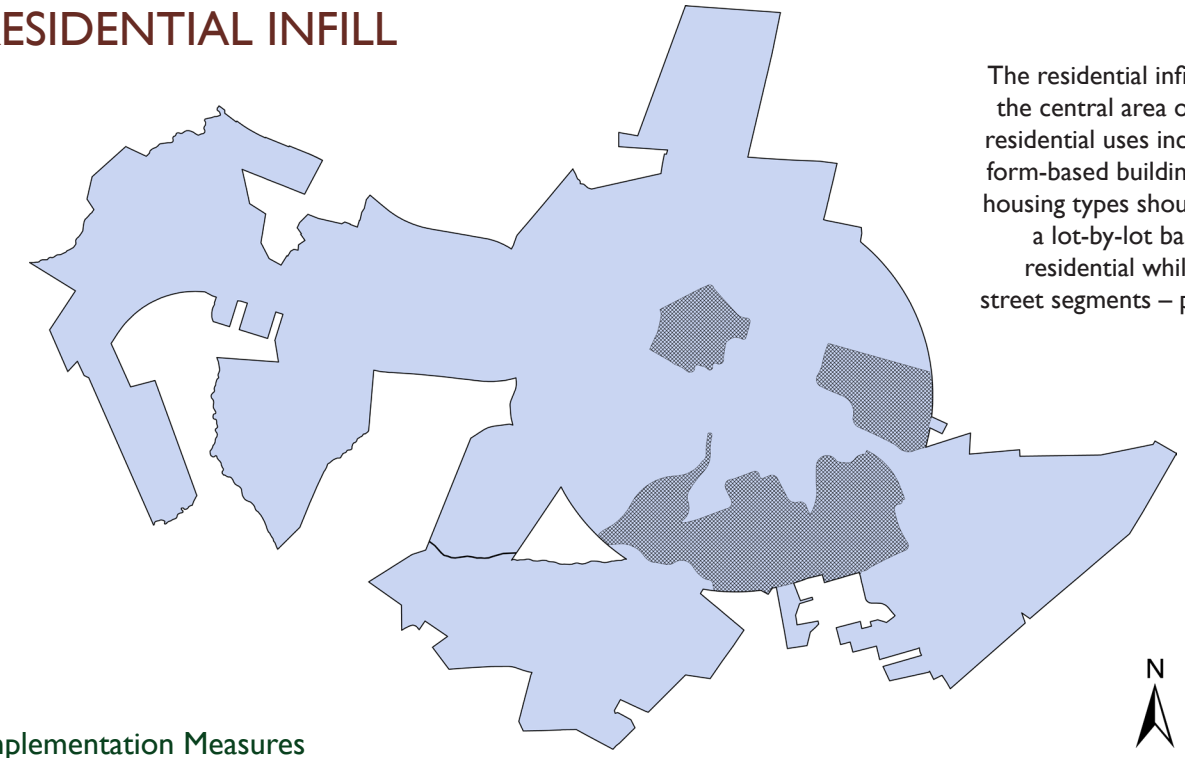
Character area is in the form of an overlay. Appropriate land uses are determined by underlying and adjacent character areas.)

Implementation Measures

- Promote preservation of corridors' natural features.
- Retain native vegetation.
- Promote passive activities and development (trails, benches, picnic tables, outdoor classrooms, etc.).
- Create linkages to and between adjacent development and properties for bicycle-pedestrian access.
- Develop bicycle and pedestrian corridors throughout the area.
- Require buffer areas and/or trail easements.



RESIDENTIAL INFILL



General Description

The residential infill character area includes developed and undeveloped portions of the central area of the city that should continue to support low to medium density residential uses including single-family, duplexes and townhouses while incorporating form-based building and site design features. The development of varying residential housing types should be focused on promoting different uses by street – rather than a lot-by-lot basis. Infill opportunities on single lots should focus on single-family residential while duplex and townhouse development should be targeted to new street segments – particularly areas that are directly adjacent to the 'Grovetown city center" and "center city transitional" areas.

Relationship to Prior Plan

This area was retained from the Grovetown Comprehensive Plan 2006.

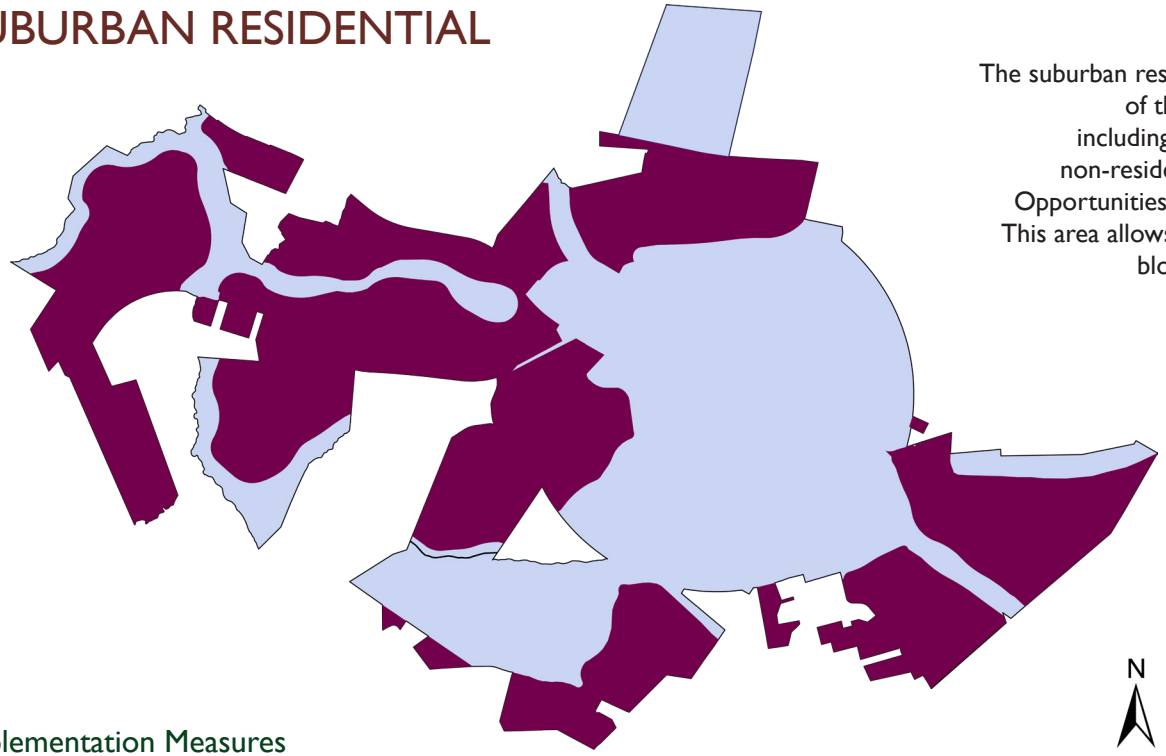
Land Uses

Residential
Recreation

Implementation Measures

- Develop single-family infill according to design guidelines promoting traditional styles, scale and form.
- Promote additional housing types (duplex and townhouses) on some blocks according to design guidelines – not mixed between single-family lots.
- Where possible, extend the street grid system to promote interconnectivity and traffic dispersal.
- Incorporate street segments that include curb and gutter and sidewalks that are separated by a planting strip utilized for street trees.

SUBURBAN RESIDENTIAL



General Description

The suburban residential character area includes developed and undeveloped areas of the city intended for low to moderate density residential land uses including single-family dwellings, duplexes and townhouses; and small-scale non-residential uses that are directly associated with and support residents. Opportunities for the creation of senior housing in the area are being explored. This area allows for flexibility in residential building design, but encourages street block and lot arrangements that promote interconnectivity between tracts.

Relationship to Prior Plan

This area was retained from the Grovetown Comprehensive Plan 2006. However, the narrative and boundaries have been revised.

Land Uses

Residential
Commercial
Parks/Open space

Implementation Measures

- Promote low to moderate density housing options (single-family, duplex, townhouses).
- Allow for varying housing types contained within separate development tracts or streets.
- Promote a variety of architectural styles.
- Require street linkages between arterials and adjacent development tracts.
- Develop collector street standards for large developments and in targeted areas.
- Develop bicycle and pedestrian features with direct linkages to greenways and community facilities.
- Incorporate self-contained neighborhood parks or recreation space.

Community Agenda:
Report of Accomplishments

This section of the 2016 Comprehensive Plan presents the Report of Accomplishments for the City of Grovetown. A list of activities from the prior 2011-2015 work program is included and assigned the following identifiers to acknowledge the status of each project as:

- ***Completed:** the listed activity has been concluded*
- ***Underway:** the listed activity has started and is continuing*
- ***Postponed:** the listed activity has not been started or halted for some reason*
- ***Not Accomplished:** the listed activity has not moved forward*

The Report of Accomplishments is structured to adhere to the Georgia Department of Community Affairs' minimum standards for comprehensive planning.

Report of Accomplishments: ECONOMIC DEVELOPMENT

		Status				
	ACTIVITY	Completed	Underway	Postponed	Not Accomplished	COMMENTS
	Objective: Entice a greater number and variety of retail establishments to locate within the municipal limits. Objective: Ensure that new employment options balance the varying income levels of Grovetown's population by attracting service sector jobs that cater to both higher-paying administrative and professional services and lower–paying service sector jobs (ex. Fast-food, grocery stores, etc.)					
1	Create a public/private advisory group to assist city leaders and staff in implementing plan objectives aimed at promoting economic growth.	X				
2	Initiate rezonings for additional commercial and office uses.	X				
3	Create an annual marketing document that provides Grovetown development activity information to development interests.		X			Ongoing efforts continue, and the document will be updated annually once complete in 2017.
	Create programs and/or adopt ordinances that will improve the overall appearance of Grovetown in order to entice investment.					
1	Adopt standards regulating building materials and site design in the "parkway commercial" and "regional commercial" character areas.	X				

Report of Accomplishments: HOUSING

		Status				
	ACTIVITY	Completed	Underway	Postponed	Not Accomplished	COMMENTS
	Objective: Redevelop deteriorating manufactured housing stock into higher-density and/or mixed use development. Objective: Focus redevelopment activity in the central portion of Grovetown to promote a more defined town center.					
1	Acquire and demolish vacant and dangerous buildings that do not conform to minimum licensing and inspection requirements.		X			This ongoing activity is better suited as a policy and is mentioned in the "supporting policies" section of this document. Activities that accompany this policy are included in the 2016-2020 work program.

NATURAL RESOURCES

		Status				
	ACTIVITY	Completed	Underway	Postponed	Not Accomplished	COMMENTS
	Objective: Include a greater proportion of natural landscape into new developments. Objective: Improve or increase standards that provide community-wide protection to sensitive wetland habitats.					
1	Adopt a tree preservation ordinance.	X				

Report of Accomplishments: COMMUNITY FACILITIES

		Status				
	ACTIVITY	Completed	Underway	Postponed	Not Accomplished	COMMENTS
	Objective: Add investment in public services and facilities that support a city population that is projected to grow rapidly among all age groups.					
1	Accommodate some city building space needs through new construction in the "community resource" character area.		X			This activity will be complete in 2018.
	Objective: Create partnerships to ensure the adequate provision of water and sewer discharge services to the current and future city residents.					
2	Continue working with Augusta-Richmond County and Columbia County to secure the provision of additional water volumes.	X				
3	Continue working with Augusta-Richmond County and Columbia County to secure agreements to allow for increased sewerage discharge into county systems.	X				
	Objective: Eliminate drainage problems within the city - particularly in areas where there is no curb and gutter along streets.					
1	Apply for CDBG funds to convert city streets located within center city character areas from open ditch segments to curb and gutter (As part of overall revitalization efforts in these areas. See "Housing").	X				The application did not result in a funding reward. The community intends to reapply and the activity will be in the 2016-2020 work program.
2	Apply for TE funds to convert high volume city streets within the "center city" character area from open ditch segments to curb and gutter as part of overall downtown street enhancements (See "Transportation").		X			This activity will be complete in 2016.
	Objective: Incorporate active recreation areas into new developments.					
1	Amend land development regulations to require new large residential developments to include active recreation areas.		X			This activity will be complete in 2017.

Report of Accomplishments: TRANSPORTATION

		Status				
	ACTIVITY	Completed	Underway	Postponed	Not Accomplished	COMMENTS
	Objective: Incorporate street design features on portions of Robinson Avenue that promote the long-term creation of a pedestrian-friendly town center district between Newmantown Road and Katherine Street.					
1	Apply for funding for the redesign and enhancement of segments of Robinson Avenue located in the "Grovetown City Center" character area, to an urban form (After identifying preferred street design objectives as part of an urban redevelopment plan (See "Land Use")).	X				
2	Establish a "community improvement district" to provide local matching funds for center city street enhancements (After identifying preferred street design objectives as part of a center city district plan).	X				
	Objective: Increase pedestrian and bicycle safety and access to all portions of the city.					
1	Prepare and implement the recommendations of a "Safe Routes to School" plan.				X	This activity was not accomplished due to a lack of funding. This activity has been refined to target becoming a Safe Routes to School partner and completing a walk audit.
2	Construct sidewalks along Harlem-Grovetown Road and within Sylvester Heights.		X			This activity will be complete in 2017.
3	Identify locations for future greenway expansions extending from the Euchee Creek Greenway through "open space corridor" character areas.		X			This activity will be complete in 2017.
4	Amend land development regulations to require the provision of greenway trail easements when new development is occurring in identified greenway corridors.		X			This activity will be complete in 2017.

	ACTIVITY	Status: Completed	Underway	Postponed	Not Accomplished	COMMENTS
	Objective: Promote greater interconnectivity between streets and developments to reduce dependency on existing major highways.					
1	Work with local, regional and state organizations to develop a Major Thoroughfare Plan to identify the location of future arterial and collector streets in the Grovetown vicinity to allow for right-of-way reservation.		X			This activity will be complete in 2016.
2	Amend land development regulations creating a local street hierarchy and develop design standards for varying types of streets.	X				

LAND USE

		Status				
	Objective: Create a downtown district.					
1	Prepare an urban redevelopment plan for the "Grovetown city center" character area and portions of the "center city transitional" and "residential infill" character areas.	X				
2	Develop design standards that can be applied to city acquired redevelopment parcels/tracts; and, added to zoning regulations.	X				
3	Relocate some city functions such as Fire Station #2 and the Senior Center from their current locations in the "Grovetown City Center" character area.		X			This activity will be complete in 2019.
4	Implement a "pilot" building project in downtown utilizing urban design guidelines; and, by partnering with a private interest to redevelop vacant city parcels within the "Grovetown City Center" character area.		X			This activity will be complete in 2018.

Community Agenda:
Community Work Program

The Grovetown Comprehensive Plan 2016-2026 Community Work Program component establishes priority activities which the city government and/or other vested or partnering agencies will undertake over the next five (5) years. The Community Work Program is the key implementation tool for addressing the needs and opportunities identified during this planning process and mentioned earlier in the Community Agenda. Although designed by local planning participants to guide community building activities prioritized from the "bottom-up," the Community Work Program is structured to adhere to minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs. Consistent with state rules, the 2016 Comprehensive Plan's Community Work Program includes the following information:

- Description of each activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated Cost (if any) of implementing the activity
- Funding Source(s)

As mentioned in the Community Goals section, there are no objectives listed in the Community Work Program portion of the Community Agenda. During the course of the 2016 Comprehensive Plan process, the previous work program and objectives were reviewed. Some of these items were deemed more appropriate as goals or as supporting policies for said goals. Others were eliminated because they were duplicated in other sections of the plan.

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Establish an Enterprise Zone.		X				City	Staff Time	General Funds
2	Apply for DCA Opportunity Zone designation, particularly in URP areas.			X			City, CSRA RC	Staff Time	General Funds
3	Create an annual marketing document that provides Grovetown development activity information to development interests.	X	X	X	X	X	City, Columbia Co. Chamber of Commerce	Staff Time	General Funds
4	Partner with local colleges/universities to examine and develop connections between course offerings and emerging local industry.	X	X				City	Staff Time	General Funds, State/ Federal Grants/Funds
5	Create a development incentives package for companies creating 5+ professional jobs.	X	X				City	Staff Time	General Funds
6	Attract companies with 5+ professional jobs.		X	X	X	X	City, Columbia County Development Authority (CCDA)	Undetermined	General Funds, State/ Federal Grants/Funds
7	Recruit high-tech and medical employers.	X	X	X	X	X	City, CCDA	Undetermined	General Funds

NATURAL AND CULTURAL RESOURCES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Meet with homeowners of National Register eligible properties to discuss possible nomination.		X	X			City, CSRA RC	Staff Time	General Funds, State/Federal Grants/Funds
2	Nominate remaining structures for the National Register of Historic Places.			X	X	X	City, CSRA RC	$3,000-5,000	General Funds, State/Federal Grants/Funds
3	Create an architectural plan for reconstruction of the old train depot.		X				City, CSRA RC, Private Sector	Undetermined	General Funds, State/Federal Grants/Funds
4	Reconstruct the old train depot.			X	X	X	City	Undetermined	General Funds, Private Funds, State/Federal Grants/ Funds
5	Apply for "Tree City USA" designation.	X					City	Undetermined	General Funds

Community Work Program: HOUSING

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Partner with a developer to begin redevelopment efforts in the Katherine Street and Robinson Avenue areas.	X					City, private sector	Undetermined	General Funds, State/ Federal Grants/Funds, Private Funds
2	Conduct a housing study to determine quantity and condition of housing stock.		X	X			City, CSRA RC	$10,000-20,000	General Funds, State/ Federal Grants/Funds
3	Hire a part-time inspector or reallocate available funds for property preservation.		X				City	Undetermined	General Funds
4	Investigate the creation of a land bank authority and decide whether or not to create one.			X			City	Undetermined	General Funds
5	Apply for CDBG funds for demolition/ removal of structures		X				City, CSRA RC	Staff Time	General Funds, State Grants/Funds
6	Offer incentives for redevelopment in the URP areas.	X	X	X	X	X	City	Undetermined	General Funds
7	Partner with a developer to create affordable single-family units throughout the city.	X	X	X			City, private sector	Undetermined	General Funds, State/ Federal Grants/Funds, Private Funds

COMMUNITY FACILITIES

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Accommodate some city building space needs through new construction in the "community resource" character area.	X	X	X			City	Undetermined	General Funds
2	Apply for U.S. Department of Homeland Security's Assistance to Firefighters Grants to assist with operating costs of fire protection and EMS.		X				City, CSRA RC	Staff Time	General Funds, State/Federal Grants/Funds

Community Work Program: COMMUNITY FACILITIES (continued)

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
3	Apply for U.S. Justice Department's Justice Assistance Grant to support law enforcement services.			X			City, CSRA RC	Staff Time	General Funds, State/Federal Grants/Funds
4	Work with the Forestry Department on the creation of trails for recreational use.	X	X				City	Staff Time	General Funds, State/Federal Grants/Funds
5	Establish formal agreements with Augusta-Richmond and Columbia counties to secure the provision of additional water volumes.	X					City, Augusta-Richmond Co., Columbia Co.	Staff Time	General Funds
6	Secure formal agreements with Augusta-Richmond and Columbia counties to allow for increased sewerage discharge into county systems.	X					City, Augusta-Richmond Co., Columbia Co.	Staff Time	General Funds
7	Identify areas within the city where flooding and drainage issues exist and begin efforts to address these areas.	X	X				City, CSRA RC	Staff Time	General Funds, State/Federal Grants/Funds
8	Apply for CDBG funds to convert city streets located within center city character areas from open ditch segments to curb and gutter (As part of overall revitalization efforts in these areas).		X				City, CSRA RC	Staff Time	General Funds, State/Federal Grants/Funds
9	Apply for TE funds to convert high volume city streets within the "center city" character area from open ditch segments to curb and gutter as part of overall downtown street enhancements.	X					City, CSRA RC	Staff Time	General Funds, State/Federal Grants/Funds
10	Construct a new Water Pollution Control Plant and rehab existing sewerage collection system.	X	X	X	X	X	City	$23,500,000	GEFA
11	Amend land development regulations to require new large residential developments to include active recreation areas.	X	X				City	Staff Time	General Funds
12	Construct an 8 inch water line along Harlem/Grovetown Rd to connect to the Columbia County above ground storage tank on Louisville Rd.	X					City	$300,000	SPLOST

Community Work Program: TRANSPORTATION

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Work with local, regional and state organizations to develop a Major Thoroughfare Plan to identify the location of future arterial and collector streets in the Grovetown vicinity to allow for right-of-way reservation.	X					City, CSRA-RC	Undetermined	General Funds, State/ Federal Grants/Funds
2	Construct sidewalks along Harlem-Grovetown Rd and within Sylvester Heights.	X	X				City	Undetermined	General Funds, State/ Federal Grants/Funds
3	Identify locations for future greenway expansions extending from the Euchee Creek Greenway through "open space corridor" character areas.	X	X				City	Staff Time	General Funds, State/ Federal Grants/Funds
4	Amend land development regulations to require the provision of greenway trail easements when new development is occurring in identified greenway corridors.	X	X				City	Staff Time	General Funds, State/ Federal Grants/Funds
5	Add bicycle and pedestrian facilities to defined portions of Wrightsboro Rd.	X	X				City, GDOT	$3,000,000	TSPLOST
6	Add bicycle and pedestrian facilities to defined portions of Robinson Ave.	X	X				City, GDOT	$9,000,000	TSPLOST
7	Become a partner of the GA Safe Routes to School program and complete a walk audit.	X	X				City, CSRA-RC	Staff Time	General Funds, State Funds
8	Create a Multi-use Trails Plan for the city.	X					City, CSRA-RC	Staff Time	General Funds, State Funds

	Activity	Timeframe					Responsible Party	Estimated Cost	Funding Source(s)
		2016	2017	2018	2019	2020			
1	Relocate some city functions such as Fire Station #2 and the Senior Center from their current locations in the "Grovetown City Center" character area	X	X	X	X		City	Undetermined	General Funds
2	Implement a "pilot" building project in downtown utilizing urban design guidelines and by partnering with a private interest to redevelop vacant city parcels within the "Grovetown City Center" character area.	X	X	X			City, Private Sector	Undetermined	Private funds

A Resolution of the City of Grovetown for the Adoption of the Grovetown Comprehensive Plan 2016-2026

WHEREAS, the Grovetown City Council, the governing authority of Grovetown, Georgia has prepared the *Grovetown Comprehensive Plan 2016-2026* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Grovetown Comprehensive Plan 2016-2026* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Grovetown Comprehensive Plan 2016-2026* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Grovetown City Council that the *Grovetown Comprehensive Plan 2016-2026* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 8 **day of** February, **2016**

Gary Jones, Mayor
City of Grovetown

ATTEST:

Vicky Capetillo, Clerk
City of Grovetown