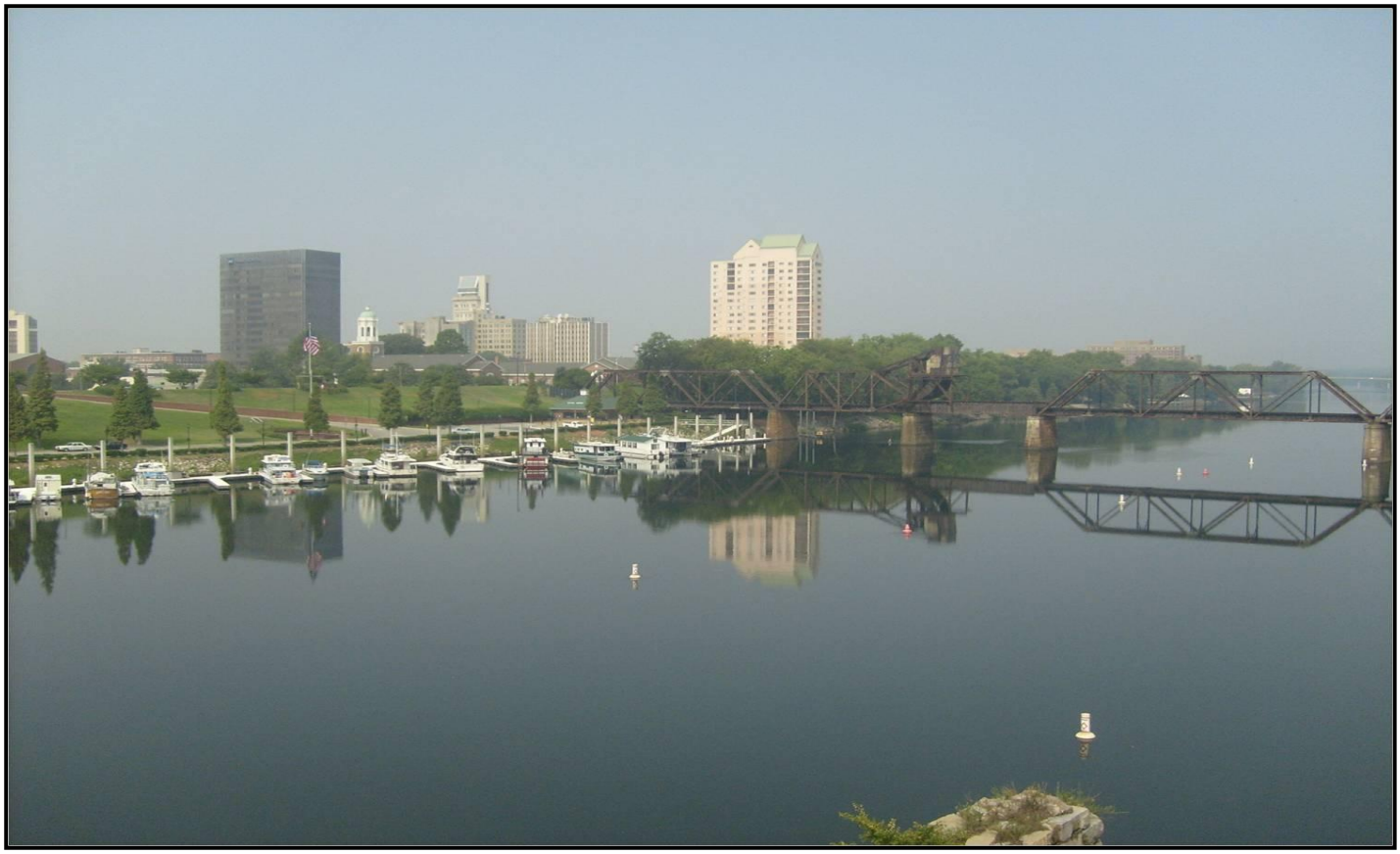

Augusta-Richmond County

Comprehensive Plan

October 2008

AUGUSTA – RICHMOND COUNTY

COMPREHENSIVE PLAN

As Adopted by the Augusta-Richmond County Planning Commission
Eugene Hunt, Chairman
Pete Fulcher, Chairman, Comprehensive Plan Committee
George A. Patty, Executive Director
October 6, 2008

As Adopted by the Augusta Commission
Deke S. Copenhaver, Mayor
Betty Beard, Mayor Pro Tempore
October 21, 2008

Prepared by: Augusta-Richmond County Planning Commission

CITY OF AUGUSTA

RESOLUTION OF ADOPTION

THE AUGUSTA-RICHMOND COUNTY COMPREHENSIVE PLAN, OCTOBER 2008

WHEREAS, Augusta, Georgia, a political subdivision of the state of Georgia, has completed an update of the Augusta-Richmond County Comprehensive Plan, including a five-year Short Term Work Program, in accordance with the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005, and established by the Georgia Planning Act of 1989;

WHEREAS, the Augusta-Richmond County Comprehensive Plan, including the *Community Assessment, Community Participation Program* and *Community Agenda* components, was found to meet the Standards and Procedures for Local Comprehensive Planning by the CSRA Regional Development Center and the Georgia Department of Community Affairs;

NOW, THEREFORE, BE IT RESOLVED THAT THE AUGUSTA-RICHMOND COUNTY COMMISSION hereby adopts the **Augusta-Richmond County Comprehensive Plan, October 2008,** as the official Comprehensive Plan for Augusta in accordance with the Georgia Planning Act of 1989.

Adopted this 21 day of October, 2008

Deke Copenhaver, Mayor, City of Augusta

ATTEST:

Lena Bonner, Clerk of Commission

AUGUSTA-RICHMOND COUNTY COMPREHENSIVE PLAN

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Note: Asterisk (*) denotes a chart

CHAPTER 1
INTRODUCTION TO COMMUNITY ASSESSMENT

Chapter 1 – Introduction to the Community Assessment

INTRODUCTION

The Comprehensive Plan is the official document that guides the future of Augusta-Richmond County. It spells out a coordinated, long-term planning program for the city. The plan, when completed, will lay out a desired future for the city and guide how that future will be achieved. The Comprehensive Plan is being updated in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning effective on May 1, 2005 and administered by the Georgia Department of Community Affairs.

THE COMMUNITY ASSESSMENT

This document is the Community Assessment component of the Augusta-Richmond County, Georgia Comprehensive Plan. The Community Assessment is one of three principal components of the Comprehensive Plan. The other two are the Community Participation Program and the Community Agenda

COMPREHENSIVE PLAN COMPONENTS

1. **Community Assessment** – consists of an objective and professional assessment of data and information about the community.

2. **Community Participation Program** – describes the city's strategy for ensuring adequate public and stakeholder involvement in the preparation of the Community Agenda.

3. **Community Agenda** – includes a community vision for the future development of the city, a list of issues and opportunities identified for future action and an implementation program for achieving the vision.

Source: Georgia Department of Community Affairs, *Standards and Procedures for Local Comprehensive Planning*, May 1, 2005

The Community Assessment is the starting point for the development of the entire Comprehensive Plan. The Community Assessment does this by answering the question, "Where are we as a community?" The Community Assessment analyzes existing conditions and trends in the city and identifies the preliminary issues and opportunities to be considered in developing the Community Agenda component of the Comprehensive Plan. The Community Assessment includes separate chapters on existing conditions and trends in the areas of population, housing, economic development, transportation, community facilities and services, cultural resources, natural resources and greenspace, land use and intergovernmental coordination. The document also includes an assessment of the city's adherence to the State Quality Community Objectives.

THE PLAN DEVELOPMENT PROCESS

Compiling the Community Assessment is part of a four-step process to develop and implement the Augusta-Richmond County Comprehensive Plan. (See following text box). Public and stakeholder input and involvement are critical to every step in the process.

COMPREHENSIVE PLAN DEVELOPMENT PROCESS

1. Identify and analyze problems and needs; Identify preliminary issues and opportunities
2. Develop vision for the future of the city; Evaluate alternative solutions (e.g. activities, projects, initiatives) to address needs and issues
3. Select solutions that will help achieve vision and adopt appropriate goals, objectives, strategies and projects
4. Implement goals, objectives, strategies and projects

PUBLIC CONSULTATION

The Community Assessment is not based solely on the analysis of data about the city. It also reflects the input received to date from the general public and various stakeholders. The Community Participation Program, the second component of the Comprehensive Plan, includes more specific information about the tools and techniques used to obtain community input and the complete schedule for completing the Comprehensive Plan.

PRELIMINARY ISSUES AND OPPORTUNITIES

The following tables summarize the preliminary issues and opportunities included in the Community Assessment part of the Augusta-Richmond County Plan update. The issues and opportunities come from several sources including verbal comments made during public meetings, written surveys completed by the general public and other stakeholders, the analysis of existing development patterns, demographic data and other information about the city.

POPULATION AND HOUSEHOLDS	
ISSUES	**OPPORTUNITIES**
❑ Projected low population growth rate over next 20 years	❑ Stress low cost of living in Augusta ❑ Stress presence of high-quality medical facilities, care and programs ❑ Stress the city's wide range of educational, recreational and cultural programs and services
❑ Near-term decline in the school-age population	❑ Increase number of young families ❑ Retain more young adults
❑ Increase in the number of one and two-person households	❑ Promote construction of housing for smaller households
❑ Increase in the number of older adults and the elderly	❑ Invest in facilities and services that are attractive to retirees
❑ Increase in education levels for the resident population	❑ Invest in improvements to education facilities and services that facilitate life-long learning
❑ :Lower than average median household and per capita income levels	❑ Attract jobs that pay higher than average wages
❑ Higher than average poverty levels	❑ Invest in programs and services that empower poverty-level households to become self-sufficient

HOUSING	
ISSUES	**OPPORTUNITIES**
❑ Need for more affordable housing	❑ New housing construction by private developers / homebuilders
❑ Need to stabilize and revitalize housing stock in older neighborhoods	❑ Housing rehabilitation and new construction by non-profit organizations
❑ Providing housing for the homeless and other special-needs populations	❑ Implement projects and programs in the City's Homeless Assistance Plan
❑ Presence of dilapidated and boarded-up housing in several neighborhoods	❑ Code enforcement by the city in neighborhoods with high concentrations of vacant / dilapidated housing
❑ Presence of vacant lots in many neighborhoods	❑ Continue to implement land bank program ❑ Offer incentives to private builders to construct new houses on vacant lots
❑ Provide housing in a mix of styles, sizes and price rages throughout the city	❑ Implement financial assistance programs to assist low and moderate-income homeowners, renters and first-

HOUSING	
ISSUES	**OPPORTUNITIES**
	time homebuyers
❑ Need for incentives for developers to invest in older neighborhoods	❑ Target financial and technical assistance programs to developers to provide affordable housing ❑ City financing of inner-city revitalization projects and programs
❑ Increase marketing of homes and neighborhoods, especially those located in south Augusta	❑ Work with Board of Realtors on a marketing program

ECONOMIC DEVELOPMENT	
ISSUES	**OPPORTUNITIES**
❑ Need for more shopping / retail and entertainment options, especially in east and south Augusta	❑ More direct marketing of the community to retailers and developers ❑ Expanding missions at Fort Gordon ❑ Expansion of medical education, research and care facilities
❑ Continued diversification of the economic and employment base	❑ Market existing industrial sites and office parks ❑ Targeted marketing of the city to businesses and investors in the following industry groups: life sciences, customer service, aviation and military
❑ Retain and expand existing businesses	❑ Augusta Corporate Park – attract business and industry to the park
❑ Local unemployment rate is higher than state and U.S. averages	❑ Job training programs and financial incentives for business investment
❑ Adaptive reuse of older commercial centers	❑ Implement redevelopment strategy for former Regency Mall and surrounding area ❑ Implement recommendations in the Corridor & Gateway Action Plan
❑ Downtown revitalization	❑ Private investment in downtown businesses ❑ Adaptive reuse of historic structures for downtown housing and pending construction of new condominium units ❑ Construction of Trade, Entertainment and Exhibit Center ❑ Pending update of the Downtown

	Development Plan
❑ Attracting / expanding business investment in inner-city neighborhoods	❑ Enterprise Zone Program incentives ❑ Tax Allocation District ❑ Implementation of the projects in the 3rd Level Canal Study ❑ Kroc Center Project

TRANSPORTATION	
ISSUES	**OPPORTUNITIES**
❑ High percentage of all trips by automobile. Three-quarters of workers drive to work alone	❑ Encourage use of alternative modes of transportation, use of public transportation, telecommuting, flexible work schedules and carpooling
❑ Facilities for pedestrians and bikers are limited, especially in suburban and rural parts of the city	❑ Implement projects in the Regional Bicycle and Pedestrian Plan (2003) ❑ Install sidewalks on collectors and arterials to connect neighborhoods ❑ Make sidewalks mandatory in new subdivisions ❑ Participate in the Safe Routes to School Program
❑ Public expressed a desire for an increase in the level and frequency of public transportation service	❑ Update Transit Development Plan for Augusta Public Transit ❑ Consider / implement alternative sources of financing for public transportation
❑ Evidence of congestion on some major roads	❑ Implement components of an Intelligent Transportation System to make more efficient use of existing roads and freeways
❑ Limited funding for road improvement projects and public transportation	❑ Explore / implement alternative financing options for transportation projects
❑ Impact of car and truck emissions on air quality	❑ Take proactive steps to implement air quality initiatives under the auspices of the CSRA Air Quality Alliance
❑ Integrate freight transportation needs into regional transportation planning	❑ Complete Regional Freight Transportation Plan and implement recommendations

COMMUNITY FACILITIES AND SERVICES	
ISSUES	**OPPORTUNITIES**
❑ Address space needs for general government administration, judicial system and public safety	❑ Ongoing renovations to Municipal Building ❑ Pending construction of new judicial center
❑ Improve stormwater drainage to reduce flooding on streets, sidewalks and private property.	❑ Program improvements to stormwater drainage systems
❑ Providing adequate public education facilities. Improving the perception of the Richmond County school system	❑ Implement Phase III School Improvement Projects
❑ Providing public water and sewer service to meet projected needs	❑ Implement water and sewer improvement projects outlined in the Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004.
❑ Providing adequate solid waste collection and disposal services	❑ Implement improvement projects in the updated Solid Waste Management Plan
❑ Provide expanded park and recreation facilities to meet projected demand	❑ Implement projects included in Recreation Department's master plan
❑ Financing of desired community facility improvement projects	❑ Extension of the special purpose local option sales tax
❑ Make all public facilities accessible to the handicapped and disabled	❑ Implementation of City's ADA Plan

CULTURAL RESOURCES	
ISSUES	**OPPORTUNITIES**
❑ Updating and consolidating the local historic resource surveys that are 20-30 years old.	❑ Historic Preservation Fund grants for survey, nomination and planning projects ❑ Georgia Historic Resource Survey
❑ Stabilize and protect resources that are threatened by neglect	❑ Georgia Heritage Grant Program
❑ Update the Augusta-Richmond County Historic Preservation Plan (ca. 1991)	❑ Historic Preservation Fund grants for survey, nomination and planning projects
❑ Technical support for Augusta Historic Preservation Commission	❑ Training sponsored by the Georgia Alliance of Preservation Commissions
❑ Financial assistance for preservation and adaptive reuse of historic properties	❑ Federal Tax Incentives Programs ❑ Georgia Preferential Property Tax Assessment Program ❑ Georgia Income Tax Credit Program

NATURAL RESOURCES AND GREENSPACE	
ISSUES	**OPPORTUNITIES**
❑ Protection of water quality and quantity	❑ Implement structural and non-structural best management practices to protect water quality
❑ Protection of air quality	❑ CSRA Clean Air Alliance
❑ Prevent soil erosion	❑ Education and training about best management practices ❑ Enforcement of soil erosion and sediment control ordinance
❑ Preserve additional open space	❑ Continue to implement the Community Greenspace Program with assistance from the CSRA Land Trust and others ❑ Encourage development of more conservation subdivisions

LAND USE	
ISSUES	**OPPORTUNITIES**
❑ Sprawl pattern of development	❑ Promote more infill development ❑ Confine commercial development to major intersections ❑ Promote more mixed-use development ❑ Explore alternatives to conventional development patterns
❑ Protection of neighborhood integrity	❑ Update neighborhood plans and / or complete small area studies ❑ Amend development regulations as appropriate to buffer neighborhoods from other land uses
❑ Improve community appearance / gateways	❑ Gateway enhancements ❑ Explore overlay district design guidelines
❑ Redevelopment of CBD and inner-city neighborhoods	❑ Identify opportunities for infill and redevelopment projects
❑ Some parts of the city lack a readily identifiable “sense of place”	❑ Identify appropriate areas for implementing town center or similar concept

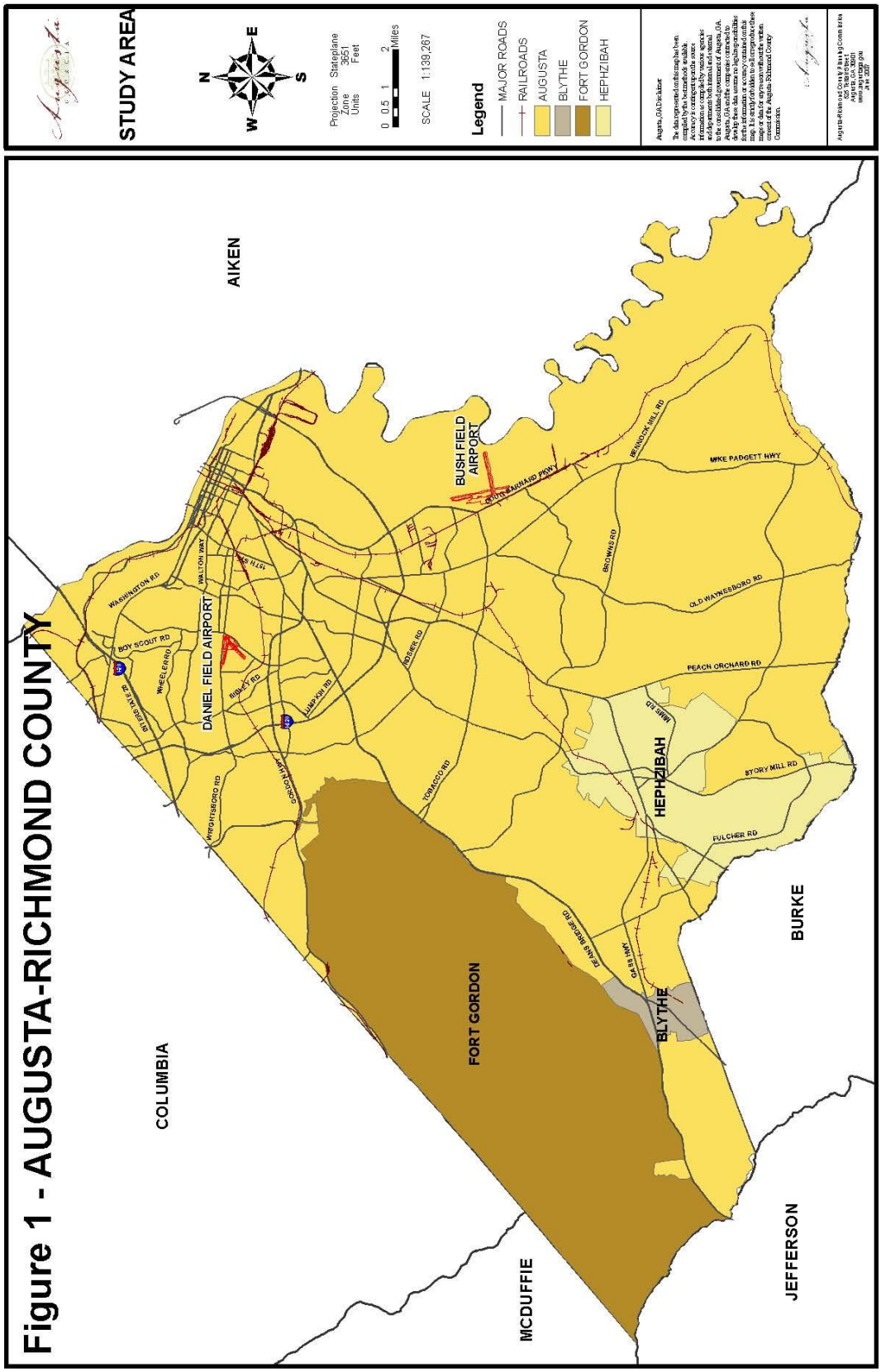


Figure 1 - AUGUSTA-RICHMOND COUNTY
STUDY AREA
N
W
E
S
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 Miles
SCALE 1:139,267
Legend
MAJOR ROADS
RAILROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
Augusta, GA Disclaimer
Augusta-Richmond County Planning Commission
AIKEN
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
FORT GORDON
HEPHZIBAH
BLYTHE
DANIEL FIELD AIRPORT
BUSH FIELD AIRPORT
WASHINGTON RD
WALTON WAY
BOY SCOUT RD
WHEELER RD
BIG SPRING RD
BULLY RD
JUMPER RD
WRIGHTSBORO RD
JEFFERSON RD
TOBACCO RD
FOBBER RD
GOODS CROSSROADS PKWY
BEAVOCK MILL RD
MIKE PADGETT HWY
BROWNS RD
OLD WAYNESBORO RD
PEACH ORCHARD RD
MIMS RD
STORY MILL RD
FULCHER RD
FE MAS BRIDGE RD
GA 88 HWY

CHAPTER 2
POPULATION

Chapter 2 – Population

INTRODUCTION

This chapter includes information about Augusta's residents and households, including past trends, current characteristics, and demographic forecasts. The data sources used in this chapter include the U. S. Bureau of the Census, the U.S. Bureau of Economic Analysis and ESRI, Inc. Forecast of future population and employment were made by the Augusta-Richmond County Planning Commission. The data in this chapter are an important part of the Community Assessment. Population, household and employment forecasts help determine the future demand for housing, jobs, infrastructure improvements, and land development in the city.

THE PLANNING AREA

Augusta, the county seat for Richmond County, is located in east central Georgia adjacent to the state's border with South Carolina. There are two other incorporated places in Richmond County, the city of Hephzibah and the city of Blythe. Augusta is a central city in the Augusta-Richmond County, GA-SC Metropolitan Statistical Area (MSA). Other counties in the MSA are Columbia, McDuffie and Burke in Georgia and Aiken and Edgefield in South Carolina. Burke County was added to the MSA in 2003.

Augusta's Comprehensive Plan covers all of Richmond County, except for Hephzibah, Blythe and Fort Gordon. Hephzibah and Blythe have their own comprehensive plans, and separate planning programs. Fort Gordon is a federal military installation. Data comparisons include the other cities and counties in the metropolitan area, as appropriate. In addition, some trends in Augusta are compared to those in other Georgia cities and the state of Georgia.

POPULATION AND HOUSEHOLD TRENDS

Augusta's population and household characteristics reflect those of an older city that has merged with newer suburbs. Augusta and Richmond County consolidated on January 1, 1996. Table P-1 shows the change in population and households in Richmond County between 1980 and 2000. Overall, the local changes reflect the trend toward suburbanization evident throughout the United States in recent decades. As the total population and households in the "old" city declined, comparable figures for the then unincorporated part of Richmond County rose. The 2000 Census figures reflect the consolidation of the city and the county, so the suburbanization trend is not as evident.

Chapter 2 – Population

Table P-1
Population and Household Trends, 1980-2000
Richmond County

	1980	1990	2000
Total Population			
Richmond County	181,620	189,719	199,775
Augusta*	47,532	44,639	195,182
Hephzibah**	1,452	2,466	3,880
Blythe**	365	300	713
Unincorporated	132,280	142,314	0
Total Households			
Richmond County	59,501	68,675	73,920
Augusta	19,108	18,819	72,307
Hephzibah	435	822	1,374
Blythe	121	101	240
Unincorporated	39,837	48,933	0
Average Household Size			
Richmond County	2.81	2.61	2.55
Augusta	2.40	2.26	2.55

Notes: * Augusta and Richmond County consolidated on January 1, 1996
** Hephzibah annexed additional land area during the 1980s and early 1990s
** Blythe annexed additional land during the early 1990s

SOURCE: U.S. Bureau of the Census, 1980, 1990 and 2000

Richmond County's population growth, and by extension the city of Augusta's, is relatively low in comparison to the other counties in the Augusta MSA and the state of Georgia. Table P-2 shows that between 1990 and the year 2000, Richmond County's population growth rate was lower than the other counties, the MSA, and the state of Georgia. A similar trend was evident in earlier decades. Census Bureau estimates, included in the same table, reveal that since the year 2000, Richmond County's population has actually declined by an estimated 2.69 percent. The population in the other MSA counties continued to increase, with Columbia County leading the way with an estimated 19.1% increase in population.

Table P-2
Comparison of Population Trends, 1990-2006
Augusta MSA Counties and the State of Georgia

	Total Population			Percent Change	
	1990	**2000**	**2006**	**1990-2000**	**2000-2006**
Burke Co., GA	20,579	22,243	22,986	8.09%	3.34%
Columbia Co., GA	66,910	89,288	106,887	33.44%	19.71%
McDuffie Co., GA	20,119	21,231	21,917	5.53%	3.23%
Richmond Co., GA	**189,719**	**199,775**	**194,398**	**5.30%**	**-2.69%**
Aiken Co. , SC	120,940	142,552	151,800	17.87%	6.49%
Edgefield Co., SC	18,375	24,595	25,261	33.85%	2.71%
Augusta MSA	436,642	499,684	523,249	14.44%	4.72%
State of Georgia	6,478,216	8,186,453	9,363,941	26.37%	14.38%

SOURCE: U. S. Bureau of the Census, 1990 and 2000. Census Bureau Estimates, July 1, 2006

Recent forecasts by ESRI indicate that the total population of Augusta and Richmond County is declining slightly at the present time, even as the total number of households increases. Table P-3 indicates that the annual rate of change in total population and households in the city, county and MSA are lower than comparable figures for the state of Georgia

Table P-3
Recent Population and Household Trends, 2000-2010
Georgia, Augusta MSA, Richmond County and Augusta

	2000	**2005**	**2010**	**Annual Rate of Change 2005-2010**
Total Population				
Georgia	8,186,453	9,133,680	10,162,517	2.16%
Augusta-Aiken MSA	499,684	522,838	544,179	0.8%
Richmond County	199,775	200,438	199,901	-0.05%
Augusta	195,182	195,621	195,018	-0.06%
Total Households				
Georgia	3,006,369	3,371,161	3,756,173	2.19%
Augusta-Aiken MSA	184,801	196,009	205,553	0.96%

Richmond County	73,920	74,837	74,980	0.04%
Augusta	72,307	73,127	73,238	0.03%
Average Household Size				
Georgia	2.65	2.64	2.64	
Augusta-Aiken MSA	2.61	2.58	2.56	
Richmond County	2.55	2.53	2.52	
Augusta	2.55	2.52	2.51	

SOURCE: U.S. Bureau of the Census, 2000; ESRI Forecasts for 2005 and 2010

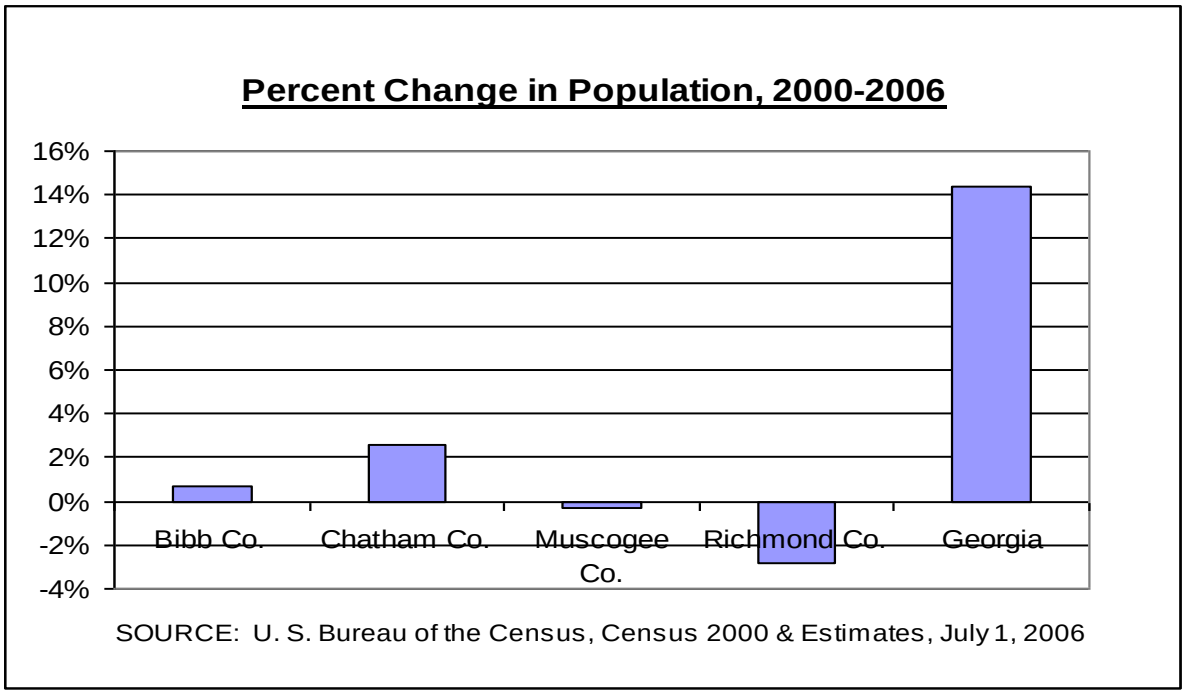
NOTE: Burke County, Georgia was added to the Augusta-Aiken MSA in December 2003

Low population growth, or population decline, is common among the second tier cities in the state. Table P-4 compares year 2000 Census and year 2006 Census estimates of total population in four counties with those of the corresponding metropolitan areas in which they are located. The table reveals that between 2000 and 2006 the counties that are home to Macon, Savannah, Columbus and Augusta experienced lower population growth than the corresponding metropolitan area. In the case of Muscogee County (Columbus) and Richmond County (Augusta), total population is estimated to have declined slightly. The chart following the table compares the percent change in population in the subject counties with the state of Georgia change between 2000 and 2006.

Table P-4
Comparisons of Population Trends, 2000-2006
Selected Counties and MSAs in Georgia

	Total Population		**Change in Population**	
County	**2000**	**2006**	**Number**	**Percent**
Bibb	153,887	154,903	1,016	0.66%
Chatham	232,048	238,039	5,991	2.58%
Muscogee	186,291	185,799	-492	-0.26%
Richmond	199,775	194,135	-5,640	-2.82%
Metropolitan Statistical Area				
Macon, GA	222,368	229,326	6,958	3.13%
Savannah, GA	293,000	320,013	27,013	9.22%
Columbus, GA-AL	281,768	288,847	7,079	2.51%
Augusta-Aiken, GA-SC	499,684	523,249	23,565	4.72%

SOURCE: U. S. Bureau of the Census, 1990 and 2000. Census Bureau Estimates, July 1, 2006. Macon is in Bibb County; Savannah is in Chatham County and Columbus is in Muscogee County.



Race and Sex Characteristics

Table P-5 shows the 2000 population by race and Hispanic Origin, and forecasts for the years 2005 and 2010, for Richmond County and Augusta. The table indicates that as of the 2000 Census Blacks/African-Americans accounted for 49.8% of Richmond County's total population and Whites comprised 45.6% of the county's population. The number of persons of other races comprised only 4.6 % of the total population, but has more than doubled in the past 20 years.

Being the largest municipality in Richmond County, Augusta's racial makeup mirrors that of the county as a whole. In the year 2000, Augusta's population was 44% White, 50.4% Black or African-American, and 4.7% other races. Persons of Hispanic or Latino origin totaled 5,447 or 2.8% of the city's population. This represents an increase of 1,783 (48.6%) in the Hispanic population since 1990. The forecasts for the year 2005 and 2010, as well as the chart on the next page, show that the trend of increasing minority population is projected to continue in the future.

Table P-5
Population Trends by Race and Hispanic Origin, 2000-2010
Richmond County

Year	2000		20005		2010	
	Number	Percent	Number	Percent	Number	Percent
Richmond County						
White	91,006	45.6%	84,243	42.0%	77,559	38.8%
Black	99,391	49.8%	105,422	52.5%	110,177	55.1%
Other	9,378	4.6%	10,773	5.5%	12,165	6.1%
Hispanic Origin (Any Race)	5,545	2.8%	6,732	3.4%	8,036	4.0%
Augusta						
White	87,651	44.9%	80,989	41.4%	74,477	38.2%
Black	98,320	50.4%	104,131	53.2%	108,704	55.7%
Other	9,211	4.7%	10,499	5.4%	11,836	6.1%
Hispanic Origin (Any Race)	5,447	2.8%	6,588	3.4%	7,849	4.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010

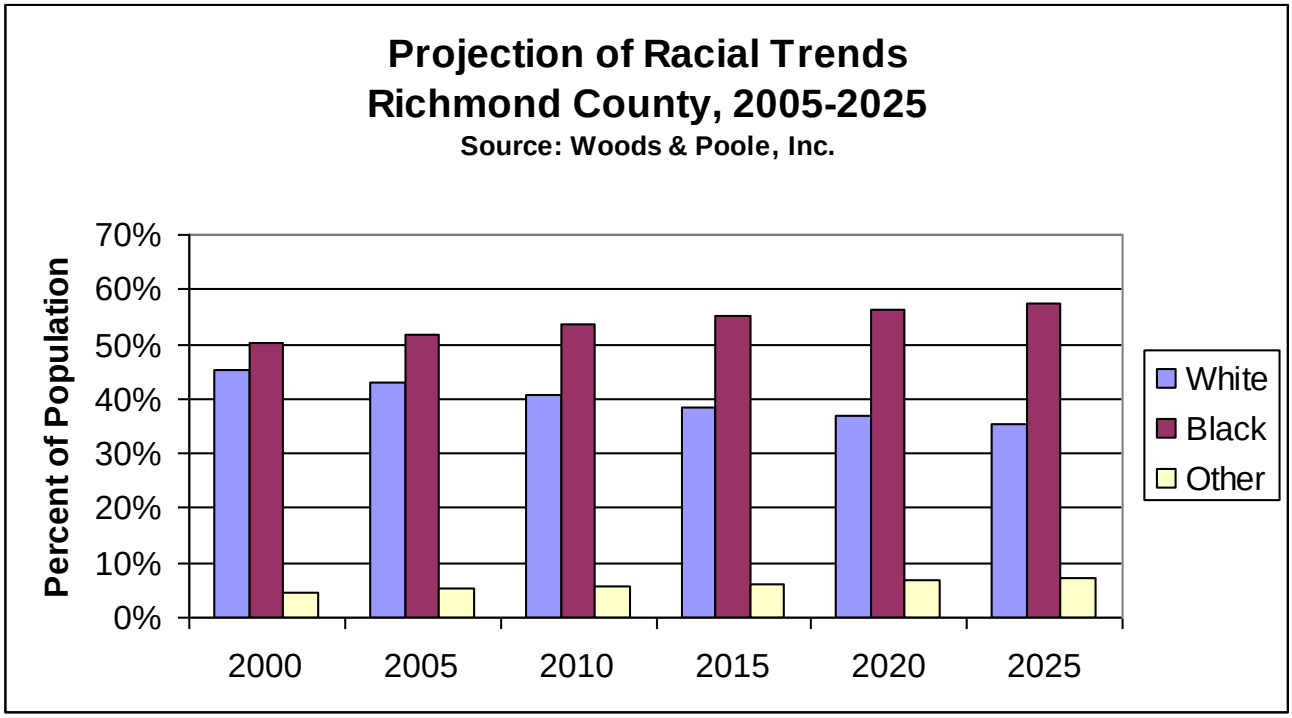


Table P-6 compares 1990 and 2000 population by sex for Richmond County and the state of Georgia. The figures indicate that the percentage of males and females in Richmond County is forecasted to change only slightly between 2000 and 2010. Compared to the state, Richmond County has a higher percentage of females and lower percentage of males.

Table P-6
Population by Sex, 2000-2010
Richmond County and the State of Georgia

Year	2000		2005		2010	
	Richmond Co.	Georgia	Richmond Co.	Georgia	Richmond Co.	Georgia
Male	96,375	4,027,113	97,021	4,512,311	96,859	5,028,496
Female	103,400	4,159,340	103,417	4,621,369	103,042	5,134,021
% Male	48.2%	49.2%	48.4%	49.4%	48.5%	49.5%
% Female	51.8%	50.8%	51.6%	50.6%	51.5%	50.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010

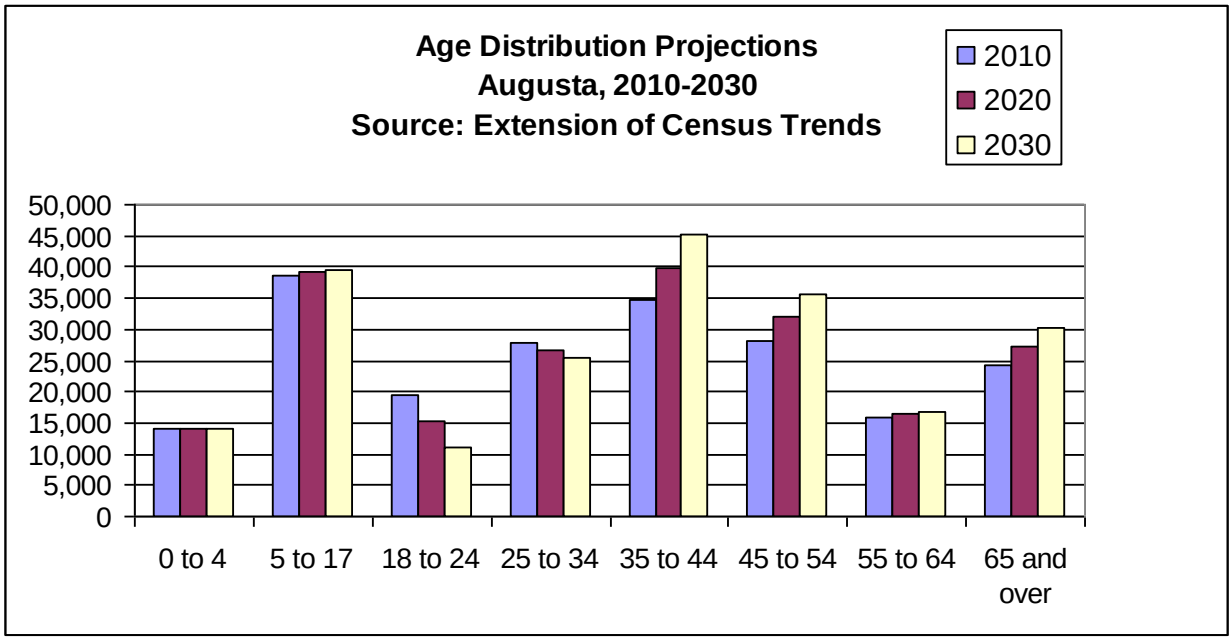
Population by Age

Augusta and Richmond County continue to reflect the age characteristics of a relatively mature community. Table P-7 shows forecasted trends in age distribution for Richmond County between 2000 and 2010. Overall, the figures project a decline in the number of children ages 5-13, teenagers and young adults, and an increase in the number of middle-age, older adults and the elderly. The chart following Table P-7 shows age distribution projections for the county to the year 2030. The chart reflects a continuation of recent trends, namely a decline in the number of young adults and a net increase in the number of middle-age and older adults. The number of pre-school children is expected to remain static, but the school-age population is projected to increase over the long term.

Table P-7
Trends in Population by Age
Richmond County, 2000-2010

				Change, 2000 - 2010	
Age Bracket	**2000**	**2005**	**2010**	**Number**	**Percent**
Under 5 years	14,244	14,479	14,356	112	0.79%
5-13	27,528	24,884	23,188	(4,340)	-15.77%
14-17	11,836	11,491	10,843	(993)	-8.39%
18-20	10,836	10,998	10,834	(2)	-0.02%
21-24	13,045	13,809	13,889	844	6.47%
25-34	29,633	29,841	29,381	(252)	-0.85%
35-44	30,053	27,185	25,691	(4,362)	-14.51%
45-54	25,076	27,117	26,955	1,879	7.49%
55-64	15,879	18,175	21,354	5,475	34.48%
65 and over	21,645	22,459	23,408	1,763	8.15%
TOTAL Population	199,775	200,438	199,899	124	0.06%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010



Chapter 2 – Population

Educational Attainment

Overall education levels are improving in Richmond County. Table P-8 shows that the number and percentage of adult residents with less than a high school education declined between 1990 and 2000. The percentage of the population with at least a high school education increased from 71% to 78%. The number and percentage of residents with a Bachelor's and/advanced degree increased as well.

When compared to neighboring counties and the state of Georgia, however, Richmond County lags in terms of educational attainment. Statewide, a higher proportion of adults have college degrees, and a lower percentage have less than high school education. Almost a third of the adults in Columbia County have a college degree, compared to only 18.6 % in Richmond County. The contrast among educational attainment levels in Richmond, Columbia and McDuffie Counties is partly explained by the fact that demographic characteristics vary widely in the three counties. Table P-9 shows recent trends in high school graduation test scores, high school dropout rates and the percentage of Richmond County high school graduates attending Georgia public colleges and technical schools.

Table P-8
Educational Attainment
Richmond County, 1990-2000

	1990		**2000**	
School Years Completed	**Number**	**Percent**	**Number**	**Percent**
Less Than 9th Grade	14,136	12.3%	9,144	7.5%
12th Grade, No Diploma	19,191	16.7%	17,867	14.6%
High School Graduate	34,495	30.1%	36,323	29.6%
Some College, No Degree	20,628	18.0%	28,392	23.2%
Associate Degree	6,451	5.6%	7,957	6.5%
Bachelor's Degree	13,185	11.5%	14,767	12.0%
Graduate Degree	6,604	5.8%	8,142	6.6%
Total Persons 25+	114,690		122,592	
% High School Graduates	70.9%		78.0%	

SOURCE: U. S. Bureau of the Census, 1990 and 2000

Educational Attainment, 2000	**Richmond County**	**Columbia County**	**McDuffie County**	**Georgia**
Not High School Graduate	22.10%	12.10%	33.30%	21.40%
High School Graduate	59.30%	55.90%	55.00%	54.30%
College Degree	18.60%	32.00%	11.70%	24.30%

SOURCE: U. S. Bureau of the Census, SF 3, 2000

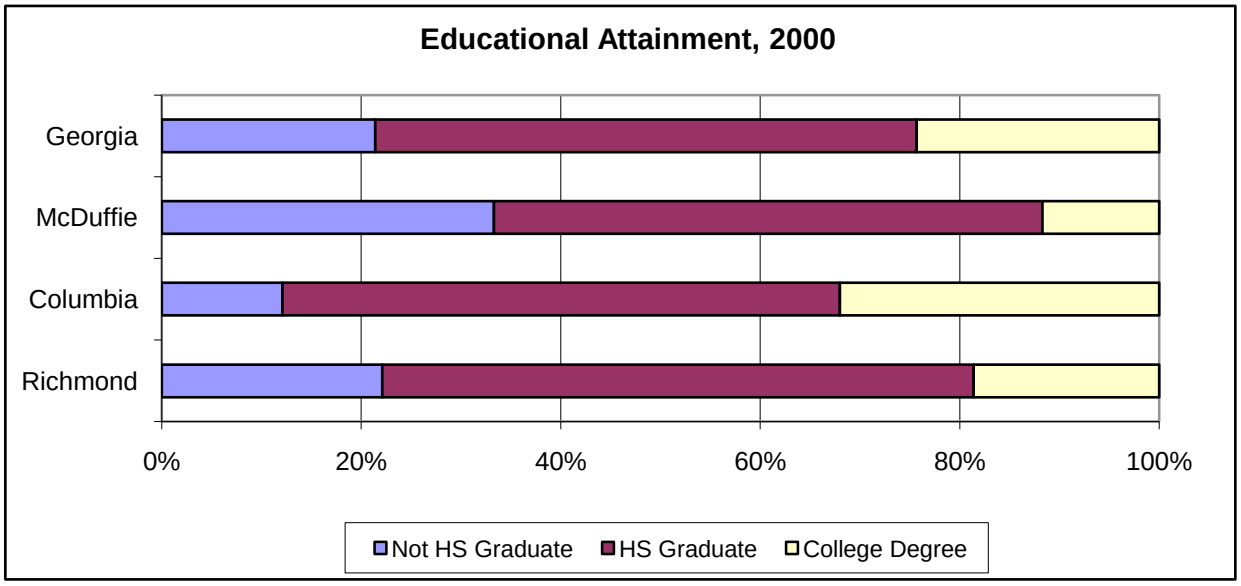
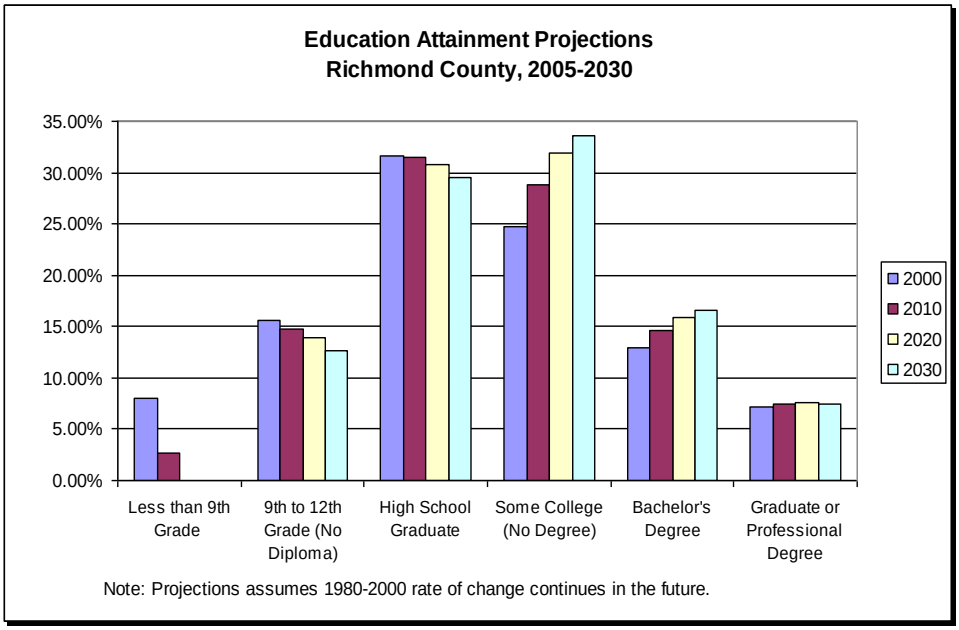


Table P-9
Selected Education Statistics
Richmond County, 1995-2001

Category	1995	1996	1997	1998	1999	2000	2001
High School Graduation Test Scores (All Components)	77%	70%	57%	59%	58%	60%	61%
High School Dropout Rate	12.40%	10.30%	7.90%	7.50%	5.90%	6.10%	5.40%
Graduates Attending Georgia Public Colleges	25.80%	34.90%	33.40%	32.90%	30.00%	NA	NA
Graduates Attending Georgia Public Technical Schools	12.00%	9.50%	6.80%	6.60%	8.00%	10.10%	NA

Source: Georgia Department of Education

The following chart shows the forecasted change in education attainment for Richmond County over the next two decades. The forecast is based on the assumption that current trends will continue in the future. This means that as time goes by a higher percentage of Richmond County adults will have attained some college or a college degree. Conversely, the number of adults without a high school diploma will decline.



Income

Historically, Richmond County has ranked in the top ten counties in the state in terms of total personal income. Total personal income is defined as the income that is received by, or on behalf of, all the residents who live in the county. The high rank order is due in large part to the fact that Richmond County is among the largest in terms of population. The figures in Table P-10 show that total personal income of Richmond County residents rose each year between 2000 and 2005. Even so, the average annual growth rate of total personal income in Richmond County is still lower than the state and metropolitan area averages.

Table P-10
Total Personal Income Trends, 2000-2005
Richmond, Columbia & McDuffie County, Augusta MSA and Georgia

	Richmond	Columbia	McDuffie	Augusta MSA	Georgia
Total Personal Income*					
2000	$4,410.9	$2,672.4	$480.6	$11,963.4	$230,355.7
2001	$4,532.0	$2,767.8	$509.2	$12,471.9	$240,616.1
2002	$4,741.9	$2,898.1	$506.0	$12,938.5	$244,957.0
2003	$4,806.5	$3,090.3	$513.6	$13,311.3	$250,805.6
2004	$4,955.5	$3,347.1	$545.0	$13,944.5	$264,728.0
2005	$5,152.2	$3,655.7	$564.2	$14,687.0	$282,321.9

Average Annual Growth Rate, 1969- 2005	6.7%	11.5%	7.3%	7.8%	8.6%

* In millions of dollars
SOURCE: U. S. Bureau of Economic Analysis, website Download, October 9, 2007

Median household income and per capita income are indicators of the buying power of residents in a community. Table P-11 indicates that median household and per capita income in Augusta and Richmond County are projected to increase between 2000 and 2010. Even with the increases, Augusta figures continue to lag behind comparable averages for the state and metropolitan area. Among the factors that probably contribute to Augusta's low averages are higher percentages of poverty households, non-family households, and households receiving public assistance.

Table P-11
Household and Per Capita Income Trends, 2000-2010
Augusta, Richmond County, Augusta MSA and Georgia

					Augusta as a Percentage of		
	Augusta	**Richmond County**	**Augusta MSA**	**Georgia**	**Richmond County**	**Augusta MSA**	**GA**
Per Capita Income							
2000	$17,117	$17,088	$18,494	$21,154	100.01%	92.55%	81.0
2005	$20,997	$20,940	$22,728	$26,533	100.02%	92.38%	79.1
2010	$26,538	$26,452	$28,304	$33,740	100.03%	93.76%	78.6
Median Household Income							
2000	$33,058	$33,161	$37,689	$42,686	99.69%	87.71%	77.4
2005	$38,730	$38,849	$44,827	$51,646	99.69%	86.40%	75.0
2010	$45,281	$45,419	$52,877	$62,385	99.69%	85.63%	72.5

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010

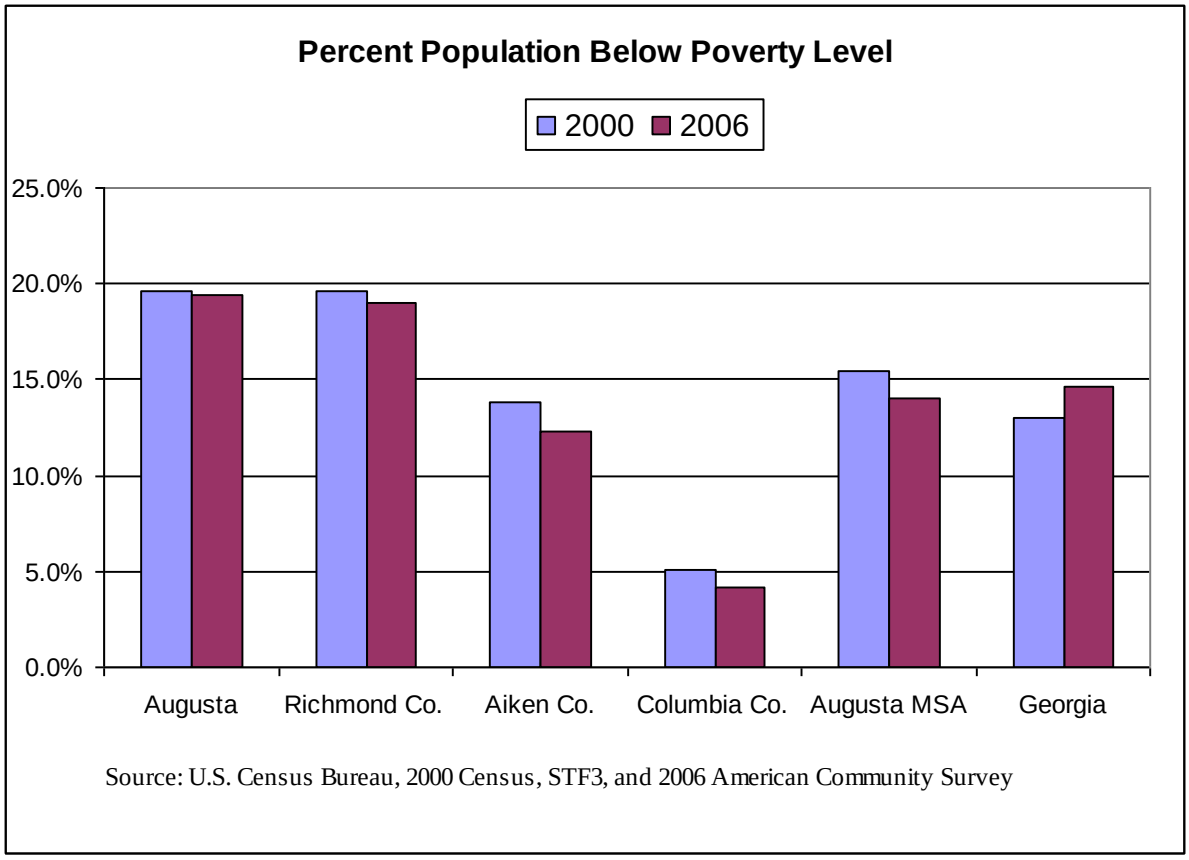
Table P-12 summarizes the estimated change in household income distribution for Augusta between 2000 and 2010. The table shows that the number of households with income below $35,000 is expected to decline during the decade. During the same period the number of households with income $35,000 and higher is forecast to increase. The forecasted increase is particularly significant for households with income of $75,000 and higher.

Table P-12
Household Income Distribution Trends, 2000-2010
Augusta, 2000-2010

	Number of Households		Percent of Total Households	
	2000	**2010**	**2000**	**2010**
< $15,000	15,964	12,119	22.10%	16.50%
$15,000 - $24,999	11,377	8,543	15.70%	11.70%
$25,000 - $34,999	10,638	7,942	14.70%	10.80%
$35,000 - $49,999	12,995	11,394	18.00%	15.60%
$50,000 - $74,999	11,677	13,387	16.10%	18.30%
$75,000 - $99,999	5,040	7,364	7.00%	10.10%
$100,000 - $149,999	2,858	7,058	3.90%	9.60%
$150,000 - $199,000	709	2,345	1.00%	3.20%
$200,000+	1,102	3,088	1.50%	4.20%
Total Households	72,360	73,240		

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecast for 2010

The two preceding tables indicate that household and per capita income levels in Augusta will continue to rise. The following chart indicates that the poverty level in Augusta and Richmond County remains higher than comparable levels for the Augusta MSA, the state of Georgia and selected counties in the Augusta MSA.



Population by Census Tracts

Census tracts are small, relatively permanent statistical subdivisions of a county delineated for the purpose of presenting census data. Census tracts are delineated by local officials and are designed to be relatively homogeneous units with regard to population characteristics, economic status, and to contain between 2,500 and 8,000 residents. For the 2000 Census, Richmond County was divided into forty (40) census tracts, the same number as in the 1990 census.

Figure 2 shows the population trends by census tract for Richmond County. Overall the information offers more evidence of the trend toward suburbanization. During the 1990s the population declined in several census tracts in and near the old city limits. Conversely, census tracts experiencing the largest net population increase are concentrated in south and west Augusta. This continues a trend observed over the last three decades.

POPULATION, HOUSEHOLD AND EMPLOYMENT PROJECTIONS

The Community Assessment includes projections of population, household and employment growth to the year 2030. The forecasts are made based on the assumption that the city limits of the three municipalities - Augusta, Hephzibah and Blythe - will not change. Georgia law

prohibits municipal annexation within three miles of another municipality. Augusta shares a common border with both Hephzibah and Blythe.

Population Projections

Table P-13 shows population projections for Richmond County, Augusta, Hephzibah and Blythe in five-year increments to the year 2030. The projections are based on an extension of population trends experienced over the last twenty-five years. While recent Census Bureau estimates reflect a decline in Augusta's population since the 2000 Census, the projections reflect an expected increase in population over the long term. The projections assume that Hephzibah and Blythe will continue to account for a relatively small percentage of the county's total population. Three sets of projections - high, medium, and low - were made for the county. The projections reflected growth rates below, on, and above the population change experienced during the last twenty-five years. Population was then allocated to each of the three municipalities based on the percentage of the population each has historically captured. The medium level projection was selected for use in the Comprehensive Plan.

Table P-13
Population Projections, 2005-2030
Richmond County, Augusta, Hephzibah and Blythe

	2000	2005	2010	2015	2020	2025	2030
Richmond County	199,775	200,075	202,476	205,715	209,521	214,445	219,913
Augusta	195,182	194,953	197,292	200,449	204,157	208,955	214,283
Hephzibah	3,880	4,322	4,373	4,443	4,526	4,632	4,750
Blythe	713	800	810	823	838	858	880

Sources: U.S. Census Bureau, 2000; 2005-2030 Projections by the Augusta-Richmond County Planning Commission, October 2007

Chapter 2 – Population

Household and Housing Projections

Table P-14 includes household and housing unit projections for Augusta. The projections are based on the foregoing population forecasts. They are limited to Augusta because this is the area the City Commission has authority over regarding land use decisions.

The number of households is based on the average size for the city projected at five-year intervals to 2030. Dividing the future population in households by the average household size yields the number of households at each five-year interval. The population in group quarters (e.g. dormitories, correctional facilities, nursing homes) is assumed to remain approximately 5.4% of the total population over the forecast period. The total number of households in Augusta is projected to increase by over 11,000 between 2010 and 2030. The number of households is the same as the number of occupied housing units. Applying an occupancy factor yields the total number of housing units, including those that are vacant. The occupancy factor represents the percentage of all units expected to be occupied.

Table P- 14
Household and Housing Unit Projections
Augusta, 2005-2030
October 2, 2007

	2000	2005	2010	2015	2020	2025	2030
Number of Households	72,307	73,629	76,033	78,859	81,679	84,675	87,967
Persons Per Household	2.55	2.5	2.45	2.4	2.36	2.33	2.3
Population in Households	184,312	184,072	186,281	189,262	192,763	197,293	202,324
Group Quarters Pop.	10,870	10,881	11,011	11,187	11,394	11,662	11,959
Total Population	195,182	194,953	197,292	200,449	204,157	208,955	214,283
Occupancy Rate	0.898	0.915	0.925	0.925	0.925	0.925	0.925
Total Housing Units	80,481	80,292	82,192	85,247	88,295	91,534	95,092

Sources: U.S. Census Bureau, 2000; 2005-2030 Projections by the Augusta-Richmond County Planning Commission, October 2007

Employment Projections

The Augusta-Richmond County Planning Commission prepared employment projections for the Comprehensive Plan. The projections are based on an analysis of employment trends over the last four decades, with a particular emphasis on the last twenty years. Sources of

information reviewed include the U. S. Bureau of the Census and the Georgia Department of Labor. The projections use employment categories as reported to the Georgia Department of Labor and based on the North American Industrial Classification System. The projections are based on the following assumptions:

- Augusta will continue to serve as the economic hub of the metropolitan area even as some suburban counties increase employment at a faster rate
- The Service, Retail Trade and Government categories will continue to account for more than 80% of the jobs in Richmond County.

Employment in Richmond County is projected to increase by approximately 21% over the next two decades or so, from 103,000 in 2006 to over 124,000 in 2030. It is important to note that this is the number of people working in the county, not the number of county residents who have jobs. The projections indicate that employment in the Service, Retail Trade, and Government sectors will increase the most over the planning period. Table-15 shows the forecasted changes in all of the major employment sectors.

Table P-15
Employment Projections, 2010-2030
Richmond County

	YEAR						
CATEGORY	**2001**	**2006**	**2010**	**2015**	**2020**	**2025**	**2030**
Construction	4,696	4,525	4,743	4,932	5,105	5,269	5,453
Manufacturing	11,894	9,823	10,296	10,708	11,082	11,437	11,837
Wholesale Trade	2,239	3,196	3,350	3,484	3,606	3,721	3,851
Retail Trade	13,092	11,992	12,569	13,072	13,530	13,962	14,451
Service	47,851	48,614	50,954	52,992	54,847	56,602	58,583
Government	24,282	24,984	26,187	27,234	28,187	29,089	30,107
Other*	524	303	318	330	342	353	365
TOTAL	**104,578**	**103,437**	**108,416**	**112,752**	**116,699**	**120,433**	**124,648**

* Other includes Agriculture, Mining and unclassified jobs

Sources: Georgia Department of Labor, 2001 and 2006: 2010-2030 projections by the Augusta-Richmond County Planning Commission

Chapter 2 – Population

ASSESSMENT

Population and Households

Augusta-Richmond County is a consolidated city – county whose population and household growth reflect the overall trend toward suburbanization over the last several decades. Prior to World War II the then city of Augusta accounted for the largest percentage of the population and households in Richmond County. Following the war, the area's population and households increased with the development of several large facilities in the region (e.g. Clarks Hill Dam and Lake, Savannah River Plant). These and other developments resulted in a substantial increase in population and households, primarily in the then unincorporated part of Richmond County and in other counties and cities in the metropolitan area. Census data show that between 1950 and 1990 the population of unincorporated Richmond County increased from 36,575 to 142,394. During the same period, the population of the then city of Augusta declined from 71,508 to 44,639.

Augusta and Richmond County consolidated on January 1, 1996, so the suburbanization trend is not as evident in the 2000 census figures. Nonetheless, suburbanization continues to the present day, although the fastest-growing communities in the metropolitan area are outside Augusta-Richmond County. Among the current conditions and trends revealed by the data and projections are the following:

- Augusta-Richmond County's population growth rate has slowed in the last two decades as suburbanization has increased throughout the metropolitan area. County level population totals show this trend for Richmond County.
- Census Bureau estimates reveal that since the year 2000, Richmond County's population has declined by an estimated 2.69 percent. The population in the other MSA counties continued to increase, with Columbia County leading the way with an estimated 19.1% increase in population.
- Low population growth is common among the second tier cities / counties in the state of Georgia.
- Augusta-Richmond County's population is projected to increase modestly between 2005 and 2030, based on an extension of population trends experienced over the last twenty-five years.
- The number of households is projected to increase at a slightly faster rate than the population, due in part to the projected decline in the average household size.
- The average household size in Richmond County has declined steadily from 3.21 persons per household in 1970 to an estimated 2.34 persons per household in 2006. It is projected to continue to decrease between now and the year 2030. This has implications for the mix of housing types in the city. An increase in the number of patio homes, townhouses and condominiums in recent years is indicative of this trend.
- Within Augusta, population and household growth is highest in the southern part of the city, where vacant land is most plentiful and newer community facilities are present. This is an area that was part of unincorporated Richmond County prior to consolidation.

Table P-16 Population Trends Richmond County, 1950-2000			
YEAR	**TOTAL POPULATION**	**CHANGE**	
		NUMBER	**PERCENT**
1950	108,876	-	-
1960	135,601	26,725	24.5%
1970	162,437	26,836	19.8%
1980	181,629	19,192	11.8%
1990	189,719	8,090	4.5%
2000	199,775	10,056	5.3%
SOURCE, Bureau of the Census, Census of Population			

Race and Ethnicity

The information in Table P-5 reflects the ongoing trend of increasing minority population and decreasing white population in Augusta and Richmond County. The table indicates that as of the 2000 Census Blacks/African-Americans accounted for 49.8% of Richmond County's total population and Whites comprised 45.6% of the county's population. The number of persons of other races comprised only 4.6 % of the total population, but has more than doubled in the past 20 years. Likewise, Hispanic residents accounted for only 2.8% of the total population (5,545), but this represents an increase of approximately 48.0% since the 1990 census. The forecasts for the year 2005 and 2010, as well as projections to the year 2025, show that the trend of increasing minority population is expected to continue in the future.

Age of the Population

Augusta-Richmond County reflects the age characteristics of a relatively mature community. The median age of Richmond County's population has risen from 23.9 years in 1970 to an estimated 33.5 years in 2006. Age distribution figures indicate that between 1980 and 2000 the county experienced a decline in the number of infants, pre-school children, teenagers and young adults and an increase in the number of adults ages 35 – 54 and the elderly (65+ years old). These trends could be due in part to the outmigration of households with children, young adults finding employment opportunities in other communities and the growth of empty-nester households. Projections to the year 2010 **(Table P-7)** indicate a general continuation of these trends, though the projections are based on an overall decline in population. Projections to the year 2030 indicate a slight increase in the school-age population and continued decline in young adults (18-34). The number of adults ages 35-54 and the elderly will continue to rise. These trends have implications for the types of housing units, living arrangements and services and facilities provided in the city.

Chapter 2 – Population

Educational Attainment

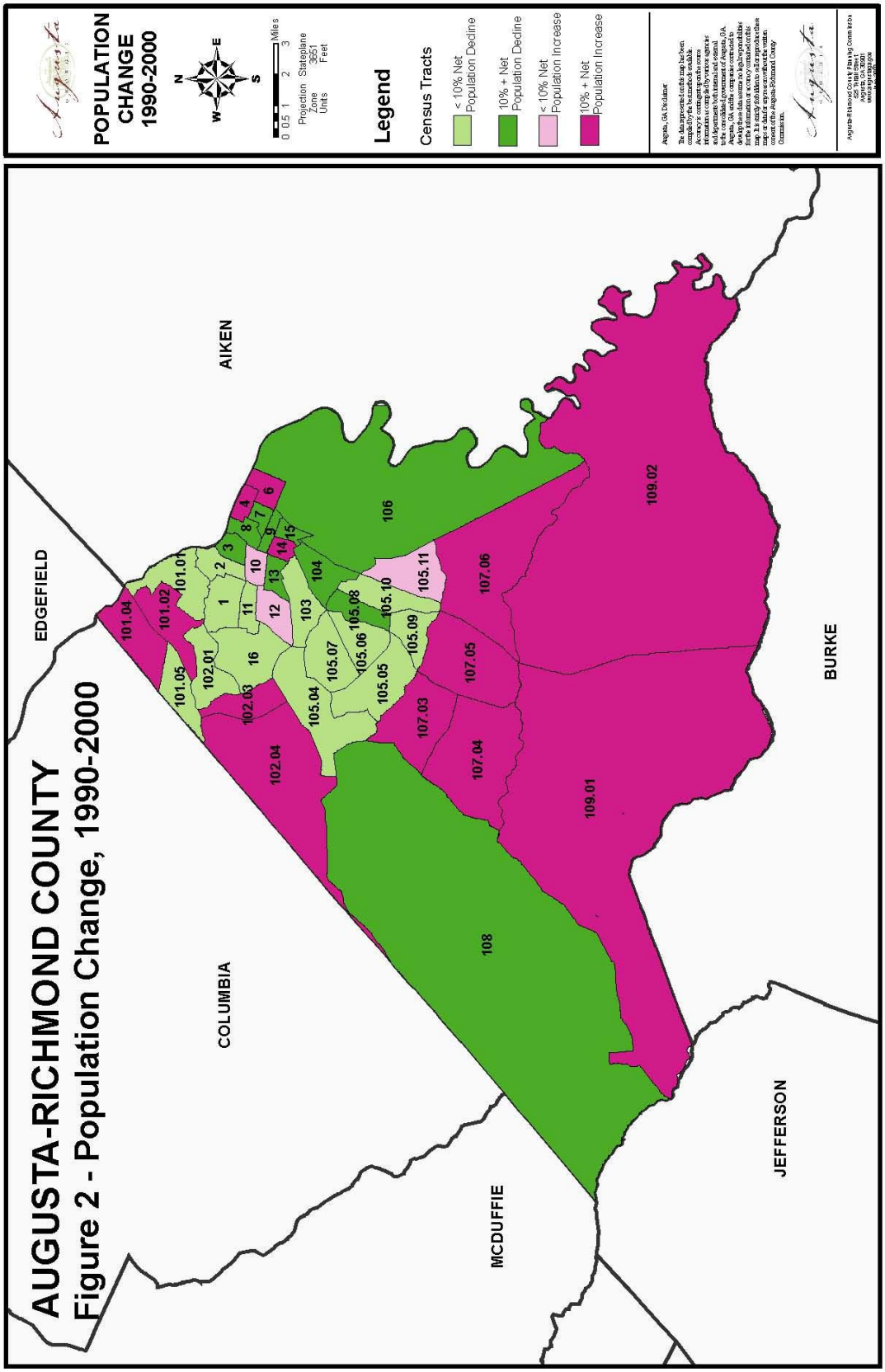
Overall education levels are improving in Richmond County. The number and percentage of adult residents with less than a high school education declined between 1990 and 2000. The percentage of the population with at least a high school education increased from 71% to 78%. The number and percentage of residents with a Bachelor's and advanced degrees increased as well. Projections to the year 2030 reflect continued improvement in education levels among county residents. Projections to the year 2030 reflect continued improvement in education levels among county residents.

When compared to neighboring counties and the state of Georgia, however, Richmond County lags in terms of educational attainment. Statewide, a higher proportion of adults have college degrees, and a lower percentage have less than high school education. Almost a third of the adults in Columbia County have a college degree, compared to only 18.6% in Richmond County. The contrast among educational attainment levels in Richmond, Columbia and McDuffie Counties is partly explained by the fact that demographic characteristics vary widely from one county to another.

Income and Poverty

Augusta's median household income and per capita income levels have increased in recent years and are projected to continue to rise. However, even with the increase, Augusta's figures continue to be lower than comparable averages for the state and metropolitan area. In the year 2000, Augusta's per capita income was 92.5 % of the MSA average and only 81.0% of the state average. The gap was even wider for median household income. Among the factors that probably contribute to Augusta's lower per capita and median household income levels are higher percentages of poverty households, non-family households, and households receiving public assistance.

The percentage of Augusta's population living in poverty is higher than comparable levels for the Augusta MSA, the state of Georgia and selected counties in the MSA. In the year 2000, the percentage of Augusta's population living in poverty was approximately 20%, compared to 14% for Aiken County, 5% for Columbia County, 15% for the MSA and 13% for the state of Georgia. Year 2006 census estimates indicate the city's poverty rate may have declined slightly, but remains relatively high. Factors probably contributing to the city's poverty rate include higher percentages of unemployment, single-parent households, non-family households and households receiving public assistance.


AUGUSTA-RICHMOND COUNTY
Figure 2 - Population Change, 1990-2000
POPULATION CHANGE 1990-2000
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Projection Stateplane
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< 10% Net Population Increase
10% + Net Population Increase
Augusta, GA Disclaimer
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information or compilation by various agencies and departments of Augusta-Richmond County, the Consolidated government of Augusta, GA. Augusta, GA and its companies contributed to the data represented on this map and disclaim any liability for the information or accuracy contained on this map. It is strictly prohibited to sell a map based on this map or data. Any use of this map or data constitutes your acceptance of the terms of this disclaimer.
Augusta-Richmond County Planning Commission
535 Telfair Street
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EDGEFIELD
AIKEN
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
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Chapter 2 – Population

CHAPTER 3
HOUSING

Chapter 3 – Housing

INTRODUCTION

Augusta's housing characteristics reflect the city's history and early development patterns. More recent trends indicate how and where housing development will occur in the future. Residential land uses cover approximately 30,000 acres at present. This includes a mix of single-family, site-built residences at various densities, duplexes, apartments, manufactured homes, and group quarters. Assessing the housing stock helps identify major housing problems, determine future housing needs, and develop a plan for managing housing development in the future.

RESIDENTIAL DEVELOPMENT PATTERNS

Though both Augusta (1736) and Richmond County (1777) were founded in the eighteenth century, residential development patterns in Augusta were more urban than those in Richmond County until about 65 years ago. Initially settlement in the city occurred in close proximity to the Savannah River and nearby trading routes. As the city expanded to the south and west, neighborhoods developed in conjunction with the introduction of new modes of transportation (e.g. railroads) and manufacturing facilities (e.g. textile mills). In the twentieth century, Augusta annexed both incorporated places (Summerville) and unincorporated areas (e.g. Forest Hills, Highland Park), thereby adding a mix of older and newer housing to the existing stock.

Settlement patterns in Richmond County were more rural than Augusta until about the 1940s. From its founding the county was a largely agrarian area and residential development was centered on several small incorporated towns. These included Bath, Blythe, Mt. Enon, Hephzibah, and other towns located within the boundaries of what is now the Fort Gordon Military Reservation. Following World War II, suburban development began in earnest in Richmond County and continues to the present day. The character, age and condition of the housing stock thus reflect this trend and the expansion of commercial and industrial facilities that accompanied it.

HOUSING UNIT TRENDS

Between 1990 and 2000, total housing units in Richmond County increased 6.5% to 82,312 units. This is lower than the 19% increase in units between 1980 and 1990 (see Table H-1). Augusta accounts for 98% of all the housing units in Richmond County reflecting the consolidation of Augusta and Richmond County in 1996. Hephzibah and Blythe also recorded significant increases in total housing units, but part of the gain reflects annexations the two communities completed prior to consolidation. Between 2000 and 2006, an estimated 3,963 units have been added to the county’s housing stock. This represents a 4.8% increase in the number of housing units.

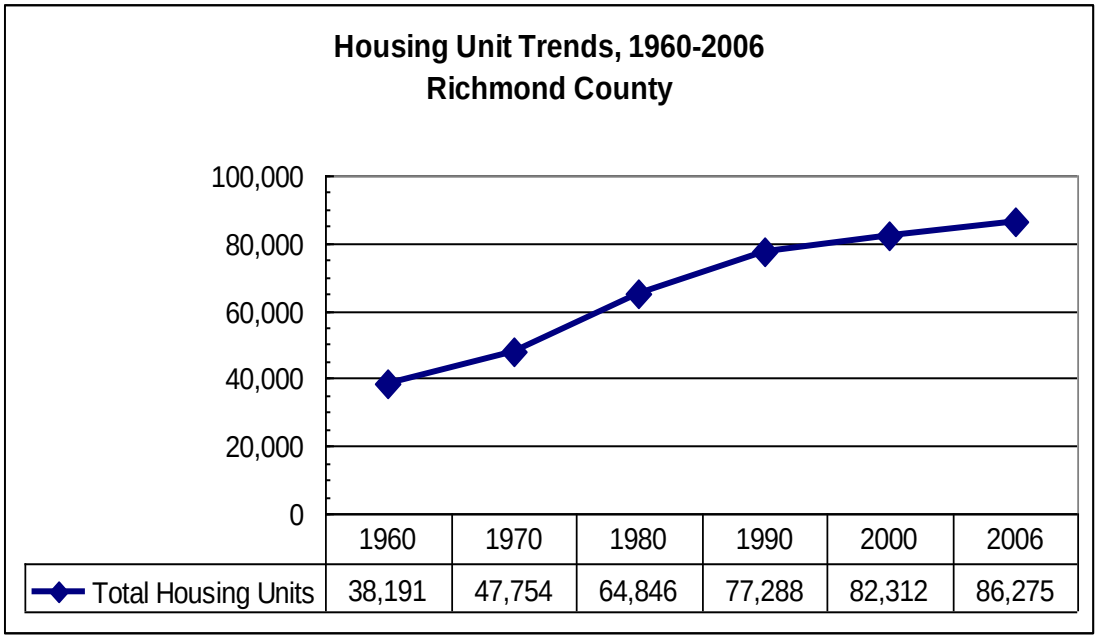
Chapter 3 – Housing

Table H-1
Total Housing Units, 1990-2006
Richmond County, Augusta, Hephzibah and Blythe

				Change, 1990-2000	
	1990	**2000**	**2006**	**Number**	**Percent**
Richmond County	**77,288**	**82,312**	**86,275**	**5,024**	**6.5%**
Augusta*	76,228	80,481	NA	4,253	5.6%
Hephzibah	935	1,570	NA	635	67.9%
Blythe	125	261	NA	136	108.8%

*Note: Augusta and Richmond County consolidated on January 1, 1996. Hephzibah and Blythe annexed land in unincorporated Richmond County prior to consolidation.
Sources: 1990 and 2000, Census of Population and Housing and 2006 Census Estimates

The chart below gives an impression of the county-wide trend in total housing units over the last 45 years.



The map at the end of the chapter summarizes the net change in housing units between 1990 and 2000 within all forty census tracts in Richmond County.Geographically, total housing units increased the most in the southern and western parts of the county during the decade

Notably, five of the six census tracts with the highest percentage increase in housing units are located in south Richmond County. Other tracts in the south and west also registered smaller housing unit gains. This continues a trend evident for several decades.

In contrast, most census tracts in or near the old city either recorded a decline in housing units or remained esssentially unchanged from 1990. Of interest is the fact that areas encompassing some post-World War II subdivisions are beginning to expereience a decline in housing units. Also of note is that downtown and adjacent areas registered an increase in housing units.

The number of housing units in Richmond County continues to increase at a slower rate than in most other parts of the metropolitan area. Table H-2 includes the numeric and percentage change in housing units between 2000 and 2006 for the Augusta MSA counties and the state of Georgia. The table shows that the percent change in housing units was highest in suburban Columbia County. McDuffie County and the Augusta MSA were slightly lower than the statewide change in housing units. Richmond County was well below the MSA and state level changes and slightly higher than two of the more rural counties in the metropolitan area.

Table H-2
Housing Unit Trends, 2000-2006
Richmond County, Augusta MSA Counties and Georgia

					Change, 2000-2006	
	2000	**2002**	**2004**	**2006**	**Number**	**Percent**
Burke Co.	8,842	9,026	9,106	9,224	382	4.32%
Columbia Co.	33,321	35,598	38,362	41,609	8,288	24.87%
McDuffie Co.	8,916	9,095	9,202	9,273	357	4.00%
Richmond Co.	**82,312**	**83,651**	**85,111**	**86,275**	**3,963**	**4.81%**
Aiken Co.	61,987	63,843	65,373	67,040	5,053	8.15%
Edgefield Co.	9,223	9,421	9,639	9,796	573	6.21%
Augusta MSA	204,601	210,634	216,793	223,217	18,616	9.10%
Georgia	3,281,737	3,493,043	3,673,982	3,873,183	591,446	18.02%

Sources: Census Bureau, 2000 Census of Population and Housing and 2001- 2006 Census Estimates of Housing Units

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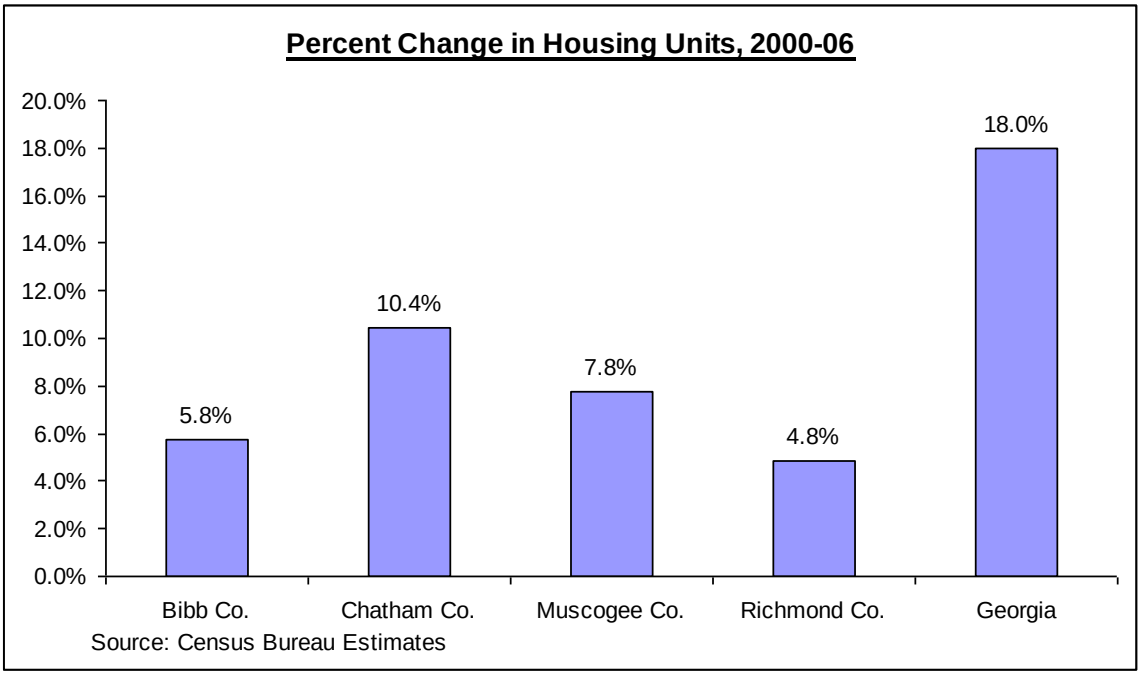
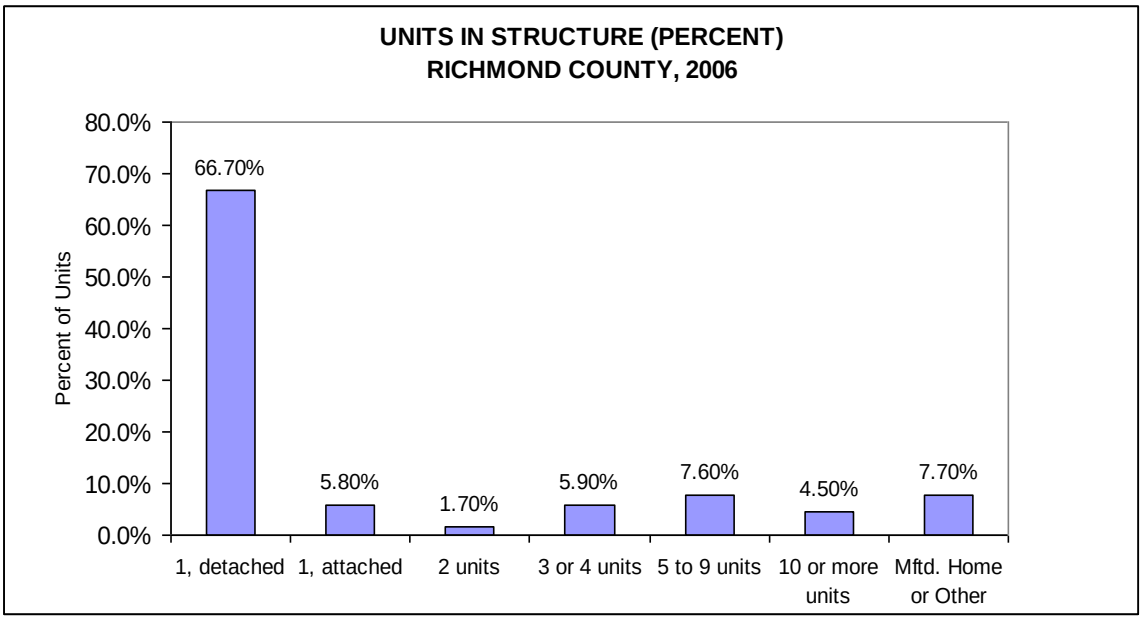
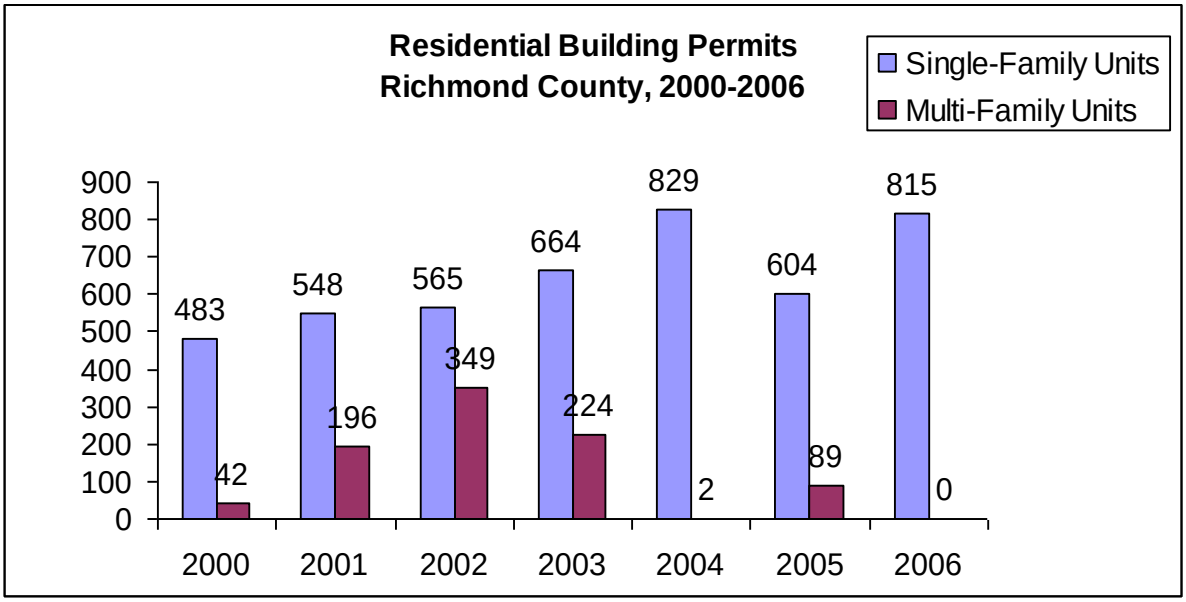
When compared to other Georgia counties with similar demographics, Richmond County's relatively low change in housing units is not unusual. The chart below compares the percent housing unit change in Richmond County between 2000 and 2006 with those of the three counties that are home to Macon, Savannah and Columbus. The chart indicates that all four counties recorded relatively modest increases in housing units, especially in comparison with the percent change in units statewide..



The detached single-family, site-built home continues to be the dominant type of housing unit in the market, representing an estimated 66.7% of the total units in Richmond County in 2006. This is up from a 61.5% share in 2000 and 60% in 1990. Attached, single-family units represent a small but growing percentage of the housing stock. The aging of the population and growth in empty-nester and one-person households has increased the demand for attached and semidetached units on small lots. In the last twenty years a number of new apartment complexes have been built in Augusta. Apartments (structures with 3 or more units) comprise an estimated 18% of the housing stock. Manufactured homes account for 7.7% of the housing units (see chart on following page).





HOUSING TENURE

Table H-3 compares current housing tenure in Augusta, Richmond County, the Augusta MSA and the state of Georgia. Currently 58% of Augusta's occupied housing units are owner-occupied. Forty-two percent of the city's occupied units are renter-occupied. This is identical to the owner-occupied percentage in 2000. Since Augusta accounts for nearly 98% of all the housing units in Richmond County, the city's owner/renter split is almost identical to the county's mix. By comparison, the owner/ renter split for the Augusta MSA is 70%

owner and 30% renter. For the state of Georgia, the split is 68% owner and 32% renter. Factors contributing to the higher percentage of renter-occupied units in Augusta include the age of the housing stock and the presence of facilities that cater to more transient populations, such as Fort Gordon, medical facilities, education institutions and manufacturing plants. Construction projects at major facilities in the region, such as the Savannah River Site and Fort Gordon also contribute to the rental housing market.

Table H-3
Housing Tenure, 2006
Augusta, Richmond County, Augusta MSA and Georgia

	Augusta		Richmond Co.		Augusta MSA		Georgia	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Owner Occupied	43,242	58.0%	45,038	59.0%	137,539	70.0%	2,285,179	68.0%
Renter Occupied	31,266	42.0%	31,478	41.0%	58,553	30.0%	1,091,584	32.0%
Total Occupied	74,508	100.0%	76,516	100.0%	196,092	100.0%	3,376,763	100.0%

Source: U. S. Bureau of the Census, American Community Survey, 2006.

VACANT HOUSING UNITS

In 2000, 8,392 (10.2%) of Richmond County's housing units were vacant. Of the total vacant units, 8,174 (97.4%) were located in Augusta. The 10.2% vacancy rate is lower than the 11.1% vacancy rate recorded at the time of the 1990 census, but higher than the 8.2% rate in 1980. One factor that contributed to the decline in the vacancy rate is that fewer apartment units were constructed during the 1990s than in the 1980s.

Table H-4 shows the status of all vacant housing units in Augusta, Richmond and Columbia Counties, and Georgia in 2000. Not surprisingly, the Augusta and Richmond County figures are very similar. Augusta and Richmond County (both 63.5%) and Columbia County (64.7%) had higher percentages of vacant housing units either for sale or rent, or already sold or rented but not yet occupied, than the state of Georgia (53.0%).

Table H-4
Housing Vacancy Status, 2000
Augusta, Richmond and Columbia County, and Georgia

	Augusta		Richmond County		Columbia County		Georgia	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
For Rent	3,644	44.6%	3,739	44.6%	560	25.4%	86,905	31.6%
For Sale Only	1,124	13.8%	1,160	13.8%	760	34.5%	38,440	14.0%
Rented or Sold, but Not Occupied	419	5.1%	429	5.1%	106	4.8%	20,353	7.4%
Seasonal or Recreational Use	280	3.4%	288	3.4%	338	15.4%	50,064	18.2%
For Migrant Workers	5	0.1%	5	0.1%	2	0.1	969	0.4%
Other Vacant	2,702	33.1%	2,771	33.1%	435	19.8%	78,637	28.6%
Total Vacant Units	8,174	100.0%	8,392	100.0%	2,201	100.0%	275,368	100.0%
Owner Vacancy Rate		2.6%		2.6%		2.9%		1.9%
Renter Vacancy Rate		10.7%		10.7%		9.1%		8.2%

Source: U. S. Bureau of the Census, 2000, Summary File 1

AGE OF HOUSING

The age of Augusta's housing stock reflects the comparatively rapid growth that took place in the decades after World War II. Table H-5 indicates that over half (54.8%) of the housing units were constructed between 1940 and 1979. Another 30% of the units were constructed between 1980 and 1999, and an estimated 7.7% have been constructed in the last seven years or so. The remaining 7.3% were built in 1939 or earlier. Generally speaking, the majority of the units that are 65+ years old are concentrated in neighborhoods located in the northeast part of the city.

Table H-5
Year Structure Built, 2006
Augusta, Richmond County, Augusta MSA and Georgia

	Augusta	Richmond County	Augusta MSA	Georgia
2000 or later	7.7%	7.6%	12.5%	16.5%
1990 to 1999	14.4%	14.8%	20.6%	23.3%
1980 to 1989	15.7%	15.8%	18.1%	18.7%
1960 to 1979	35.6%	35.9%	30.0%	26.0%
1940 to 1959	19.2%	18.7%	14.1%	10.5%
1939 or earlier	7.3%	7.2%	4.6%	5.0%

Source: U. S. Bureau of the Census, American Community Survey, 2006, Table S2504

HOUSING COST AND AFFORDABILITY

The cost of housing in Augusta, both owner and renter, has increased steadily over the decades. Even with the increase, the cost of housing remains lower than regional and state levels and contributes to the area's lower than average cost of living index.

Augusta - Richmond County has a good supply of affordable housing units. In the year 2000, more than 37% of housing units were affordable to families making between 31% and 50% of median family income (see Table H-6). Another 36% of the units were affordable to families earning between 51% and 80% of median family income. The age of the housing stock and the high percentage of rental units likely contribute to local housing affordability.

Table H-6
Supply of Affordable Housing, 2000
Richmond County

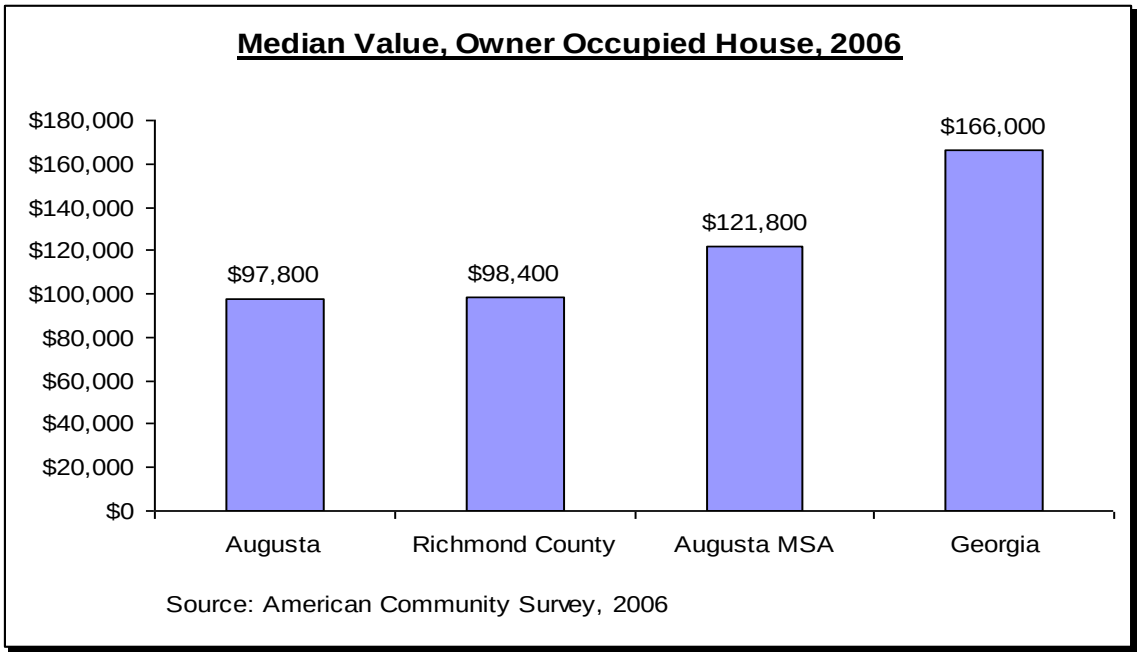
	Renter Units	Owner Units	Total Units	Percent of Total Housing Units
Affordable to Families with 0 to 30% of Median Family Income	8,224	0	8,224	10.0%
Affordable to Families with 31 to 50% of Median Family Income	10,653	19,979	30,632	37.2%
Affordable to Families with 51 to 80% of Median Family Income	14,535	15,206	29,741	36.1%

Affordable to Families with 81% or more of Median Family Income	1,423	9,015	10,438	12.7%
Source: U. S. Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy, 2000				

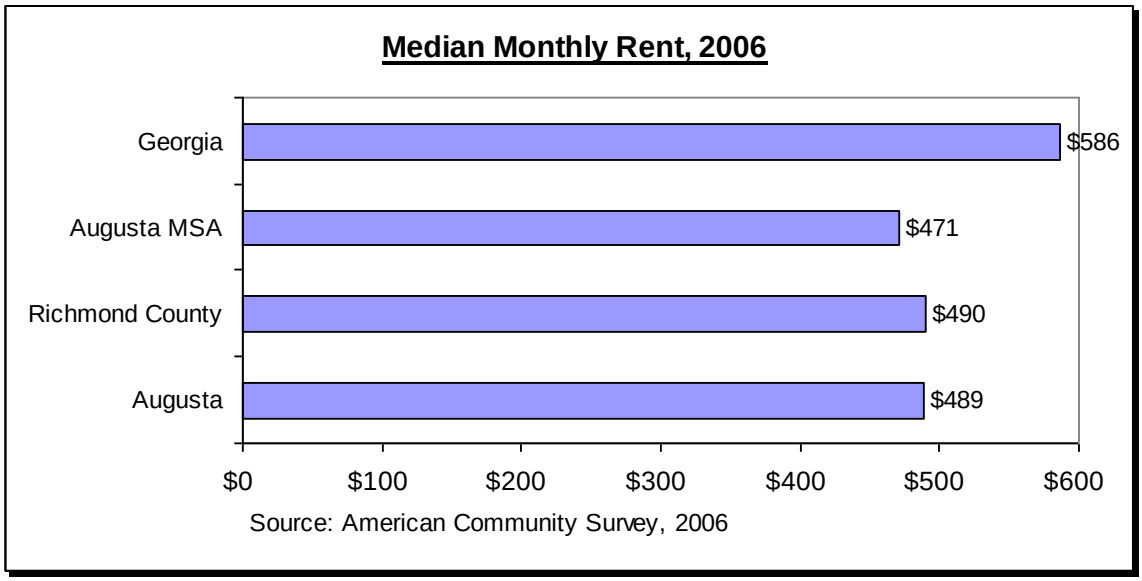
Commuting patterns also indicate that housing is affordable in Augusta-Richmond County. According to year 2000 Census data, 80% of employed Richmond County residents commute to jobs within the county. The majority of nonresident workers are from Columbia County and Aiken County. Because the median household income is higher in these two counties -$55,682 in Columbia and $37,889 in Aiken (Census 2000) – it is safe to assume that nonresident commuters live where they do out of personal choice and not because they cannot afford housing in Augusta-Richmond County.

One other indicator of housing affordability is the jobs-to-housing balance. The jobs-to-housing ratio is the number of jobs in a community divided by the number of housing units in the community. A high jobs / housing ratio (e.g. greater than 1.0) indicates an employment center with a good supply of affordable housing. A low jobs / housing ratio indicates a bedroom community. The jobs / housing ratio for Richmond County is 1.20, indicating that the county is an employment center with a good supply of affordable housing. The ratio is based on the 2006 Georgia Department of Labor Employment figure (103,437 jobs and the 2006 Census estimate of 86,275 housing units in the county.

The estimated median value of an owner-occupied housing unit in Augusta was $97,800 in the year 2006, up from $76,800 in the year 2000. Over 45% of the owner units were in the $50,000 to $99,000 value range. The following chart shows that the median housing value is relatively low in comparison to the Augusta MSA and Georgia

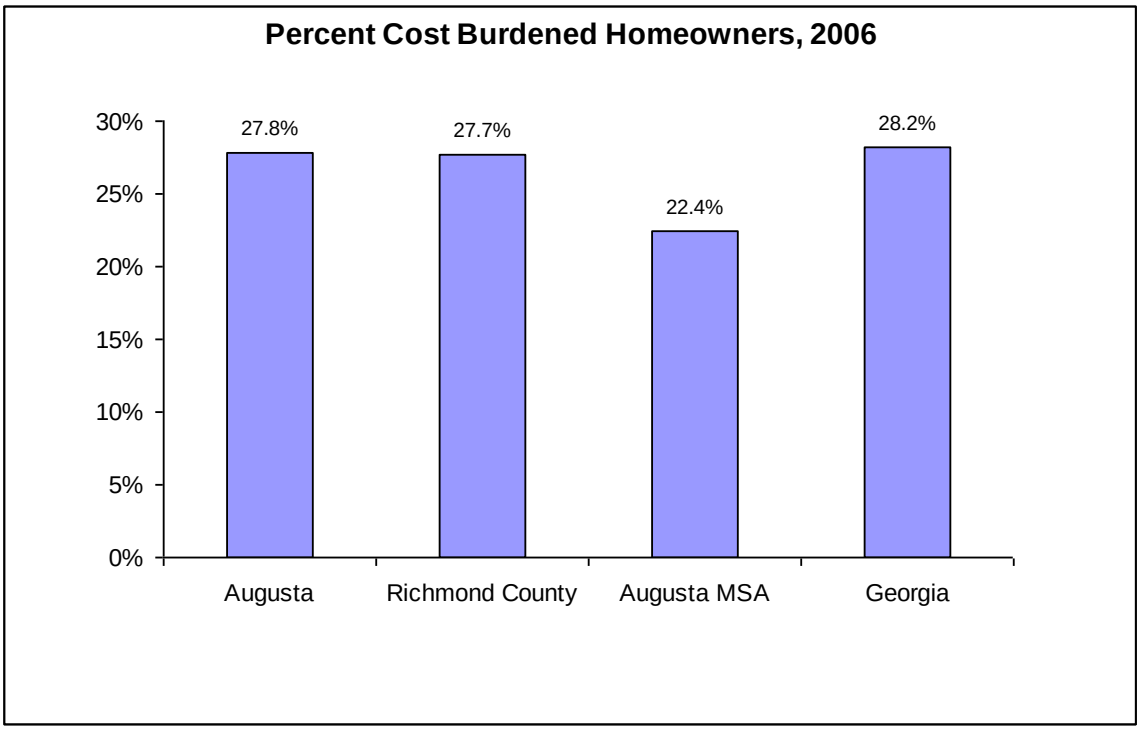


The cost of renting in Augusta has increased from an average of $413 per month in 2000 to an estimated $489 in 2006. Nearly 45% of Augusta renters pay between $350 and $550 per month for rent. The chart below shows that the median monthly rent in Augusta is lower than in Columbia County and the state, but higher than in McDuffie County and Aiken County, South Carolina.



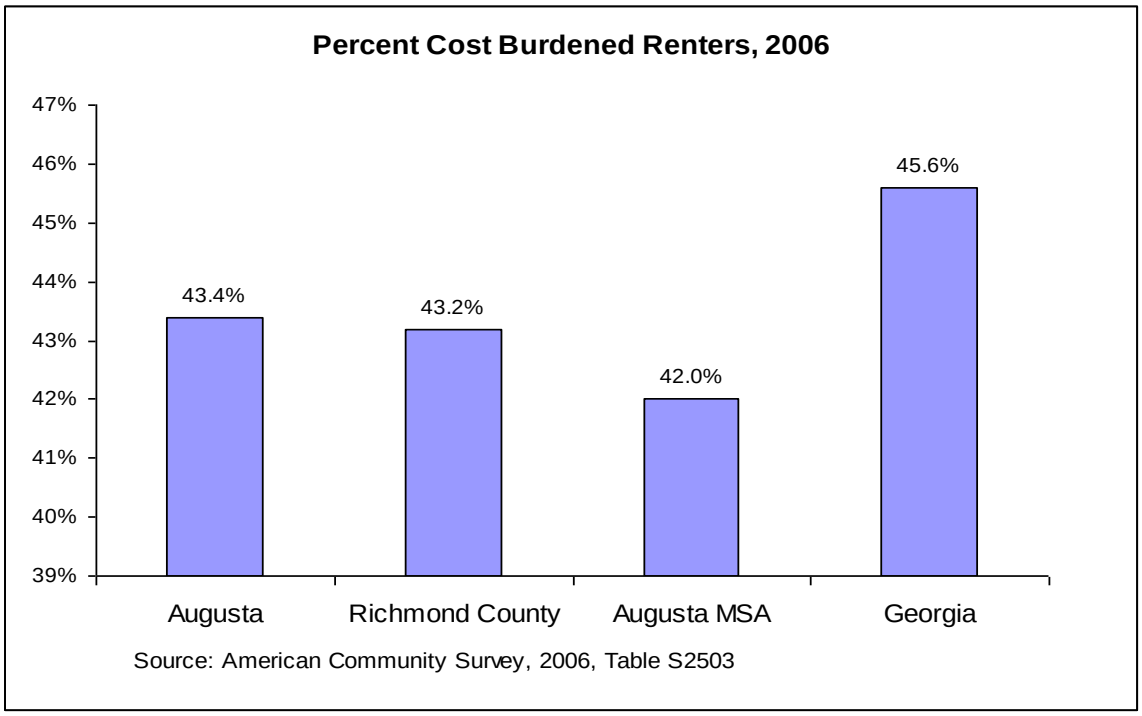
In spite of the fact that housing value and monthly rent in the Augusta area is relatively affordable, there are many households that devote a high percentage of their income to housing expenses. Cost-burdened households are defined as those households paying 30% or more of their income for housing. Households with less than $20,000 annual income are most likely to be cost-burdened. The data indicate that an estimated 27.8% of Augusta

homeowners, and 43.4% of renters, are cost-burdened. The following charts compare the percentage of cost burdened homeowners and renters in Augusta with those for Richmond County, the Augusta MSA and Georgia.



The **Analysis of Impediments to Fair Housing Study for Augusta-Richmond County** (ca. 2003) indicates that both individual circumstances and government policies can serve as barriers to affordable housing. Individuals and families often lack the information, income, and access to financing that make it possible for them to live in affordable, standard housing. Some have to pay excessive amounts of their income for shelter and related costs. The types of government actions that can affect the supply of affordable housing include real estate taxes, land use controls, building codes, and code enforcement.

The report includes information on cost-burdened owners and renters, housing units that lack complete plumbing and / or are overcrowded, and provisions in the local zoning and building codes that can impact housing cost. Home Mortgage Disclosure Act data indicates that poor credit history is the principal reason for denying a home mortgage loan in the Augusta market.

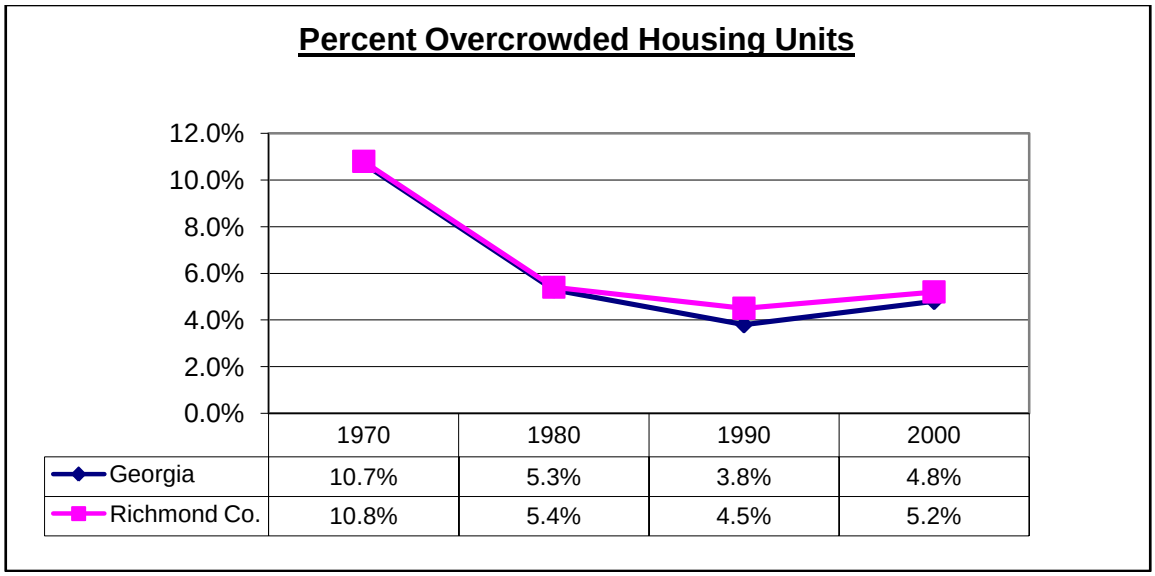


HOUSING CONDITIONS

One indicator of housing conditions is the number of units that lack complete plumbing facilities. In 2006, an estimated 891 Richmond County housing units lacked complete plumbing facilities. This figure represents approximately 1.0% of the total housing units. This is up slightly from the 826 units (1.6%) lacking complete plumbing in 2000, but significantly below the 5,874 (16.8%) units lacking complete plumbing in 1960.

Another indicator of housing conditions is the number of persons per room in occupied housing units. An occupied housing unit is considered overcrowded if there are more than 1.01 persons per room. In the year 2006, an estimated 882 occupied Richmond County housing units (281 owner and 601 renter) were considered overcrowded. This figure represents about 1.0% of all occupied housing units. While not directly comparable to the decennial census figures, this estimate does reflect a continued decline in the number of overcrowded housing units in recent decades.

At the time of the 2000 census there were 3,844 overcrowded units in Richmond County, representing 5.2% of all occupied housing units. Renter-occupied units accounted for 72% of all the overcrowded units in Richmond County. The percentage of overcrowded units in 2000 was higher than the 4.5% recorded in 1990. The following chart shows that the percentage of overcrowded units had been declining steadily since 1960.



HOUSING FOR THE HOMELESS AND SPECIAL NEEDS POPULATIONS

Homelessness is a fact of life for an estimated 7,343 men, women and children in the Augusta area (Design to End Chronic Homelessness in Augusta, March 2005). Many other individuals and families are in danger of becoming homeless. The Continuum of Care is a community-based planning process that identifies the critical needs of the homeless and develops a strategy to assist them. Table H-7 shows the estimated housing needs of Augusta's homeless, the current inventory and the unmet need. It is obvious that in spite of the efforts of humanitarian organizations, the majority of the housing needs remain unmet. The need is especially high among homeless families with children.

Table H-7
Housing Needs of the Homeless, 2005
Augusta, GA

	Estimated Need	Current Inventory	Unmet Need
Individuals			
Emergency Shelter	380	293	87
Transitional Shelter	200	102	98
Emergency Shelter	185	0	185
Total	765	395	370
Families			
Emergency Shelter	240	65	175
Transitional Shelter	350	124	226
Emergency Shelter	235	20	215
Total	825	209	616

Source: Augusta Consolidated Plan for Community Development, 2005-09, Table 1A, March 2005

Chapter 3 – Housing

Transitional housing is also needed for selected non-homeless subpopulations. Statistically, the need is greatest among the elderly, the physically disabled and persons with HIV/AIDS.

The Augusta Task Force for the Homeless (ATFH) is the lead agency in implementing the local homeless assistance strategy. The ATFH is actually a coalition of many organizations that provide housing and services to the homeless. A small, paid staff provides intake and referral services to the homeless on behalf of ATFH member agencies, distributes information, coordinates communications among service providers, and provides administrative support.

Locally, housing for the homeless is provided in the form of emergency shelters, transitional housing and some permanent housing. The Salvation Army (capacity: 80-120) and the Augusta Rescue Mission (capacity: 35) are the two largest emergency shelters. Safe Homes of Augusta, Inc. provides emergency shelter to battered women and their children. Agencies providing transitional housing units include Augusta Urban Ministries, the CSRA Economic Opportunity Authority (EOA), St. Stephen's Ministry, and the Community Mental Health Center. Groups assisted by these agencies include homeless families with children, men and women recovering from substance abuse, AIDS patients, disabled veterans and mentally ill adults.

A variety of support services are offered to the homeless. The Salvation Army provides a soup kitchen, clothing vouchers, an adult literacy program, legal advocacy and referral to Georgia Legal Services, an emergency medical clinic, prescriptions through a local pharmacy, social rehabilitation services, and substance abuse counseling sessions. The EOA supports two clinics providing free health care and operates a Rent Assistance Voucher program for homeless individuals and families. The EOA also operates a day shelter for the homeless.

The Golden Harvest Food Bank operates a soup kitchen and a separate food warehouse and distribution center. Catholic Social Services and Augusta Urban Ministries provide food, clothing, household goods, and other assistance to the homeless. The Richmond County Department of Family and Children Services helps the homeless obtain food stamps, welfare benefits, information, and referral services. The Augusta Housing Authority provides Section 8 housing vouchers to the homeless. The Community Mental Health Center also has programs to help clients adjust to living in the community. These programs teach community and support networking, independent living skills, job readiness, and education skills, vocational training, and recreational or leisure skills.

St. Stephen's is a nonprofit organization providing transitional housing and supportive services (counseling, transportation, medical services, etc.) to terminally ill individuals who have become homeless as a result of having AIDS or other terminal illnesses. The organization provides transitional housing and services from facilities at 922-924 Greene Street in downtown Augusta

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HOUSING PRODUCTION AND PROGRAMS

As in other communities, housing production in Augusta is largely a private sector activity. A land owner or developer has lots platted in a conventional subdivision format or in some other layout that meets a market need. A builder buys the lots and constructs housing units on each one. In the case of a multi-family development, a contractor builds the apartment complex on behalf of a group of investors. Realtors market the single-family units, while management companies oversee the rental and upkeep of apartment units. Private financial institutions provide construction and permanent financing so that the units can be built, sold and occupied. Repayment of loans to the financial institutions is one source of fresh capital for new loans.

The City of Augusta does provide some housing assistance, primarily for the benefit of low and moderate income persons. The city is an entitlement community under the U. S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. The city receives approximately $2.9 million in CDBG funds each year. The grant funds are allocated to a variety of housing and related community development activities. The city receives a separate allocation of approximately $1.4 million from HUD's HOME Investment Partnership Program. The HOME Program is designed to assist in the construction and rehabilitation of housing for low and moderate income persons. Each year the city programs the HOME funds and some CDBG funds to the following housing assistance programs:

- Housing Rehabilitation - This program provides deferred and low-interest loans to finance repairs to substandard single-family residences, emergency grants to correct dangerous or hazardous conditions in single-family residences, and free paint for use on the exterior of residences.

- Rental Rehabilitation - This program provides assistance to investors-owners to rehabilitate rental units for occupancy by low and moderate income households.

- Down payment Assistance - This program provides down payment assistance to qualified low and moderate income households purchasing a home for the first time.

- Demolition - Rebuild - This program funds the construction or reconstruction of new homes for low and moderate income households occupying severely deteriorated units.

- Code Enforcement - This program finances code enforcement activities by the City's License and Inspection Department in neighborhoods with high concentration of deteriorated structures.

- Demolition and Clearance - This program finances the demolition and clearance of deteriorated structures. After clearance the vacant lots are made available to private companies and Community Housing Development Organizations (CHDOs) for the construction of affordable housing for low and moderate income households.

Chapter 3 – Housing

In recent years the City has allocated CDBG and HOME funds to non-profit organizations for the construction and rehabilitation of affordable housing in targeted neighborhoods. Several of the non-profits have been organized in response to an increased emphasis on neighborhood-based solutions to housing and community development needs. Other non-profits reflect outreach by churches located in some of the city's most distressed neighborhoods. The non-profit organizations include the following:

- Augusta Neighborhood Improvement Corporation
- 30901 Development Corporation
- Laney-Walker Development Corporation
- Antioch Ministries Community Development Corporation
- East Augusta Community Development Corporation
- Sand Hills Urban Development Corporation
- Promise Land Community Development Corporation
- South Augusta Redevelopment, Inc.

In addition to housing programs, the city uses CDBG funds to finance public facilities, economic development and public services benefiting low and moderate income households. Prior to consolidation Richmond County used CDBG grant awards to construct the Mental Retardation Service Center, the Savannah Place (now Carrie Mays) Multipurpose Center and the Belle Terrace (now Henry Brigham) Senior Center.

PUBLIC HOUSING

The Housing Authority of Augusta and Richmond County is the designated Local Public Housing Agency (PHA). Established in 1937, the Housing Authority is governed by a five-member Board of Commissioners appointed by the mayor of Augusta. An Executive Director and staff of employees oversee the day-to-day operations of the Housing Authority and its properties. As of September 1, 2007, the Housing Authority operated and maintained fourteen (14) properties with a total of 2,769 units. Together, these properties house approximately 5,993 people in 2,438 occupied units. Another 10,364 people are assisted through the Section 8 Housing Assistance Payment and Moderate Rehabilitation Programs. The annual budget for the Housing Authority exceeds $20 million and includes expenditures to operate and maintain the public housing projects, provide housing assistance payments to Section 8 program participants, make capital improvements, provide security and other community services, and overall administration of the program.

ASSESSMENT

Type and Location of Housing Units

The detached single-family, site-built home is the dominant type of housing unit in the market, representing an estimated 66.7% of the total units in Richmond County in 2006. Attached, single-family units represent a small but growing percentage of the housing stock.

Apartment complexes (18%) and manufactures homes (7.7%) are the next largest segments of the housing market.

The growth in other parts of the metropolitan area is having an impact on the number of new housing units built in Augusta-Richmond County. Between 1990 and 2000, total housing units in Richmond County increased 6.5% to 82,312 units. This is lower than the 19% increase in units between 1980 and 1990. Between 2000 and 2006, an estimated 3,963 units (4.8%) have been added to the county's housing stock. By comparison, Columbia County experienced an estimated 25% increase in housing units, and total housing units in the Augusta MSA increased by over 9.0 percent.

Geographically, total housing units increased the most in the southern and western parts of the county between 1990 and 2000. Five of the six census tracts with the highest percentage increase in housing units are located in south Richmond County. Other tracts in the south and west also registered smaller housing unit gains. This continues a trend evident for several decades.

In contrast, most census tracts in or near the old city either recorded a decline in housing units or remained esssentially unchanged from 1990. Of interest is the fact that areas encompassing some post-World War II subdivisions are beginning to experience a decline in housing units. Also of note is that downtown and adjacent areas registered an increase in housing units.

An additional 13,000 housing units are projected to be constructed in Augusta between 2010 and 2030. Detached, single-family units will continue to be the dominant housing type, but smaller patio homes, townhouses and condominiums will comprise a larger share of the housing market. The aging of the population and growth in empty-nester and smaller households has increased the demand for these types of units. South Augusta is expected to capture the majority of the new housing units.

Age and Occupancy Characteristics and Housing Conditions

The age of Augusta's housing stock reflects the comparatively rapid growth that took place in the decades immediately after World War II. Over half (54.8%) of the housing units were constructed between 1940 and 1979. Factors contributing to the relatively high percentage of renter-occupied units in Augusta (42.0%) include the presence of facilities that cater to transient populations, such as Fort Gordon, medical facilities, education institutions and manufacturing plants. Construction projects at major facilities in the region also contribute to the rental housing market. Vacancy rates for both owner and renter units in Richmond County are comparable to those in other parts of the metropolitan area.

Census data, field surveys, and input from the public and interest groups reveal problems with regard to housing conditions. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within some inner-city neighborhoods. Smaller pockets

of deteriorating units are located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated and, in some cases, used for criminal activities. These units need to be dealt with either through code enforcement or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing.

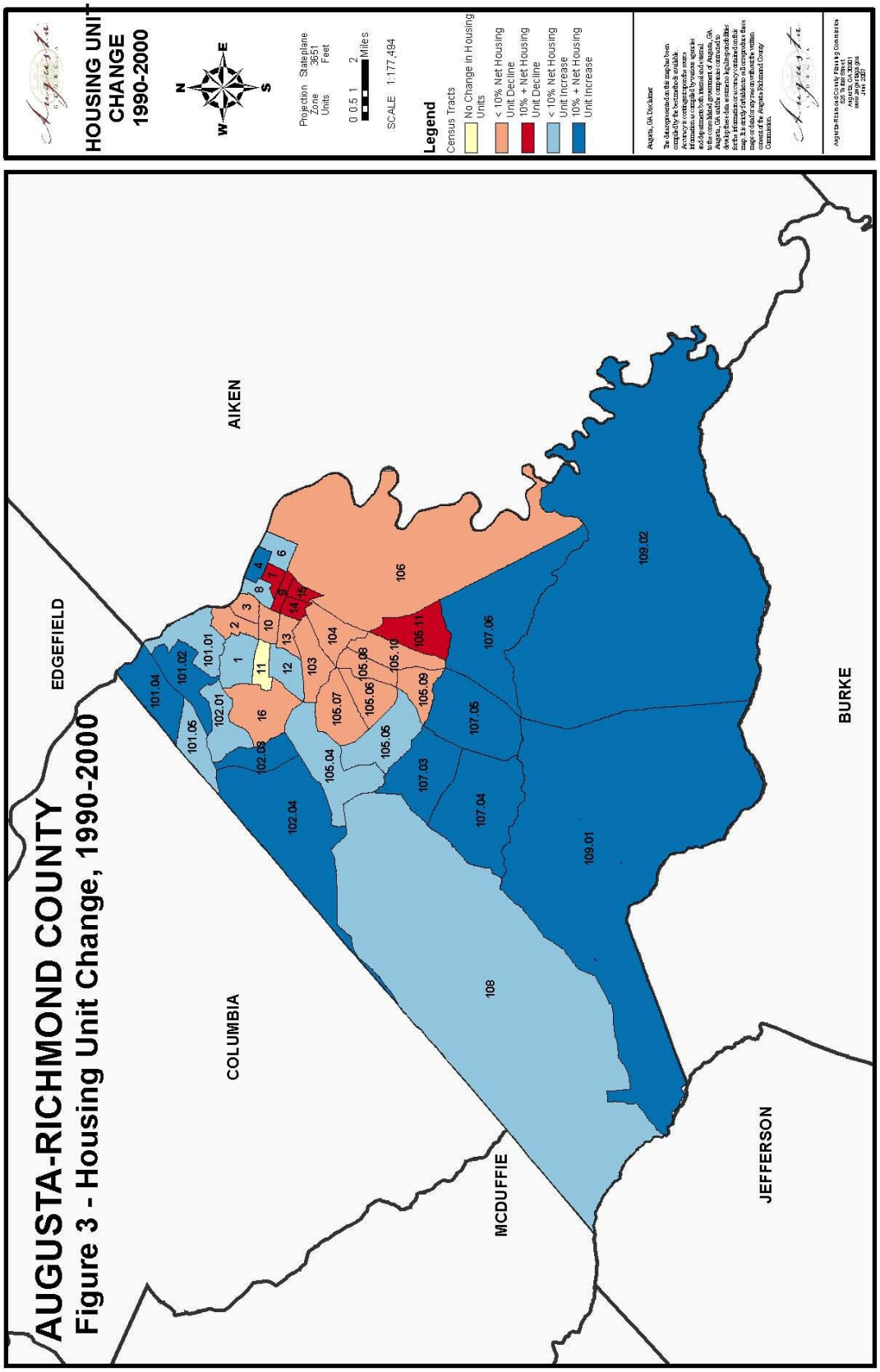
Housing Cost and Affordability

The cost of housing in Augusta, both owner and renter, has increased steadily over the decades. Even with the increase, the cost of housing remains lower than regional and state levels and contributes to the area's lower than average cost of living index. Approximately 80% of employed Richmond County residents commute to jobs within the county, indicating there is little difficulty finding affordable housing in the city. The jobs / housing ratio for Richmond County is 1.20, indicating that the city is an employment center with a good supply of affordable housing.

Even though housing is relatively affordable, some residents have problems accessing better housing, or pay more than 30% of their income for shelter costs. Standard rental and owner units are available throughout the community, but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of families to turn to manufactured housing and low-cost rental units as the housing of choice. Some renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the continued construction of affordable housing, and the provision of more rental subsidies and down payment assistance.

Special Needs Housing

Based on existing data and input from homeless assistance providers and other stakeholders, the homeless in Augusta have a need for emergency shelter, transitional housing, and permanent housing. Emergency shelters in the community are able to handle a high percentage of the homeless population, but there is an ongoing need to expand these facilities to meet increasing demand. Additional transitional housing is needed to take some of the burden off of the emergency shelters, and to help more of the homeless take an initial step towards moving into permanent housing. Permanent supportive housing is also needed, particularly for people with mental and physical disabilities.


AUGUSTA-RICHMOND COUNTY
Figure 3 - Housing Unit Change, 1990-2000
HOUSING UNIT CHANGE 1990-2000
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No Change in Housing Units
< 10% Net Housing Unit Decline
10% + Net Housing Unit Decline
< 10% Net Housing Unit Increase
10% + Net Housing Unit Increase
Augusta, GA Disclaimer
The data represented on this map has been compiled by the Author as available. Accuracy is not guaranteed. Some information is compiled by various agencies and departments both internal and external to the consolidated government of Augusta, Georgia. The Author does not warrant that it will develop these data as a service to legislators and other. Further, information accuracy varies from the time it is collected to the time it is compiled into maps or data for any reason or purpose without the consent of the Augusta Richmond County Commission.
Augusta-Richmond County Planning Commission
530 Telfair Place
Augusta, GA 30901
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JAN 2007
EDGEFIELD
AIKEN
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Chapter 3 – Housing

CHAPTER 4
ECONOMIC DEVELOPMENT

Chapter 4 - Economic Development

INTRODUCTION

Economic development is critical to the future of Augusta. The creation of jobs and investment in facilities and equipment generates the income needed to sustain the community and attract additional development. Economic initiatives, in combination with population projections, housing, land use, community facilities and services, and natural resources, form a strategy for the economic well being of the city.

This chapter includes an inventory and assessment of Augusta's economic base, labor force characteristics, and economic development opportunities and resources. This profile is used to identify economic strengths and weaknesses, and enables the city to pinpoint specific economic development needs. The economic development goals, in turn, help identify specific economic development goals and projects that will be part of the Community Agenda.

REGIONAL CONTEXT

Augusta is at the heart of a metropolitan area spanning six counties and including over 523,000 residents (Census Estimate, 2006). Total nonfarm employment in the Augusta MSA is approximately 215,000 (Georgia Department of Labor, October 2007, unadjusted). In terms of employment in the private sector, major industries in the region include manufacturing, retail trade, professional and business services, educational and health services, and leisure and hospitality services. Government accounts for 19.5% of total employment, with state and local government employment averaging a total of 35,000.

Principal components of the manufacturing sector include textiles and apparel, paper and allied products, chemicals, transportation equipment, stone, clay and glass products, food products, and furniture, lumber and wood products. Most of the manufacturing facilities are located in modern industrial parks and / or in close proximity to needed resources (e.g. water, transportation network) and the surface transportation network (primarily highways and railroads).

Retail trade establishments employ 25,000 MSA residents and tend to be concentrated in strip commercial centers, shopping malls and downtown Augusta, Aiken, North Augusta, Grovetown, Evans, Martinez and Thomson. Examples of retail trade establishments include grocery stores, drug stores, department stores, furniture stores, and general merchandise stores. Combined sales of the 1,923 retail establishments in the region exceeded $4.9 billion in 2002 (Census of Retail Trade, 2002).

Professional and business service companies employ approximately 29,400 residents and are concentrated in the urbanized parts of the metropolitan area. Educational and health services employ approximately 27,900 residents and include area hospitals, clinics, nursing homes, social service agencies, and the offices of doctors, dentists and other health care practitioners. Health care and related facilities are located in urban and suburban sites throughout the region, with the largest concentration in the medical complex near downtown Augusta. Other

health care centers are located in west Augusta, the Evans area of Columbia County and the city of Aiken, South Carolina.

Leisure and hospitality establishments include such uses as restaurants, hotels, motels, nightclubs, movie theaters, and museums. Over 20,400 area residents are employed in such establishments, which tend to be concentrated in historic downtowns, suburban shopping centers, and along commercial strips. The high level of employment in this category reflects the strength of tourism and convention business, and the fact that the metropolitan area is home to many special events and cultural facilities.

Government is a final major employment sector in the metropolitan area. Major government employers in the area include Fort Gordon, the Savannah River Site, state universities and technical colleges, the Medical College of Georgia, local school systems, and federal, state and local government agencies. Fort Gordon and the Savannah River Site are located on large sites earmarked for their use many years ago. Local elementary and secondary schools are scattered throughout the metropolitan area. General government offices and courts tend to be located downtown or in new town centers such as Evans.

Fort Gordon and the Savannah River Site

Fort Gordon, located in southwest Augusta, is the home of the U. S. Army Signal Center—the Armed Forces' largest training facility in communications and electronics. A fixture in the community since the 1940s, the population of the installation includes over 16,000 Active Duty, 3,800 civilian personnel (appropriated and non-appropriated), and 2,700 contract employees. Over 19,600 family members reside off the installation. Fort Gordon serves a total population of over 100,000. As the largest employer in the area, Fort Gordon's economic impact on the local community is approximately $1.4 billion. This figure includes payroll, purchases, contracts, services and new construction.

In addition to the Signal School and Center, the installation is also home to the Southeast Regional Medical, Dental and Veterinary Commands as well as the Army's only Dental Laboratory. Also stationed on the installation are the National Security Agency–Georgia, and three deployable brigades: the 35th Signal Brigade, the 513th Military Intelligence Brigade and the 359th Signal Brigade. The mission of Fort Gordon will continue to grow over the coming years with increases among Active and Reserve Component elements.

Fort Gordon's presence is a primary reason that a significant number of retired personnel choose to live in our community. The 50,000-plus retirees and family members residing in the Central Savannah River Area maintain a close and supportive bond with the installation.

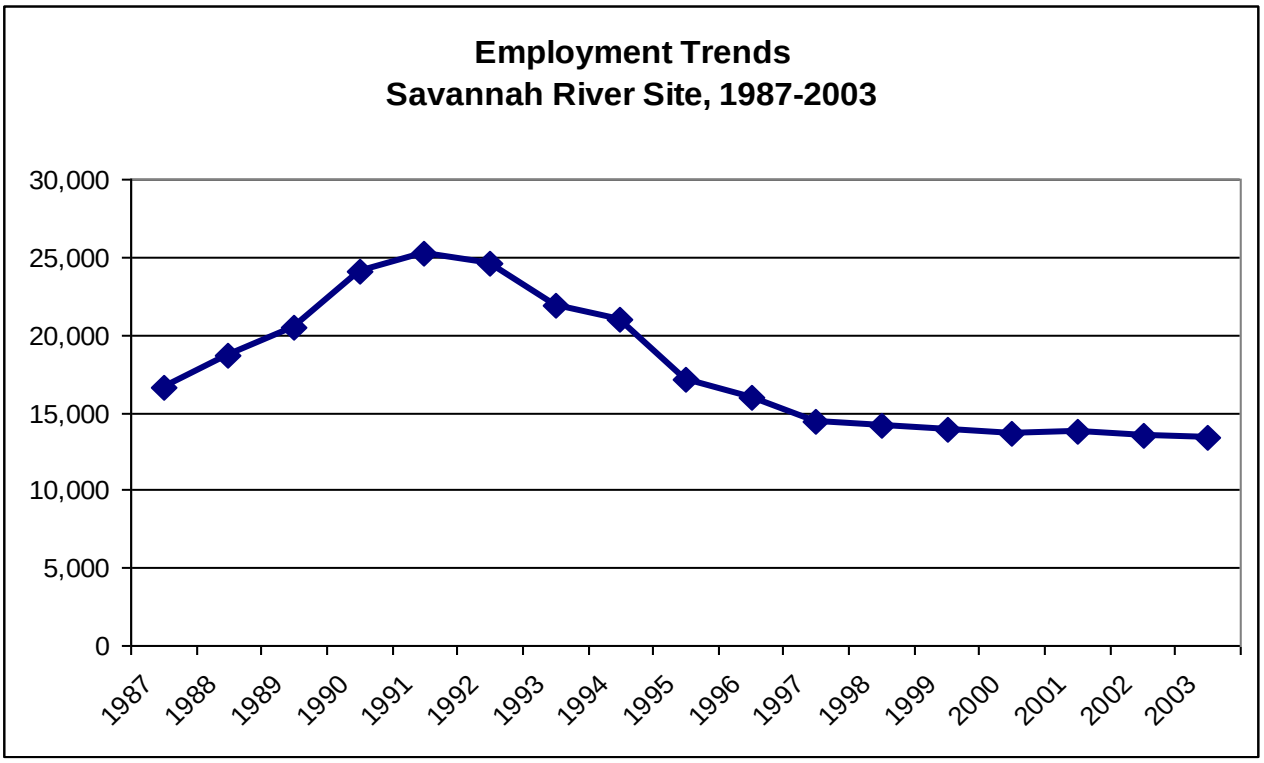
The ties between Fort Gordon and the surrounding communities continue to strengthen. In recent years, Fort Gordon took significant steps toward privatizing its utilities (gas, electricity, water and waste water) and has formed a unique municipal partnership with the City of Augusta for water and waste water services. In addition, the Richmond County School Board constructed a public school (K-7) on the installation to support the on-post

residents. Fort Gordon continues to explore mutually-beneficial and cooperative efforts with its local communities, as well as, opportunities for public-private ventures.

A second federal government facility important to the Augusta area is the Savannah River Site (SRS). SRS is a key Department of Energy (DOE) nuclear installation. Owned by DOE's Savannah River Operations Office, and operated under contract by the Westinghouse Savannah River Company (WSRC), the site covers some 198,344 acres (310 square miles) encompassing parts of Aiken, Barnwell and Allendale counties in South Carolina.

SRS was constructed during the early 1950s to produce the basic materials used in the fabrication of nuclear weapons, primarily tritium and plutonium-239. The site originally consisted of five reactors to produce nuclear materials by irradiating target materials with neutrons. Support facilities included two chemical separation plants, a heavy water extraction plant, a nuclear fuel and target fabrication facility and waste management facilities.

The end of the Cold War in 1990 resulted in significant changes at SRS. All five of the aging nuclear reactors were mothballed and the site's primary mission shifted from production of nuclear materials to waste management and environmental monitoring. Budget reductions resulted in downsizing at SRS that has a ripple effect on the region's economy in recent years.



According to information in a study titled "Economic Impact of the Savannah River Site", July 2004, SRS downsizing has had a substantial effect on the region's employment and

income levels. Total SRS employment declined from 25,180 in 1991 to 13,373 in 2003. Aiken, Barnwell and Richmond County residents accounted for 7,845 (83%) of the jobs lost through a combination of voluntary and involuntary separation during this period (Table 7, p 31). The estimated number of Richmond County (Augusta) residents working at SRS declined from 3,876 in 1991 to 1,560 in 2003.

In addition to job losses, the two states and the region lost income as a result of reduced expenditures at SRS. The economic impact study calculated that total expenses at SRS decreased by 26.4% during 1991-1999. The states of South Carolina and Georgia experienced a total direct and indirect income loss of as much as $3.9 billion from 1992 – 2003 (p.39). People in the eight counties closest to the site accounted for approximately 75% of the lost income. Additional analysis revealed that the reduction in budget and workforce at SRS had an impact on the growth of total personal income in many counties, especially between 1993 and 1996.

In spite of the downsizing, SRS remains a significant employer and income generator. Annual expenditures by SRS remain in the range of $1.4 billion to $2.0 billion (1987 - 2003). SRS continues to contribute to total employment in the surrounding counties. This includes people employed on the site, as well as jobs created through suppliers. In the 2002-2003 fiscal year, SRS accounted for an estimated 32% of jobs in Aiken County, 31% of jobs in Barnwell County and 16% of jobs in Columbia County. SRS and its employees continue to have a positive impact on the quality of life in the region. Intangible benefits of include business development, community outreach, employee volunteerism and education (p. 15).

In the wake of the reductions in force, the Department of Energy appropriated $34 million to SRS during 1993 - 1996 to assist local communities to plan and implement economic development projects. Strategies to spur job creation include the privatization of non-classified SRS operations, the transfer of technology for commercial use, technical assistance, networking with community organizations, and providing funds for building infrastructure.

New missions for the site, both large and small, provide some assurance that SRS will continue to be an important part of the region's economy and way of life. Among the new missions contemplated are facilities to convert surplus plutonium to other uses, the transfer of SRS technologies for use in a number of community projects (hydrogen laboratory, creation of an energy park, etc.) and smaller missions in the areas of homeland security and national energy development (pp. 47-49).

ECONOMIC BASE OF AUGUSTA

Augusta has a diversified economy that mirrors the MSA economy in many respects. Employment is highest in the service, retail trade and manufacturing sectors. Manufacturing facilities in the city produce textiles, paper products, chemicals, transportation equipment, and food products. Retail trade establishments are located in the downtown, in shopping centers on major roads, and on individual sites, and provide for the daily needs of area

residents. Large facilities such as Augusta Mall and Augusta Exchange draw customers from throughout region.

Major employers in the service sector include health care and related facilities, educational institutions and business service establishments. Nine hospitals are the most visible component of the city's health care industry. Additional health care jobs are provided at clinics, nursing homes, laboratories, and the offices of doctors, dentists and other health care practitioners. Major educational institutions providing employment include the Medical College of Georgia, Paine College, Augusta State University, Augusta Technical College, and the Richmond County Board of Education.

Employment by Sector

Employment figures are a reflection of the economic base of Augusta. Table E-1 shows employment within Richmond County, between 2002 and 2006 for each major sector of the economy. The 2006 data indicate that services, manufacturing, and retail trade account for approximately 62% of total employment.

Table E-1
Employment Trends by Sector
Richmond County, 2002 – 2006

Industry	2002	% of Total	2004	% of Total	2006	% of Total
Agriculture	89	0%	100	0%	126	0%
Mining	127	0%	132	0%	126	0%
Construction	4,336	4%	4,354	4%	4,525	4%
Manufacturing	11,274	11%	10,271	10%	9,823	9%
Wholesale Trade	2,236	2%	2,998	3%	3,196	3%
Retail Trade	12,839	12%	12,575	12%	11,994	12%
Transportation/Warehousing	2,136	2%	2,054	2%	2,140	2%
Finance and Insurance	2,044	2%	2,052	2%	2,466	2%
Real Estate/Rental	1,407	1%	1,229	1%	1,186	1%
Service	42,446	41%	44,127	42%	42,822	41%
Total - Government	24,213	23%	24,409	23%	24,981	24%
Other	184	0%	68	0%	51	0%
TOTAL	103,331	100%	104,369	100%	103,436	100%

Source: Georgia Department of Labor, 2002 - 2006 data represents jobs in the county covered by unemployment insurance laws.

Employment in Richmond County is expected to increase by 20,069 (20%) over the next 29 years, from 104,578 to 124,647 (see Table E-2). Services, retail trade, government, and manufacturing continue to be the four largest sectors. In 2030, services account for 58,583 jobs, or 47% of total employment. Jobs in government total 30,107 (24%), retail trade total 14,451 (12%), and another 11,837 (10%) in manufacturing.

Table E-2
Employment Projections, 2010-2030
Richmond County

Industry	2001	2006	2010	2015	2020	2025	2030
Construction	4,696	4,525	4,743	4,932	5,105	5,269	5,453
Manufacturing	11,894	9,823	10,296	10,708	11,082	11,437	11,837
Wholesale Trade	2,239	3,196	3,350	3,484	3,606	3,721	3,851
Retail Trade	13,092	11,994	12,569	13,072	13,530	13,962	14,451
Services	47,851	48,665	50,954	52,992	54,847	56,602	58,583
Government	24,282	24,981	26,187	27,234	28,187	29,089	30,107
Other*	524	252	318	330	342	353	365
TOTAL	**104,578**	**103,436**	**108,417**	**112,752**	**116,699**	**120,433**	**124,647**

* Other includes Agriculture, Mining and unclassified jobs
Sources: Georgia Department of Labor, 2001 and 2006: 2010-2030 projections by the Augusta-Richmond County Planning Commission.

Table E-3 compares the percentage of jobs by sector in Richmond County with adjacent counties and the state of Georgia. The data show that regionally retail trade, government, and manufacturing are the leading employment sectors. The presence of several state facilities and Fort Gordon explains why government workers account for 24.2% of employment in Richmond County.

Table E-3
Comparison of Sector Employment, 2006
Richmond, Columbia and McDuffie Counties, the State of Georgia

Industry	Richmond	Columbia	McDuffie	Georgia
Agriculture	**0.1%**	**0.2%**	**2.7%**	**0.6%**
Mining	**0.1%**	*****	*****	**0.2%**
Construction	**4.4%**	**10.9%**	**5.3%**	**5.4%**
Manufacturing	**9.5%**	**10.8%**	**25.0%**	**11.1%**
Services (total)	**61.7%**	**62.7%**	**45.4%**	**66.4%**
Utilities	0.2%	*	*	0.5%
Wholesale Trade	3.1%	1.6%	1.3%	5.4%
Retail Trade	11.6%	13.5%	13.0%	11.7%
Transportation/Warehousing	2.1%	1.0%	3.3%	3.9%
Finance and Insurance	2.4%	3.0%	2.0%	4.0%
Real Estate/Rental/Leasing	1.1%	1.2%	0.6%	1.6%
All Other Services	41.2%	42.4%	25.2%	39.3%
Total - Government	**24.2%**	**15.3%**	**21.1%**	**16.3%**

Source: Georgia Department of Labor, Area Labor Profiles and Georgia Nonagricultural Employment

NOTE: The data reflect the conversion from the 1987 Standard Industrial Classification (SIC) basis to the 2002 North American Industry Classification System (NAICS) basis.

* Denotes confidential data relating to individual employers and cannot be released.

Wage Levels

Table E-4 shows current and historic average weekly wages paid within each employment sector, and compares the most recent Richmond County averages with state level totals. The figures indicate that average weekly wages are rising in all employment sectors. Between 2002 and 2006, gains were significant in the Agriculture sector (52.0%) and the Construction sector (18.0%). However, average weekly wages are below the state averages in all of the sectors except Manufacturing, Agriculture, and Government. The 2006 average weekly wage in Richmond County was $680. This is $96 less than the average weekly wage statewide. One possible explanation for the lower wage rates is that lower paying sectors, such as Services and Retail Trade, account for a large share of total employment in Richmond County. Another contributing factor is that Augusta and Richmond County experienced relatively low growth during the 1990s, thus making it possible for employers to attract or retain employees at relatively low wages when compared to other fast-growing markets.

Table E-4
Wage Levels by Industry
Richmond County, 2002 – 2006

	Average Weekly Wage			
	Richmond County			**Georgia**
Industry	**2002**	**2004**	**2006**	**2006**
All Sectors	$588	$636	$680	$776
Agriculture	$637	$738	$969	$491
Mining	$816	$888	$944	$1,048
Construction	$587	$637	$692	$804
Manufacturing	$834	$938	$939	$849
Utilities	$1,192	$1,253	$1,309	$1,404
Wholesale Trade	$767	$859	$901	$1,183
Retail Trade	$389	$398	$418	$486
Transportation/Warehousing	$569	$593	$664	$805
Finance and Insurance	$818	$851	$889	$1,268
Real Estate/Rental/Leasing	$544	$591	$633	$883
Total - Private Sector	$555	$604	$638	$785
Total - Government	$696	$743	$811	$732

Source: Georgia Department of Labor, Area Labor Profiles and Georgia Employment and Wages, 2002-2006.

Chapter 4 - Economic Development

Income and Earnings

Income is another important component of Augusta's economic base. Tables E-5 and E-6 compare median household income and per capita income figures for Richmond County, the Augusta MSA, Georgia, and the United States. Table E-5 shows that while both median household and per capita income figures increased in Richmond County between 1999 and 2006, they remain well below comparable levels for the metropolitan area, the state, and the nation. Table E-6 reveals that Richmond County's median household income is only 75% of the state's median household income and 72% of the comparable national figure in 2006. These percentages are lower than they were in 1999, indicating that local income levels are not increasing as fast as the state and national income levels.

Table E-5
Household and Per Capital Income Trend,
Richmond County, Augusta MSA, Georgia and United States, 1999 – 2006

	Median Household Income		Per Capita Income	
	1999	**2006**	**1999**	**2006**
Richmond County	$33,086	$35,062	$17,088	$19,410
Augusta MSA	$38,103	$41,722	$18,744	$21,524
Georgia	$42,433	$46,832	$21,154	$23,716
United States	$41,994	$48,451	$21,587	$25,267

Source: Census 2000 (SF3), 2006 American Community Survey

Table E-6
Richmond County Income as a Percentage of Georgia and United States
Richmond County, Augusta MSA, Georgia and United States, 1999 – 2006

	Median Household Income		Per Capita Income	
	1999	**2006**	**1999**	**2006**
Percent of Georgia				
Richmond County	77.9%	74.9%	80.8%	81.8%
Augusta MSA	89.8%	89.1%	88.6%	90.8%
Percent of United States				
Richmond County	78.8%	72.4%	79.2%	76.8%
Augusta MSA	90.7%	86.1%	86.8%	85.2%

Source: Census 2000 (SF3), 2006 American Community Survey

Source of personal income is another indicator of the economic health of a community. The Georgia Department of Community Affairs, with the assistance of Woods and Poole Economics, Inc., has developed estimates and projections of the sources of personal income

for all Georgia counties. In developing this information, personal income is divided into the following five categories:

1. Wage and Salary – Total income earned as compensation for working or rendering services;
2. Other Labor Income – Total employer contributions to private pension or worker's compensation funds;
3. Proprietor's Income – Proprietor's income measures total profits earned from partnerships and sole proprietorships;
4. Dividends – Investment – Rent and Interest Payments, and Interest Income – Total income from investments and rental property; and
5. Transfer Payments – Total income from payments by the government under many different programs, such as Social Security, unemployment insurance, SSI, food stamps, and veterans benefits.

Table E-7 shows the source of personal income by type for Richmond County and the state of Georgia between 1990 and 2000. The data indicate that wage and salary income accounts for nearly three-fourths of personal income in Richmond County. This is well above the state average for Wage and Salary income. Locally, Proprietors' Income and Dividends – Interest – Rent Income are below state averages, indicating that Richmond County has a lower percentage of self-employed people and people with long-term investments.

Table E-7

Sources of Personal Income by Type – 1990 – 2000
Richmond County and Georgia

	1990		**1995**		**2000**	
	Richmond County	Georgia	**Richmond County**	**Georgia**	**Richmond County**	**Georgia**
Wage and Salary	73.8%	60.4%	72.9%	59.0%	77.7%	61.2%
Other Labor	13.6%	8.7%	13.2%	8.6%	11.4%	6.8%
Proprietor's Income	5.3%	7.1%	3.2%	7.9%	4.2%	8.6%
Dividends, Interest & Rent	15.7%	17.3%	15.5%	16.3%	17.9%	16.8%
Transfer Payments	13.8%	10.9%	17.9%	12.6%	17.6%	11.1%
Residence Adjustment	-17.5%	-0.10%	-18.2%	-0.2%	-24.3%	-0.1%

Source: Georgia Department of Community Affairs, Data for Planning, Woods and Poole Economics, Inc., 2002.

Included with the Source of Personal Income figures is a Residence Adjustment factor, which measures the net amount of personal income of residents of the county that is earned outside the county. A positive number means that the amount of income earned outside the county by residents is greater than the amount of income earned in the county by nonresidents. Richmond County's negative Residence Adjustment factor indicates that the amount of income earned in the county by nonresidents exceeds the amount of income earned outside the county by residents. This is indicative of the fact that Augusta-Richmond County is home to a majority of the jobs in the metropolitan area and that a relatively small percentage of residents work outside the county. According to the projections in Table E-8, the profile of personal income sources in Richmond County is expected to remain about the same over the next 20 years.

Table E-8
Sources of Personal Income by Type - 2005 – 2025
Richmond County and Georgia

	2005		2015		2025	
	Richmond	**Georgia**	**Richmond**	**Georgia**	**Richmond**	**Georgia**
Wage & Salary Income	78.10%	61.10%	78.60%	60.90%	78.70%	60.90%
Other Labor Income	11.30%	6.70%	11.10%	6.50%	10.80%	6.30%
Proprietor's Income	4.10%	8.50%	4.10%	8.30%	4.00%	8.20%
Dividends, Interest & Rent	18.10%	16.80%	18.00%	16.60%	17.70%	16.30%
Transfer Payments	18.10%	11.20%	19.40%	11.70%	20.80%	12.20%
Resident Adjustment	-24.90%	0.33%	-25.90%	1.00%	-26.60%	1.35%

Source: Georgia Department of Community Affairs, Data for Planning, Woods and Poole Economics, Inc., 2002.

Earnings figures also reflect the growing importance of the service sector to the local economy. Table E-9 shows the trend in earnings by employment sector for Richmond County between 1980 and 2006. The numbers indicate that aggregate earnings in several sectors increased during the period. Notably increases were recorded in the following sectors: service, manufacturing, state and local government, and retail trade. Earnings are projected to increase over the next 20 years in all but the mining sector (see Table E-10). Total earnings are projected to increase by approximately 34% to $6.70 billion.

Table E-9
Earnings by Sector, 1980-2006
Richmond County

Employment Sector	1980	1990	2000	2006
Farm	$1,060,000	$810,000	$1,040,000	$910,000
Agricultural Services, Other	$14,590,000	$6,040,000	$8,370,000	$8,070,000
Mining	$4,330,000	$5,490,000	$4,810,000	$7,200,000
Construction	$126,380,000	$303,650,000	$212,700,000	$175,890,000
Manufacturing	$471,990,000	$642,350,000	$645,470,000	$661,430,000
TCPU *	$121,510,000	$127,260,000	$191,430,000	$203,060,000
Wholesale Trade	$114,040,000	$158,440,000	$143,190,000	$122,830,000
Retail Trade	$240,530,000	$332,870,000	$380,350,000	$387,930,000
FIRE *	$100,450,000	$115,240,000	$146,580,000	$144,610,000
Services	$326,690,000	$790,570,000	$1,010,560,000	$1,199,880,000
Government				
Federal Civilian	$276,570,000	$331,900,000	$326,730,000	$378,410,000
Federal Military	$544,470,000	$414,550,000	$479,500,000	$558,950,000
State & Local	$448,070,000	$585,540,000	$786,610,000	$865,840,000
Total	$2,790,680,000	$3,814,710,000	$4,337,340,000	$4,715,010,000

Source: Woods & Poole Economics, Inc. 2005 (All figures in 1996 dollars)
**TCPU - Transportation, Communications, & Public Utilities, FIRE - Finance, Insurance, & Real Estate*

Table E-10
Projected Earnings by Sector, 2010-2030
Richmond County

Employment Sector	2010	2020	2030
Farm	$1,000,000	$1,210,000	$1,440,000
Agricultural Services, Other	$8,510,000	$9,890,000	$11,660,000
Mining	$7,140,000	$7,020,000	$6,930,000
Construction	$178,660,000	$188,280,000	$201,430,000
Manufacturing	$687,620,000	$742,440,000	$778,680,000
TCPU	$205,280,000	$214,720,000	$228,710,000
Wholesale Trade	$127,220,000	$139,550,000	$153,880,000
Retail Trade	$401,320,000	$438,590,000	$481,650,000
F.I.R.E.	$149,890,000	$163,750,000	$178,380,000
Services	$1,332,280,000	$1,737,600,000	$2,271,760,000
Federal Civilian Government	$387,760,000	$412,140,000	$437,990,000
Federal Military Government	$584,540,000	$647,910,000	$709,000,000
State & Local Government	$921,070,000	$1,075,890,000	$1,256,570,000
Total	$4,992,290,000	$5,778,990,000	$6,718,080,000

Source: Woods & Poole Economics, Inc. 2005 (All figures in 1996 dollars)

Table E-11 illustrates the percent earnings by sector for Richmond County. The figures indicate that the services, manufacturing and state and local government sectors are projected to account for the majority of earnings in Richmond County in 2030.

Table E-11
Percent Earnings by Sector, 2006-2030
Richmond County

Employment Sector	2006	2020	2030
Farm	0.02%	0.02%	0.02%
Agricultural Services, Other	0.17%	0.17%	0.17%
Mining	0.15%	0.12%	0.10%
Construction	3.73%	3.26%	3.00%
Manufacturing	14.03%	12.85%	11.59%
TCPU	4.31%	3.72%	3.40%
Wholesale Trade	2.61%	2.41%	7.17%
Retail Trade	8.23%	7.59%	7.17%
F.I.R.E	3.07%	2.83%	2.66%
Services	25.45%	30.07%	33.82%
Federal Civilian Government	8.03%	7.13%	6.52%
Federal Military Government	11.85%	11.21%	10.55%
State & Local Government	18.36%	18.62%	18.70%

Source: Woods & Poole Economics, Inc. 2005

LABOR FORCE CHARACTERISTICS

The labor force characteristics of a community provide potential investors and private companies with insights into the availability of workers, skill levels, occupations, and employment levels. This section includes an inventory and assessment of Richmond County's labor force. Information is provided on employment, unemployment, labor force participation, occupations, and commuting patterns. Local data are compared to state and national figures as appropriate.

Labor Force and Employment

Table E-12 indicates that Richmond County residents comprise 37% of the civilian labor force, and 36% of the employed residents, in the Augusta metropolitan area. This is not surprising because Richmond County is the most populous of the metro area counties and home to the greatest number of businesses. The unemployment rate in Richmond County is currently higher than the comparable rate for the metropolitan area and the state of Georgia. Such factors as education levels, job skill levels, poverty rates, and variations in overall economic conditions contribute to the unemployment rate.

Table E-12
Resident Labor Force, Annual Average, 2006
Augusta MSA and State of Georgia

	Civilian Labor Force	Employed	Unemployed	Percent Unemployed
Georgia	4,741,860	4,522,025	219,835	4.6%
Augusta MSA	256,030	240,907	15,123	5.9%
Richmond Co.	90,641	85,004	5,637	6.2%
Columbia Co.	57,433	55,075	2,358	4.1%
McDuffie Co.	10,722	10,054	668	6.2%
Burke Co.	10,141	9,465	676	6.7%
Aiken Co.	75,715	70,809	4,906	6.5%
Edgefield Co.	11,378	10,500	878	7.7%

Source: Georgia Department of Labor, Area Labor Profiles, 2006

Recent trends show that labor force and employment levels for Richmond County residents have been variable over the last 10-12 years. The data in Table E-13 indicates that labor force and employment levels were comparatively high in 1990, dropped by approximately 7%-8% by 1995, recovered to some extent by the year 2000 and increased by approximately 10%-12% by 2006.

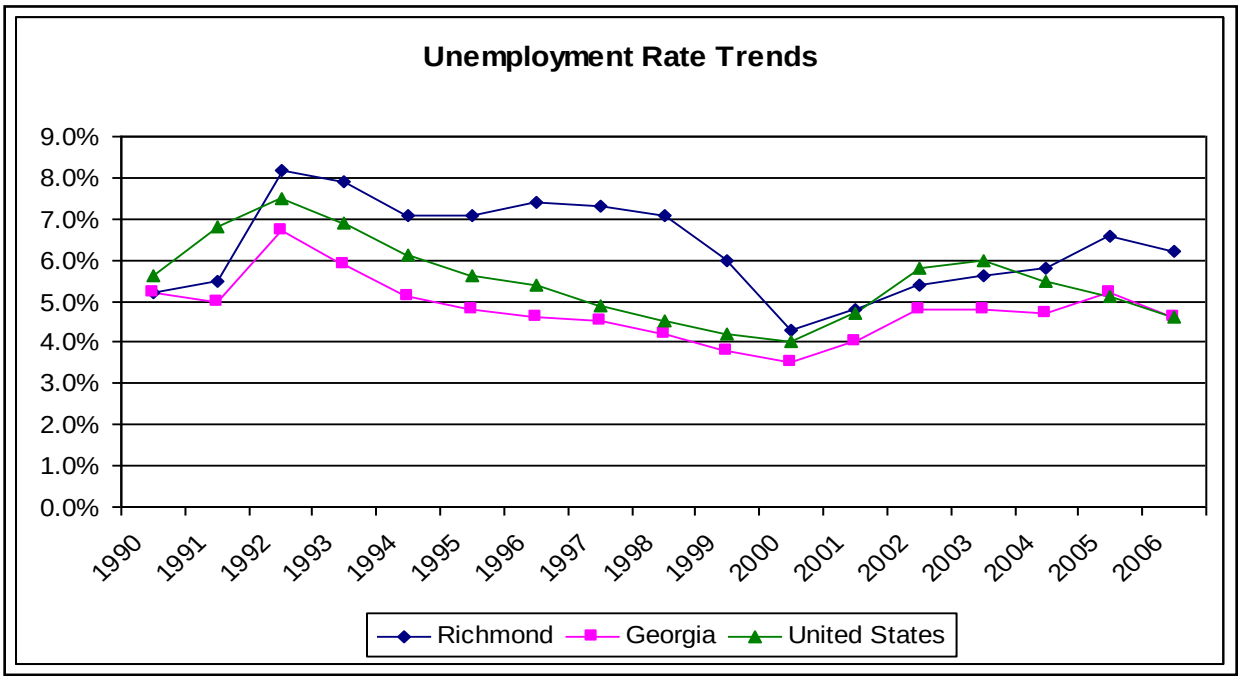
The downturn in the mid-1990s is partly explained by the layoffs at the Savannah River Site and the ripple effect it had on the metro area economy. During the ten-year period, Richmond County's unemployment rate remained at or significantly above the state of Georgia unemployment rate. Recent data indicate that Richmond county labor force and employment levels continue to trend upward, but have yet to reach the levels recorded in 1990.

The chart on the next page compares unemployment rates for Richmond County, Georgia and the United States between 1990 and 2006. The data show that the local unemployment rate was consistently higher than the rates for the state and nation. This disparity is partly a reflection of the fact that Richmond County did not fully share in the nationwide economic expansion that took place during the 1990s.

Table E-13
Labor Force and Employment Trends, 1990 – 2006
Richmond County Residents

Year	Labor Force	Employed	Unemployed	% Unemployed	
				Richmond Co.	Georgia
1990	85,649	80,910	4,739	5.5%	5.5%
1995	79,857	74,048	5,809	7.3%	4.9%
2000	80,429	75,761	4,668	5.8%	3.7%
2006	90,641	85,004	5,637	6.2%	4.6%

Source: Georgia Department of Labor, Area Labor Profiles Employment by Place of Residence



Source: U.S. Bureau of Labor Statistics

Labor Force Participation

Table E-14 lists recent trends in labor force participation rates for Richmond County, Georgia and the United States. The labor force participation rate is the percentage of the resident population 16 years and over in the workforce. In 1990 the local labor force participation rate totaled 65.7% of persons 16 years and older. This was slightly higher than the United States (65.3%) and lower than the Georgia rate (67.9%). Similar trends were evident for both males and females in the labor force. Due to the presence of Fort Gordon, the military labor force participation rate was significantly higher than in the state and nation.

Table E-14
Labor Force Participation Rates, 1990 and 2000
Richmond County, Georgia, and the United States

	1990			2000		
	Richmond	**Georgia**	**U.S.**	**Richmond**	**Georgia**	**U.S.**
Total in Labor Force	65.70%	67.90%	65.30%	62.30%	66.10%	63.90%
Civilian Labor Force	59.20%	66.40%	64.40%	57.20%	65.00%	63.40%
Military Labor Force	6.50%	1.50%	0.90%	5.10%	1.10%	0.50%
Males in Labor Force	74.80%	76.60%	74.50%	68.20%	73.10%	70.70%
Females in Labor Force	57.30%	59.90%	56.80%	56.90%	59.40%	57.50%

Source: Census 1990, STF3, and Census 2000, SF3.

Labor force participation rates declined across the board between 1990 and 2000. Significantly, Richmond County labor force participation rates dropped more dramatically than the state and national rates. Among the factors that contributed to the decline are the aging of the population, outmigration of the work-age population, higher unemployment rates, and higher rates of growth in other parts of Georgia.

Occupations

Information on employment by occupation indicates the mix of skill levels in a community's workforce. This information is useful to companies interested in expanding or locating a new business in the community. Skill levels also indicate the relative need for vocational training programs.

Table E-15 shows the percentage of employment by occupation in Augusta, Richmond County, Georgia and the United States. Management, professional and related occupations account for the greatest percentage of jobs. This is followed by jobs in sales and office occupations and service occupations. The local occupation mix is similar to the combination in the metropolitan area, the state and the nation. The percentage of management and professional workers is slightly higher in the MSA, state and nation than in Augusta.

Table E-15
Percent Employment by Occupation, 2006
Augusta, Richmond County, Augusta MSA, Georgia and the United States

Occupation	Augusta	Richmond Co.	Augusta MSA	Georgia	U.S.
Management/Professional/Related occupations	30.6%	30.4%	32.9%	33.2%	34.0%
Service occupations	17.6%	17.9%	16.5%	14.9%	16.5%
Sales and office occupations	24.9%	24.5%	24.2%	26.2%	25.9%
Farming/Fishing/Forestry occupations	0.0%	0.0%	0.3%	0.6%	0.7%
Construction/Extraction/Maintenance occupations	10.0%	10.2%	10.9%	11.2%	10.0%
Production/Transportation/Material moving occupations	16.9%	16.9%	15.2%	14.0%	13.0%

Source: American Community Survey 2006

Commuting Patterns

Data on commuting patterns reinforce the fact that a majority of employed Richmond County residents work within the county. Table E-16 shows that in 2000, eighty percent of employed residents worked within the county. This is down slightly from 83% in 1990. The data indicate that about 9% of employed residents commute to jobs in Columbia County and

another 6% to workplaces in Aiken County, S.C. The number of residents commuting to Columbia County increased during the decade, while the number going to Aiken County declined. Some of the factors contributing to this trend included increasing retail and service jobs in Columbia County and the loss of jobs at the Savannah River Site.

Table E-16
Commuting Patterns, 1990 and 2000
Employed Residents of Richmond County

Place of Work	1990		2000	
	Number	Percent	Number	Percent
Richmond County	72,793	83%	67,645	80%
Columbia County	4,014	5%	7,637	9%
Aiken County, SC	7,118	8%	5,051	6%
Other Locations	3,359	4%	4,516	5%
Total Reporting	87,284		84,849	
Total Out Migration	14,491	16%	17,204	20%

Source: Census Bureau, Journey-to-Work Data, 1990 and 2000

Table E-17
Commuting Patterns, 2000
Person Working in Richmond County

County of Residence	Number	Percent
Richmond County, GA	67,645	61.9%
Columbia County, GA	22,363	20.5%
Aiken County, SC	10,262	9.4%
Other	8,937	8.2%
Total Reporting	109,207	
Total Inflow of Workers to Richmond County	41,562	38%

Source: U.S. Census Bureau – 2000 County-To-County Worker Flow Files.

RECENT ECONOMIC DEVELOPMENT ACTIVITIES AND TRENDS

Augusta and Richmond County have experienced steady economic development and growth in recent years. The local economy went through a period of readjustment during the mid-1990s as downsizing took place at the Savannah River Site and managed care affected the health care industry. Being a border community, Augusta is sometimes at a competitive

disadvantage in industrial recruitment, and lost out on more than one occasion to nearby communities in South Carolina.

The local economy has adjusted to the changes in the market and continues to experience new investment and the creation of new jobs. The text box below highlights some of the capital investment in Augusta and Richmond County in recent years. The list includes major investments by businesses new to the Augusta market, as well as existing manufacturers, institutions and retailers. The list is only part of the story. Countless small businesses have been established or expanded, and new retail and office space continues to be added to the market. This investment is but one indicator of how the public and private sectors continue to work together to market the area, plan for future economic development and recognize the contribution of business and industry to the quality of life in Augusta.

Recent Business Investment
Augusta-Richmond County

New Companies / Institutions

- NSA Facility @ Fort Gordon (2005) $286.0 million
- Automatic Data Processing (2006) $30.0 million
- T-Mobile (2007) $30.0 million
- Teleperformance (2008) $1.5 million

Expansion of Existing Companies / Institutions

- University Hospital (2006) $84.0 million
- Augusta Mall (2006) $65.0 million (estimate based on similar projects)
- Doctors Hospital (2007) $55.0 million
- MCG Cancer Research Center (2005) $54.0 million
- Select Medical (2005) $22.0 million
- PCS Nitrogen (2005) $20.0 million
- Kellogg's (2005) $18.0 million
- Castleberry's (2005) $9.0 million
- Garrett Aviation (2005) $4.0 million
- Electrolux $3.0 million
- Acclaim Lighting (2005) $1 million

Sources: Development Authority of Richmond County; *Augusta Chronicle*

TEN LARGEST EMPLOYERS IN RICHMOND COUNTY

1. Medical College of Georgia
2. University Hospital
3. MCG Health, Inc.
4. Gracewood State School and Hospital
5. Doctors Hospital of Augusta, LLC
6. Sitel Corporation
7. Wal-Mart Associates
8. International Paper Company
9. Shivers Trading and Operating Company
10. Trinity Hospital of Augusta

Source: Georgia Department of labor, *Area Labor Profile, Richmond County*, 2006

ECONOMIC DEVELOPMENT RESOURCES

Economic development resources are vital to the expansion and retention of business in any community. Augusta is fortunate to have a wide variety of such resources to draw upon in maintaining a climate favorable to business and investment. This section summarizes the economic development agencies and financing mechanisms available in the community.

Economic Development Agencies

- **Development Authority of Richmond County** – The Development Authority of Richmond County is a nine-member board appointed by the Augusta Commission. The purpose of the Development Authority is to develop and promote trade, commerce, industry and employment opportunities in Richmond County. Pursuant to the Georgia Development Authorities Law (O.C.G.A. 36-62-1 - 36-62-14), the Development Authority has broad powers to finance and construct a wide variety of economic development projects throughout the county.

- **Downtown Development Authority** – The Downtown Development Authority of Augusta is a seven-member board appointed by the Augusta Commission. The purpose of the Downtown Development Authority is to help finance the cost of rehabilitation and redevelopment of the Augusta Central Business District (CBD). Pursuant to the Georgia Downtown Development Authorities Law (O.C.G.A. 36-42-1 - 36-42-16), the Downtown Development Authority has broad powers to finance and construct a wide variety of projects in the CBD. In March 2008 the DDA extended the boundaries of its target area to include neighborhoods and major institutions located near the CBD.

- **Augusta Metro Chamber of Commerce -** The Mission of the Augusta Metro Chamber of Commerce is to lead the business community by serving as its advocate, promoting

our region, enhancing the business climate, and providing quality membership programs and services. The Chamber is a non-profit organization funded by the voluntary dues of the members. The Chamber offers opportunities for involvement by small and large businesses through committees, workshops and networking programs. The Chamber Business Academy, Women in Business, Business After Hours, and Military Affairs Committee are but a few of the ways in which members can be involved through the Chamber. Each spring during the Masters® Golf Tournament the Chamber hosts the Red Carpet Tour, a special event to market the Augusta area as a business location for new and existing companies.

- **Augusta Housing and Community Development Department** – The Housing and Neighborhood Development Department is the city agency that administers the Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grant and American Dream Down payment Initiative (ADDI) programs. The department administers financing programs including the Economic Development Loan Program, Recaptured UDAG Loan Program, Façade Rehabilitation Grant Program, Housing Rehabilitation Program and Down payment Assistance Program

- **Augusta Technical College** – Augusta Technical College provides education and training in all types of businesses, ranging from certificate programs to associate degrees. It also has certificates in several specialist areas including manufacturing, customer service, construction, and distribution. Augusta Tech also coordinates the Georgia Quick-Start Program, a state initiative that trains employees free of charge for new and expanding businesses.

- **The Center for Advanced Technology (CADTEC)** – This program was established by Augusta Technical College to help CSRA manufacturers compete in the world market through technology transfer. CADTEC provides high quality, accessible and affordable workforce training, technology transfer and criterion-referenced assessments to area businesses, individuals and organizations. CADTEC helps its customers identify their needs and establish the specific training to meet those needs.

- **Augusta-Richmond County Small Business Incubator** – This facility is located at 3140 Augusta Tech Drive adjacent to the Augusta Technical College campus. The building has a total of 18,000 square feet and includes office space for nineteen clients, manufacturing space, administrative offices, conference room, work/copy room and break room. The mission of the Small Business Incubator is to foster regional economic development by supporting entrepreneurs, small/disadvantaged businesses, and businesses expanding to the CSRA area by providing managerial & technical assistance, low office rental rates, and shared access to basic office services and equipment. These services are designed to allow clients to minimize the initial high costs associated with setting up the necessary facilities, equipment and services for a business environment. A Small Business Advisory Board, consisting of area business leaders, monitors clients' performance, progress and continued need for incubator assistance.

- **CSRA Business League** - The CSRA Business League is a non-profit advocacy organization that is governed by a Board of Directors comprised of local leaders from the business and corporate communities. The League represents a cross section of racial, social, economic, civic and professional groups networking and exchanging information and resources to improve the economic development of the entire community. The League assists with business plans, loan packaging, management assistance, technical assistance, grant writing, and marketing. League staff also helps with advertising, procurement, reference materials, and technical support (Internet, copying, faxing).

- **CSRA Regional Development Center** - The CSRA RDC is a public sector, non-profit planning and development agency serving a 13-county and 41-municipality region in the eastern portion of central Georgia. Augusta-Richmond County is a member of the CSRA RDC. The RDC's Department of Economic Development assists local governments and development organizations through grant writing and administration, strategic planning, and other technical assistance. In addition, the Economic Development Department acts as Secretary and Treasurer for the CSRA Unified Development Council (UDC), a council of Chambers of Commerce, and the Unified Development Authority (UDA), a joint development authority.

  The CSRA Small Business Lending is a unit of the RDC that provide loans to small businesses for a variety of purposes. The Small Business Lending department has operating relationships with the Small Business Administration (SBA), the Economic Development Administration (EDA), and the Department of Agriculture (USDA).

- **CSRA Unified Development Council** - The Unified Development Council (UDC) is a council of the Chambers of Commerce and other economic development organizations throughout the CSRA. The primary purpose of the UDC is to offer a forum of discussion and problem-solving for economic development professionals throughout the CSRA, who jointly pursue economic marketing, professional training and enrichment, and other special projects. The UDC has been in existence since 1983, and currently has thirteen (13) dues-paying member counties: Burke, Columbia, Glascock, Hancock, Jefferson, Jenkins, Lincoln, McDuffie, Richmond, Taliaferro, Warren, Washington, and Wilkes.

- **CSRA Unified Development Authority** - The Unified Development Authority is a joint development authority encompassing 13 CSRA counties, including Augusta-Richmond County. The CSRA UDA serves to promote the economic development of the Central Savannah River Area, to encourage cooperation among economic development organizations within the member counties, and to exercise all the powers and privileges (including tax credits) granted to development authorities pursuant to Georgia law. The CSRA RDC acts as Secretary and Treasurer of the CSRA UDA.

- **SRS Community Reuse Organization** - The SRS Community Reuse Organization (SRSCRO) is a private non-profit organization charged with developing and implementing a comprehensive strategy to diversify the economy of a five-county region that includes Aiken, Allendale and Barnwell in South Carolina and Columbia and Richmond (Augusta) in Georgia. The overall objective of the organization is to create an

environment conducive to technology-based startups, business expansions and to attract new ventures to the region. It is the organization's intent to help the region develop a diverse economic base by providing new emerging and existing companies with the financial opportunities and incentives to locate and expand within the region. The SRS Community Reuse Organization was formerly known as the Savannah River Regional Diversification Initiative.

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- **Georgia Department of Industry, Trade and Tourism**-The Georgia Department of Industry, Trade, and Tourism (GDITT) recruits businesses, trade partners, and tourists to Georgia. Working in collaboration with other state and federal programs, GDITT maintains a worldwide marketing effort targeting more than 15,000 companies with the potential to expand or relocate in Georgia. GDITT also supports the efforts of Georgia companies to expand their international markets. These efforts include helping small businesses participate in trade shows, providing contacts and consultants in international markets, and supplying extensive training resources.

- **Georgia Medical Center Authority** – The Georgia Medical Center Authority is a state authority linked to state, regional and local economic development organizations. The Authority's sole mission is to develop the life sciences industry in the state of Georgia. The Authority is headquartered in Augusta and operates two incubators in the city for life sciences companies and start-ups.

- **Georgia Power Company, Community and Economic Development Division** - Georgia Power Company operates a full-service Community and Economic Development organization serving the entire state of Georgia. The division is a comprehensive, one-stop source for business and industrial location services. The Atlanta headquarters features the Georgia Resource Center, a state-of-the-art site selection facility that allows potential investors to see Georgia without traversing the entire state. The division also helps Georgia communities build their economic development attractiveness by offering leadership, strategy, infrastructure, and marketing consultation services.

- **Georgia Tech Economic Development Institute** - Augusta is home to one of 17 regional offices of Georgia Tech's Economic Development Institute (EDI). EDI offers an array of services with a common objective: to promote the growth of business in Georgia. Whether the goal is attracting new companies to Georgia, expanding existing enterprises, providing technical expertise for industrial projects or helping communities' plan for growth, EDI helps keep the state's economy moving forward. EDI assists company managers and business owners, city and county government officials and economic development professionals.

  For Georgia business and industry, EDI provides technical assistance, management training and other assistance designed to improve productivity and help companies become more competitive in world markets. EDI supports Georgia's economic development efforts by conducting specialized professional development courses, performing economic development research, helping Georgia communities prepare for

growth and connecting relocating or expanding companies with resources at Georgia Tech.

- **UGA Small Business Development Center** – Augusta is home to one of the University of Georgia's Business Outreach Services/Small Business Development Center (SBDC). The mission of the BOS/SBDC is to enhance the economic well being of Georgia citizens by providing business and economic development assistance. Among the services provided by the organization are consulting and educational opportunities, economic research, identifying procurement opportunities and sources of capital for minority entrepreneurs, and helping existing businesses take advantage of state and local incentives for job creation.

- **Georgia Department of Community Affairs, Regional Office # 7** – Augusta is home to one of 12 Regional Service Delivery offices established by state law 1999. The regional office in Augusta is staffed by representatives from the Department of Community Affairs (DCA) and the Department of Industry, Trade, and Tourism (DITT), and is designed to bring state resources closer to the people and to foster regional collaboration in community and economic development. Personnel in the Augusta office work side-by-side with staff of Georgia Tech's EDI and the University of Georgia. Together the regional staff works to better serve the needs of local governments established businesses, and other development partners. A 21-member Regional Advisory Councils provides regular guidance to regional and state staff on issues such as leadership, infrastructure, growth management, and workforce development. The Council also works with the CSRA Regional Development Centers to formulate a regional comprehensive plan and work program.

Financing Mechanisms

- **U. S. Small Business Administration (SBA) Loan Programs** – Includes the following loan programs – SBA 504, SBA 7(a) and SBA Low-Doc. SBA 504 can be used for fixed assets, such as land, buildings, machinery and fixtures. SBA 7(a) and Low-Doc can be used for most purposes, including inventory, working capital, vehicles and business acquisitions. Regionally, the CSRA Development Companies administers the SBA 504 program. A bank is the lender on the 7(a) and Low-Doc programs, with the SBA guaranteeing the loans.

- **CSRA Revolving Loan Fund** – An internal revolving loan fund of the CSRA Development Companies. Loans up to $150,000 available for most purposes. CSRA Development Companies prefers that revolving loan fund only part of project costs.

- **Industrial Revenue Bonds** - Industrial Revenue Bonds (IRBs) are financing instruments issued through the Development Authority of Richmond County, Georgia. Both taxable and tax-exempt industrial revenue bond financing is available at competitive, below-prime interest rates. IRBs provide financing for land, building and equipment acquisition for new and expanding manufacturing plants.

- **Link Deposit Program** – The Link Deposit Program is designed to provide eligible small, minority and women-owned businesses additional sources of loan funds. The program administered by the city of Augusta in cooperation with two banks, First Bank and SunTrust

- **Economic Development and Recaptured UDAG Loan Fund Programs** - The Economic Development and Recaptured UDAG Loan Fund Programs were created to finance development projects, establish new businesses and/or expansion of existing businesses, and create employment opportunities and/or retain existing jobs for low and moderate-income persons. Economic Development Loans range between $5,000 and $25,000, with repayment periods of up to 7 years. Recaptured UDAG Loans - Loans are between $25,000 and $150,000, with repayment period of up to 10 years. Examples of eligible use of funds include business acquisition and construction, land acquisition, purchase of equipment and machinery, working capital, and pollution control and abatement. The Housing and Community Development Department administers the programs.

- **Enterprise Zone Program** – Two enterprise zones have been established in the city of Augusta under provisions of the Georgia Enterprise Zone Employment Act of 1997. The Act allows the city to offer tax and other incentives to eligible businesses that create jobs areas within the city suffering from underdevelopment and economic decline. Qualifying businesses and service enterprises are exempt from state, county, and municipal ad valorem taxes, except for the portion of taxes that are collected for the school district, in accordance with the following schedule:

  1. 100% of the property taxes shall be exempt for the first five years
  2. 80% of the property taxes shall be exempt for the next two years
  3. 60% of the property taxes shall be exempt for the next year
  4. 40% of the property taxes shall be exempt for the next year
  5. 20% of the property taxes shall be exempt for the last year

  The two designated enterprise zones are the Laney-Walker Enterprise Zone near downtown, and the Rocky Creek Enterprise Zone centered on the area around the now-closed Regency Mall. The Housing and Community Development Department administers the program.

- **Georgia's Business Expansion and Support Act of 1994** (B.E.S.T.) allows statewide job tax credit and investment tax credits for businesses locating or expanding in Georgia.

  1. **Job Tax Credit:** Tax liability for any one-year may be reduced by a maximum of 100%. Eligible businesses include those involved in manufacturing, warehousing, distribution, processing, tourism and research and development. This credit may be carried forward up to ten years.

2. **Job Tax Credit Joint Development Authorities:** Legislation provides for an additional $500 job tax credit for counties that are members of a Joint Development Authority, which is the case for Columbia, Richmond and Burke counties.

3. **Investment Tax Credit:** Available to manufacturers or telecommunications companies having a presence in Georgia for at least 5 years. The company must spend at least $50,000 on an expansion project.

4. **Optional Investment Credit:** Larger credits can, depending on location, offset up to 90% of a manufacturer's increased income tax liability following a major expansion. These larger investment tax credits can be carried forward for 10 years but may not be taken in conjunction with the job or investment tax credits.

5. **Retraining Tax Credit:** Firms providing retraining for employees may receive a tax credit of 25% of their costs, up to $500 per participant, to a maximum of 50% of state income tax liability.

6. **Corporate Headquarters Tax Credit:** Companies establishing or relocating their headquarters to Georgia may be eligible for a tax credit if the headquarters is defined as the principal central administrative offices of a company. New jobs created at the new headquarters must be full-time and must pay above the average wage.

7. **Ports Job Tax Credit:** Companies that increase traffic shipped through Georgia ports by 10% or more in a year may be eligible for larger job tax credits. The amount of the bonus tax credit for qualifying firms is $1,250 per job. Applicants must also be eligible for job tax credits under the B.E.S.T. legislation

8. **Research and Development Tax Credit:** A tax credit is allowed for expenses of research conducted within Georgia for any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism and research and development industries.

9. **Child Care Credit:** Employers providing or sponsoring child care for employees are eligible for a tax credit of 75% of their costs, up to 50% of state income tax liability.

10. **Small Company Business Growth Tax Credit:** A tax credit is granted for any business or headquarters of any such business engaged in manufacturing, warehousing, and distribution, processing, telecommunications, tourism, and research and development industries having a state net taxable income which is 20% or more above that of the preceding year if its net taxable income in each of the two preceding years was also 20% or more.

11. **Sales Tax Exemptions:**
    - Manufacturing Machinery
    - Raw materials
    - Purchase for resale

- Machinery purchased new and used directly in the manufacturing process
- Pollution control equipment
- Machinery components
- Computer equipment
- Cleanroom equipment
- Primary material handling
- Electricity

- **OneGeorgia Fund:** The One Georgia Authority, created by the Governor and the Legislature in the year 2000, utilizes one third of the state's tobacco settlement to assist the state's most economically-challenged areas. $1.6 billion is anticipated to be available over the 25-year term of the settlement. OneGeorgia investments will be targeted towards rural communities.

  1. **Edge Fund -** Special financial assistance is provided to eligible rural applicants for locating economic development projects. Limited resources are available for communities when a project is considering one site in the State of Georgia and competing against another state. Response to applications is quick due to the sensitive nature of projects and their tight timeframes. Eligible applicants are city or county governments, development authorities or other public entities.

  2. **Equity Fund -** The purpose of this fund is to provide a program of financial assistance that includes grants or loans and any other form of financial assistance to provide for infrastructure, services, facilities and improvements. Eligible applicants are cities, counties, development authorities or other public entities. Resources are limited and are awarded several times each year. Companies must have a health care plan available for employees and meet state requirements for better pay.

ASSESSMENT

REGIONAL ECONOMIC CONTEXT

Augusta is the economic hub of a market area that extends beyond the metropolitan area to include a number of the adjoining rural counties. Major employment sectors in the region include manufacturing, retail trade, professional and business services, educational and health services, and leisure and hospitality services. Government jobs account for about 20% of all jobs in the region. Employment growth in recent years has been highest in the retail trade and service sectors, reflecting the growing demand for goods and services as the population increases.

The challenge for the region is to continue diversification of the economic base and the mix of jobs. While the service and retail sectors continue to lead the way in employment growth, an over reliance on these two sectors may lead to slower growth in disposable income. High-

paying manufacturing jobs are not projected to grow as fast as other sectors in the coming years, and the overall number of jobs in technology field is relatively small.

The city is projected to remain the regional center of employment and trade in the foreseeable future. Among the city's major assets are the following:

- Relatively low cost of living
- A wide variety of housing / neighborhood options
- Presence of high-quality medical care and institutions
- Presence of a good surface transportation network, railroads and commercial air facilities
- Presence of / access to a wide variety of entertainment and recreation facilities
- A wide range of educational resources and opportunities
- A revitalizing downtown that provides a unique environment for living, working, entertainment, shopping and recreation
- Many economic development resources to draw upon for training workers, technical assistance, financing and site selection
- Available sites for new and expanding industry and business

ECONOMIC BASE OF AUGUSTA

Employment, Wages and Income

Augusta has a fairly diverse employment base. In 2006, services, retail trade and manufacturing collectively accounted for a majority of total employment in the city. Health care and social assistance (15, 868 jobs), and accommodation (e.g. hotels and motels) and food services (9,625 jobs) were the largest components of the service sector. Retail trade (11,996 jobs) and manufacturing (9,825 jobs) rounded out the top employment sectors. Significantly, government accounted for another 25,005 jobs, or 24 % of total employment.

Employment within the city has been variable in the last 5-6 years, but is projected to increase at a moderate rate over the next 20 years. Services, retail trade, government, and manufacturing are expected to continue to be the four largest sectors in the future. To increase the rate of employment growth and further diversify the mix of jobs in the community, consideration should be given to using the community's assets to create more jobs in high-growth technology fields and developing complementary education and training programs.

The marketing plan currently used by the Development Authority of Richmond County is one example of this strategy at work. The marketing plan targets four industries for growth in the community: life sciences, customer service, aviation and military. These industries match well with such assets as the large and diverse medical community, technically-trained personnel at Fort Gordon, the presence of several customer service businesses and available sites on and adjacent to Augusta Regional Airport.

Average weekly wages are increasing in all employment sectors. However, average weekly wages are below the state averages in all of the sectors except manufacturing, agriculture, and government. The 2006 average weekly wage in Richmond County was $680. This is $96 less than the average weekly wage statewide. One possible strategy is to increase wage levels in all sectors currently below the state level.

Household and per capita income figures for Augusta residents are lower than comparable state and national averages. Strategies should be considered to reduce the gap between the averages. Wage and salary income is trending upward for residents and is an indicator of job availability both within and outside the city. Job growth in the service sector is projected to be a principal factor in personal income growth over the next two decades.

Labor Force Participation and Commuting

Recent trends show that labor force and employment levels for Richmond County residents have been variable over the last 10-12 years. The data indicate that labor force and employment levels were comparatively high in 1990, dropped by approximately 7%-8% by 1995, recovered to some extent by the year 2000 and increased by approximately 10%-12% by 2006.

The downturn in the mid-1990s is partly explained by the layoffs at the Savannah River Site and the ripple effect it had on the metro area economy. During the ten-year period, Richmond County's unemployment rate remained at or significantly above the state of Georgia unemployment rate. Recent data indicate that Richmond county labor force and employment levels continue to trend upward, but have yet to reach the levels recorded in 1990. The unemployment rate in Richmond County is currently higher than the comparable rate for the metropolitan area and the state of Georgia. Strategies should be considered to reduce the unemployment rate in the city.

Augusta’s occupation mix is fairly well balanced and similar to the mix in the metropolitan area, the state and the nation. The percentage of management and professional workers is slightly higher in the MSA, state and nation than in Augusta. Maintaining this balance should be possible if the city continues to stress its major assets (e.g. low cost of living, wide variety of housing, etc.) and works cooperatively with others to increase the diversity of jobs in the community.

The vast majority of Augusta-Richmond County residents continue to work within the city, though an increasing number are commuting to jobs elsewhere in the metropolitan area. The higher population growth rate in suburban areas and resulting increase in retail and service jobs are a couple of the factors contributing to this trend. To remain competitive with suburban communities, the city should consider designating preferred locations for new retail and service development, promote more mixed-use development that allows people to live in close proximity to their place of employment, and continue to market the major assets of Augusta.

Chapter 4 - Economic Development

ECONOMIC RESOURCES

Augusta is fortunate to have a wide variety of economic resources to draw upon in maintaining a climate favorable to business and investment. Over the years, the city has developed mutually-beneficial partnerships with many of the local and regional agencies and organizations involved in economic development. In addition, the city has established programs to stimulate private investment and generate more tax revenue. Maintaining these partnerships, and creating new ones, should be a key component of the city's strategy to stimulate additional investment and diversify the employment base.

CHAPTER 5
TRANSPORTATION

Chapter 5 – Transportation

INTRODUCTION

Transportation facilities have had a profound effect on the development of Augusta and Richmond County. From pre-colonial times to the present trails, road, railroads, waterways, and air service have all influenced the timing, location and extent of development in the community.

This chapter includes an inventory and assessment of transportation facilities and services in Augusta and Richmond County. Transportation facilities include roads, sidewalks, bikeways, airports, railroads, public transportation and parking facilities. Transportation services include the public transit system.

ROAD NETWORK

Augusta-Richmond County is served by a street network that includes two interstate highways, four federal highways, ten state routes, and numerous local roads. Streets have varying functions, so the street network is generally divided into four categories: freeways, arterials, collectors and local streets. Design standards vary from one functional class to another. For example, an arterial road has more travel lanes, a higher operating speed, and fewer curb cuts than a local street. The basic characteristics of the functional classification system are outlined below.

Functional classification is not static. As roads have been widened or extended, their functional classification has changed to reflect their new role. Tobacco Road, Windsor Spring Road, Gordon Highway, Doug Barnard Parkway, Deans Bridge Road, Jimmie Dyess Parkway, Wheeler Road and Riverwatch Parkway are some of the major roads that have either been widened or constructed in the last 20 years. Planned road widening projects on Alexander Drive, St. Sebastian Way, Greene Street, Mike Padgett Highway (SR 56) and Windsor Spring Road will result in other changes to the system. It is desirable to coordinate right-of-way acquisition, land-use planning, access and zoning activities with this change in mind.

Interstates, Freeways and Expressways

Freeways are limited access, multi-lane, divided roadways carrying high-speed traffic. Two freeways - Interstate 20 and Interstate 520, serve Richmond County. I-20 crosses the northwest corner of the county and connects Augusta to Columbia, South Carolina and Atlanta. Interchanges are located at River Watch Parkway, Washington Road, I-520, and Wheeler Road. A half diamond interchange is under construction at I-20 and Walton Way Extension and scheduled to open to traffic in October 2007. The River Watch Parkway interchange opened in 1993 and the Wheeler Road interchange opened in 1998. Other I-20 interchanges are located in Columbia County and Aiken County and connect to other parts of the metropolitan area.

Interstate 520 (a.k.a. the Bobby Jones Expressway) is a circumferential route extending from I-20 to Laney-Walker Blvd. Interchanges are located at I-20, Wheeler Road, Wrightsboro Road, Gordon Highway, Deans Bridge Road, Windsor Spring/Peach Orchard Rd., Mike Padgett Hwy. (SR56), Doug Barnard Pkwy., (SR 56 Loop), and Laney Walker Blvd. The section between Doug Barnard Parkway and Laney-Walker Blvd. opened to traffic in July 1998. The section of the Bobby Jones between I-20 and Gordon Highway was widened from four to six lanes in 2001. A 0.89-mile extension of Bobby Jones, from Laney Walker Blvd. to the Savannah River was completed in June 2004.

Phase I of the Palmetto Parkway, as Interstate 520 is called in South Carolina, also opened to traffic in June 2004. Phase I extended Interstate 520 across the Savannah River to a new interchange with U. S. 1 in North Augusta, a distance of approximately 2.5 miles. Phase II of the Palmetto Parkway is under construction and scheduled for completion in July 2009. The second phase of the project will extend Interstate 520 another 6 miles, from U. S. 1 to Interstate 20 at Exit 5, thus completing the interstate highway loop around the Augusta / North Augusta area.

Riverwatch Parkway (SR 104) is a four-lane, divided, controlled access facility that currently extends from 15th Street near down Augusta to Pleasant Home Road near the Columbia County line. The first phase of Riverwatch, between 15th St. and I-20, opened to traffic in 1991. The second phase, from I-20 to Pleasant Home Road, was completed in 1993. A third phase, extending the parkway 0.57 miles to the Baston Road intersection, was completed in 2004. Riverwatch Parkway was built to relieve congestion on Washington Road and carries vehicular traffic to and from west Augusta and Columbia County.

The John C. Calhoun Expressway is a four-lane divided, limited access road that links Washington Road to Greene Street in downtown Augusta. Built in the mid-1970s as an alternative route to and from downtown, the Calhoun Expressway includes a half-diamond interchange with 15th Street and a split-diamond interchange with Eve Street and Crawford Avenue. When first constructed the expressway extended from Washington Road to 15th Street. In 1984 the elevated part of the expressway, between 15th and Greene Streets, was opened to traffic.

Arterials

Arterial roads are designed to move large volumes of traffic through and across an urban area, and collect and distribute traffic to and from smaller streets. Several arterials, such as Washington Road, Wheeler Road, Wrightsboro Road, Deans Bridge Road and Peach Orchard Road, have interchanges with I-20 and I-520. Other arterials, such as 13th Street, Sand Bar Ferry Road, and Gordon Highway, provide connections across the Savannah River into Aiken County.

The Federal Highway Administration's Highway Functional Classification System splits arterial roads into two subgroups: major and minor arterials. Major arterials, also known as principal arterials, move larger volumes of traffic over long distances at high speeds. In Richmond County there are 18 roads or road segments classified as major or principal

arterials. Examples include Washington Road, Jimmie Dyess Parkway, Gordon Highway, Peach Orchard Road, Mike Padgett Highway, Doug Barnard Parkway and Tobacco Road.

Minor arterials serve trips of moderate length at lower speeds than major arterials. Traffic volumes are lower and cross streets and driveways are spaced closer together than on major arterials. There are 38 road segments classified as minor arterials in the county. They are scattered throughout the community and include Broad St., Laney-Walker Blvd., Beckman's Rd., Richmond Hill Rd., and Old Waynesboro Road.

Collectors

The primary function of collector roads is to move traffic from local streets to arterials and freeways. Collectors also provide access to some traffic generator, such as shopping centers, schools, and recreation facilities. Traffic volumes and speeds tend to be lower than on the arterials. Under FHWA's Functional Classification System there are currently 53 roads or road segments in Richmond County classified as collectors. Examples include East Boundary, James Brown Blvd., Rosier Rd., Willis Foreman Rd., Golden Camp Rd., and Alexander Drive.

Local Roads

The primary function of local roads is to provide access to adjoining property for both vehicles and pedestrians. Generally, local roads are 2-lane facilities on a 50-60-foot right-of-way that carry low traffic volumes and have frequent curb cuts. All roads not classified as collectors, arterials or freeways are considered local roads. In Richmond County there are over 1,000 miles of local roads.

RAIL TRANSPORTATION

Passenger rail service is not available in Augusta at the present time. In 1999 the Georgia Transportation Board approved a long-range plan to provide inter-city passenger rail service between Atlanta and other major cities in the state.

Freight service is provided by two railroads: Norfolk Southern and CSX Transportation, Inc. The Norfolk Southern main line track enters the City from the north, crossing the Savannah River and then continuing through downtown on the right-of-way of Sixth Street. The main line continues in a southeasterly direction through the rest of the City and on toward Savannah. Norfolk Southern has two railroad yards in the City: one (the main classification yard) is approximately a mile south of downtown and a second (Nixon Yard) is south of Augusta Regional Airport near International Paper Company.

The CSX main line crosses Augusta in a roughly east-west direction. This line provides connections to Spartanburg, S.C. and Savannah, GA. A second CSX line, formerly owned by the Georgia Railroad, connects to Atlanta. Beltline service is provided to a number of industries. The CSX main railroad yard is located off Laney-Walker Blvd. southeast of

downtown. The yard covers approximately 117 acres and consists of an inbound receiving yard and an outbound classification yard. A second yard, the Harrisonville Yard, is located on 48 acres between Wrightsboro Road and Olive Road.

The January 2008 draft of the Freight Profile for the Augusta Regional Transportation Study indicates that rail cargo accounts for seven percent (7%) of the all freight in the region by weight (2006 TRANSEARCH). Some of the leading commodities shipped out of Augusta are clay, concrete, glass and stone products, while the leading commodity terminating in Augusta area is lumber and wood products.

At-grade railroad crossings are located on many roads in the city. The crossings have been a part of community life for many years, and solutions have been sought to reduce the inevitable conflicts between railroad, motor vehicle and pedestrian traffic. At the same time, availability of rail service is a major attraction for new industry and maintaining existing industry.

TRUCKING, PORT FACILITIES AND AVIATION

Trucking

Freight traffic on the roads in Augusta-Richmond County includes the movement of goods into, out of, within and through the community. The January 2008 draft of the Freight Profile for the Augusta Regional Transportation Study indicates that truck cargo accounts for 93% of the all freight in the region by weight.

In 2006, approximately 101.2 million tons of freight was transported to, from, within, and through the Augusta region via truck. Freight moving through the area makes up the most significant portion of the truck freight in the Augusta region, accounting for 65 percent of freight by weight. This high volume is attributed mostly to shipments headed to / from nearby regions such as Atlanta, Savannah, Macon, Albany, Columbia, and Charleston.

Another thirteen percent of the truck movement is outbound freight and 16 percent is inbound freight movement. Freight movement within the region makes up the smallest share of the movement by weight (6 percent). Given the short-distance nature of these shipments, they impact local roadways greatly. The movement split for the region is similar when looking at truck tons.

The top five commodity groups accounted for 71 percent of the total truck flows, or 72 million tons, by weight. These commodity groups consisted of nonmetallic minerals (27 percent); secondary moves (13 percent); lumber or wood products (12 percent), clay, concrete, glass, or stone (12 percent); and petroleum or coal products (7 percent).

Freight users include manufacturing facilities, retail establishments, airports, office buildings, rail yards, warehouses, and distribution centers that contribute to the flow of cargo in the region. A large number of Augusta's freight users are located inside the I-520 loop. Others

are located in close proximity to I-20. The cluster of freight users inside the I-520 loop is located in close proximity to rail lines. A growing number of freight users, primarily manufacturing facilities and commercial establishments, are located outside of the I-520 loop.

In terms of tonnage, the interstate highway system is responsible for moving the largest amount of truck traffic. I-20 provides primary truck access to and through the Augusta area. I-520 provides radial access to most areas of Augusta from I-20 on the west side to U.S. 1 in North Augusta, South Carolina. The other major routes in Augusta-Richmond County used by truckers include U.S. 1, U.S. 25 BUS, U.S. 278, GA 4, GA 28, and GA 104. There are four major roadway bridges across the Savannah River. I-20, U.S. 1, U.S. 25 BUS, and I-520.

According to information in the Georgia Statewide Freight Plan, trucks using I-20 carry about 20-50 million tons of freight per year. Count data from GDOT's permanent traffic recorders in Augusta-Richmond County show that annual average daily truck traffic (two-way) on I-20, between I-520 and Washington Road is 14,572 trucks. The segment of I-20 between Riverwatch Parkway and the Savannah River Bridge registered 7,244 trucks per day. On I-520, the recorder located between Gordon Highway (US 78, 278) and Deans Bridge Road (US 1) recorded 4,878 trucks per day on average.

Port Facilities

The closest port facility to Augusta is located in Savannah. Origin and destination data included in the draft ARTS Freight Profile (January 2008) indicates that some of the truck traffic originated from or was destined for a port facility. The results of a 2006 origin-destination survey done by GDOT at the eastbound I-20 weigh station in Columbia County show that approximately two percent of the trucks originated at a port facility, and five percent were destined for a port facility.

Aviation

There are two airports in Augusta: Augusta Regional Airport at Bush Field and Daniel Field. Augusta Regional Airport is a 1,500-acre commercial airport located at the intersection of Tobacco Road and Doug Barnard Parkway (SR 56 Spur). Augusta Regional is also used for air cargo and charter operations, and acts as a commercial and military pilot training exercise facility. Major facilities include an 8,000-foot primary runway, a 6,000-foot crosswind runway, both an airline and general aviation terminal, an air traffic control tower, and a facilities maintenance office. Augusta Regional Airport is operated under the direction of the 13-member Augusta Aviation Commission.

Two commercial carriers serve Augusta Regional: Atlantic Southeast Airlines, and US Airways Express. Atlantic Southeast provides service to Atlanta's Hartsfield International with seven flights per day, while US Airways Express flies to Charlotte International with six flights per day. The January 2008 draft of the Freight Profile for the Augusta Regional Transportation Study indicates that air cargo accounts for less than one percent (308 tons) of the all freight in the region by weight (2006 TRANSEARCH). Fifty-three percent of air

cargo trips are outbound trips to other regions. Forty-four percent of air cargo flows are mail or contract traffic. Thirty percent are miscellaneous mixed shipments. Other air cargo shipped to or leaving the Augusta Regional Airport includes chemicals or allied products, transportation equipment, electrical equipment, and machinery.

Daniel Field, located on a 152-acre site at the intersection of Wrightsboro Road and Highland Avenue, is a general aviation airport. Major facilities include two runways, two hangars, a ten bay T-hangar, outdoor tie-down areas, and a control tower for Masters Week operations. Daniel Field is one of the oldest airports in Georgia, dating back to October 1927 and was once the commercial airport for Augusta. Charter flights, flight training, airplane storage, fuel and maintenance services are provided by the FBO, Augusta Aviation Inc. The airport is operated under the direction of the 13-member General Aviation Commission.

BICYCLE AND PEDESTRIAN FACILITIES

Bicycle and pedestrian facilities are important alternative modes of transportation in any community. Bicyclists use the road network on a regular basis, but currently there are no designated bike lanes, routes or bikeways in the county. Off-road facilities used by cyclists include the Augusta Canal towpath and the Savannah River levee. A fairly extensive network of sidewalks is present within the old city limits, but there are very few in the neighborhood and commercial centers of the former county. Sidewalks are located along some sections of the arterial and collector roads, but do not form a network that pedestrians can utilize. Sidewalks also are located adjacent to many of the public schools. Off-road facilities used by walkers and joggers include the Augusta Canal towpath, Savannah River levee, and paved trails at some county recreation centers. Where sidewalks are not present, especially on local or neighborhood streets, pedestrians simply walk in the road.

PUBLIC TRANSPORTATION

Augusta Public Transit (APT) currently operates 10 fixed routes within the city with a peak fleet of 13 buses. The system is primarily radial with 8 routes terminating at the Transfer Facility at 1546 Broad Street. The remaining two routes, Barton Chapel and Lumpkin Road, terminate at a transfer point at K-Mart shopping center located southwest of downtown. Service frequency and schedules vary, but generally APT buses run from about 6:00 a.m. until 6:00 p.m., Monday through Friday. Eight of the routes operate on Saturday. No service is provided on Sunday.

APT also operates Paratransit services for disabled persons, in compliance with the Americans with Disabilities Act of 1990. In accordance with guidelines issued by the Federal Transit Administration (FTA), APT provides Paratransit service within 3/4 mile of each fixed route during the same operating hours as the local service. Paratransit service is available only to certified eligible passengers. Currently, APT has 22 motor buses and seven Paratransit vehicles available for maximum service.

APT also provides non-urban (rural) transit service in the part of the city generally south of I-520 (Bobby Jones Expressway). This includes many of the fast-growing suburbs of south Augusta, as well as the more rural parts of the city in the vicinity of Hephzibah, Blythe and the McBean area. As with the Paratransit service, riders must make an appointment in advance and be ready 30 minutes before the transit van is scheduled to arrive.

APT operates 8 of its routes from a Transfer Facility at 1546 Broad Street, located just west of downtown Augusta. Opened in 1991, the Transfer Facility includes a large indoor waiting area with benches, an information desk, restrooms, water fountains, a soft-drink vending machine, and a work area for APT staff. Covered breezeways flank both side of the building, and eight saw tooth parking bays provide space for the loading and unloading of bus riders. There are also parking spaces for 20 vehicles.

APT offices and maintenance garage are housed in a facility located at 1535 Fenwick Street, about four blocks from the Transfer Facility. There are six maintenance bays and a detached building for vehicle cleaning at the garage. APT administrative and operations staff is housed in a 5,000 square foot building erected in 1993 as part of a renovation project. The property includes parking spaces for buses, Paratransit vans, and staff and visitor vehicles. During the spring of 2002 the vehicle parking area was expanded to accommodate the Paratransit vehicles.

The Barton Chapel and Lumpkin Road routes terminate at a transfer center at K-Mart shopping center located about five miles southwest of downtown. The transfer center is a dedicated area on the outskirts of the shopping center property and consists of two small sheltered waiting areas for passengers and one large shelter with a capacity of 30 passengers. Bus shelters are located along all of the fixed routes. In addition to benches, the shelters feature space for advertising and trash receptacles.

ROAD USE AND CONDITIONS

This section summarizes the travel characteristics of city residents and the existing conditions of the road system. Road and bridge improvements are important to the community's future because they influence land use, economic development, and the quality of life.

Travel Characteristics

Sample data tabulated as part of the 2000 Census reveals some information about the travel characteristics of Richmond County households. Of the 81,288 households, approximately 86% have at least one vehicle (car, truck) available for use. The remaining 11,268 (14%) households had no vehicle available for use. These figures are not much different from 1990, when 87% of the households had at least one vehicle available for use by members of the household.

Data on means of transportation to work indicates a strong preference for Richmond County residents to commute by themselves (see Table T-1). More than 74% of workers drive to

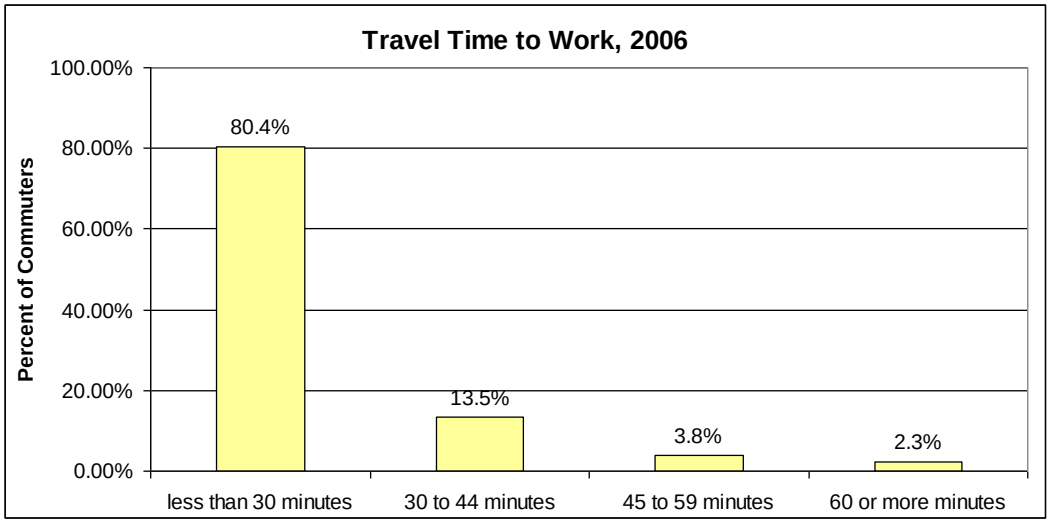
work alone. Another 12% carpool to work. Eight (8) percent walk to work and approximately one percent use public transportation. The local bus system is the predominant public transportation mode in Augusta and Richmond County. Overall, the means of transportation to work remains similar to what it was in 1990 and 2000. In 1990, approximately 73% of workers drove alone, 15% carpooled, and 5% walked to work. In the year 2000, an estimated 75% of workers drove alone, 16% carpooled, and 6% walked to work. The number of people working at home more than doubled, from an estimated 1,156 in 1990 to 2,646 in 2006, but remained a relatively small percentage of all workers.

Table T-1
Means of Transportation to Work
Richmond County, 2006

Means of Transportation to Work	Number of Workers*	Percent of Workers
Drove alone	60,117	74.00%
Carpooled	9,903	12.20%
Public transportation:	1,049	1.30%
Walked	6,400	7.90%
Worked at home	2,646	3.30%
Other means	1,173	1.40%
Total	**81,288**	**100%**

* Richmond County Residents
Source: U.S. Bureau of the Census, *2006 American Community Survey*

Travel time data indicate that the overwhelming majority of Richmond County residents commute less than 30 minutes to work. The following chart shows that 80.4% of workers commute less than 30 minutes and another 13.5% travel from 30-44 minutes each way to work. Only 6.1% of residents have commutes exceeding 45 minutes.



Source: U.S. Bureau of the Census, *2006 American Community Survey*

Chapter 5 – Transportation

Street and Highway System

Conditions on the county's street and highway system were measured using the Level-of-service (LOS) outputs from the Augusta Regional Transportation Study's (ARTS) travel demand model. The ARTS travel demand model is a traditional four-step mathematical process involving trip generation, trip distribution, mode choice, and traffic assignment. Inputs to the model include data on existing conditions and projections of population, occupied housing units, employment, school enrollment and vehicles. Outputs include LOS calculations for road segments on the transportation network.

LOS standards for a road segment are based on the ratio of the daily traffic volume to the segment's daily capacity. This volume-to-capacity ratio is an indication of the amount of delay a driver would encounter on the road segment. This level of service is based upon travel delay and is expressed as letters "A" through "F", with "A" being the highest or best travel condition and "F" being the lowest or worst condition. Table T-2 shows the LOS standards and the corresponding volume-to-capacity ratios and average speeds for urban arterial roads.

Table T-2
Level-of-Service Standards for Urban Arterials

Level-of-Service	Volume-to-Capacity Ratio	Average Travel Speed
A	VC Ratio < 0.30	>= 35 MPH
B	0.30 =< VC Ratio < 0.50	>= 28 MPH
C	0.50 =< VC Ratio < 0.70	>= 22 MPH
D	0.70 =< VC Ratio < 0.85	>= 17 MPH
E	0.85 =< VC Ratio < 1.00	>= 13 MPH
F	VC Ratio >=1.00	< 13 MPH

Source: Georgia Department of Transportation

The minimum level-of-service (LOS) designation that Augusta considers acceptable, in terms of planning for adequate capacity, is LOS "C". At LOS "C", the volume-to-capacity ratio is in the 0.50 to 0.70 range and average peak hour travel speeds on urban arterials are in the 22-28 miles-per-hour range. This LOS does not apply to rural arterial and collector streets.

Some of the notable street and highway system segments where the LOS is currently below "C" are listed in Table T-3. Not surprisingly, most are located in the urbanized part of the county. They include parts of the major arterial and collector roads that carry some of the highest volumes of traffic.

Table T-3
Road Segments Level of Service Below "C"
Augusta-Richmond County, GA

Functional Classification	Road Name	Segment
Interstate	Bobby Jones Expressway (I 520)	I-20 – Peach Orchard Rd.
	I-20	Riverwatch Pkwy. - Wheeler Rd.
Principal Arterials	Deans Bridge Rd. (US 1, SR 4)	Tobacco Rd. - Willis Foreman Rd.
	Deans Bridge Rd. (US 1, SR 4)	Lumpkin Rd. – Windmere Rd.
	Doug Barnard Pkwy. (CR 1518)	I-520 - Allen Station
	Mike Padgett Hwy. (SR 56)	I-520 - Brown Rd. (CR 1514)
	Peach Orchard Rd. (SR 121)	Brown Rd. - Louisa Rd.
	Peach Orchard Rd. (SR 121)	I-520 - Tobacco Rd.
	Washington Road (SR 28)	Pleasant Home Rd. – Calhoun Expwy.
	Wrightsboro Rd.	Barton Chapel Rd. – Jimmie Dyess Pkwy.
Minor Arterials	Barton Chapel Rd.	Deans Bridge Rd. - Milledgeville Rd.
	McElmurray Rd.	Peach Orchard Rd. - Liberty Church Rd.
	Old Waynesboro Rd.	Mike Padgett Hwy. (SR 56) - Mark Walter Rd.
	Richmond Hill Rd.	Windsor Spring Rd. - Lumpkin Rd.
	Walton Way Extension	Oak Street – Jackson Rd.
	Windsor Spring Road	Woodlake Rd. - Richmond Hill Rd.
Collector Street	Augusta West Pkwy.	Wrightsboro Rd.-Wheeler Rd.
	McDade Farm Rd.	Brown Rd.-Smokey Rd.
	Meadowbrook Rd.	Windsor Spring Rd. -Deans Bridge Rd.

Source: Georgia Department of Transportation, Augusta 2030 Plan Year Road Network, *Travel Demand Model*

Another measure of the condition and efficiency of the street and highway system is travel time delay based on fieldwork. Since 1995 the staff of the ARTS has conducted annual travel time surveys on major arterials in the study area, including those located in the urbanized part of Richmond County. Travel runs are conducted during A.M. and P.M. peaks on each road corridor or segment. The average speed of each run is derived from the time it takes to complete the run, and is then compared to the posted speed limit for the road segment. The deviation of the average speed from the posted speed is a measure of congestion. The performance measures adopted by ARTS range from "Not Presently Congested", meaning that the average speed is equal to or above the posted speed limit, to "Seriously Congested", which are road segments on which the average speed is more than 30% below the posted speed limit. Table T-4 summarizes the CMS performance measures.

Table T-4
Performance Measures
ARTS Congestion Management System

Category	**Average Speed is . . .**
Not Presently Congested (NPC)	>= Posted speed limit.
At Risk of Congestion (ARC)	1% - 15% below the posted speed limit
Borderline Congested (BC)	15% - 25% below the posted speed limit
Marginally Congested (MC)	25% - 30 % below the posted speed limit
Seriously Congested (SC)	> 30% below the posted speed limit

Since the travel time surveys started in 1995, a number of roads and road segments have been documented as having congestion problems. Many factors contribute to the congestion including high traffic volumes, frequency of traffic signals, presence of major traffic generators, and frequent turning movements. Table T-5 identifies the Richmond County corridors that have consistently experienced the highest congestion in recent years. These include a number of principal arterials, minor arterials and collector streets. As with the V/C ratios, these congested corridors are located in the most heavily urbanized parts of the city.

Table T–5
Selected Congested Road Corridors
Augusta-Richmond County, GA

Functional Classification	Road Name	Location
Principal Arterials	Fifteenth St. (SR 4)*	Reynolds Street to Martin Luther King Jr. Blvd. (MLK)
	Washington Rd. (SR 28)	Calhoun Expressway to Pleasant Home Rd.
	Wrightsboro Rd. Segment 1	Barton Chapel Rd. to Jackson Rd.
	Wrightsboro Rd. Segment 3	Highland Ave. to Fifteenth St.
	Peach Orchard Rd.	Tubman Home Road to SR 88
	Doug Barnard Pkwy.	Gordon Hwy. to Tobacco Rd.
Minor Arterials	Wheeler Rd.**	Walton Way Ext. to Flowing Wells Rd.
	13th St./RA Dent Blvd	Reynolds Street to Wrightsboro Rd.
	Walton Way Ext.	Bransford Rd. Jackson Rd.

Note: This list includes road segments classified at least "Borderline Congested" in AM and PM peak periods
*Part of the road classified as a minor arterial
**Part of the road classified as urban collector street
Source: Augusta Regional Transportation Study, *Congestion Management System* , 2007

Intersection Problems

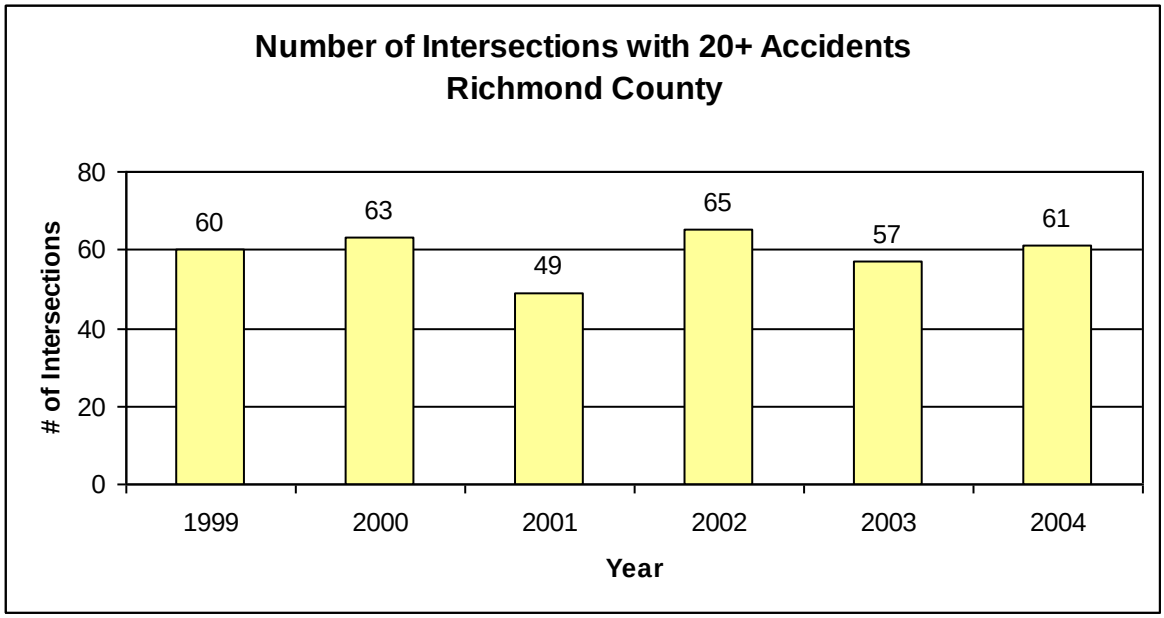
In any surface transportation network problems occur where major arterials intersect one another or where conditions (e.g. poor design, obstructions) make an intersection hazardous. As part of the ARTS transportation planning process, an analysis of intersection accident data is completed annually. Accident reports are collected and analyzed for all intersections in Richmond County with 20 or more reported accidents during the calendar year. The intersections are then ranked, from highest to lowest, based on both the number of accidents and the accident rate. The accident rate is a measure of the number of accidents adjusted for the number of vehicles entering each intersection during the year. The resulting report is used to inform the public about traffic safety issues in the City, and is used by the Public Works and Engineering Department to program intersection improvements. Some of the intersections with the highest accident rates between the years 1999 and 2004 include:

- Bobby Jones Expressway @ Scott Nixon Memorial Boulevard
- Bobby Jones Expressway @ Peach Orchard Road
- Bobby Jones Expressway Eastbound Ramp @ Mike Padgett Highway (SR 56)

- Deans Bridge Road @ Gordon Highway
- Deans Bridge Road @ Richmond Hill Road
- Peach Orchard Road @ Windsor Spring Road
- Washington Road @ I-20 Eastbound Ramps
- Wrightsboro Road @ Jackson Road/North Leg Road
- Windsor Spring Road @ Tobacco Road

Source: Augusta Regional Transportation Study, *Intersection Accident Analysis*, 2004

The following chart shows recent trends in the total number if intersections with 20 or more reported accidents.



Vehicle Parking

The Comprehensive Zoning Ordinance for Augusta-Richmond County includes minimum parking and loading area requirements for residential, commercial, office and industrial land uses, places of public assembly and health care facilities. The ordinance includes separate parking and loading area requirements for locations within and outside the central business district. The number of parking spaces required varies from one land use to another and depends on such factors as the number of dwelling units in an apartment complex, the gross floor area of a commercial or industrial building, the number of employees at a business and the number of seats in a church or theater. Regardless of location, all parking spaces have to meet specified minimum dimensions and all parking facilities have to meet certain requirements for ingress and egress, grading and drainage, lighting and buffer from an adjoining residential district. A building lawfully in use on or before February 4, 1974 is considered a nonconforming use with regard to parking. If a nonconforming building is enlarged, or the use of such building is expanded, then parking must be provided for the additional area or use of the building. The nonconforming parking requirements usually come into play when buildings located in downtown Augusta are adaptively reused.

Maintenance Activities

Maintaining existing roads and bridges is another integral part of the transportation system. The Maintenance Division of the Public Services Department is responsible for the repair and maintenance of roads, sidewalks, storm drains, curb and gutter on all county roadways. The Traffic Engineering Section of the Engineering Department is responsible for the repair and maintenance of traffic signs, pavement marking, and traffic control signals.

LAND USE AND TRANSPORTATION

The preceding section indicates that a number of arterial and collector streets throughout the city are experiencing traffic congestion. Specific examples include the section of Wrightsboro Road in the vicinity of I-520 and Augusta Mall, Fifteenth Street adjacent to the medical complex, and Peach Orchard Road from I-520 to Tobacco Road. Generally speaking, these and other congested roadways serve one or more of the following functions:

- Carry high volumes of peak-hour commuter traffic
- Provide direct access to major traffic generators, such as employment, shopping and entertainment centers
- Are located in close proximity to areas experiencing new residential and commercial development
- Are the sole or primary outlet for vehicular traffic generated by adjoining residential and commercial development

There are a number of factors that probably contribute to the traffic congestion on some roadways. Among the factors that might contribute to the congestion are the following:

- Limited number of major arterials and collector streets that connect housing and employment / entertainment centers with one another
- Continued preference for low-density, single-use land development in the local market
- Limited number of interconnections between residential subdivisions, forcing all vehicular and pedestrian traffic to use the nearest collector or arterial road to access adjoining neighborhoods and businesses
- The high volume of traffic generated by regional shopping, entertainment and employment centers located in Augusta
- Continued trend in which the majority of new housing, jobs and commercial development is occurring in suburban and rural parts of the city
- Desire of commercial development to locate on major roads and in close proximity to one another and to existing and planned residential development
- Lack of incentives for mixed-use /higher-density development
- The timing and pace of development outstrips the ability of the road network to accommodate the increased demand

Chapter 5 – Transportation

Whether or not traffic congestion is affecting the quality of life for residents, or the attractiveness of Augusta as a place to live and work, is a related question that has yet to be answered. There may be opportunities to coordinate land use and transportation improvements that can alleviate existing congestion or avoid additional congestion and increase transportation options for residents.

ASSESSMENT

Planning and programming improvements to the transportation system is vital to the continued growth and development of Augusta-Richmond County. At the same time, such improvements must be sensitive to environmental conditions, potential impacts on the human environment, and increase the mode choice for residents and visitors.

Road and Bridge Needs

Planning and programming road improvement projects have been an important function of government at all levels for many years. Since the mid-1960s projects involving state and federal funds have been planned and programmed through the Augusta Regional Transportation Study (ARTS). Table T-6 lists the major transportation projects currently programmed for construction (i.e. projects in pre-construction) through ARTS in cooperation with Georgia Department of Transportation and the Federal Highway Administration. The project list does not include lump sum funding for maintenance, safety, preliminary engineering, roadway/interchange lighting and similar types of projects on the interstate highways and major arterials. Lump sum funding is also included in both the ARTS TIP and the Georgia STIP.

The ARTS was established in response to a provision in the Federal Aid Highway Act of 1962 mandating transportation planning in urban areas throughout the country. A Policy Committee - comprised of local elected officials from the area, representatives from the Georgia and South Carolina Departments of Transportation, and representatives of the Federal Highway Administration and the Federal Transit Administration - meets quarterly to review progress on transportation projects and make decisions on ARTS planning and programming issues. A Citizens Advisory Committee and a Technical Coordinating Committee support the work of the Policy Committee. Over the years, the ARTS study area has grown to encompass an area that includes all of Richmond County, Georgia, part of Columbia County, Georgia, the Fort Gordon Military Reservation, part of Aiken County, South Carolina, and part of Edgefield County, South Carolina. Incorporated places within the study area include the Georgia cities of Augusta, Hephzibah, Blythe and Grovetown, and the South Carolina cities of Aiken, North Augusta, and Burnettown.

The Augusta Engineering Department is a partner in the ARTS planning process. In addition, the department, working in cooperation with the City Commission, is responsible for programming surface transportation projects involving only local funds. The Special Purpose Local Option Sales Tax (SPLOST) Program provides the City with another important tool for financing road improvements. Since 1988, SPLOST funds have paid for intersection

improvements, dirt road paving projects, resurfacing, drainage, sidewalks, traffic signals, and road widening and improvement projects. SPLOST funds also paid for costs associated with larger projects involving the use of state and federal funds. Typically, the City agrees to pay for one or more of the following phases associated with a larger road widening or improvement project: engineering and design fees, utility relocation and right-of-way acquisition. Some of these projects have been completed more expeditiously because of the availability of SPLOST funds. Examples of completed projects using SPLOST funds include the widening of Bobby Jones Expressway from I-20 to Gordon Highway, the widening of Tobacco Road, the construction of Jimmie Dyess Parkway and the widening of Walton Way Extension / Davis Road.

Table T-6
Programmed Transportation Improvement Projects
Augusta-Richmond County, GA

Location	Description
Interstate 20 (SR 402)	Widen bridge shoulders at Savannah River.
Bobby Jones Expressway (I-520, SR 415)	Widen from Deans Bridge Road (US 1/SR 4) to Gordon Highway.
Gordon Highway (US 278/78, SR 10)	Construct median barrier from US 25 to Walton Way.
Alexander Drive	Widen to four lanes, with turn lanes at median openings, from Washington Road to Riverwatch Parkway
15th Street (SR 4)	Widen to four lanes and six lanes with turn lanes as needed, from Milledgeville Rd. to Government Street.
Wrightsboro Road	Widen to four lanes with turn lanes as needed, from Jimmy Dyess Parkway to I-520 SB Ramp.
North Leg Road @ CSX	Widen bridge over CSX Railroad.
Windsor Spring Road @ NS Railroad	Reconstruct and rehabilitate bridge over NS Railroad.
Windsor Spring Road @ Spirit Creek	Widen bridge over Spirit Creek.
Windsor Spring Road	Widen to four lanes with turn lanes as needed from Willis Foreman Rd to Tobacco Rd.

Table T-6
Programmed Transportation Improvement Projects
Augusta-Richmond County, GA

Location	Description
Windsor Spring Road	Widen to four lanes with turn lanes as needed from SR 88 to Willis Foreman Road.
St. Sebastian Way/Greene Street Ext.	Modifications and additions to streets, railroad and related improvements in the vicinity of the grade crossing of the CSX Railroad and Fifteenth Street.
River Watch Parkway	Construct median barrier from Interstate 20 to Fifteenth Street.
Intelligent Transportation System	Install communications and surveillance equipment along I-20 from SR 388 (Lewiston Road) to South Carolina line
Mike Padgett Hwy. (SR 56)/Mike Padgett Highway	Widen and add center turn lane from Old Waynesboro Road to Bennock Mill Road. Includes bridges.

Source: ARTS *Transportation Improvement Program, FY 08-11*, June 2007

A review of Table T-6 indicates that road widening projects comprise a large percentage of the planned transportation improvement projects. There are also projects designed to make better use of the existing road network. Examples of such projects are the construction of a Regional Transportation Control Center (TCC), installation of surveillance and communications equipment along I-20, intersection improvements, and traffic signal upgrades.

The TCC and related surveillance equipment are part of an Intelligent Transportation System (ITS) planned for the Augusta region. A regional ITS Master Plan was completed in February 2002. The plan included recommendations for the implementation of ITS projects in phases over a twenty-year period. Recommended components include a communications network, cameras, detectors, dynamic message signs, weather detectors, traveler information system and railroad grade crossing warning detection; upgrade the traffic control system; deployment of the Highway Emergency Response Operators (HERO on area freeways; and provide ITS for Augusta Transit.

In Intelligent Transportation Systems information technology is used to solve traffic problems. It is used to improve safety, efficiency and performance of streets and highways, vehicles, transit, and rail systems. Information comes in from the field, is analyzed, stored, and then is sent out to devices and travelers. An effective ITS saves time, money, and lives.

Another way to reduce congestion, enhance safety and make more efficient use of the road network is through access management. Access management involves changing land use planning and roadway design practices to limit the number of driveways and intersections and control vehicle turning movements. Access management also promotes a more pedestrian-friendly environment. Some of the major access management strategies include the following:

- Limit the number of driveways per lot
- Locate driveways away from intersections
- Connect parking lots and consolidate driveways
- Provide residential access through neighborhood streets
- Increase minimum lot frontage on major streets
- Promote a connected street system. Avoid networks that force traffic onto arterials
- Encourage internal access to outparcels located on large commercial lots
- Regulate the location, spacing and design of driveways

Vehicle Parking

Generally-speaking there is an ample supply of vehicle parking lots and facilities throughout the city of Augusta. This is due in part to the fact that much of the residential, commercial and industrial development in the city occurred after the enactment of the parking requirements in the zoning ordinance. There are some locations where daytime parking is inadequate to meet demand. The mid-town medical complex is one such location. Over the years, a number of parking decks have been erected to supplement the surface parking lots in the area serving the Medical College of Georgia and Hospitals, the VA Medical Center, University Hospital and the related health care facilities. Still, the Medical College has had to develop several remote lots to meet the daytime demand.

Augusta State University is another location where daytime, on-site parking is not adequate to meet demand. Vehicle parking typically spills over onto the adjoining neighborhood street and the university leases spaces from a nearby church to supplement the surface lots on campus.

A parking study of downtown Augusta, completed in April 2005 by Carl Walker Associates, concluded that in spite of public perception “there is a healthy surplus of parking throughout the CBD when both on-street and off-street capacity is considered “ (p.59). The study recommended that the City, Downtown Development Authority and other stakeholders begin now to plan for the parking issues that will emerge as downtown redevelopment continues in the future. Among the specific steps recommended were the following:

1. More consistent enforcement of time-limits to discourage all-day parking by downtown workers in the most convenient on-street lots and spaces.

2. Consider the use of dedicated parking enforcement officers to assure consistent enforcement of the time limits.

3. Include potential sites for future off-street public parking structures in the City's overall land use plan. The sites for such parking structures should have direct exposure to Broad Street and be in close proximity to the facilities they are designed to serve.

4. Develop pedestrian corridors to link rear parking areas to Broad Street.

One additional observation about downtown parking is that some older off-street parking lots have fallen into disrepair over the years. In most cases, though, these lots are candidates for incorporation into planned downtown redevelopment projects. Any new construction downtown would have to meet the applicable off-street parking requirements.

Rail Transportation

For many years, informal agreements and local ordinances have been employed to restrict the speed and hours of operation of freight trains passing through downtown Augusta. In the 1970s the Federal Highway Administration completed a railroad demonstration plan for Augusta. The purpose of the plan was to improve the relationship between the railroad and the city and improve the operation of the transportation network.

The plan recommended the relocation of the Southern Railroad (now Norfolk Southern) and Seaboard Coast Line Railroad (now CSX Railroad) main lines and yards out of downtown, the construction of new grade separations, and upgrading the Belt Line on the Georgia Railroad (now part of CSX Railroad). In keeping with the intent of the study, the recommended improvements were identified as "usable segments", meaning that they could be implemented and provide a benefit to the transportation network even if the remainder of the recommended projects were not completed.

As it turned out, only some of the usable segments have been constructed in the thirty years since the demonstration plan was completed. Four grade separations were constructed during the 1980s. Three are located on the CSX lines and include the elevated section of the Calhoun Expressway (SR 28) between 12th and 15th Streets, the Fifteenth Street overpass near the Harrisonville Yard, and the Highland Avenue overpass. A fourth overpass is located on Walton Way above the joint Norfolk Southern/CSX main line on Sixth Street. A fifth overpass, to span the CSX line between Broad Street and River Watch Parkway, is planned as part of the St. Sebastian Way/Greene Street Extension project. The St. Sebastian Way/Greene Street Extension project is scheduled to be let for bids in early 2008.

The Norfolk Southern and CSX main lines continue to bisect downtown Augusta and the main railroad yards are still in the same locations. The Belt Line is still in need of the upgrades recommended as part of the demonstration project. In recent years there has been renewed interest in relocating the Norfolk Southern main line out of downtown, and upgrading the Belt Line. In 2001, the City and the railroads worked together to purchase and

install remote-controlled switches at four locations on the main line tracks in downtown. The switches reduce the delay caused by trains stopping to allow engineers to manually throw a switch. In 2004 Congress approved a $2.0 million earmark for rail relocation activities in Augusta. These funds will be used to conduct engineering work on an unspecified rail relocation project.

Passenger rail service in Augusta ended a number of years ago. However, rapid population growth and traffic congestion have rekindled interest in both commuter and intercity passenger rail service in Georgia. The Georgia Rail Passenger Program (GRPP) includes the phased development of seven commuter rail lines, seven lines of intercity rail service and a Multi-Modal Passenger Terminal. The commuter lines will serve 45 stations in the metro Atlanta area. The intercity lines will link nine of Georgia's largest cities and towns, including Augusta, with the metro Atlanta area. The Multi-Modal Passenger Terminal (MMPT) is planned for a site at the corner of Forsythe and Alabama streets in downtown Atlanta. The Georgia Rail Passenger Authority, the Georgia Regional Transportation Authority and the Georgia Department of Transportation are working together to implement the GRPP.

The Atlanta–Macon and Atlanta–Athens lines and MMPT project are the most advanced in terms of planning, engineering, funding and approvals. The initial phase of the Atlanta–Macon line will be 26 miles of commuter rail service between Atlanta and Lovejoy. The Atlanta-Athens line will begin with commuter service between Atlanta and Cedars Road in Gwinnett County. The first phase of the MMPT will accommodate the rail service from Lovejoy, and provide direct connection to the Five Points Station usable by Macon and Athens service, as well as other future lines. Depending on the completion of the remaining pre-construction activities, these projects are scheduled for implementation between 2007 and 2010.

The Augusta-Madison-Atlanta Intercity and Commuter Rail line is currently programmed for implementation between 2014 and 2019, with the commuter service between Atlanta and Madison coming first. This 171-mile service will use a CSX freight line, with three daily intercity trains each way and commuter trains from Madison stopping in Newton, Rockdale, DeKalb and Fulton counties. The initial capital cost for the commuter service is estimated at $183 million, with another $161 million needed for extension to Augusta.

Trucking

A freight study is in the process of being completed for the Augusta Regional Transportation Study (ARTS) area. The objectives of the study are to develop a profile of the region's freight industry, identify needs and deficiencies specific to regional freight operations and develop freight transportation improvement projects to address current or anticipated needs. The freight improvement projects will then be added to the ARTS Long Range Transportation Plan and the Transportation Improvement Program.

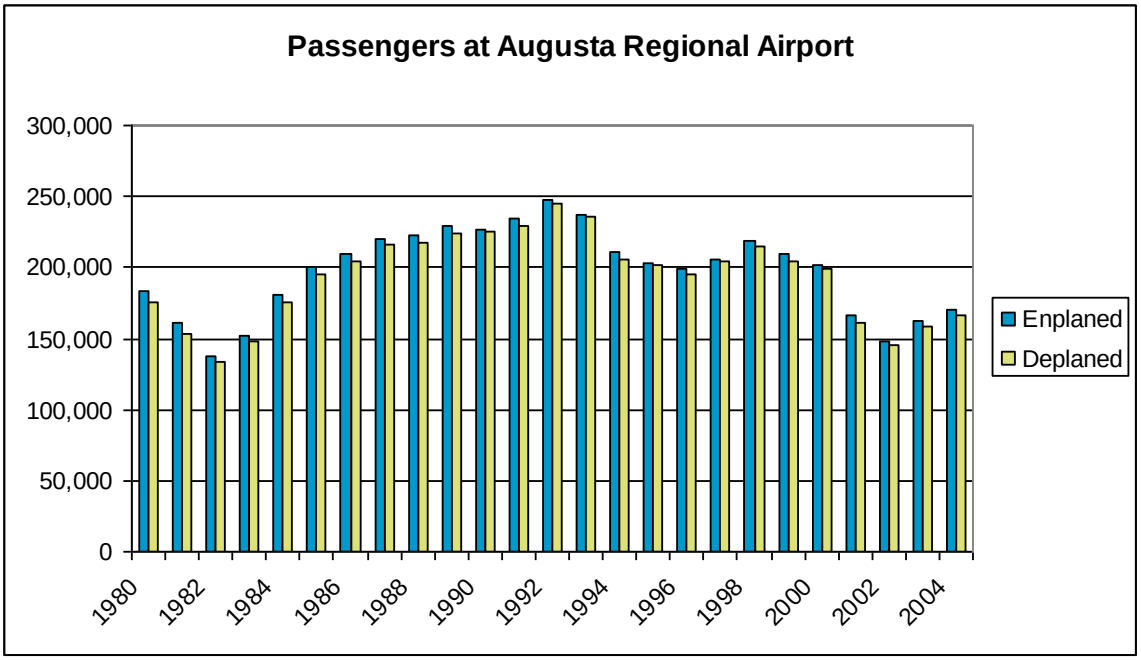
The draft freight profile identifies the major truck routes in the region and the truck flows on these and other routes. Truck volumes and percentages can be used to identify routes that should be included in a truck route network. Routes that have a combination of high traffic

volumes and high truck percentages are ideal candidates for designated truck routes. In some cases, a route may have a low truck volume but a large percentage of the traffic is trucks. In these cases, the route may be designated as a truck route if an alternate route is not available and the route can safety and adequately be traveled by trucks. In the Augusta area, I-20, I-520, SR 383 (S. Belair Road), CR 601 (Wheeler Road), and U.S. 25 (Edgefield Road), and SR 4 (Dean Bridge Road) have the highest truck volumes.

The presence of trucks on routes that are not adequately designed to accommodate trucks creates a safety hazard for both truckers and motor vehicle occupants. Motor vehicle crashes and congestion adversely affect the flow of goods. To address these operational issues, the draft freight profile identified congested corridors and high-crash locations. These data, as well as direct input from freight haulers and others, will be useful in indentifying the location for freight transportation improvement projects.

Aviation

A ribbon cutting ceremony was held in January 2008 for a new airline passenger terminal at Augusta Regional Airport that has been under construction for the last two years. The new terminal provides space for four airlines and has six departure gates. Other airfield improvement projects include replacing airfield signage and pavement maintenance projects on both runways and aircraft parking aprons. The new terminal and related improvements are some of the steps being taken to increase commercial air traffic at Augusta Regional Airport. Passenger counts at the airport have been variable over the last 20 years or so (see chart below).



At Daniel Field, Airfield Improvement Projects in 2008 will include replacement of security fencing, new runway lighting and signage on the primary runway and restriping the alternate runway.

Bicycle and Pedestrian Facilities

Bicycle and pedestrian facilities have been the focus of planning studies in Augusta and Richmond County in recent years. The 1994 ARTS Bikeway Plan included recommendations for a bicycle safety and awareness campaign, including bicycle facilities in highway widening projects, and making the existing transportation network more bicycle-friendly. The Bikeway Plan identified the Augusta Canal, the Savannah River levee, and several interconnected streets in the Summerville/Academy Baker area as potential sites for bikeways. In 1997, the list of potential bike corridors was expanded significantly as part of the update of the ARTS Long-Range Transportation Plan. In Richmond County, thirty-five corridors were identified as potential sites for either on-road or off-road bicycle facilities.

The 1994 Bicycle Plan was replaced by the ARTS Regional Bicycle and Pedestrian Plan in January 2003. The new plan provided a blueprint for development of bicycle and pedestrian facilities over the next 20 years (See Proposed Bicycle and Pedestrian Map – Augusta-Richmond County). The plan includes an inventory of the current regional bicycle and pedestrian network, design standards for new facilities, a list of 194 recommended projects (with cost estimates), and strategies for implementing the projects. Of the total recommended projects, 47 are proposed in Augusta-Richmond County at an estimated cost of $ 25.8 million.

The Bicycle and Pedestrian Plan was developed with a public involvement program that included a bicycle and pedestrian steering committee, public meetings, a project newsletter, web page updates, and media outreach. The project steering committee included representatives from the Recreation and Parks Department, the Neighborhood Alliance, the Safe Communities Coalition (no longer in existence), the Augusta Canal Authority, and bicycle and pedestrian organizations.

Several off-road bicycle and pedestrian projects have been implemented in recent years. Most have been financed with federal Transportation Enhancement (TE) funds and matching local funds. The City's Recreation and Parks Department constructed paved walking trails at several parks, including one at Lake Olmstead connecting to a new pedestrian bridge over the Augusta Canal.

The canal bridge is one of several projects planned or implemented by the Augusta Canal Authority. Among the recently completed projects are the Bikeway/Multi-Use Trail Improvements from the canal headgates to downtown Augusta and installation of a pedestrian bridge, river stairway and canoe dock near the headgates. The Augusta Canal Interpretive Center, located in the Enterprise Mill, opened to the public in April 2003 and has been offering guided canal tours on Petersburg tour boats since fall of that year. Other bicycle and pedestrian projects in design or underway include completion of the New

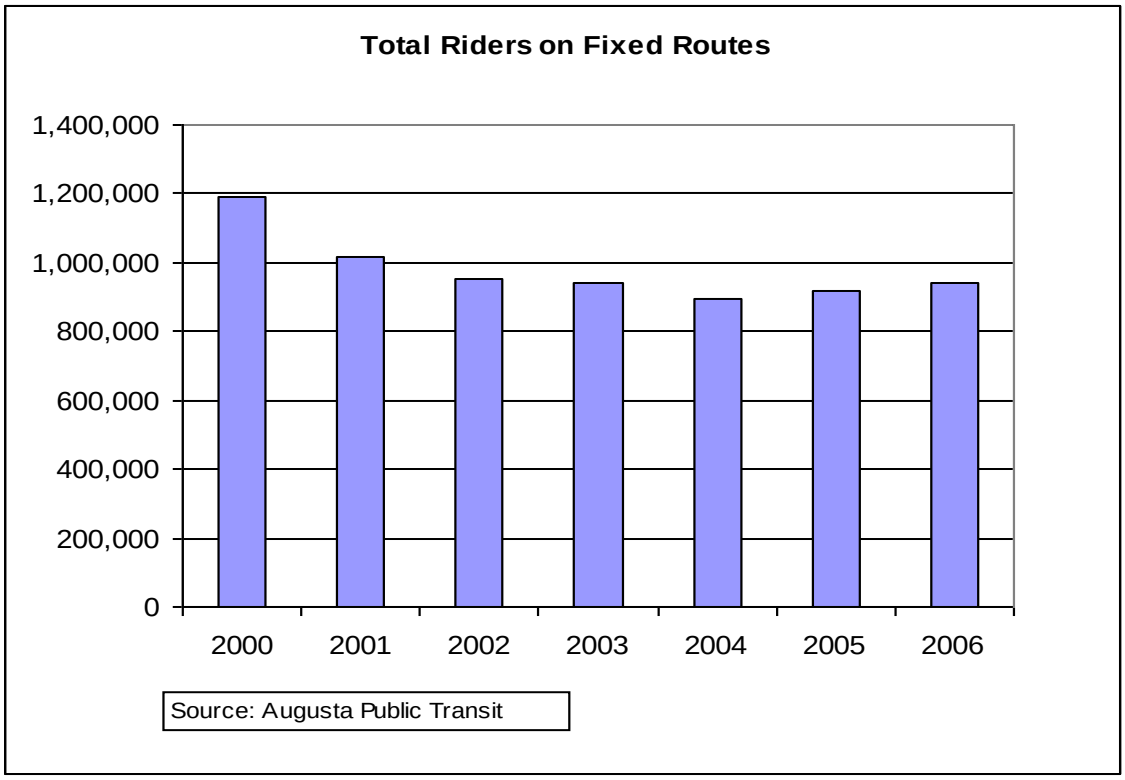
Bartram Trail between the canal and Savannah River, new trails and boardwalks on the canal's southwestern bank and a heritage park and trails using the waterway's recently restored third level.

Phase I of a history walk on the Augusta State University (ASU) campus was completed in the spring of 2003. Phase I Improvements included a walkway, brick wall and other amenities along the Walton Way side of the campus. Phase I financing included a $700,000 TE grant, a $100K grant from the state, a $60,000 grant from the city and private funds. Phase II of the history walk included a $500,000 TEA grant, a $50,000 state grant, and private funds for the renovation of the guard house at the corner of Katherine Street and Walton Way, the part of the walk and wall along Katherine Street, the part of the walk and wall along Arsenal Avenue and the wall around the arsenal cemetery.

Phase III included installation of a section of the walkway behind the performing arts studio and was paid for from savings from another ASU building project. ASU was recently (December 2007) awarded another $600,000 TE grant to help finance the last phase of the history walk project.

Public Transportation

Public transportation is generally available throughout the city, especially in areas where households lack vehicles for personal use. The attached map shows the transit routes in relation to the location of households with no vehicles available. However, Augusta Public Transit (APT) operates within budget constraints that have resulted in the consolidation or elimination of some fixed route service in recent years. Funding limitations, and the rising cost of fuel and operating expenses, have also made it difficult to extend fixed-route service into growing areas of the city. Existing riders become concerned anytime there are cutbacks in service. Potential riders would like to see an increase in the level, frequency and location of fixed-route service. The following chart shows that total ridership on APT's fixed routes has been variable over the last few years.



The APT Transit System Analysis (November 2001), prepared by Manuel Padron and Associates, proposes several improvements to the transit system. The proposed improvements to existing service emphasized: 1) increasing productivity where possible, 2) maintaining current levels of service for most fixed routes and 3) enhancing service on the routes with the potential for attracting additional riders. Proposed improvements include modifications to eight (8) routes, the addition of a new cross-county connector route and extending service to Fort Gordon and North Augusta.

Even though the study recommended service to Fort Gordon, APT decided not to provide service to the military installation because of security concerns and time constraints. In October 2002, APT extended service across the Savannah River to North Augusta, South Carolina. APT discontinued the service in August 2006 due to low rider ship and construction in the area. In June 2005, the Aiken County transit provider, the Best Friend Express, extended service to the APT Transfer Facility in Augusta. The service continues at present.

Currently, APT is experiencing financial problems due to budget cuts and the rising costs of fuel and other operating expenses. The City Administrator is trying to get a portion of the millage dedicated to public transit to help ensure financial stability for the transit system. The Georgia Transit Association (GTA) is working with the Georgia legislature on several options to provide operating assistance to both urban and rural transit systems. In addition, the GTA is trying to get federal legislation passed to allow yearly allocations to be used for operating expenses.

Chapter 5 – Transportation

Transportation and Land Use

The low-density pattern of development and predominance of single-use districts that characterizes much of Augusta increases the dependence on the automobile as the primary means of transportation for most households. For households that have no vehicles, transportation options are limited (taxi, public transportation, walk, bike), not always safe or convenient, and it is more difficult for them to access jobs, shopping and recreation facilities. Some of the options that should be considered to increase the connection between land use and transportation, decrease the burden on the existing transportation network and give all residents more transportation choices include the following:

1. Identify areas where higher-density, mixed-use development would be appropriate and develop the applicable regulations.
2. Promote or require more street and sidewalk interconnections between neighborhoods.
3. Promote the use of a grid or modified grid street pattern in new subdivisions
4. Implement projects in the ARTS Regional Bike and Pedestrian Plan that create a general network of bicycle and pedestrian facilities in the city

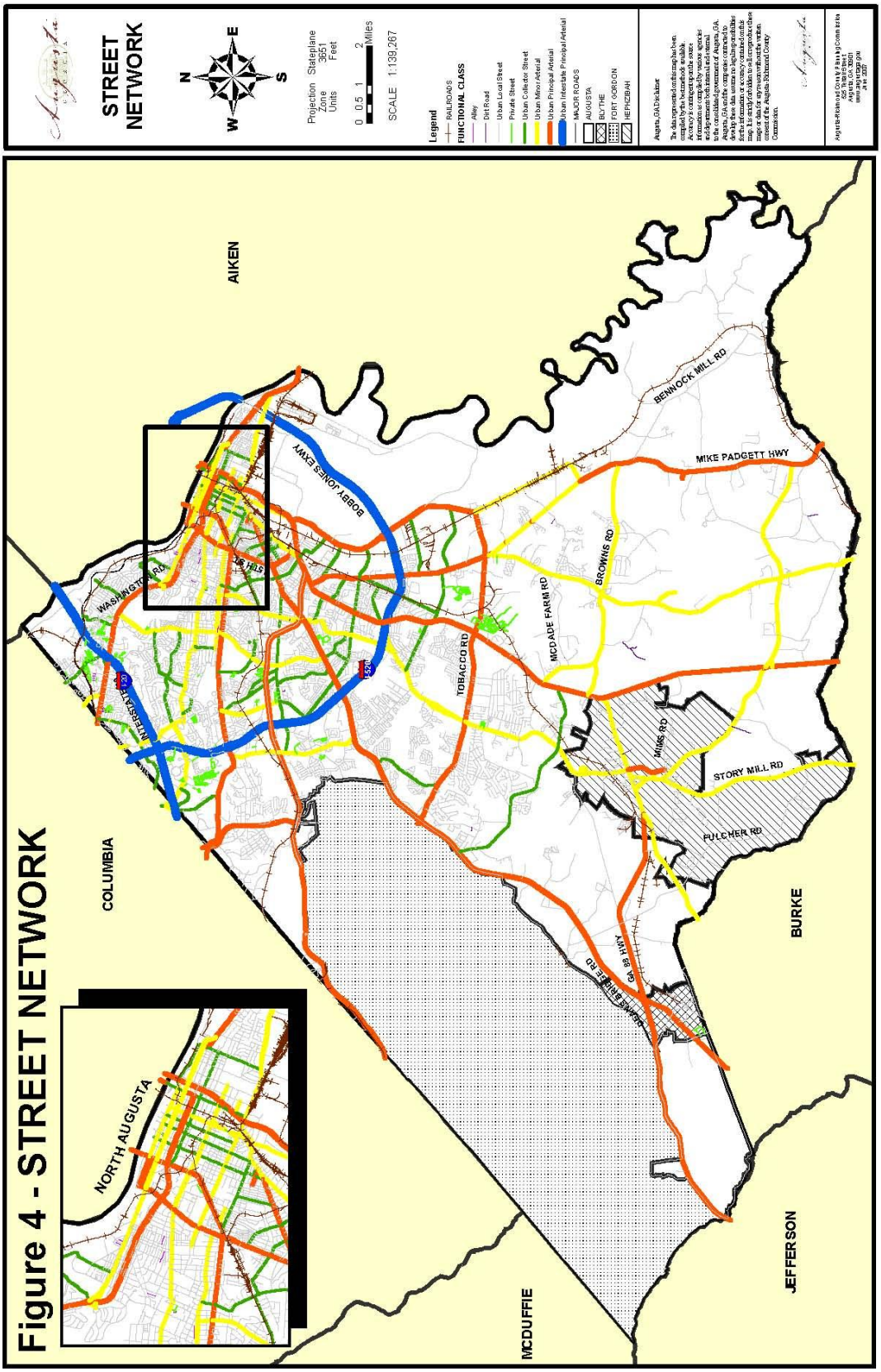
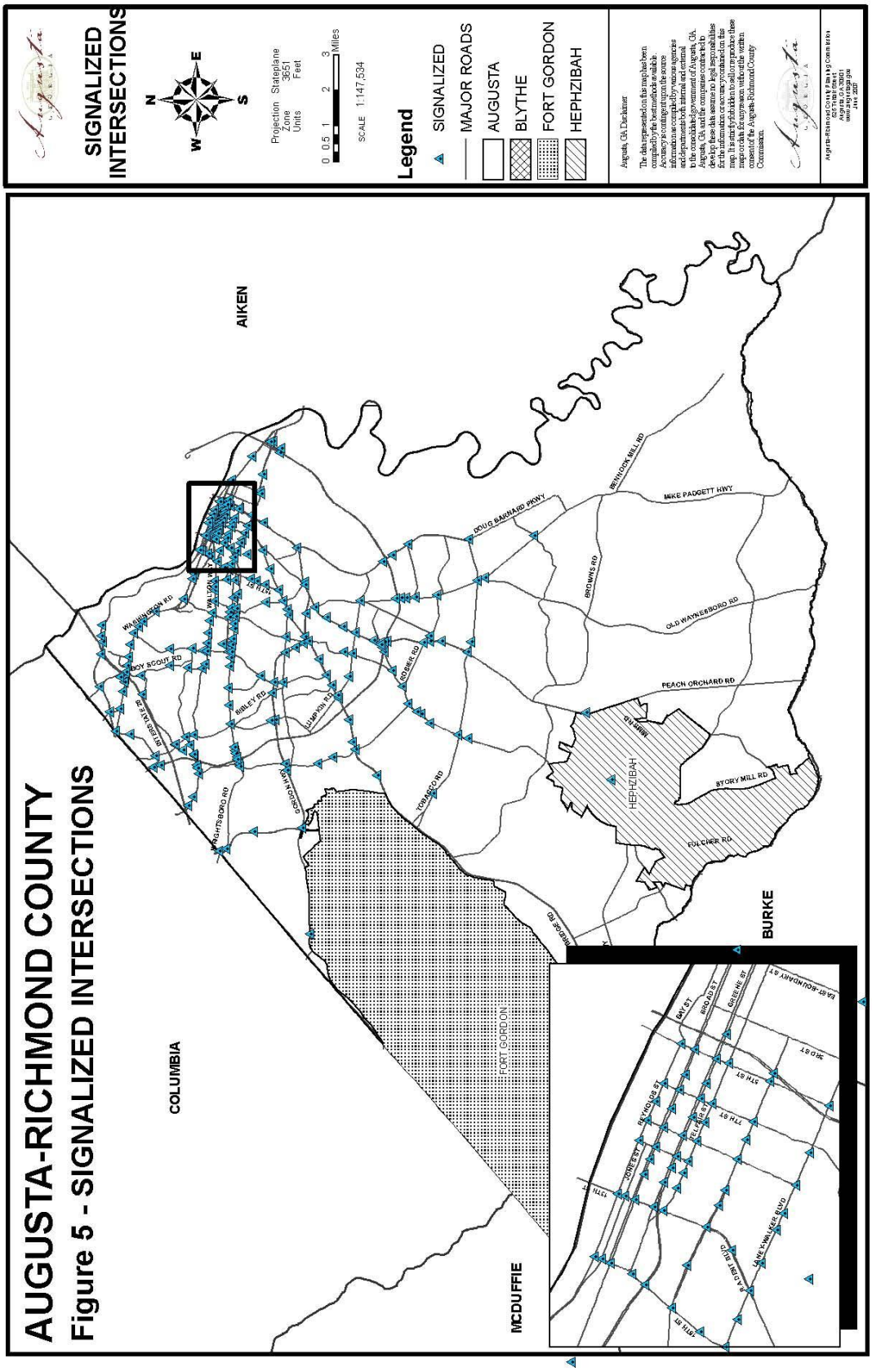


Figure 4 - STREET NETWORK
STREET NETWORK
N
W
E
S
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 Miles
SCALE 1:139,267
Legend
RAILROADS
FUNCTIONAL CLASS
Alley
Dirt Road
Urban Local Street
Private Street
Urban Collector Street
Urban Minor Arterial
Urban Principal Arterial
Urban Interstate Principal Arterial
MINOR ROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
Augusta-Richmond County Planning Commission
AIKEN
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
NORTH AUGUSTA
WASHINGTON RD
INTERSTATE
BOBBY JONES EXWY
BENNOCK MILL RD
MIKE PADGETT HWY
BROWNS RD
MCDADE FARM RD
TOBACCO RD
MIMS RD
STORY MILL RD
FULCHER RD
GA 88 HWY


AUGUSTA-RICHMOND COUNTY
Figure 5 - SIGNALIZED INTERSECTIONS
SIGNALIZED INTERSECTIONS
N
W
E
S
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 3 Miles
SCALE 1:147,534
Legend
SIGNALIZED
MAJOR ROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
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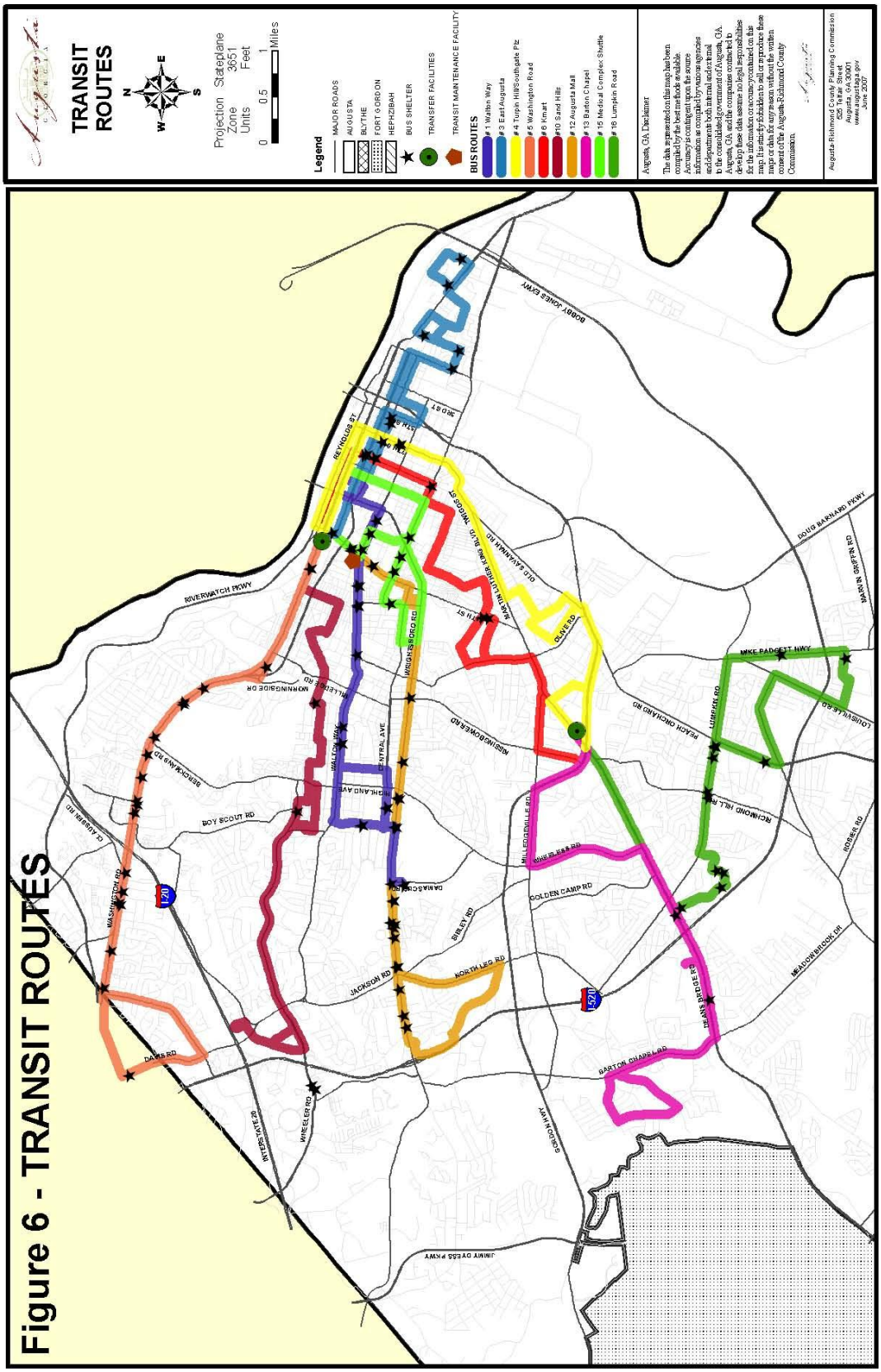
AIKEN
COLUMBIA
MCDUFFIE
BURKE
FORT GORDON
HEPHZIBAH
WASHINGTON RD
WALTON WAY
BOY SCOUT RD
RIBLEY RD
WRIGHTSBORO RD
GORDON HWY
TOBACCO RD
FOBBER RD
DOUG BARNARD PKWY
BERNHOCK MILL RD
MIKE PADGETT HWY
BROWNS RD
OLD WAYNESBORO RD
PEACH ORCHARD RD
STORY MILL RD
FOLCHER RD
BAY ST
BROAD ST
GREENE ST
REYNOLDS ST
JONES ST
TELFAIR ST
5TH ST
7TH ST
9TH ST
11TH ST
13TH ST
15TH ST
LAKE WALKER BLVD
BATTLE ROW BLVD
LA ST-BOUNDARY ST
3RD ST


TRANSIT ROUTES
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 Miles
Legend
MAJOR ROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
BUS SHELTER
TRANSFER FACILITIES
TRANSIT MAINTENANCE FACILITY
BUS ROUTES
#1 Walton Way
#3 East Augusta
#4 Turpin Hill/Southgate Plz
#5 Washington Road
#6 Kmart
#10 Sand Hills
#12 Augusta Mall
#13 Barton Chapel
#15 Medical Complex Shuttle
#16 Lumpkin Road
Augusta, GA Disclaimer
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Augusta-Richmond County Planning Commission
535 Telfair Street
Augusta, GA 30901
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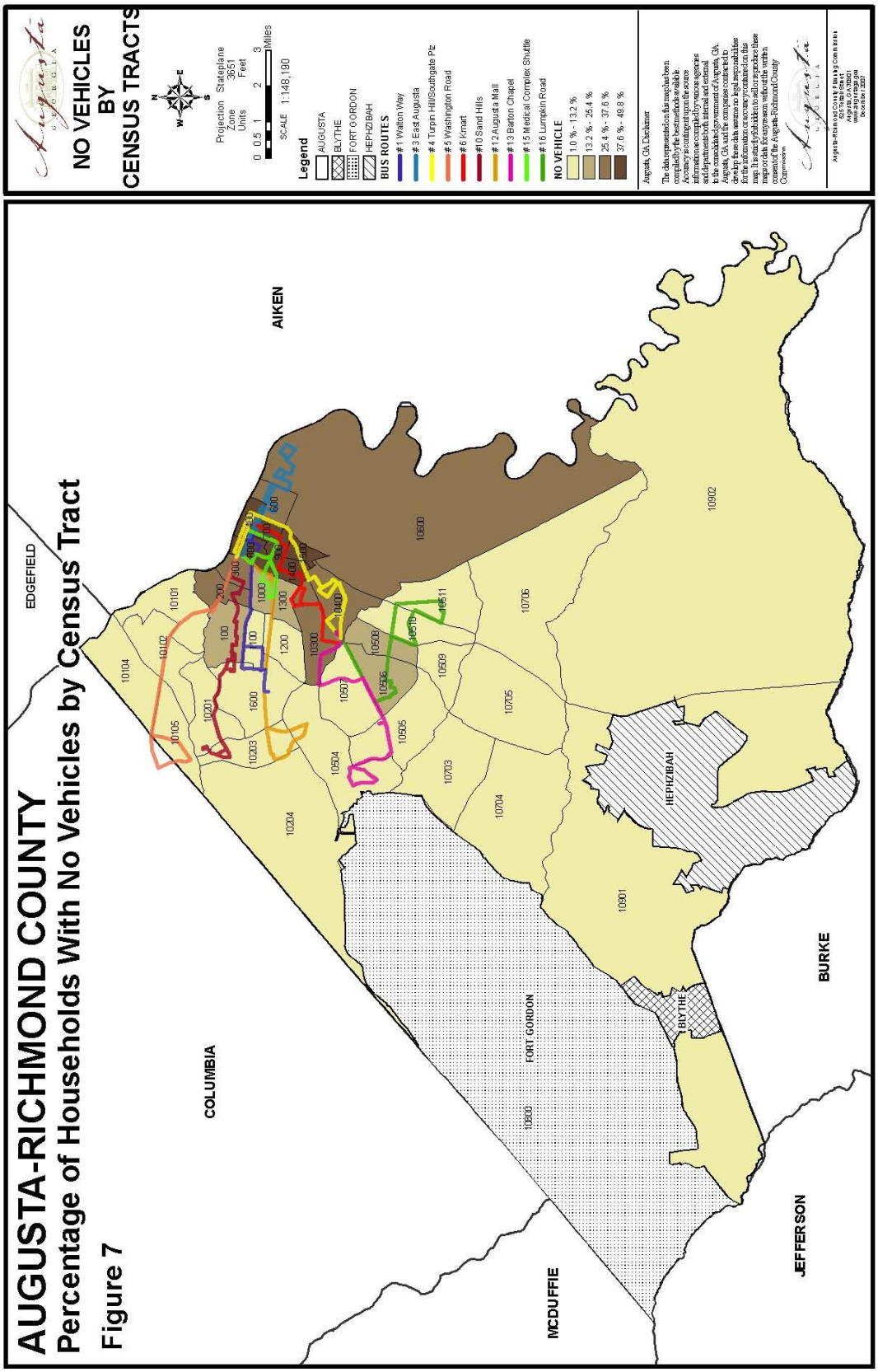
June 2007
Figure 6 - TRANSIT ROUTES
RIVERWATCH PKWY
DOBBY JONES PKWY
DOUG BARNARD PKWY
MARION RD
MIKE PADGETT HWY
LOUISVILLE RD
ROBERT RD
MEADOWBROOK DR
BARTON CHAPEL RD
JAMES REESE RD
GOLDEN CAMP RD
WHEELER RD
JAMES RD
INTERSTATE 20
JIMMY DYESS PKWY
JACKSON RD
NORTH LEG RD
SIBLEY RD
DAMASCUS RD
WALTON WAY
CENTRAL AVE
HIGHLAND AVE
WRIGHTSBORO RD
MARTIN LUTHER KING BLVD
WRIGHT ST
OLD FAIRMARK RD
OLIVE RD
KESSINGBOWER RD
PEACH ORCHARD RD
LUMPKIN RD
RICHMOND HILL RD
MILLERSVILLE RD
WASHINGTON RD
BOY SCOUT RD
MORNINGSIDE DR
REYNOLDS ST
MOST
I-20
I-520


AUGUSTA-RICHMOND COUNTY
Percentage of Households With No Vehicles by Census Tract
Figure 7
NO VEHICLES BY CENSUS TRACTS
Projection Stateplane
Zone 3551
Units Feet
0 0.5 1 2 3 Miles
SCALE 1:148,190
Legend
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
BUS ROUTES
#1 Walton Way
#3 East Augusta
#4 Turpin Hill/Southgate Plz
#5 Washington Road
#6 Kmart
#10 Sand Hills
#12 Augusta Mall
#13 Barton Chapel
#15 Medical Complex Shuttle
#16 Lumpkin Road
NO VEHICLE
1.0 % - 13.2 %
13.2 % - 25.4 %
25.4 % - 37.6 %
37.6 % - 49.8 %
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BURKE
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JEFFERSON

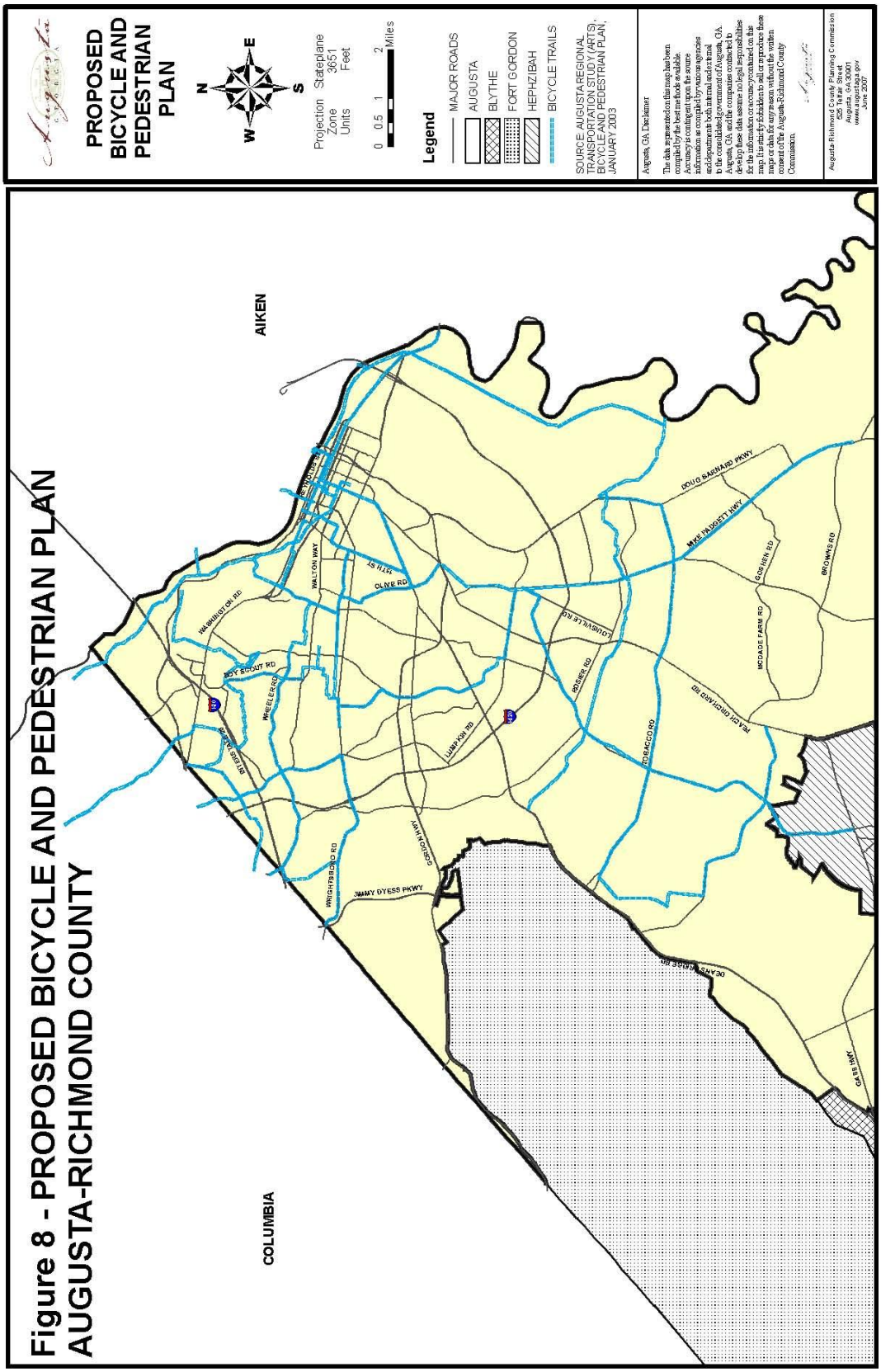

Figure 8 - PROPOSED BICYCLE AND PEDESTRIAN PLAN
AUGUSTA-RICHMOND COUNTY

CHAPTER 6
COMMUNITY FACILITIES AND SERVICES

Chapter 6– Community Facilities and Services

INTRODUCTION

Community facilities and services are important to the future of the city. They contribute to the health, safety and welfare of residents, improve the quality of life, and foster new housing and business development. The timing and location of new community facilities and services also influence private development. It is important that community facilities and services be adequate to meet expected demands, and at the same time be used to guide growth in an orderly and logical manner.

This chapter includes an inventory and assessment of public facilities and services provided by the city and other public and private organizations. Existing conditions and needs are identified for such facilities as the water and sewerage systems, public safety, solid waste, recreation and parks, schools, libraries and other cultural facilities. An inventory of hospitals and other public health facilities is also included.

GENERAL GOVERNMENT

A ten-member board of commissioners and a mayor govern the city of Augusta. Eight of the commission members are elected from individual districts, and two are elected from a combination of four districts. The mayor is elected on a citywide basis. The term of office is four years, and no person can serve as either a commissioner or mayor for more than two consecutive terms. The mayor is the chief executive officer of the government and has the following powers and duties:

- To preside at all meetings of the commission;
- To serve as the official head of the government for the service of process and for ceremonial purposes;
- To administer oaths and take affidavits;
- To sign all written contracts on behalf of the City;
- To ensure that all laws, ordinances, and resolutions are faithfully executed.

The mayor has the right to vote to make or break a tie vote on any matter coming before the commission, but cannot veto ordinances, resolutions, or other actions of the commission.

Commission members sit on one or more of five standing committees: Finance, Administrative Services, Engineering Services, Public Services, and Public Safety/Information Technology. The appropriate committee first hears ordinances, resolutions and other matters. From the committee, an item is forwarded to the full Commission for consideration. The Commission meets twice each month, as do each of the committees. In January of each year the Commission elects a member to serve as Mayor Pro Tem. The Mayor Pro Tem chairs the Commission meeting in the absence of the Mayor, and performs other duties as assigned by the Commission. A member can serve no more than two consecutive one-year terms as Mayor Pro Tem.

The Commission employs an Administrator to coordinate the day-to-day activities of city government. The city employs approximately 2,600 people in over fifty different departments. A number of the departments are located in the Municipal Building at 530 Greene Street, and a couple of annex buildings. Other major facilities than the city owns, and some departments operate out of include:

- Public Works & License & Inspection Departments - 1815 Marvin Griffin Road
- Recreation and Parks Department - 2027-29 Lumpkin Road
- Law Enforcement Center - 401 Walton Way
- James B. Messerly Wastewater Treatment Plant - 1820 Doug Barnard Parkway
- Richmond County Correctional Institution - 2314 Tobacco Road
- Emergency Management Agency/911 Center - 911 Fourth Street
- Fleet Management - 1568 Broad Street
- Augusta Public Transit Administration & Garage - 1535 Fenwick Street
- Augusta Public Transit Transfer Facility - 1546 Broad Street
- Augusta-Richmond County Landfill - 4330 Deans Bridge Road
- Phinizy Road Jail - 1941 Phinizy Road
- Utilities Department, South Augusta Office – 2760 Peach Orchard Road
- Waterworks Filter Plant - 1425 Highland Avenue
- N. Max Hicks Waterworks Filter Plant – Tobacco Road

According to recent research by the Finance Department, the city leases 40,455 square feet of office space for other departments and agencies. The majority of the leased space - 30,445 square feet - is concentrated in three downtown buildings:

- The Hatcher Building, 501 Greene Street - the District Attorney, Facilities Management Department and Law Department
- New South Building, 360 Bay Street - Utilities Department Administration, Human Relations Commission, Coroner's Office
- ANIC Building, 925 Laney-Walker Blvd - Housing and Community Development Department and Fire Department Administration

The Municipal Building and the Law Enforcement Center together also are home to several constitutional officers, judges and their staffs. These include the Clerk of Superior Court, Tax Commissioner, Marshal's Department, Sheriff's Department, the State Court Solicitor, and judges for the following court systems: Superior Court, State Court, Probate Court, and Civil and Magistrate Court.

PUBLIC SAFETY

Public safety includes police protection, fire protection, emergency medical services, 911 dispatch services, and animal control services. The Richmond County Sheriff's office provides police protection. All other public safety functions are provided through line agencies of the Augusta government.

Richmond County Sheriff's Office

The Richmond County Sheriff's Office is an independent public agency headed by an elected sheriff. The office employs 734 people and is divided into four divisions: Administrative, Uniform (or Patrol), Criminal Investigation, and the Jail Division. The Sheriff's Office also staffs and operates a training center.

The Administrative Division includes the Sheriff, Chief Deputy, Colonel, and another 91 personnel assigned to various administrative, record keeping, and public relations functions. Twenty-two people work in the Administrative Division (Sheriff's Office). Two officers and 32 clerks staff the records division. In the Civil Division there are 22 deputies assigned to serve court papers. Another 11 people provide supervisory or support functions in the Civil Division. The Public Relations section is staffed by 3 deputies, and 1 Sergeant and implements the Drug Abuse Resistance Education (DARE) Program.

The Uniform or Patrol Division is the largest division, employing 309 people (including the Housing Units). The division is comprised of two precincts - the North and the South. A Major oversees the entire patrol division, including Special Operations, and each precinct is commanded by a Captain. The precincts have four patrol shifts each, plus the various Special Operations units housed within that precinct. The uniformed patrol shifts operate on two 12-hour shifts. One Lieutenant commands these shifts with the assistance of two Sergeants and two Corporals. Patrol deputies are assigned either a permanent day or night shift. Each deputy on the shift is assigned a beat to patrol. Beat assignments are not rotated, thereby allowing a deputy to become very familiar with a specific patrol area.

Special Operations is a subdivision of the Uniform Division and is housed in both the North and South Precincts. Units within Special Operations include the Crime Suppression Team, the D.U.I Task Force, the Motorcycle/Traffic Squad, the Weed and Seed Unit, the School/Safety Patrol, and two Housing Unit Squads. A Captain oversees the Special Operations Division, and answers to the Patrol Division Major. The basic responsibilities of the units are as follows:

- Crime Suppression Team - A multi-function unit consisting of 9 deputies, 1 corporal, and 1 sergeant. Conducts saturation or directed patrols in high crime areas, execute search warrants and high-risk arrest warrants, and assigned to stake-outs, narcotics, and prostitution suppression efforts.

- DUI Task Force - An eight-person Unit whose primary function is the detection and apprehension of intoxicated drivers. The Sheriff's Office also operates a DUI van equipped with a Mobile Breathalyzer Unit, and included in this unit is a three man H.E.A.T. Unit. This Unit focuses on speeders, intoxicated drivers, and seat belt compliance. This Unit consists of 1 Sergeant, 1 Corporal and 6 deputies.

- Motorcycle/Traffic Squad - Includes 1 Sergeant, 12 motorcycle units (2 of which are Corporals), and 1 parking violation deputy. This squad focuses on gaining

compliance with all traffic laws through aggressive enforcement of the traffic code. The squad also investigates motor vehicle accidents, conducts traffic surveys, and assists with efforts to increase seatbelt usage. The parking violation deputy patrols Broad Street, and adjoining streets enforcing parking regulations.

- Weed and Seed - This unit was created in January 1999 and consists of 3 deputies working under the direction of the Housing Sergeants. Originally funded by a grant from the U. S. Department of Justice, the program is designed to "weed" out the criminal element in a neighborhood and "seed" programs and activities that create an atmosphere of security, safety and well being for residents. The Barton Village neighborhood is the target area for the unit.

- School/Safety Patrol - This unit is headed by a Sergeant who is responsible for overseeing Richmond County Board of Education school crossing guards. The sergeant also is responsible for inspecting all commercial taxicabs and limousines in Richmond County on a biannual basis.

- Housing - This unit consists of 13 Housing deputies, 3 Weed and Seed deputies, and 2 Sergeants divided between two patrols. The primary responsibility of the Unit is to patrol the housing complexes owned by the Augusta Housing Authority, and to up to two deputies on a daily basis to the Weed and Seed target area. A grant from the U.S. Department of Housing and Urban Development is used to reimburse the Sheriff's Office for the cost of this unit.

The Criminal Investigation Division (CID) includes 89 personnel and is responsible for following up on all crimes reported to the Sheriff's Office. CID is divided into six sections: administrative, motor vehicle theft, narcotics, property crimes, technical crimes and violent crimes. According to crime statistics, there were 33,301 crimes reported to the Sheriff's Office in 2006.

The Jail Division is responsible for operating two correctional facilities: The Augusta-Richmond County Law Enforcement Center at 401 Walton Way, and the Charles B. Webster Detention Center at 1941 Phinizy Road.

- Law Enforcement Center - This six-story tower opened in the latter part of 1985. Originally designed as a 240-bed facility, an additional 100 beds were added in 1987 to alleviate overcrowding. In 1997, the lower level of the facility was renovated and an annex was constructed that includes a new Intake-Release section, jail administrative offices, a transportation section, and a 27-bed infirmary. One hundred thirty-six employees, including 100 jailers, work at the Walton Way Jail.

- Charles B. Webster Detention Center - This $16.2 million facility opened on November 17, 1997. The Detention Center has 552 inmate beds divided among four pods. Three of the pods house male inmates and the fourth one houses females. The facility is located on part of a 52-acre site that can accommodate

additional pods as the need arises. Ninety-nine employees, including 75 jailers, are assigned to the Detention Center.

The Richmond County Sheriff's Office Training Center is a 500-acre facility located on Deans Bridge Road near the Richmond County landfill. A staff of 8 coordinates all training activities at the program. The center conducts or hosts training courses 50 weeks a year to Sheriff's Office deputies and to personnel from other law enforcement agencies. The center is equipped with a "live fire" tire house and an Emergency Vehicle Operator Course.

Fire Protection

The Augusta-Richmond County Fire Department provides full-time professional fire protection to all parts of Augusta and within the city of Blythe. The service area covers approximately 214 square miles (excluding Hephzibah and Fort Gordon), and includes a mix of residential areas, high value districts, and woodlands. A high value district is an area of commercial, industrial and/or institutional land uses of unusually high property value. Examples of high value districts include downtown Augusta, the midtown medical complex, Augusta Mall and other shopping centers, and the Miracle Mile Industrial Park on Marvin Griffin Road. The service area includes a resident population of 188,141 (2000 Census).

The Fire Department has 313 employees and 39 pieces of firefighting equipment distributed among 19 fire stations. The department's headquarters is located at 925 Laney Walker Boulevard in downtown Augusta. Of the total employees, 288 are combat firefighters and the rest are administrative and support personnel. Administrative offices are located with the department headquarters on Laney Walker Boulevard. Both offices will relocate to a new building on Deans Bridge Road by the end of 2009. Within the department, the Fire Prevention Bureau is responsible for arson investigation, code enforcement, and fire safety education. Schools, places of assembly, and buildings in high value districts are a top priority for life safety code enforcement. Table C-1 lists the location, number of personnel and major equipment at each fire station.

Table C-1
Fire Department Facilities and Equipment
Augusta-Richmond County

Station Number	Location	Year Built	Equipment	Personnel
1	1 Broad Street	2003	1500GPM Pumper Water Rescue Vehicle	12
2	1435 Walton Way	1957	1500GPM Pumper	12
3	1099 Reynolds St.	1970	1500 GPM Pumper 105’ Aerial Truck Command Vehicle High Angle Rescue Vehicle	27
4	1866 Ellis St.	1974	1500 GPM Pumper	12
5	M.L.K. Blvd.	1996	1500 GPM Pumper Air Supply Vehicle	12

Table C-1
Fire Department Facilities and Equipment
Augusta-Richmond County

Station Number	Location	Year Built	Equipment	Personnel
6	2618 Richmond Hill Rd.	2008	1500 GPM Pumper 104' Aerial Truck Command Vehicle	27
7	2917 Willis Foreman Road	2003	1500 GPM Pumper Hazard Mat Vehicle Tanker	12
7	2163 Central Ave. Training Center	1913	1921 American of France Fire Truck	0
8	2023 Highland Avenue	2004	1500 GPM Pumper 100’ Aerial Truck Command Vehicle Light and Air Vehicle	27
9	3507 Walton Way Ext.	1974	1500 GPM Pumper 102' Aerial Truck	24
10	2625 Washington Rd.	1955	1500 GPM Pumper	12
11	2108 Old Savannah Rd.	1982	1500 GPM Pumper	12
12	1151 Hephzibah McBean Road	2004	1500 GPM Pumper 1500 GPM Tanker	12
13	2619 Lumpkin Rd.	1973	1500 GPM Pumper 1500 GPM Tanker	12
14	3507 Highway 88	1978	1500 GPM Pumper 1500 GPM Tanker	12
15	1721 Flowing Wells Road	2004	1500 GPM Pumper	12
16	3446 Old Louisville Rd	1995	1500 GPM Pumper	12
17	3705 Old Waynesboro Rd.	1975	1500 GPM Pumper Ladder Service Truck	12
18	4185 Windsor Spring Rd.		1500 GPM Pumper Haz Mat Vehicle Command Vehicle	15
19	1600 Brown Road	2004	1500 GMP Pumper	12

Source: Augusta Fire Department, December 2007

Emergency Medical Services

The Augusta 9-1-1 Center is located at 911 Fourth Street in downtown Augusta. The center is fully staffed on each shift with properly trained and equipped Emergency Medical Dispatchers. Depending on the nature of the call, an ambulance and/or the Fire Department First Responder is dispatched to the location. Rural/Metro Ambulance Service has a three-year contract to provide emergency medical services in Augusta-Richmond County.

Rural/Metro now uses seven ambulances at all times and eight during peak periods. Gold Cross Ambulance Service provides back-up service in the city.

Animal Control

The Augusta-Richmond County Animal Services Department provides animal control services in Augusta. Department staff includes a director, a kennel operations manager and a field supervisor. The department operates out of a relatively new 17,500 square-foot facility – it opened in January 2004 – located at 4164 Mack Lane. The facility is open for adoption of pets Tuesday through Saturday, from 12:45pm – 4:45pm, and closed on Sunday and Monday. Field Services are available Monday through Friday from 8:30 AM until 5:00PM excluding holidays. The department operates a fleet of trucks that provide coverage throughout the city. The facility takes in an average of 10,000 animals each year. After hours emergency calls are taken by the Sheriff's Department's Dispatch Office (706) 821-1080.

EDUCATION FACILITIES

The Richmond County Board of Education and several private schools provide elementary and secondary education facilities in Augusta and Richmond County. Post-secondary education facilities include Augusta Technical College, Augusta State University, Paine College, and the Medical College of Georgia. Brenau University, Troy University, the University of Phoenix and Savannah River College are other post-secondary institutions located in Augusta and offering a variety of degrees online or at a campus.

The Richmond County Board of Education consists of ten members elected by districts that coincide with the city commission district boundaries. Eight school board members are elected by single districts and the remaining two are elected by combined districts. The Board operates under a committee system established by the Board President. The Board appoints a Superintendent to administer the operations of the public school system. The Board employs approximately 5,222 people, and all administrative offices are located in renovated buildings located at 870 Broad Street in downtown Augusta.

There are currently 60 schools in the Richmond County public school system. Of these 36 are elementary, 10 are middle (including two charter schools), 8 are high schools, 3 are magnet schools and 3 are alternative / specialty schools. Enrollment as of the fall 2007 was approximately 33,070 students. The magnet school concept is designed to encourage system-wide attendance at inner-city schools. Richmond County opened its first magnet school in 1981. Currently Richmond County has three magnet schools: John S. Davidson Fine Arts Magnet School (grades 6-12), A. R. Johnson Health Science and Engineering Magnet School (grades 9-12) and C. T. Walker Traditional Magnet School (grades K-8).

Private schools include Curtis Baptist School (grades K-12), Episcopal Day School (K-8), Hillcrest Baptist School (K-8), Immaculate Conception School (K-8), St. Mary on the Hill School (K-8), Southgate Christian School (K-12), and Westminster Schools (Pre-K-12).

RECREATION AND PARKS

There are sixty-four (64) public recreation facilities located in Augusta and Richmond County. Generally speaking, the facilities include community centers, neighborhood parks, playgrounds and specialized facilities. The community centers function as district parks, drawing users from a wide area, and offer both indoor and outdoor recreation programs. Eight (8) of the community centers - Henry Brigham, Johnson, McDuffie Woods, May Park, Bernie Ward, Warren Road, Diamond Lakes and Garrett Gymnasium (a joint use facility with the Richmond County Board of Education) - have gymnasiums, and all have outdoor play equipment. Most neighborhood-level parks have an activity building, athletic field, and offer programs geared to children and pre-teens. Neighborhood parks generally draw users from within walking distance.

Playground sites vary widely in their size and facilities. Some have only playground equipment, but most have athletic fields, multipurpose courts, and/or picnic areas. A number of facilities focus on individual sports such as swimming, boxing, golf, fishing and boating, tennis, soccer, and skateboarding. One example is Eisenhower Park, which has four ball fields and a playground. Adjacent to Eisenhower Park is a bridge over the Augusta Canal. The bridge provides pedestrian and bicycle access to the 7-mile long Augusta Canal National Heritage Area.

Julian Smith Park is a specialized facility that includes two recreation centers - Julian Smith Casino and the Barbecue Pit - an athletic field, playground and picnic areas, a disc golf course, Lake Olmstead, and a walking trail that connects to the Augusta Canal. Lake Olmstead provides opportunities for both active and passive recreation activities.

Though not a part of the City's park system, Pendleton King Park is a unique recreation facility that benefits the entire community. This 64-acre park is located on Troupe Street and is readily accessible from surrounding neighborhoods. The park is owned by the Trustees of the Pendleton King Estate, and operated and maintained by the City's Trees and Landscaping Department. Major facilities and attractions at the park include a large pavilion, playground equipment, picnic tables and shelters, tennis courts, an arboretum, and a disc golf course. Because of its size and location, Pendleton King attracts users from throughout the City, and hosts a number of special events each year.

The Augusta Recreation and Parks Department is the line agency responsible for recreation facilities and activities. The department's director administers all aspects of the department from programs, facilities and staff with the aid of an assistant director who handles the day to day operations along with other administrative personnel. The department has nine (9) divisions: Administrative, Athletics, Aquatics, Golf Course, Marketing, Operations, Planning and Development, Senior Services, and Special Events. In the past five years the department has entered into operating agreements with several community-based organizations. Under the agreements the organizations agree to operate selected recreation department facilities and provide volunteers to work at the facilities. Some of the organizations that have entered into agreements with the department include the Augusta Rugby Club, the Augusta Rowing

Club, Sandridge Neighborhood Association, 30901 Development Corporation, Summerville Neighborhood Association, MACH Academy and the East Augusta Neighborhood Association. The agreements give the organizations an opportunity to participate in property maintenance and save the department thousands of dollars in personnel costs.

WATER AND SEWER SYSTEMS

Water System

The Augusta Utilities Department is responsible for the operation and maintenance of the water and sewerage systems in the city. In addition, the Department provides customer service functions including meter reading and customer billing, revenue collection, and inspection of new construction. The Department is headed by a director and has 284 full-time equivalent (FTE) positions authorized in its fiscal year (FY) 2004 budget.

Augusta owns and operates a water system serving over 60,105 residential and 8,008 commercial and industrial customers as of July 31, 2004. The system's surface water supply is the Savannah River, supplemented by groundwater wells located throughout the city. Water from the Savannah River is treated at the Highland Avenue Water Treatment Plant (WTP). Water from the wells is treated at one of three ground water treatment plants (GWTP). Water transmission and distribution facilities convey the water from the treatment plants throughout the 210 square mile water service area. Generally, the service area can be characterized as having complete water service coverage for potential customers who wish to connect to the system. An agreement was signed by Augusta and Fort Gordon to provide water and wastewater services in 2007. As of March 1, 2008, Augusta Utilities Department will provide potable water and wastewater collection services on Fort Gordon for the next fifty years. The cities of Blythe and Hephzibah provide water service within their respective jurisdictions.

The Savannah River is the city's primary source of surface water. Water is also withdrawn from the Augusta Canal, which is fed by and located next to the river. Major facilities at the Raw Water Pumping Station, located on the Canal, include four raw water intakes on the canal (two primary and two secondary) and a diesel engine-driven standby raw water pump. The Raw Water Pumping Station has an aggregate pumping capacity of 88 million gallons daily (mgd).

The raw water supply is pumped to the Highland Avenue Water Treatment Plant through a system of three parallel raw water lines: a 30-inch diameter cast iron, a 36-inch steel, and a 60-inch ductile iron line. A 42-inch diameter, pre-stressed concrete cylinder pipe is currently inactive. The standby raw water supply facility is at the same general location as the primary facility but pumps water directly from the Savannah River to the Highland Avenue Water Treatment Plant through the same system of raw water supply pipelines.

The city is currently permitted to draw up to 60 mgd at the Raw Water Pumping Station. The construction of Pistol Range Road Raw Water Pumping Station (RWPS) located below downtown Augusta, and the new N. Max Hicks Water Treatment Plant (WTP) were completed in January 2005. The construction of the new water treatment plant and intake allowed an additional 15 mgd in permitted pumping capacity.

The city is also permitted to withdraw supplemental raw water from the Tuscaloosa Formation aquifer through 32 wells: 26 actively producing, 5 deactivated and 1 inactivate. The city is currently permitted to use up to 18.4-mgd monthly average groundwater, and 17.4 mgd maximum annual average. Well fields are generally located near one of three Ground Water Treatment Plants (GWTPs). One of the three plants, GWTP #3, located on Old Waynesboro Road, became operational in 2001. The other two plants date from 1966 and 1979. The wells that have been deactivated are in the vicinity of GWTP #1 located off Peach Orchard Road. Augusta holds permits for water sources as noted below in Table C-2

Table C-2 **Water Withdrawal Permits** **Augusta-Richmond County**	**Permitted Withdrawal (mgd)**	
Surface Water Permits	**Monthly Average**	**24 hour Max. Day**
Primary Source: Savannah River/Augusta Canal EPD Permit No. 121-0191-06	60.0	60.0
North Location: Savannah River EPD Permit No. 121-0191-09 (being relocated to the new intake site)	15.0	21.0
Groundwater Permit	**Monthly Average**	**Annual Average**
26 Active Wells - located at GWTP Nos. 1, 2, & 3 and three individual sites (Rural Chlorination Sys.) EPD permit No. 121-0007	18.4	17.4
Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 3-1		

Augusta owns four water treatment plants and a rural chlorination system, as illustrated in Table C-3. Augusta has raw water storage capacity of approximately 379 acre-feet or 124 million gallons at two raw water storage reservoirs located adjacent to the Highland Avenue WTP. They provide pre-settling of suspended matter in the raw water as well as storage during times of low river or canal flows. Water flows by gravity from these reservoirs to the WTP.

Table C-3
Water Treatment Plants and Chlorination System
Augusta-Richmond County

Plant	Rated Capacity for Treatment of Raw Water	2003 Production of Treated Water (max day)	Date of Original Construction	Dates of Improvements
Highland Avenue WTP	60.0 mgd	34.7 mgd	1939	1949, 1954, 1987, 1994, 2000, 2002
N. Max Hicks WTP	15.0 mgd	NA	2003-2005	New
Peach Orchard (GWTP No. 1)	5.0 mgd	5.51 mgd	1966	1969, 1996
Highway 56 Loop (GWTP No. 2)	10.0 mgd	7.92 mgd	1979	1985, 1992, 1996
Little Spirit Creek (GWTP No. 3)	5.0 mgd	4.98 mgd	2001	N/A
Rural Chlorination System	2.7 mgd	Operational Reserve Only	1972	Each year since 1981
Total	**97.7 mgd**	**53.11 mgd***		

***Current operating limit = 78.4 mgd**

Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 3-3

Finished Water Storage

The Highland Avenue finished water storage supplies the lower pressure zones directly by gravity while the remainder is pumped to the system's storage facilities located in various pressure zones. There are five finished water storage tanks (clear wells) at the Highland Avenue WTP with a total storage capacity of 15.45 MG. The treated water is then fed by gravity or pumped throughout the water distribution network.

Water Distribution System

The system's water distribution consists of approximately 1,048 miles of pipelines, ranging in size from 6 inches to 24 inches in diameter. Most of the pipelines are made of cast iron or ductile iron. Approximately 20% of these pipelines have been in service for 50 years or more, with the oldest pipelines installed approximately 140 years ago.

Finished surface water is distributed from the Highland Avenue WTP by gravity and pumping. Finished ground water is pumped from GWTP No. 1 into the Intermediate-South pressure gradient (417ft msl) and from GWTP No. 2 into the Pine Hill pressure gradient (457 ft. msl). GWTP No.3 pumps finished water into the Pine Hill high-pressure gradient (521 ft. msl). Distribution system pump stations situated at various locations are used to feed isolated high-pressure zones. A summary of the distribution system storage facilities for the surface water plant is illustrated in Table C-4.

Table C-4
Surface Water Storage Facilities
Augusta-Richmond County

Location	Location Elevation	Pressure Systems Served	Capacity (Gallons)
Highland Ave WTP Clearwell 1	433	N/A	1,250,000
Highland Ave WTP Clearwell 2	433	N/A	3,000,000
Highland Ave WTP Clearwell 3	433	N/A	5,000,000
Highland Ave WTP Clearwell 4	433	N/A	1,600,000
Highland Ave WTP Clearwell 5	433	N/A	4,600,000
Total Clearwells			**15,450,000**
Beckman's Road	417	417	500,000
Highland Ave WTP Tank	564	564	500,000
Highpointe Tank	564	564	1,000,000
Walton Way Extension	500	500	750,000
Belair Road	630	630	1,000,000
Total Elevated Storage			**3,750,000**

Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 3-6.

Table C-5 presents a summary of groundwater system storage facilities.

Table C-5
Ground Water System Storage Facilities
Augusta-Richmond County

Location	Location Elevation	Pressure Systems Served	Capacity (Gallons)
GWTP No. 1 Clearwell	162	417	500,000
GWTP No. 2 Clearwell	128	457	1,000,000
GWTP No. 3 Clearwell	240	521	2,000,000
Faircrest Avenue	436	597	5,000,000
Faircrest Avenue	417	597	500,000
Windsor Spring Road	417	417	500,000
Richmond Hill Road	417	597	500,000
Golden Camp Road	417	597	250,000
Algernon	417	417	2,000,000
Morgan Road (placed in operation Aug. 2000)	470	597	5,000,000
Cedar Ridge	417	521	1,000,000
Rose Hill	412	457	2,000,000
Wallie Drive	457	457	300,000
Total Ground Storage			**20,550,000**
Brown Road	521	521	3,000,000
Highway 56	457	457	500,000
Tobacco Road	597	597	500,000
Fairington Drive	597	597	250,000
Georgetown	597	597	500,000
Lumpkin Road	597	597	250,000
Old Waynesboro Road	521	521	500,000
Greenland Road	597	597	500,000
Total Elevated Storage			**6,000,000**

Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 3-8.

Wastewater Treatment Facilities

The city of Augusta's sanitary sewerage system serves approximately 47,744 residential and 5,900 commercial and industrial customers (as of July 31, 2004). The sewer system covers an area of approximately 106 square miles and serves an estimated population in excess of 150,000. For Gordon and the cities of Hephzibah and Blythe have separate sewer systems.

Augusta's wastewater collection and conveyance system consists of 8 drainage basins, 28 wastewater pumping stations, and approximately 680 miles of collection sewers. The sewers transport primarily sanitary sewage, but there is evidence of storm water infiltration in some of the basins. Approximately 80 percent of the sewer system in drained by gravity; the remainder requires pumping at least once. Sewer lines range from 8 inches to 72 inches in diameter. Most lines are made of vitrified clay, but other materials present include brick, concrete, and polyvinyl chloride (PVC). Approximately 20 percent of the sewer lines have been in service for 50 years or more.

Augusta owns and operates two wastewater treatment plants: the J. B. Messerly Water Pollution Control Plant (WPCP) located on Doug Barnard Parkway, and the Spirit Creek WPCP on Bennock Mill Road. The Messerly WPCP is the much larger of the two plants in terms of facilities and treatment capacity (see Table C-8). The Messerly WPCP has two separate treatment facilities, the North Plant and the South Plant. The North Plant, constructed in 1976, includes equipment providing primary and secondary treatment with a capacity of 17.8 million gallons per day (mgd). The South Plant was constructed in 1984 with a design capacity of 28.4 mgd. Flow equalization basins were added in 1995. In 1997, the first stage of a wetlands system was constructed to provide additional ammonia-nitrogen removal from wastewater at the Messerly plant. The second and third stages of the wetlands system were completed in 2001 and 2002. The constructed wetlands, located on a 400-acre site next to the plant, filter sewerage before it is released into Butler Creek. Discharges from the treatment plant also flow to the river via Butler Creek. In 2004, the final retrofit projects for J.B. Messerly WPCP were completed. These retrofits included improvement to secondary clarifiers, primary clarifiers, sludge pumps, and various mechanical and electrical systems throughout the plant. The success of the retrofit program is evidenced to the WPCP's recent performance and in maintaining full compliance for the first time in many years.

In 1999, the city hired the firm Operations Management International (OMI) to operate and maintain the Messerly WPCP. OMI also operates the Spirit Creek WPCP. The firm was hired in the wake of an order by the Georgia Environmental Protection Division (EPD) for the city to correct many deficiencies in the wastewater treatment system. Of particular concern to the EPD was the city's failure to punish industrial customers that inadequately pre-treat their wastewater. Since taking over management of the Messerly plant, OMI has issued hundreds of notices to industries for wastewater infractions, and has levied stiff fines against the violators. According to news accounts, the firm has also achieved cost savings at the plant.

The Spirit Creek WPCP, constructed in 1988, serves the Spirit Creek basin in the southern part of the city. Wastewater is subjected to chlorination and aeration, and passes into the Savannah River. The plant has a rated treatment capacity of 2.24 mgd.

Table C-6
Wastewater Treatment Plants
Augusta-Richmond County

WPCP	Permitted Treatment Capacity (monthly Avg.)	2003 Treated Wastewater (Avg. Day)	Date of Original Construction	Dates of Improvements	Receiving Stream
James B. Messerly	46.1 mgd	33.94 mgd	1968	1976, 1984 1995, 1997 2001, 2002, 2004	Butler Creek
Spirit Creek	2.24 mgd	4.08 mgd	1988	1995	Spirit Creek
Total	**48.34 mgd**	**40.0 mgd**			

Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 4-1.

STORMWATER MANAGEMENT

Richmond County, including Augusta, is situated in the Middle Savannah River drainage basin. According to the *Augusta Watershed Assessment Report* (2003), there are nine drainage basins in the county. The northern portion of the county generally drains in an eastern and southeastern direction and includes Rock, Rae's, Oates, Rocky and Butler Creeks. Spirit Creek, including Little Spirit Creek, drains the central part of the county. McBean Creek drains the southeastern part, and Sandy Run Creek and Boggy Gut Creek, both tributaries to Brier Creek, drain the southwest portion. The ninth drainage basin, commonly referred to as the River's Edge, includes the downtown area along the Augusta Canal, the area near Phinizy Swamp, and the area south of the swamp.

The municipal stormwater drainage system includes a variety of inlets, catch basins, drain pipes, open channels, culverts, detention and retention ponds and outlet structures. Generally speaking, in the urban service district stormwater is collected in catch basins and piped to a

receiving channel or creek located in one of the major drainage basins. In the suburban service district, storm water from residential and commercial development is usually piped to a retention pond. The retention pond holds the storm water and releases it at a controlled rate either into the city's conveyance system or into a natural drainage area.

The city of Augusta has adopted a watershed approach to protect and improve water quality in local streams and the Savannah River. The city's stormwater regulations require all new commercial and residential development to maintain runoff release rates at pre-development levels. More stringent requirements are in place for development in the Rock, Rae's and Rocky Creek basins. These three basins have been heavily impacted by urban development.

The city holds a National Pollution Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit issued on April 14, 2000. In February 2003, the city submitted a Consolidated Stormwater Management Program to the Georgia Environmental Protection Division. The city's stormwater management program includes the following components:

- **Structural and Source Control Measures** – This program is designed to reduce pollutants in runoff from commercial and residential development. Major activities under this program include maintenance of structural controls, establishing post-construction controls over new development, cleaning public streets, flood water quality assessment, monitoring of runoff from the city's landfill, reducing pollutants used in environmental control, and administering and enforcing local development ordinances and programs. Examples of regulations and programs affecting stormwater drainage and water quality include the Stormwater Management Ordinance and Technical Manual, the Flood Damage Prevention Ordinance, the Soil Erosion and Sediment Control Ordinance, the Site Plan and Subdivision Regulations, the Zoning Ordinance, and the Community Greenspace Program. The Greenspace and Natural Resources chapter provides more information on these and other ordinances affecting water drainage and quality.

- **Detect and Eliminate Illicit Discharges** – In recent years the city has completed a series of capital improvement projects to eliminate the last of the Combined Sewer Overflows (CSOs). The city now has eliminated all known CSOs by separating storm and sanitary sewer flows. There is an ongoing effort by the Augusta Utilities Department (AUD) to replace the aging sewer conveyance system, address infiltration / inflow problems and extend sanitary sewer service to pockets currently served by septic tanks. Other measures being undertaken include periodic evaluation of significant discharge facilities, field screening of highly visible potential pollutant sources, enforcing existing ordinances and enacting new ones as necessary, responding to public complaints about discharges, and establishing procedures to prevent, contain and respond to spills.

- **Industrial Monitoring Program** – This program involves monitoring and controlling pollutants in stormwater discharges from the city's system, the landfill, hazardous waste treatment and disposal and recovery facilities, industrial facilities subject to the

Superfund Act, and industrial facilities that the city determines are contributing a substantial pollutant loading to the system.

- **Reduce Pollutants from Construction Sites** – This includes site planning, development of appropriate structural and nonstructural Best Management Practices (BMPs), inspection of construction sites, enforcement measures for noncompliance, and educational and training measures for construction site operators. Many of the methods and techniques needed to minimize the impact of construction on stormwater quality are addressed under existing ordinances and regulations.

- **Outreach and Public Education** – The city of Augusta has developed an outreach program to highlight water quality issues. The outreach program includes visits to schools; presentations to civic groups, neighborhood associations, and homebuilders; and dissemination of information through the Internet, newsletters, mailings and flyers.

- **Activities in Impacted Water Bodies** - According to analysis done as part of the Augusta Watershed Assessment (2003), water quality in Augusta's streams is good-to-excellent except for fecal coliform levels. Segments of three streams – Spirit Creek, Butler Creek, and Rocky Creek – are listed on the active 303 (d) list for fecal coliform. Butler Creek is also listed for Dissolved Oxygen and Selenium, and Rocky Creek is listed for toxicity. The city will take the following steps to address the problems in these three water bodies; delineate the limits of the drainage basin, conduct field assessment to identify possible sources of pollution, evaluate the impact of possible pollution sources, implement measures to address the pollution, and implement appropriate preventive measures.

SOLID WASTE MANAGEMENT

The Augusta-Richmond County Solid Waste Facility (the landfill), located at 4330 Deans Bridge Road, operates as an enterprise fund (i.e., it is funded by dollars generated from tipping fees) and receives municipal solid waste generated in the CSRA. Following consolidation of the city and county in 1996, solid waste collection service was gradually extended from the Urban Services District (the former city) to parts of the Suburban Services District. The goal was to provide area-wide solid waste collection service. As of 2007 approximately 90% of the suburban area is served by the city-provided collection services. At this point, all non-rural customers are serviced by the collection program. Augusta will expand with growth into new areas.

Collection services also include curbside recycling, yard waste and bulky waste collection. The Solid Waste Facility also has a courtesy drop off area for residents to dispose of one to two bags of household waste at no charge. The waste collected at the courtesy drop off area is moved to the landfill active-area by the facility staff. To keep the recyclable waste out of the waste stream, the facility operations also include metal recycling, scrap tire recycling and mulching operations.

Private haulers provide solid waste collection and disposal services to commercial, institutional and industrial customers. Private companies provide dumpsters, compactors and roll-off containers to their customers and dispose of collected solid waste at the landfill. The haulers have contracts with the city to provide these services and equipment.

The city will continue to cut down on the amount of solid waste generated and disposed of in the landfill, primarily by encouraging more recycling. The city provides curbside recycling as a part of its area-wide waste collection services and has established recycling drop off locations at fire stations.

The solid waste facility is located on part of a 1,187 acre site off Deans Bridge Road in South Richmond County, and is the only public municipal solid waste (MSW) Subtitle D landfill located in the Richmond County. Of the total acreage, 790 acres are usable for landfill. The landfill started operations in 1987. Initially a 100-acre part of the area designated for solid waste operation was used. This section of the landfill was not lined and was properly closed in 1994 to comply with the new solid waste federal and state regulations that required installation of liners and leachate collection and monitoring systems.

In 1994 a new lined section with a leachate collection system (Subtitle D) was constructed on an approximately 92-acre area with a footprint of 40.8 acres for solid waste disposal. This section is expected to reach its design capacity in early 2008 and will be properly closed. A 437-acre tract has had initial development as a Subtitle D landfill directly east of the currently permitted Landfill. Of the 437 acres in the expansion area, 310 acres are planned for waste disposal. This section is currently in use and has a remaining capacity of 95 years.

The landfill is operated as an Enterprise Fund by the Augusta Solid Waste Department. The landfill is currently receiving approximately 1250 tons of solid waste per day. As of August 1, 2004, tipping fees at the landfill were: $33.50 per ton for general, mixed or demolition waste; $16.75 per ton for inert waste; $20.00 per cubic yard for asbestos; and $3.00 and $8.00 each of car or small truck, and tractor tires, respectively. Metals and tires are stored separately and sold to recyclers.

CULTURAL FACLITIES

Libraries

The East Central Georgia Regional Library serves the five counties of Burke, Columbia, Lincoln, Richmond and Warren. The headquarters branch for the system is located at 902 Greene Street in downtown Augusta. There are five other branches in the city: Appleby Branch, 2260 Walton Way; Diamond Lakes Branch, 101 Diamond Lakes Way, Hephzibah; Friedman Branch, 1447 Jackson Road; Maxwell Branch, 1927 Lumpkin Road, and Wallace Branch, 1237 Laney-Walker Boulevard. The Talking Book Center for the Blind and Physically Handicapped is located across the parking lot from the headquarters building. The

region serves daycare centers and group housing facilities by means of book deposit deliveries.

The library offers a wide range of services including videotapes, audio books, reference sources and computers with Internet access as well as print books. It has programming for all age levels from preschool through classes for senior citizens. The summer concert series in the Appleby Branch gardens and a system wide school vacation reading program for children are longstanding traditions.

Museums

The **Augusta Museum of History** is located at 560 Reynolds Street in a 45,000 square foot building that opened in 1995. A 10,000-square-foot addition, constructed in 2003, is used as archive and storage space. Permanent exhibits include "Augusta's Story", the community's medical history, a restored 1917-steam locomotive and a reconstructed 1930s gas station. Visitors can clean cotton in a replica cotton gin and view a 56-foot long Petersburg boat. Children can learn history through interactive exhibits in the Susan L. Still Children's Discovery Gallery. A recent exhibit commemorates the Godfather of Soul, James Brown. Documentaries are shown continuously and there is a museum shop.

The **Morris Museum of Art** is located in the Augusta Riverfront Center on the Riverwalk at 1 Tenth Street in downtown Augusta, Georgia. The first and largest museum in the country devoted to the art and artists of the South, the Morris Museum of Art is one of the region's leading cultural institutions. Noted for its multifaceted permanent collection and a rich program of regularly changing special exhibitions, the Morris is dedicated to the continued interpretation of Southern art in all its forms.

The museum's permanent collection includes thousands of paintings, works on paper (including watercolors, drawings, prints, and photographs), and sculpture, dating from the late-eighteenth century to the present. In addition to the permanent collection galleries, the museum hosts eight to ten special exhibitions every year and a wide variety of public programs, including lectures, readings, and concerts for a general audience, as well as more specialized programs for the museum's affiliate membership groups, children, families, and school groups. The museum's Center for the Study of Southern Art is a reference and research library on more than 1,000 artists who have worked in the South. The museum store offers exhibition catalogues, art books, handcrafted jewelry and unique gift items.

The **Lucy Craft Laney House and Museum of Black History** is located at 1116 Phillips Street in the Laney-Walker Historic District. Restored in the late 1980s by Delta House, Inc., the house includes a conference center, computer center and period garden. Programs include art and history exhibits, lectures and tours, Youth Leadership Academy, and senior citizens activities**.**

The **Gertrude Herbert Institute of Art** is located at 506 Telfair Street in the historic "Ware's Folly" building. The Gertrude Herbert serves as the CSRA's only independent non-profit art school and gallery. The Institute offers visual arts education opportunities for

students, provides outreach instruction to elementary school students and senior citizens, and hosts at least six major exhibits of contemporary art each year.

Augusta is also home to house museums reflecting the diverse history and culture of the community. Table C-7 lists the major house museums in the city.

Table C-7
Augusta House Museums

Name & Location	Description
Meadow Garden (c.1795) 1320 Independence Drive	Built for George Walton, the youngest original signer of the Declaration of Independence and twice Georgia Governor. It is the oldest documented house in Augusta.
Ezekiel Harris House (c.1797) 1822 Broad Street	Built by tobacco merchant Ezekiel Harris, this Federal-era style house is a reminder of Augusta's importance as a colonial-era trading center.
Boyhood Home of Woodrow Wilson (c.1850) 419 Seventh Street	The future president lived here from 1860-1870 during the years his father served as pastor of the First Presbyterian Church. The house was recently restored by Historic Augusta, Inc.
Lucy Craft Laney House and Museum of Black History (c.1911) 1116 Phillips Street	Lucy Laney was born into slavery yet went on to become one of the most outstanding educators in post-Civil War Georgia. She started Augusta's first black kindergarten and nurses' training program. Restored in the late 1980s by Delta House, Inc., the house includes a conference center, computer center and period garden. Programs include art and history exhibits, lectures and tours, Youth Leadership Academy, and senior citizens activities.

Augusta Welcome Center

Since 2004 the Augusta Visitor Information Center has been located in the lobby of the Augusta Museum of History at 605 Reynolds Street in downtown Augusta. The center is operated by the Augusta Metropolitan Convention and Visitors Bureau. Information specialists can provide information on attractions, recreation, hotels, shopping, dining and

maps of the Augusta area. Visitors can also register for the Saturday Guided Historic Tour of Augusta, or pick up a souvenir to commemorate a visit to the city.

Fort Discovery

The National Science Center's Fort Discovery is an interactive math and science museum located at #1 Seventh Street adjacent to Riverwalk. The two floors of Fort Discovery cover 128,000 square feet and house more than 280 interactive exhibits. Other facilities include science teacher learning labs, a theatre, retail store, meeting space and a restaurant. Interactive exhibits focus on three technologies: electronics, computer arts and communications. The National Science Center (NSC) represents a partnership between a non-profit organization (National Science Center, Inc.) and the U. S. Army. The primary mission of the NSC is to improve technical literacy and to encourage an interest in math and science careers.

CIVIC CENTER AND SIMILAR FACILITIES

Augusta has a civic center, auditoriums and performing arts facilities used to host a wide variety of events and performances. The major facilities are listed below.

James Brown Arena (formerly Augusta-Richmond County Civic Center)

The James Brown Arena, which opened in 1979 as the Augusta-Richmond County Civic Center, is located at 601 Seventh Street in downtown Augusta. The James Brown Arena features an 8,500-seat arena and a 14,500 square-foot exhibit hall that opens into a 23,000 square-foot arena floor. The arena has eight permanent concession stands and offers barrier-free seating. Each year the arena hosts the Augusta Futurity, an eight-day event, the National Barrel Horse Championships, and Springtime and Christmas Made in the South, two of the largest craft shows in the southeast. The arena is also home to the Augusta Lynx of the East Coast Hockey League. The arena also hosts a variety of musical acts and other special events throughout the year.

Bell Auditorium

Part of the James Brown Arena Complex, the 2,690-seat theater is Augusta's principal arena for Broadway productions, musical acts, and local school performances. The Bell opened in 1938 and underwent extensive renovations in the late 1980s. The Bell is located at 712 Telfair Street in downtown Augusta.

Imperial Theatre

The Imperial Theatre is located at 745 Broad Street in downtown Augusta. The theater opened as "The Wells" in February 1918, and hosted vaudeville acts and such stars as Charlie Chaplin. The theater was renamed the Imperial after being purchased by Lynch Enterprises in late 1918. The Imperial also served Augusta as a motion picture theater for many years.

The theater, which currently has 903 seats, was restored in 1985 and began its second life as a performing arts center. Today the Imperial hosts a variety of performances in a year.

Sacred Heart Cultural Center

The Sacred Heart Cultural Center is located at 1301 Greene Street in downtown Augusta. This late Victorian era edifice (c.1898) served as a Catholic Church from 1900 to 1971. The church was restored in the mid-1980s under the auspices of a local partnership. It reopened as the Cultural Center and now serves the community both as a home for non-profit organizations and as a unique venue for cultural and social events.

Maxwell Performing Arts Theatre

The Grover C. Maxwell Performing Arts Theatre is located at 2500 Walton Way on the campus of Augusta State University. The theatre is a 750-seat facility used for a wide variety of musical events and plays. The facility is available to both on-campus and off-campus users.

OTHER ATTRACTIONS

Riverwalk Augusta

Riverwalk Augusta is a riverside park conceived in 1982 as a part of a revitalization plan for downtown Augusta. Developed in phases between 1986 and 1992, this award-winning facility includes a brick-paved esplanade atop the river levee, a shaded walkway on the river side of the bulkhead, a playground and picnic area, the Jessye Norman Amphitheater, three landscaped bulkheads, and breaches in the levee at Eighth and Tenth Streets. A full-service marina was added in 1994. The park hosts a variety of special events each year and is close to other major attractions.

Augusta Botanical Gardens

The Augusta Botanical Gardens are located on an eight-acre site at #1 Eleventh Street (corner Reynolds) in downtown Augusta. The passive park includes a paved walking path, a series of display gardens, water features and restrooms. The gardens are open at no cost to visitors from 10:00 AM to 3:00 PM on Tuesdays, Thursdays and Saturdays. The gardens can also be rented for special events, such as weddings, birthday parties and concerts. The city of Augusta operates and maintains the gardens under a maintenance agreement with the property owner, the Georgia Golf Hall of Fame (GGHF). The Augusta Recreation and Parks Department is responsible for operating and maintaining the gardens on behalf of the city. The GGHF operated the facility as the Augusta Golf and Gardens from its opening in 2000 until June 30, 2007. The gardens reopened under the city's management in January 2008.

Springfield Village Park

Located on two acres at the intersection of Twelfth and Reynolds Streets, this park pays tribute to Springfield Baptist Church, the oldest independent African-American congregation in the United States with an unbroken record of existence. The park includes walkways, floral landscaping fountains, and the 45-foot tall sculpture "The Tower of Aspirations". Planned improvements include artifact and living history museums. Springfield Baptist Church is located across the street from the park.

Augusta Common

The Augusta Common is a 2½-acre park located in the 800 block of Broad Street in downtown Augusta. The park opened in October 2002 and is designed to connect Broad Street to the revitalized riverfront area. Park amenities include paved walkways, park benches, trees, raised planting beds, lighting fixtures, historical markers, wireless internet, and a statue of the city's founder, James Oglethorpe. An attractive, two-story service building was built next to the Common in 2004. Since opening, the Common has hosted a variety of festivals, music shows and special events.

Lake Olmstead Stadium

Lake Olmstead Stadium, located on Milledge Road, is the home of the Class "A" Augusta Greenjackets baseball team. Owned by the Ripken Group, the Greenjackets play in the South Atlantic League and have an affiliation agreement with the San Francisco Giants. Lake Olmstead Stadium was built during the fall and winter of 1994-95, replacing Heaton Stadium. The Stadium seats approximately 4,400. In addition to being the home of the Greenjackets, the stadium hosts concerts and special events throughout the year.

Phinizy Swamp Nature Park

Located on 1,100 acres near Augusta Regional Airport, Phinizy Swamp Nature Park offers visitors an opportunity to see a variety of wildlife and vegetation in a natural setting. Established in 1999, the park offers education and research opportunities for students and teachers, and gives residents and visitors a chance to interact with nature in many ways. The park enjoys growing support from a variety of volunteers including individuals, families, non-profit organizations, corporations, area school systems, and government. Facilities at the park include seven trails, two observation decks, and a wooden footbridge. An education facility is under construction, and upcoming projects include the re-design of a parking area, construction of a new research facility, visitor's center and restrooms, and completion of the Floodplain Boardwalk extension project. The park is operated by the non-profit Southeastern Natural Sciences Academy.

Chapter 6– Community Facilities and Services

Augusta Canal National Heritage Area

The Augusta Canal National Heritage Area (i.e. The Augusta Canal) is among the nation's best examples of a 19th Century industrial canal system. Constructed in 1845, and enlarged in 1876, the canal continues to provide power to historic mills alongside its banks, supplies water to the city, and forms a channel stretching approximately 8 miles from the Headgates in Columbia County to downtown Augusta. A number of historic structures associated with the canal still stand: the locks and dam at the headwaters, the lock keeper's cottage, a dance pavilion and barbecue shed, the city's raw water pumping station, Sibley Mill, King Mill, the Confederate Powder Works Chimney, Enterprise Mill (recently renovated into loft apartments and commercial space), Sutherland Mill (also undergoing adaptive renovation) and the Butt Memorial Bridge. Several historic neighborhoods adjoin the canal. The canal and its towpath tie these resources together, providing a ready-made walking (or paddling) venue for users.

The Heritage Area is managed by the Augusta Canal Authority and is being revitalized in accordance with a master plan adopted in 1993 and a management plan approved by the US Department of Interior in 2000 that includes a combination of preservation, conservation, education and interpretation, recreation and economic development activities. Among the recently completed projects are Bikeway/Multi-Use Trail Improvements, restoration of vintage structures at the Headgates, restoration of the Locks and Headgates Building and installation of a pedestrian bridge, river stairway and canoe dock. The Augusta Canal Interpretive Center, located in the Enterprise Mill, opened to the public in April 2003 and has been offering guided canal tours on Petersburg tour boats since fall of that year. Projects in design or underway include completion of the New Bartram Trail between the canal and Savannah River, new trails and boardwalks on the canal's southwestern bank and a heritage park and trails using the waterway's recently restored third level.

In 2006 Atlanta Gas Light Company and the city completed a multimillion dollar environmental clean-up and restoration of the canal's third level, located in the downtown/Laney Walker area. A planning task force representing stakeholders from government, neighborhoods, churches, businesses and the Augusta Canal Authority issued a concept document as a guide for future development in this area. The plan envisions multiple redevelopment projects including a heritage park, corridor reconfiguration on major roads, neighborhood housing and park improvements and adaptive reuse of industrial buildings.

HOSPITALS AND HEALTH CARE FACILITIES

Augusta has a long history of service in the field of medicine. As a result, medical care, research and education facilities are vital to community life and the area economy. There are several major medical facilities in Augusta employing thousands of people. These facilities include acute care hospitals, psychiatric facilities, and extended care centers. Several of these facilities are located in a medical complex near downtown, and others are on individual sites elsewhere in the City. In addition to the facility-based employment, there are 1,111

physicians in private practice and many other residents employed in nursing homes, chiropractic clinics, dental offices, medical and dental laboratories, and other health services.

University Hospital

A 581-bed acute care facility located at the intersection of Walton Way and D'Antignac Street. University Hospital is part of the University Health Care System that employs approximately 3,000 people. Hospital services and facilities are numerous and include the W. G. Watson, M.D. Women's Center, the Georgia Heart Institute, University's Cancer Center, and the University Breast Health Center. University Home Health Services provides care to more than 3,000 patients in Georgia and South Carolina. University also operates two nursing facilities, Kentwood and Westwood. Besides the hospital, other facilities on the main campus include four professional office buildings, outpatient treatment facilities, three parking decks, and surface parking lots. Satellite medical centers are located on Peach Orchard Road in south Augusta and on Belair Road in Evans (Columbia County). University broke ground in December 2006 on a 60,000-square foot, $13 million Medical Office Building 4, which will include a state-of-the-art Diagnostic Imaging Center and a 240-space parking structure. University's Evans campus has grown to include not only medical office buildings, but a surgery center, sleep center, speech and hearing center, prompt care, occupational medicine services and more than 20 private practice physician groups.

Since 1999, University has been named the Consumer Choice Award winner for overall quality and image based on an independent survey of consumers conducted by National Research Corporation to recognize the most preferred hospitals in metropolitan areas across the country.

Charlie Norwood Veterans Administration Medical Center

This two-division medical center, operated by the United States Department of Veterans Affairs, provides tertiary care in medicine, surgery, neurology, psychiatry, rehabilitation medicine, and spinal cord injury. With emphasis on providing the most appropriate care, out outpatient visits exceed 244,000 annually. In addition to health care, the Norwood VA is an active teaching and research facility that employs approximately 1,900 people.

The Downtown Division is a 155-bed acute care facility located at the intersection of Fifteenth Street and Walton Way in Augusta. This division provides primary care, surgical, neurosciences and spinal cord injury treatment for veterans. A Women Veterans Clinic, Agent Orange/Gulf War Examinations, Former POW and other registry services are offered at this division.

The Uptown Division, located at the intersection of Wrightsboro Road and Freedom Way, has 165 beds. In addition to psychiatry and intermediate medicine beds, this division houses a 15-bed Blind Rehabilitation Center, a 60-bed Restorative Nursing Home Care Center and a 60-bed Domiciliary. Specialty programs include Post Traumatic Stress Disorder (PTSD), substance abuse, hospice and residential care.

On February 1, 2008, the Charlie Norwood VA Medical Center (VAMC) hosted an open house at its new Aiken Community Based Outpatient Clinic (CBOC) located at 951 Millbrook Avenue in Aiken, South Carolina. The Aiken facility is designed to provide convenient access to VA health care services for South Carolina veterans.

Trinity Hospital of Augusta (formerly St. Joseph Hospital)

A 236-bed acute care facility located at the intersection of Winter Street and Wrightsboro Road in Augusta. The hospital, a fixture in the community for over 50 years, is known for pioneering many medical firsts, including cochlear hearing implants, stereotactic mammography, and a unique treatment program for hip and knee replacements. The hospital offers a wide range of medical and surgical services including the only hospital-based, inpatient hospice unit in the state of Georgia. Trinity Hospital of Augusta is part of Triad Hospitals, Inc. and employs about 1,000 people. Triad purchased the hospital from the Carondelet Health System in 2006.

Walton Rehabilitation Hospital

A 58-bed not-for-profit hospital located at the intersection of Thirteenth Street and Independence Drive in downtown Augusta. The hospital offers adult and pediatric inpatient and outpatient programs for persons recovering from stroke, head injuries, chronic pain and other disabling illnesses and injuries. Walton's continuum of care includes Walton Community Services offering residential and assisted living options to individuals with disabilities. Walton Options for Independent Living offers accessible housing, employment, assistive technology, alternative formats and advocacy, and Walton Foundation for Independence, which supports all of the above organizations. The Walton organizations employ approximately 300 people. In 2002, Walton was awarded the Georgia Hospital Association Community leadership Award. In 2003, Walton received a Magnolia Award for Excellence in providing affordable rental housing.

Doctors Hospital

Doctors Hospital is a 354-bed full-service facility and home to the nationally acclaimed Joseph M. Still Burn Center. The hospital is located on J. Dewey Gray Circle in west Augusta. The hospital recently added a new High Density MRI and the latest technology in diagnostic imaging support with Digital PACS (Picture Archiving and Communication System). The hospital's cancer center continues to grow with the addition of a new Cancer Care Resource Center and leading-edge radiation therapy. The newly renovated Center for Women has a new look and the progressive philosophy of Mother Baby and Family Center Care. Upcoming projects at Doctor's Hospital include the 2008 – 2010 construction of a new three floor bed tower addition to the hospital. This project will add new private rooms and a new state of the art Intensive Care Unit. The hospital employs approximately 1,400 full-time and part-time staff.

East Central Regional Hospital at Augusta

East Central Regional Hospital (ECRH) is comprised of two campuses: 3405 Mike Padgett Hwy., Augusta, Georgia (formerly Georgia Regional Hospital), and 100 Myrtle Blvd., Gracewood, Georgia (formerly Gracewood State School and Hospital). The state-supported facility serves consumers with mental health disabilities, developmental disabilities and addictive diseases. The hospital is designated as a Mental Health Emergency Receiving Facility for Region Two (2), which encompasses 39 counties in east central Georgia. Residential and other services are provided to the developmentally-disabled population. The hospital employs over 1,405 full-time staff and 185 part-time staff in support of its 645 beds.

Dwight David Eisenhower Army Medical Center

A 120-bed medical center capable of expanding to 150-beds located on Fort Gordon in south Augusta. The facility offers medical care to active duty military personnel (all branches of service), military retirees and family members. Eisenhower is the regional tertiary-care referral center for the Southeast Regional Medical Command, which covers seven southeastern states and Puerto Rico. It is operated by the U. S. Army and employees approximately 2,250 people.

Medical College of Georgia (MCG) and Hospitals

MCG is the health sciences school for the University System of Georgia. Founded in 1829 at a location in downtown Augusta, MCG currently occupies a campus in the area roughly bounded by the triangle formed by Harper Street, Fifteenth Street and R. A. Dent Blvd.

MCG Health System is composed of three separate yet affiliated organizations -- MCG Health, Inc., the clinical services offered by the faculty of the Medical College of Georgia, and the members of the Physicians Practice Group. MCG Health, Inc. is a not-for-profit corporation operating MCG Medical Center, MCG Children's Medical Center, MCG Sports Medicine Center, MCG Ambulatory Care Center, Georgia Radiation Therapy Center and related clinical facilities and services. MCG Health, Inc. was formed to support the research and education mission of the Medical College of Georgia and to build the economic growth of the CSRA, the state of Georgia and the Southeast by providing an environment for delivering the highest level of primary and specialty health care.

The MCG Medical Center complex forms the core of MCG Health System's facilities and includes a 478-bed adult hospital, an Ambulatory Care Center with more than 80 outpatient clinics in one convenient setting, a Specialized Care Center housing a 13-county Level I regional trauma center and a 154-bed Children's Medical Center. The Health System also includes a variety of dedicated centers and units and more than 90 satellite clinics. Approximately 6,300 people are employed throughout the MCG complex.

Select Specialty Hospital

Select Specialty, an 80-bed hospital located at 1537 Walton Way, specializes in providing inpatient long-term acute care and rehabilitation, and outpatient rehabilitation services, related to the treatment of the most critical and complex medical and surgical conditions. All of the hospital's programs and services are designed to match the patent's acuity and individual needs. The programs are also designed to move patients from an acute care setting toward achieving their highest level of wellness possible. The hospital employs 292 physicians, nurses, therapists, and others. The hospital moved to its current location, a brand new facility, in March 2007.

ASSESSMENT

CONSISTENCY WITH SERVICE DELIVERY STRATEGY

The Georgia Department of Community Affairs requires that all community facilities included in this chapter be reviewed for consistency with the current service delivery strategy. A review of facilities conducted as part of the Community Assessment confirms that all Augusta-Richmond County community facilities and services are being provided in accordance with the current Augusta-Richmond County – Hephzibah - Blythe Service Delivery Strategy as updated in March 2004. Amendments may be necessary as part of the 2008 update of the Service Delivery Strategy.

GENERAL GOVERNMENT

Following consolidation, the city hired a consultant to evaluate space needs for the government. The space study resulted in several alternatives ranging from adding on to the existing municipal building, to relocating all government functions to a new site. Over the last six years (2002-2008), these alternatives have generated a great deal of discussion and debate, and the consideration of a number of alternative sites for general government and judicial functions. Currently, the exterior of the 100,000 square-foot Municipal Building is being renovated.

The plans are to keep general government offices in the Municipal Building and build a separate judicial center on property at the northwest corner of James Brown Blvd. and Walton Way. The judicial center is being designed and a construction management company was recently hired (January 2008) to provide pre-construction and construction services for the project. Within the past year, the City purchased three vacant office buildings adjacent to the Municipal Building. The Engineering Department and some judicial functions were relocated to these facilities. Plans are being developed to house the Public Works-Engineering and Utilities Departments in new, permanent facilities.

Chapter 6– Community Facilities and Services

PUBLIC SAFETY

The City of Augusta provides police protection and law enforcement through the Richmond County Sheriff's Office, fire protection through the Fire Department, Emergency Medical Services under contract with Rural Metro Ambulance Service, and animal control through the Animal Services Department. The City is currently meeting the needs of its residents adequately in each of these areas, and is taking steps to meet the demands of the future.

Since the last update of the Comprehensive Plan, Special Purpose Local Option Sales Tax (SPLOST) funds have financed the construction of several new fire stations throughout the city. Improvements are underway at the Municipal Building, and a new Judicial Center is expected to move to construction by the end of 2008 or in early 2009. Phase V SPLOST funds have been budgeted for two new jail pods at the Charles B. Webster Detention Center, a Fire Department Administration and Training Center and the relocation of the Sheriff's Department Administration to the new judicial center.

EDUCATION FACILITIES

Beginning in 1996, the Richmond County School Board, an Administrative Planning Committee, a Community Oversight Committee, and a program manager worked together to program and complete a variety of improvement projects for the public school system. Among the factors that contributed to the need for the improvement projects were the following:

- The school system was growing at a rate of more than 400 students per year
- Overcrowding that resulted in the use of many portable classrooms
- Preventive maintenance was needed to protect the investment in many schools
- Overcrowding caused overuse of common areas, such as cafeterias and libraries
- Old schools could not accommodate the computer technology provided by lottery funds
- Good education facilities and programs promote economic growth and protect property values

Between 1996 and 2002, the Richmond County public school system completed a total of 47 improvement projects. Originally financed with a $115 million bond approved by taxpayers (the bonds were repaid with a 1-cent local option sales tax approved by voters in 1996), the Phase I improvement program included the following projects:

- $53 million to build six new schools, including Cross Creek High School, replacement of Sue Reynolds and Hephzibah Elementary Schools, and the consolidation of Levi White/Jenkins Elementary Schools, Craig/Houghton Elementary Schools, and Lake Forest/Forest Hills Elementary Schools (completed)
- $56 million in expansions and renovations to 27 schools (completed)
- $2 million in roof repairs (completed

- $600,000 to retrofit 5 schools for technology (completed)

In the summer of 2001, the School Board, Administrative Planning Committee, and Community Oversight Committee completed an assessment of additional construction projects needed to bring facilities up to the expectations for the 21st century. Continued overcrowding and the use of portables, the passage of HB 1187 mandating reduced class sizes, and the age of some schools were some of the major factors contributing to the need for more projects. In November 2001, voters approved a five-year extension of the 1-cent sales tax for schools that funded the following Phase II projects:

- Construction of two (2) new elementary schools in south Augusta (completed)
- Construction of a replacement school for Hornsby Elementary School (under construction in 2007-08)
- Construction of a new Vocational/Technical Magnet High School (in design, February 2008)
- Construction of a replacement for A. R. Johnson Science Technology High School (under construction in 2007-08)
- Construction of new stadiums at Westside, Glenn Hills, and Laney High Schools (completed)
- Expansion (mostly new classrooms) and renovations at 17 elementary schools, 4 middle schools, and 5 high schools (completed)

To date, Phase I improvements total approximately $150 million and Phase II improvements represent another $160 million worth of work

In November 2006, voters approved another five-year extension of the 1-cent sales tax for schools. The sales tax receipts will fund another $231 million in school improvement projects. Some of the major projects on the Phase III list include the following:

- Construction of four (4) new schools – one elementary school, one middle school, one magnet school and one vocational magnet school
- Construction of new running tacks for three schools
- Construction of new gymnasiums at Richmond Academy, Hephzibah High and Westside High School
- Construction of new stadium and athletic complex for Hephzibah High School
- Renovations to gymnasiums at Butler High, Lucy Laney High and A.R. Johnson High School
- Renovations to several schools
- Panic buttons for buses
- Purchase of new buses and maintenance
- Purchase new textbooks, computer hardware and software

PARKS AND RECREATION

The Recreation and Parks Department is continually planning facility and program improvements. The department's basic strategy is to develop new facilities to meet the needs of growth areas and underserved neighborhoods, rehabilitate existing facilities to maintain their viability, and adapt programs and services to meet changing demands. In recent years, the Special Purpose Local Options Sales Tax (SPLOST) has helped finance the construction and rehabilitation of many recreation facilities. Between 1998 and 2002, 51 facilities were rehabilitated and another 9 were constructed with the aid of SPLOST III funds. New facilities include the Aquatics Center, Henry Brigham Swim Center, Blythe Community Center, the Skateboard Park, Soccer Complex, and Diamond Lakes Regional Park. Diamond Lakes is located on a 286-acre site on Windsor Spring Road in south Augusta. Phase I improvements at Diamond Lakes include a five-field youth baseball softball complex, a five-field adult softball complex, two towers featuring a first level concession and restroom facility, a second level viewing and picnic area, and third level scoring area, a one-mile walking track, three wooded picnic areas with tables and grills, and four fully-stocked public fishing ponds.

A total of $13.7 million in Phase IV SPLOST funds were appropriated for recreation improvements. New facilities completed include Brookfield Park, Sand Hills Park, and McBean Park, Diamond Lakes Community Center/Library, A. L. Williams Park, Carrie J. Mays Gymnasium and a new Maintenance/Operations Facility. A number of recreation improvement projects were also completed under Phase IV of the SPLOST.

SPLOST V funds were available in 2006 and 2007 for all Recreation and Park Projects. A total of $5,000,000 has been allocated for 30 park sites. Some of the bigger projects to be completed during this phase include: a new tennis complex at Diamond Lakes, three new tennis courts at Fleming Tennis Center, new 30 x 52 picnic pavilions at Diamond Lakes and Brookfield Parks and a new walking track at M. M. Scott Park. In addition a number of renovation and improvement projects will be getting started. The department will also be continuing phased improvements to existing park master plans at the following parks; Wood, Blythe, McBean, Lake Olmstead, Newman Tennis Center and the Augusta Soccer Park.

WATER AND SEWER SYSTEMS

Future Water Needs

Augusta's projection of future water production needs is based on the anticipated total population, including Fort Gordon’s on-base population. These future demands for Fort Gordon are included with the industrial customers in the 2010 through 2025 projections. The geographical distribution of population is not a factor in the plant-level planning, but is important with respect to water transmission as part of the hydraulic distribution of water to customers.

EPD released its Water Conservation Plan Guidelines on May 24, 2004 which establishes benchmarks for water use efficiency statewide and voluntary and mandatory educational, regulatory, and financial conservation incentives. The utility's compliance with the plan is expected to result in a decline in per capita use. It is projected that per capita residential and commercial demands will fall by 2 percent by the year 2025.

Table C-8 presents Augusta's 2003 and projected per capita water usage in gallons per day. This usage rate is determined by dividing total water produced by population. This rate includes both customer-billed usage plus unaccounted for water. The per capita needs include residential and commercial usage. Industrial needs are presented separately because they are not expected to be directly linked to population growth. The projected annual average production in million gallons per day (mgd) and maximum day production are intended to be planning-level estimates of the city's future needs.

Table C-8
Projected Water Consumption, 2003 to 2025
Augusta-Richmond County

	2003	2010	2020	2025
Total Population	190,395	200,602	212,005	216,961
Per Capita Water Usage, gpd (commercial and residential)	154	153	152	151
Industrial Usage, mgd	10.1	16.4	16.8	17.0
Annual Avg. Water Usage, mgd	37.6	47.1	49.0	49.7
Max. Day Water Usage, mgd	52.7	67.8	70.7	71.9

Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 3-12.

While the city is taking steps to encourage water conservation, the development pattern and population distribution will also affect the amount of water consumption. The population of Richmond County is expected to increase from 200,075 persons in 2005 to 219,913 persons by 2030. This growth, combined with additional demands from Fort Gordon, means average annual water demands are expected to increase. To meet projected water demands in the future, the expansion of Highland Avenue WTP is underway which will assure sustained operational capacity of 60-mgd in addition to the new Hicks WTP 15-mgd first phase. The Hicks WTP and the James B. Messerly WPCP expansions will be completed as planned when system demands are projected to need the additional capacity.

Projected Wastewater Flows

A consulting firm, CH2MHill, prepared the Master Plan 2000 for Water and Wastewater Systems in Augusta. The Plan included projections of wastewater flows to the year 2020. Factors considered in projecting wastewater flows included population projections and the proportion of water accounts connected to the wastewater system. The population projections for the city indicate that much of the growth will occur in the Spirit and Little Spirit Creek drainage basins. The proportion of residences and businesses connected to the system is expected to increase as new residences and businesses are added and as some portion of existing residents connect to the system. Table C-9, reprinted from CH2MHill's Engineer's Report, presents the sewered population, percentage change in sewered population, the projected wastewater flows, and the maximum month flows. The maximum month flows are based on the historical relationship between annual average flows and maximum month flow at the J.B. Messerly WPCP, as well as the expected relationship at Spirit Creek after the completion of the major I/I improvements in its collection system.

Table C-9
Wastewater Flows, 2003 to 2025
Augusta-Richmond County

Total WPCP Flows	**2003**	**2010**	**2020**	**2025**
Sewered Population	149,683	169,938	182,576	191,008
Percent Change		13.53%	7.44%	4.62%
Average Annual Flow (mgd)	38.02	40.34	42.89	44.62
Max. Month Flow (mgd)	46.33	49.21	52.33	54.44

Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 4-4.

Water and Waste

Water System Improvements

The Master Plan 2000 includes a ten-year Capital Improvement Plan (CIP) for the city's water and sewerage systems. Projects are to be financed by scheduled debt issues in 2000, 2002, 2005 and 2008. The projects include a mix of improvements to water treatment

facilities, the water distribution system, the wastewater treatment plants, the wastewater conveyance system, and system-wide projects. Table C-10 summarized the source and use of estimated funds for the recommended CIP.

Table C-10
10 Year Capital Improvement Plan – Cost Estimates
Water & Wastewater Systems
Augusta-Richmond County

Recommended Improvements	Cost Estimate 2000 Bonds	Cost Estimate 2002 Funds	Cost Estimate 2005 Funds	Cost Estimate 2008 Funds
Water Treatment Facilities	$28,655,000	$57,829,000	$38,500,000	$ 2,000,000
Water Distribution System	19,789,000	14,739,000	13,700,000	1,500,000
Water Treatment Plants	-	8,867,800	33,100,000	15,200,000
Wastewater Conveyance System	9,322,000	41,219,200	20,000,000	4,200,000
System-Wide Projects	5,895,000	7,345,000	7,200,000	2,100,000
10-Year Capital Improvement Plan	**$90,127,000**	**$130,000,000**	**$112,500,000**	**$25,000,000**

SOURCE: Engineer's Report, Augusta Utilities Department, Water and Sewerage Revenue Bonds, Series 2000, Appendix C and Engineer's Report, Water and Sewerage Revenue Bonds, Series 2002, Appendix D.

NOTE: All estimated costs in 2002 dollars.

The City sold revenue bonds in the year 2000 to finance the first three years (2001-2003) of the CIP. The CIP to be financed with the Series 2002 bonds is summarized in Table C-11. The CIP provides for upgrades and development of the water treatment and distribution system, wastewater conveyance, and wastewater treatment facilities. For the water system

the CIP provides for significant improvements to the Highland Avenue WTP, improvements to the water distribution system, and the construction of a new water treatment plant. The new water treatment plant is located on a site near the intersection of Tobacco Road and Mike Padgett Highway. For the wastewater system, the CIP provides for additional improvements to the Messerly WPCP and expansions and extensions of the wastewater conveyance system.

Table C-11
Series 2002 Bond Projects: Summary of Estimated Cost
Augusta-Richmond County

Recommended Improvements	Estimated Cost
Water Treatment Facilities	$57,829,000
Water Distribution System	$14,739,000
Wastewater Treatment Plants	$8,867,800
Wastewater Conveyance System	$41,219,000
System-Wide Projects	$7,345,000
Total System	**$130,000,000**

Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2002, Engineer's Report, June 13, 2002, Prepared by CH2MHill, Table 5-1

The Water and Sewerage Revenue Bonds, Series 2004 will be used to fund the next phase of the Department's 10-year CIP initiated in 2000. Construction associated with the 2004 Programs will be completed in 2009. The 5-year CIP to be financed with the Series 2004 bonds is summarized in Table C-12. The CIP will provide for upgrades and development of the water treatment and distribution system, wastewater conveyance, and wastewater facilities.

For the water system, the Highland Avenue WTP expansion is underway. The expansion of the plant started last year, November 2006 and will be completed in June 2009. The addition of a new filtration building and general upgrades will increase its treatment plant's daily production from 45 million to 60 million gallons. For the wastewater system, the CIP provides design and construction to the James B. Messerly WPCP and expansions and extensions of the wastewater conveyance system. Improvements to the wastewater conveyance system include interceptor line upgrades, expansion and extensions, infiltration/inflow reduction, and extending service to a number of unsewered pockets.

Table C-12 Series 2004 Bond Projects: Summary of Estimated Cost Augusta-Richmond County	
Recommended Improvements	**Estimated Cost**
Water Treatment Facilities	$38,300,000
Water Distribution System	$17,455,000
Wastewater Treatment Plants	$55,751,000
Wastewater Conveyance System	$56,084,000
System-Wide Projects	$22,010,000
Total System	**$189,600,000**
Source: Augusta, GA - Water & Sewerage Revenue Bonds, Series 2004, Engineer's Report, November 2004, Prepared by CH2MHill, Table 5-1	

STORMWATER MANAGEMENT

Damaging floods in recent years highlighted the need for improvements to the storm water drainage system and changes to local development ordinances. All of the major drainage basins have been the focus of engineering studies in recent years. Projects resulting from the studies have included new retention facilities, channel improvements, upgrades to drainage pipes and installation of new bridges and culverts. The U. S. Army Corps of Engineers is completing the Regional Flood Control Feasibility Study. This study will include recommended structural and non-structural drainage improvement projects in the following basins: Rae's Creek, Rocky Creek, the Augusta Canal and Phinizy Swamp.

SOLID WASTE MANAGEMENT

The Augusta-Richmond County landfill is in compliance with Georgia Solid Waste Management Act of 1990, and all applicable federal and state rules and regulations. The facility is operating under the 1998 Solid Waste Management Plan that will be updated in 2008 for the next ten years. The new plan will include an updated profile of the solid waste management system and facilities and identify projects and initiatives to be implemented over the next 10 years.

LIBRARIES AND CULTURAL FACILITIES

A SPLOST-funded new 90,000 square foot headquarters library is currently in the final planning stages. It will be situated across from the current building, along James Brown Boulevard, between Greene and Telfair Streets. Land has been acquired and some demolition of existing structures has already been accomplished. The new library plans to be fully operational by June 2010. The use of the existing building at 902 Greene Street has not been finally determined.

A few years ago the Greater Augusta Arts Council commissioned a study regarding the construction of a new performing arts center. The Performing Arts Center Study, recommended construction of a multi-purpose facility on a site near the riverfront between Seventh and Eighth Streets. The center would include a 2,000-seat theater with a main floor, a mezzanine and a balcony, and a separate 400-seat theater with fully equipped stage for smaller productions. At the time the study was completed, the center was estimated to cost approximately $55 million. Funding was to come from both the public and private sectors. Though nor funded to date, the project is considered a needed project by many in the community. It may well be considered for funding in the next SPLOST round.

HOSPITALS AND HEALTH CARE FACILITIES

Augusta's hospitals and health care institutions are constantly planning and implementing projects to address current and future needs. Within the last couple of years, MCG opened a new Allied Health Sciences Building ($37 million) and a Cancer Research Center ($54 million). MCG is in the process of designing a new 59,000 square-foot outpatient cancer center. Work on the $31.0 million project will begin in the summer of 2008 and, when completed, will consolidate cancer services in one location. It represents the first of several projects to be financed with $135.0 million in bonds recently approved by the board of MCG Health, Inc.

MCG is also in the process of updating its campus master plan. Preliminary plans call for a new school of dentistry, additional research and biotechnical facilities, additional parking and off-campus student housing. Final plans for these and other facilities depend in part of decisions that have yet to be made regarding the expansion of medical education facilities and programs throughout the university system.

University Hospital is constructing a 199,000 square-foot cardiovascular center as part of an $84.0 million expansion/renovation project. When completed in early 2009, the project will consolidate heart patient rooms, the cardiovascular intensive care unit, catheterization labs and operating rooms in one location. Doctor's Hospital just started a $55.0 million renovation project. The project will remake the hospital entrance and lobby, add a 24-bed intensive care unit, add 24 private rooms and renovate the Joseph M. Still Burn Center. The project is scheduled for completion in 2010.

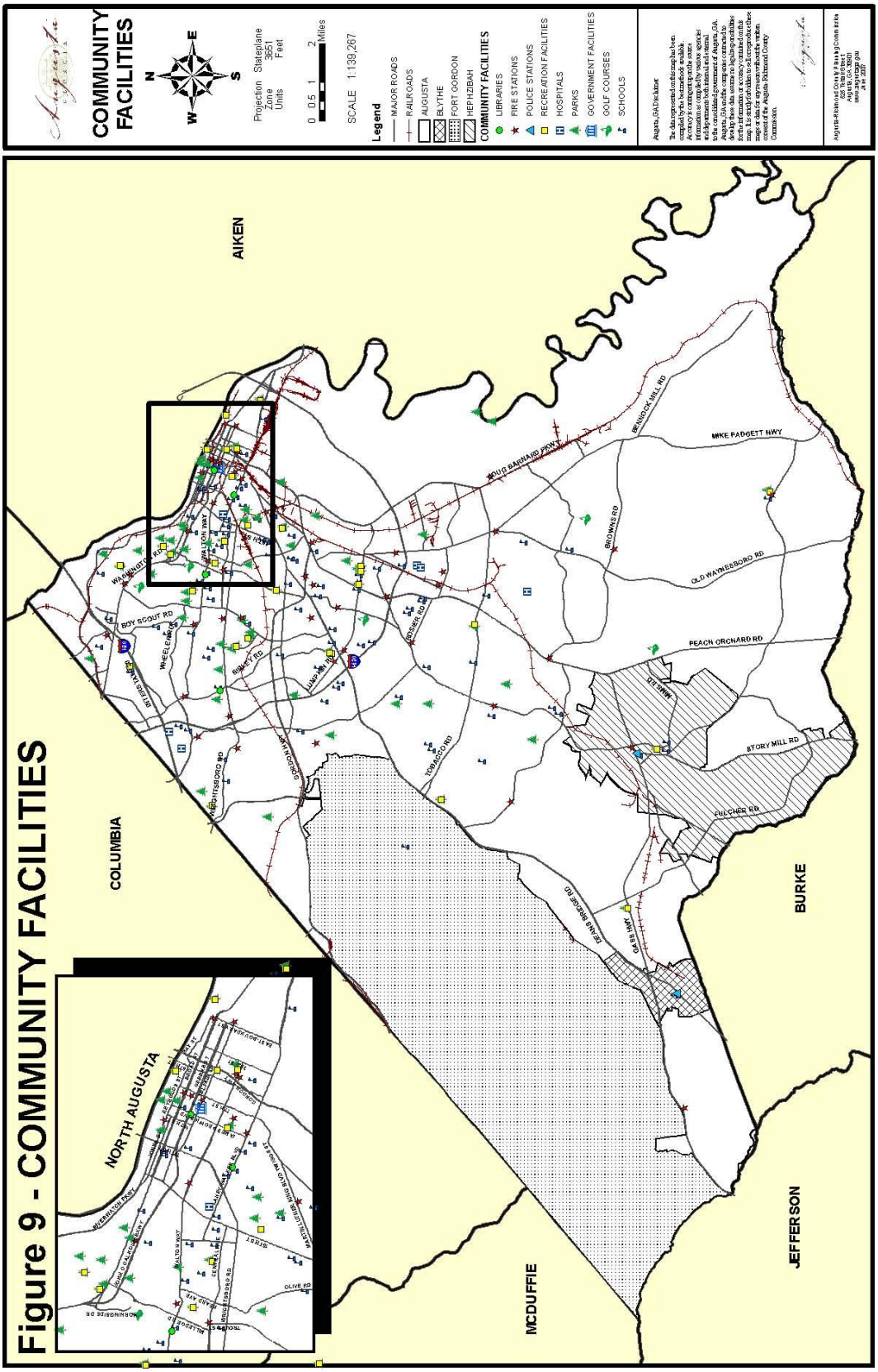
Figure 9 - COMMUNITY FACILITIES
COMMUNITY FACILITIES
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Projection Stateplane
Zone 3651
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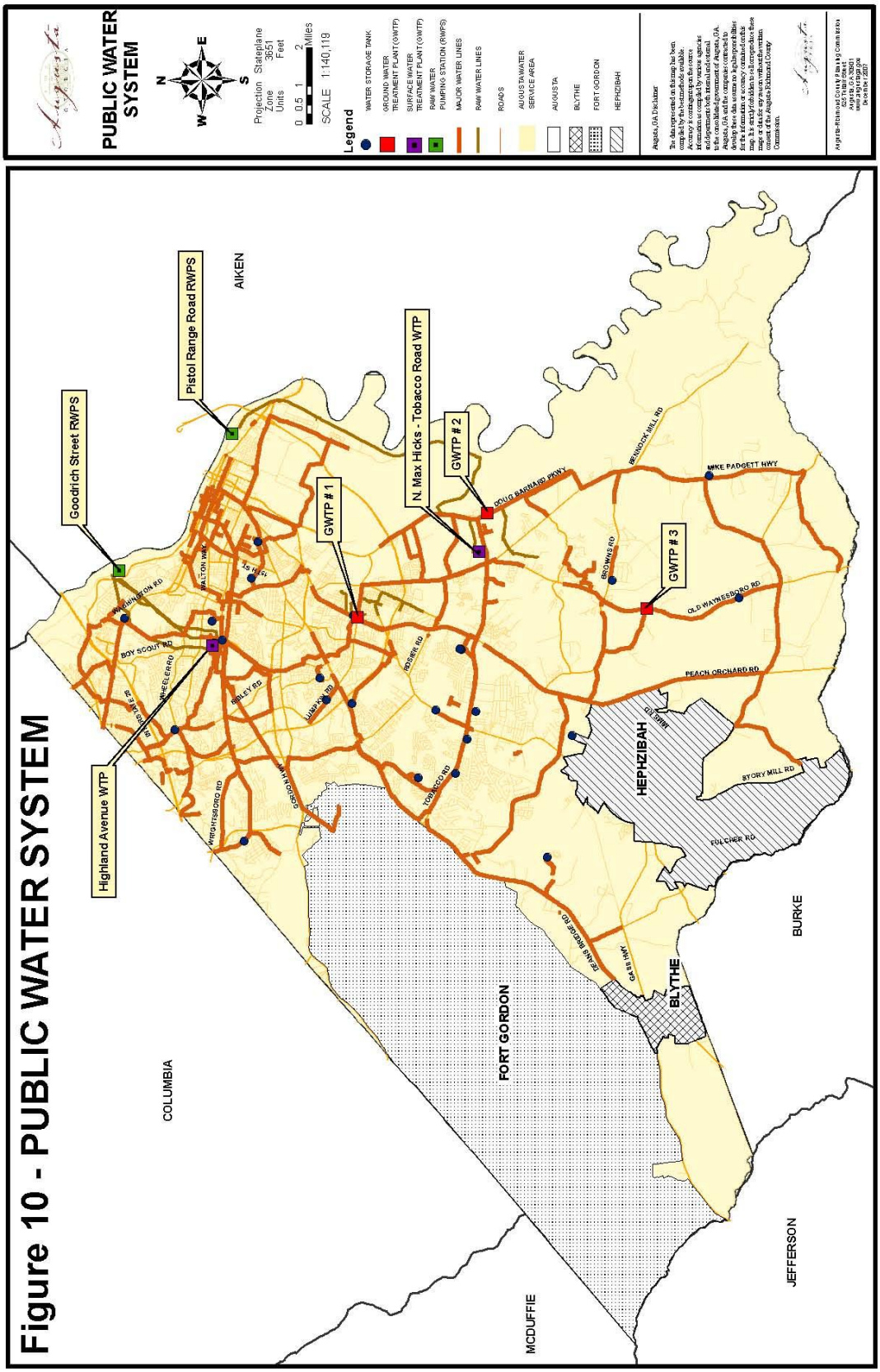
Legend
MAJOR ROADS
RAILROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
COMMUNITY FACILITIES
LIBRARIES
FIRE STATIONS
POLICE STATIONS
RECREATION FACILITIES
HOSPITALS
PARKS
GOVERNMENT FACILITIES
GOLF COURSES
SCHOOLS
Augusta, GA Disclaimer
Augusta-Richmond County Planning Commission
AIKEN
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
NORTH AUGUSTA
WALTON WAY
BOY SCOUT RD
WHEELER RD
BOBBY JONES EXPY
WRIGHTSBORO RD
TOBACCO RD
BOBBY RD
LUMPKIN RD
SOUTH OBRIEN
SOUTH BELLEVUE
WARREN DR
SOUTH BELLEVUE
SOUTH BELLEVUE
SOUTH BELLEVUE


PUBLIC WATER SYSTEM
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Projection Stateplane
Zone 3551
Units Feet
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SCALE 1:140,119
Legend
WATER STORAGE TANK
GROUND WATER TREATMENT PLANT (GWTP)
SURFACE WATER TREATMENT PLANT (SWTP)
RAW WATER PUMPING STATION (RWPS)
MAJOR WATER LINES
RAW WATER LINES
ROADS
AUGUSTA WATER SERVICE AREA
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
Augusta, GA Disclaimer
Augusta-Richmond County Planning Commission
Goodrich Street RWPS
Pistol Range Road RWPS
N. Max Hicks - Tobacco Road WTP
GWTP # 1
GWTP # 2
GWTP # 3
Highland Avenue WTP
AIKEN
COLUMBIA
FORT GORDON
HEPHZIBAH
BLYTHE
BURKE
JEFFERSON
MCDUFFIE
WASHINGTON RD
BOY SCOUT RD
WALTON WAY
15TH ST
BELLE MEADE RD
WHEELER RD
BELL RD
WRIGHTSBORO RD
JAMESON RD
ROSIER RD
TOBACCO RD
DOUG BARNARD PKWY
BENNOCK MILL RD
MIKE PADGETT HWY
BROWNS RD
OLD WAYNESBORO RD
PEACH ORCHARD RD
OLD SAND
STORY MILL RD
FULCHER RD
GA 88 HWY

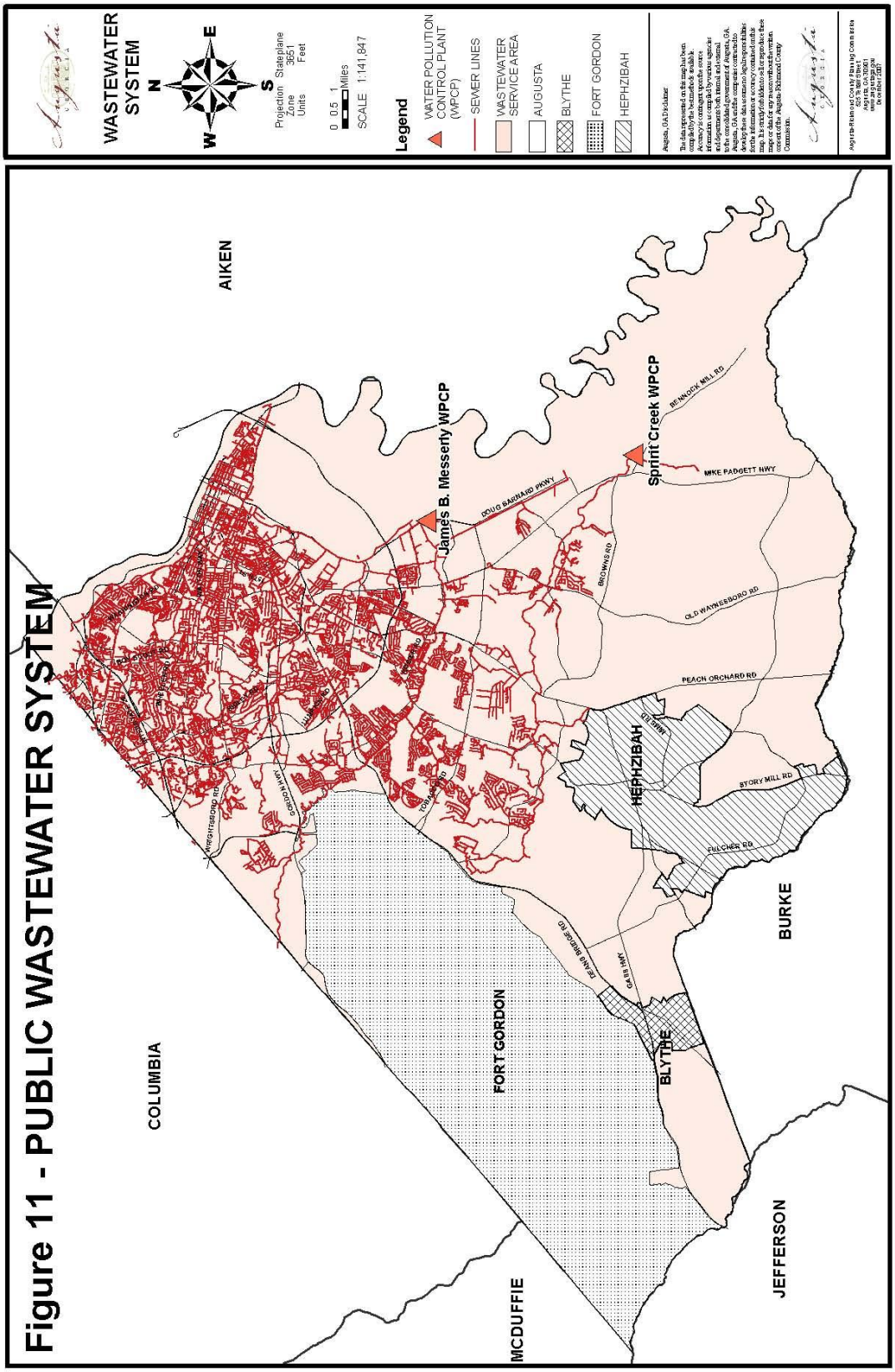
Figure 11 - PUBLIC WASTEWATER SYSTEM
WASTEWATER SYSTEM
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Projection Stateplane
Zone 3651
Units Feet
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SCALE 1:141,847
Legend
WATER POLLUTION CONTROL PLANT (WPCP)
SEWER LINES
WASTEWATER SERVICE AREA
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
Augusta, GA Disclaimer:
The data represented on this map has been compiled by the Richmond County Geographic Information Systems. Information is compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Although this information is accurate, no warranty is made by these data as to its completeness or accuracy contained on this map. It is strongly advised to contact appropriate field personnel to verify information prior to use or reliance upon the content of the Augusta-Richmond County Commission.
Augusta-Richmond County Planning Commission
535 Telfair Street
Augusta, GA 30901
www.arcpc.org
(November 2007)
AIKEN
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
FORT GORDON
BLYTHE
HEPHZIBAH
James B. Messerty WPCP
Sprint Creek WPCP
DOUG BARNARD PKWY
BENNOCK MILL RD
MIKE PADGETT HWY
BROWNS RD
OLD WAYNESBORO RD
PEACH ORCHARD RD
MILL RD
STORY MILL RD
FULCHER RD
GARDEN HWY
JENNS BRIDGE RD
TOBACCO RD
GEORGIA HWY
WRIGHTSBORO RD

CHAPTER 7
CULTURAL RESOURCES

HISTORY OF AUGUSTA

The Creek Indians were the first documented inhabitants of what is now Augusta and Richmond County. The first Europeans to visit the area were members of an expedition led by the Spanish explorer Hernando DeSoto, around 1540. The area around Augusta was settled by English fur traders just prior to the city's founding in 1736. One of these early settlements, known as St. Paul's Parish, was settled mainly by people from Virginia and North Carolina.

In 1736, British General James Edward Oglethorpe had surveyor Noble Jones lay out the first forty lots for what would become Augusta. In taking this action, Oglethorpe was motivated in part by a desire to control the fur trade, which was already flourishing at Fort Moore on the South Carolina side of the Savannah River. Named in honor of Princess Augusta, wife of the Prince of the Wales, the city developed as a trade center (fur, tobacco, cotton) and gateway for new settlers heading west to other parts of Georgia.

Richmond County, one of the eight original counties in Georgia, was formed from St. Paul's Parish in 1777. The county was named in honor of the Duke of Richmond, Charles Lenos, a friend of some of the settlers in America. Columbia and McDuffie Counties were later formed from parts of Richmond County. During the American Revolution, the British used Augusta as a communications center. When Light Horse Harry Lee captured Augusta in 1781, the British had to relinquish their claim to most of Georgia. Augusta then served as the capital of Georgia from 1785 to 1795.

Tobacco was the dominant cash crop in the early years of the county. The invention of the cotton gin made cotton a more profitable crop than tobacco. Eli Whitney, the inventor of the cotton gin, built one of his early prototypes on Rocky Creek in the county. By 1820, the Augusta area was the terminus for riverboats, barges, wagon trains, and traders carrying staples and produce to be shipped to overseas markets.

During the Antebellum period, area residents began to realize the importance of processing and manufacturing goods made from cotton and other crops. In 1834, John Schley located a factory, called Belleville, on Butler Creek. In the same year, William Schley, George Schley, and Daniel Cook built Richmond Factory on Spirit Creek. In 1845, the Augusta Canal was constructed through the western part of the city to handle barge traffic and provide a power source for industry. By 1850 two flourmills and one textile mill were located on the canal. The development of the steam locomotive engine fostered the creation of the Georgia Railroad Company in 1833 and the construction of a railroad line from Augusta to Athens. Additional railroad lines were built in the following years.

The canal, the mills and other industries in the Augusta area were important to the Confederate war effort. The Confederate Powderworks, said to be the largest munitions factory in the world, stretched for some two miles along the canal bank. An ornate chimney stands as the sole remnant of the powderworks complex. General William T. Sherman's "March to the Sea" in November 1864 avoided a well-fortified Augusta, thereby sparing the area serious damage.

Following the war, the canal was enlarged and several new textile mills were constructed on its banks. In addition to the mills, brick factories, lumber mills, railroad shops and related businesses were started in Augusta. Several new banks, warehouses and wharves also were constructed in the postwar years. The culmination of this period of industrial expansion was the designation of Augusta as the "Lowell of the South", and the presentation of an industrial exposition in the city in 1888.

While Augusta developed as a manufacturing center following the war, the rest of Richmond County remained agrarian. There were several communities within the county - Summerville, Bath, Blythe, Mt. Enon, Gracewood, and Hephzibah - but none approached Augusta in size or population. Incorporated in 1861, Summerville developed as a winter resort area for wealthy northerners. Many local residents also had summer homes in the community. Summerville became a part of the city of Augusta in 1911. Bath was settled around 1800 by Presbyterians from neighboring Burke County. At about the same time, Mt. Enon was settled as a Baptist village. The first Baptist College in the state was established there in 1807. The Gracewood community developed with the construction of the Augusta Southern Railroad.

Historically, Augusta had developed from the banks of the Savannah River outward to the south and west. This same pattern of development continued at the turn of the century. In 1885 the trustees of Paine Institute secured the Douglas estate in Woodlawn for the present site of Paine College. With the construction of the Bon Air Hotel and the Partridge Inn, Augusta became a winter resort for corporate executives and heads of state. New residential development took place in various locations around town. The medical complex, located southwest of Georgia moved to the former site of the Orphan Asylum in 1913.

Several military camps were located in the Augusta area during this period, thereby continuing the community's long-time support for the military. In 1898, Camp Dyer was established in Turpin Hill and Camp McKenzie was developed at Wheeless Station. Camp Wheeler was located near Lake Aumond in 1914, and Camp Hancock was constructed in the vicinity of present-day Daniel Field in 1917. In 1928, Camp Lenwood was established on the site of what is now the Charlie Norwood VA Medical Center (formerly the VA Uptown Division).

Following the Great Depression, Augusta and Richmond County played an important role in World War II. Army personnel and equipment were assigned to Daniel Field. In 1942, the Forrest-Ricker Hotel was converted into an army hospital, and Camp (later Fort) Gordon was established in south Richmond County. An airfield for the training of army pilots was constructed on the site of what is now Augusta Regional Airport at Bush Field. The Augusta Arsenal - now the site of Augusta State University - served as a prisoner-of-war camp and produced bombsights and other lens instruments for the war effort.

Several postwar developments served to expand Augusta and Richmond County's role as the center of a growing metropolitan area. The construction of Clarks Hill Dam and Reservoir on the Savannah River (c. 1945-50), the development of the Savannah River Plant (now

Savannah River Site) in Aiken and Barnwell Counties, South Carolina (c. 1951-53), and the establishment of Fort Gordon as a permanent military facility (c. 1956) contributed to population growth and economic development.

In addition, the medical complex continued to develop near downtown Augusta. The complex now includes the Medical College of Georgia, Eugene Talmadge Memorial Hospital (c. 1956), MCG Sydenstricker Wing (c. 1979), University Hospital (c. 1970), Veterans Administration Hospital (c. 1980) Walton Rehabilitation Hospital (c. 1989-90) and Select Specialty Hospital (2006).

Transportation improvements and the development of industrial parks and sites resulted in new manufacturing facilities in Richmond County. The county is now home to a variety of manufacturing facilities producing both durable and non-durable goods. The major categories of products include food, textiles, apparel, lumber, paper, printing, transportation equipment, chemicals, and stone, clay and glass products.

HISTORIC PROPERTIES AND DISTRICTS

There are currently eight (8) National Register Historic Districts in Augusta, encompassing approximately 6,200 properties. Thirty-four (34) properties are listed individually on the National Register. These districts and properties represent many aspects of Augusta's history and include the central business district, industrial facilities, urban neighborhoods, institutional buildings, and rural resources. They reflect the significant contributions made by statesmen, businessmen, religious leaders, ethnic groups, racial minorities, and ordinary citizens to the history and development of the community. Collectively the districts are significant in such areas as architecture, commerce, community planning, education, engineering, industry, landscape architecture, military, politics/government, religion, and transportation. Table HR-1 provides summary information on the National Register Historic Districts in Augusta.

Three areas - Downtown, Summerville and Olde Town - have also been designated as local historic districts under the city's historic preservation ordinance. The ordinance specifies that the Historic Preservation Commission review work affecting the exterior appearance of any property in a local historic district prior to a building permit being issued. The objective of the design review requirement is to protect the integrity of designated historic properties and ensure that new development is compatible with the district's historic character. In addition to the districts, six individual properties have been designated as historic under the local ordinance. Table HR-2 lists the districts and properties designated under the local ordinance.

Table HR-1
National Register Historic Districts
Augusta-Richmond County

Name	Number of Resources/ Properties (Approximate)	Dates(s) Listed in National Register
Augusta Canal	15	May 27, 1971; May 18, 1976; and Dec. 22, 1977 (Nat. Landmark)
Pinched Gut (Olde Town)	700	March 6, 1980
Augusta Downtown*	700	June 11, 2004
Summerville	2,000	May 22, 1980
Laney-Walker North	500	September 5, 1985
Harrisburg-West End	1,187	June 7, 1990
Sand Hills	335	July 9, 1997
Bethlehem	754	December 1, 1997

*****Note: The Downtown National Register Historic District combined the previously-listed Broad Street and Greene Street National Register Districts, along with other downtown historic resources, into a single district.

There are many historic resources in Augusta despite the changes the community has undergone over the years. Historic Augusta, Inc. maintains a file containing survey cards on approximately 2,000 historic buildings in the former city of Augusta. The survey cards represent work completed during the 1960s and 1970s by volunteers from the Junior League of Augusta, historic preservation consultants, and staff of the Augusta-Richmond County Planning Commission. The survey formed the basis for several National Register nominations during the 1970s. The number of documented resources increased dramatically during the 1980s and 1990s as additional surveys were completed and more properties were listed in the National Register. African-American resources were surveyed and the work resulted in the listing of three minority neighborhoods - Laney-Walker, Sand Hills and Bethlehem - in the National Register.

A separate survey completed by a historic preservation consultant in 1989 identified another 277 historic properties in unincorporated Richmond County, Hephzibah and Blythe. Of this total 49 are located in Hephzibah, 31 in Blythe, and the remainder are scattered throughout the county (now part of the city). Building examples survive from every period of the

county's history and reflect such architectural styles as Federal, Greek Revival, Gothic Revival, Queen Anne, Colonial Revival, Neo-Classical, Bungalow, Craftsman, Tudor and Art Moderne. The majority of the structures are houses dating from the late nineteenth and early twentieth centuries. The Augusta-Richmond County Historic Preservation Plan (1991) contains more detailed information on historic resource surveys completed on Augusta and Richmond County.

Table HR-2
Local Historic Districts and Properties*
Augusta-Richmond County

Name	**Number of Properties**	**Original Date Designated**
Local Historic Districts		
Downtown District	1,300	June 6, 1994
Summerville District	1,435	Dec. 19, 1994; Oct. 5, 1999
Olde Town	500	Feb. 20, 2007
Local Historic Properties		
Christ Episcopal Church, 1902 Greene St	1	April 4, 1994
Trinity C.M.E. Church, 818 Eighth St,	1	Oct. 18, 1993
Bath Presbyterian Church, Bath-Edie Road	1	Dec. 15, 1992
Liberty United Methodist Church, Liberty Church Rd	1	Dec. 18, 1992
Seclusaval-Windsor Spring, Windsor Spring Rd	1	Dec. 15, 1992
Mattox Property, Windsor Spring Rd	1	Sept. 5, 1995

*Note – Except for the Olde Town Historic District, all of the local designations were completed prior to consolidation and re-adopted by the Augusta Commission following consolidation.

ARCHAEOLOGICAL RESOURCES

The earliest know human inhabitants of the region now known as Richmond County came into the area approximately 11,500 years ago, towards the end of the last Ice Age. European settlers began to enter the area in the early eighteenth century. Over the 11,500 years, humans have left a substantial material record of their lives. The study of this material record forms the basis of archaeology and the basic unit of this record is the archaeological site. To date, there have been 1,122 archaeological sites recorded in Richmond County (University of Georgia, Department of Anthropology, 2008). Archaeological sites in Richmond County can range from locations where hunters manufactured stone tools 11,500 years ago to small late nineteenth/early twentieth century farmsteads.

Archaeological sites, like historic buildings, are considered cultural resources and, if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA), are listed in the National Register of Historic Places as historic properties. Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of artifacts (object made or modified by humans such as stone tool, pottery, bottle glass) and features (post holes, trash pits, stone hearths, human burials, etc.) that are underground.

How do you know if an area contains an archaeological site? The only sure way to know is to have a professional archaeologist sample, or survey, the area. There are, however, some general criteria you can apply to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (Euro/Afro-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road/utilities right-of-way has usually been subjected to heavy disturbance and is not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.

While cultural resources work is most often done in response to Section 106 of the NHPA, meaning that there is some federal involvement (i.e., federal funds, permits, etc.), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (OCGA) 12-3-621 states that a person who is not operating under Section 106 must have written landowner permission to conduct archaeology on private property and must provide notification to the Georgia Department of Natural Resources (DNR). Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. OCGA 31-21-6 requires notification of local law enforcement upon the discovery of human remains. If law

enforcement determines that it is not a crime scene, DNR is notified of the discovery. OCGA 36-72-1 addresses development on property where a known cemetery is located.

Key points to remember when considering archaeology in development and compliance:

- Humans have been in the area now known as Richmond County for at least 11,500 years, so the potential for finding evidence of past human activity (i.e., archaeological sites) is generally high.
- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or old roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concern, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the National Historic Preservation Act (NHPA) and regulations implementing that act (36 CFR Part 800). These laws insure that projects receiving federal funds (CDBG/EIP grants, FDIC loans, etc) or requiring federal permits (e.g., Section 404 of Clean Water Act) take affects to archaeological resources into account.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (OCGA) 12-3-621 requires written landowner permission and DNR notification of intent to conduct **non**-Section 106 archaeology on private property. OCGA 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains. OCGA 36-72-1 addresses development on property where a known cemetery is located.

HISTORIC PRESERVATION ACTIVITIES

Historic preservation in Augusta is marked by a wide variety of activities. From preparation of National Register nominations, to rehabilitation of historic buildings, to participation in historic preservation programs, individuals and organizations are interested in preserving the past and at the same time make it a part of the city's future. Beginning with the first historic resource surveys in the 1930s and the preservation of some notable structures in the 1940s, the local historic preservation movement has grown to the point where it is now an integral part of neighborhood revitalization, economic development and tourism. What follows is a summary of the historic preservation activities in recent years.

Survey and Nomination

Historic resource surveys document the age, condition and important characteristics of historic structures and sites, and provide a context or picture of how a community developed over time. As noted in the previous section, historic resource surveys have been completed on a number of occasions in the past with the help of many individuals and organizations.

Surveys do need to be updated periodically in order to document changes in the condition or status of resources.

Nomination and listing of individual properties or districts in the National Register of Historic Places, Georgia Register of Historic Places, or as local historic property or district is a related activity that has generated much involvement over the years. Property owners, non-profit organizations, neighborhood associations, local government and many others have supported property and district nominations over the years. Listing in the National Register and the Georgia Register brings recognition to properties and makes owner/investors eligible to apply for tax credits and local property tax abatement when substantial rehabilitation work is completed on such properties. National Register listing also affords properties a measure of protection when projects are undertaken that involve federal loans, grants, licenses or permits. Designation under the city's historic preservation ordinance triggers a local design review process whenever changes to the exterior of a historic property are proposed.

Property Restoration

Restoration is the process of returning a historic property to its original state (i.e. how it appeared at the time of its construction) or to its condition at some known point in its history. This is different from rehabilitation, which involves fixing up a property for a more contemporary use. Historic preservation in Augusta first focused on the restoration of notable structures. The Daughters of the American Revolution purchased the George Walton House (Meadow Garden) in 1895 to preserve the residence of one of the signers of the Declaration of Independence. Meadow Garden remains in use today as a house museum.

In 1947, the Richmond County Historical Society was founded in order to help restore what is now known as the Ezekiel Harris House. The city purchased the property in 1984 and subsequently made improvements to the house, caretaker's cottage and grounds of the property. Historic Augusta, Inc. now manages the house museum on behalf of the city. In 1987, the city purchased the Old Government House (c. 1801), rehabilitated the property, and makes it available for both public and private functions. In the spring of 1991 the city purchased the Boyhood Home of Woodrow Wilson and leased it for use by Historic Augusta. The property was restored with a combination of public and private funds and re-opened in 2001 as a house museum. The Joseph R. Lamar House, which is located next door to the Wilson Home, has also been restored and houses a gift shop and the offices of Historic Augusta. The Lamar House is also available for rental for small gatherings. Historic Augusta, Inc. owns both the Wilson Home and the Lamar House.

Delta House, Inc. purchased the home of noted black educator Lucy Craft Laney. During the early 1990s the house was restored and a community meeting room was constructed on the property. Today, the Lucy C. Laney House and Museum is home to artifacts related to Ms. Laney's life, and hosts computer classes for children, art exhibits and community meetings.

Property Rehabilitation and Adaptive Reuse

Property rehabilitation and reuse is another integral part of historic preservation in Augusta. Every day property owners and investors rehabilitate historic structures for use as homes, apartments, offices, and retail establishments. Examples of these private projects are found throughout downtown Augusta and in several neighborhoods. Most such projects are privately financed, but some owners also take advantage of rehabilitation tax credit and tax abatement programs. For a number of years the city used Community Development Block Grant (CDBG) funds to finance a façade rehabilitation program. Over the last 25 years, façade grants have helped finance the rehabilitation of approximately 160 historic commercial and residential structures. In recent years non-profit organizations and local authorities have started taking a more active role in the rehabilitation and reuse of historic properties. Non-profits such as the Augusta Neighborhood Improvement Corporation are rehabilitating neglected structures for use as affordable housing. The Augusta Canal Authority has completed several projects resulting in the rehabilitation and adaptive reuse of several structures in the Augusta Canal National Heritage Area.

Local Historic Preservation Programs

Organizations such as the Richmond County Historical Society and Historic Augusta were at the forefront of the local preservation movement. The local governments were supportive of these organizations and, as time went by, recognized that they themselves could play a more direct role in historic preservation. In 1970, the Georgia General Assembly passed a constitutional amendment authorizing the city of Augusta to establish historic preservation zones in downtown Augusta. In the following year, the city council adopted a historic preservation zone ordinance. The ordinance made it possible to overlay-historic preservation zoning on the base zoning classification for qualifying properties in downtown Augusta. Once historic preservation zoning was established, any material change in the exterior appearance of a designated property was subject to review by a five-member board of review. This local ordinance stayed in place for over two decades, but changes were happening at the state level that would alter the way local historic preservation programs were implemented across the state.

In 1980, the Georgia General Assembly enacted the "Georgia Historic Preservation Act". This law established a uniform procedure for use by cities and counties in the state in enacting local historic preservation ordinance. Among other things the state law established the powers for a local historic preservation commission, the procedure for designation of local historic properties and districts, and the process for carrying out design review requirements. A couple of years after the state law passed, the State Historic Preservation Office (SHPO) published a model historic preservation ordinance for use by local governments.

Augusta could have continued with its original historic preservation zone ordinance, as pre-existing local ordinances were deemed valid under a provision in the 1980 state law. However, by the late 1980s pressure was building to update the local ordinance and bring it in line with state law. In 1990, city council appointed an ad hoc committee to review the

entire matter and make a recommendation regarding the form and content of the local historic preservation ordinance. The committee recommended that city council adopt a new ordinance very similar to the SHPO model ordinance. The city council adopted the ordinance in January 1992.

About the same time, the Richmond County Commission was taking steps to become more directly involved in historic preservation. In May 1988, the county commission established a nine-member historic sites' committee to identify properties within the then unincorporated area of Richmond County that would be likely candidates for listing in the National Register. Subsequently, Historic Augusta was awarded a contract to complete a survey of historic resources in unincorporated Richmond County, Hephzibah and Blythe. The county commission adopted a historic preservation ordinance of its own on March 20, 1990, and appointed a five-member historic preservation commission on October 2, 1990. The county's ordinance was also very similar to the model ordinance. In 1991, the city and county jointly sponsored the development of the community's first historic preservation plan.

Today, the consolidated government's Historic Preservation Commission continues the work started by its predecessors. The 12-member commission meets monthly to consider applications for Certificate of Appropriateness, review ongoing preservation projects, and discuss other matters of interest. The Commission has taken steps to raise community awareness about historic preservation and works cooperatively with others to implement preservation planning projects.

Participation in Preservation Programs

Augustans have long been involved in a variety of historic preservation programs. The National Register of Historic Places is probably the most well known of the Federal preservation programs. Participation in the program has resulted in the listing of eight districts and 29 individual properties in the National Register. Additional districts have been marked as potentially eligible for listing. Since the late 1970s, many local property owners and investors have taken advantage of the Federal Historic Rehabilitation Tax Credit program. This program enables owner/investors to claim a tax credit for substantial rehabilitation of income-producing historic properties. Property owners have also participated in a state-level program that allows some property tax relief for historic properties that are rehabilitated.

Because Augusta routinely receives federal grant funds for expenditure on community development and transportation projects, it is subject to the requirements of Section 106 of the National Historic Preservation Act. Section 106 mandates that the State Historic Preservation Office and the Advisory Council on Historic Preservation be afforded an opportunity to review and comment on the impact of federally-funded projects on properties listed in or eligible for listing in the National Register. The goal of the review process is to avoid or mitigate any adverse impacts on historic resources. Participation in this program helps avoid adverse impacts on some historic properties, ensures that new construction is compatible with existing resources, and results in archive-quality documentation for historic properties demolished as a part of larger projects.

The community has participated in the Certified Local Government (CLG) Program for approximately 20 years. This federal program recognizes communities that establish historic preservation ordinances and programs that meet certain standards. As a CLG, Augusta receives technical assistance on preservation issues, is part of a nationwide network of local governments involved in preservation, and is eligible to apply for a special set-aside of preservation planning grant funds. The former city of Augusta was designated a CLG in May 1987, and the former county in March 1991. The consolidated government achieved the designation in 1997.

The community has also taken advantage of historic preservation grant programs. Over the last 15 years, grant awards under the U. S. Department of the Interior's Historic Preservation Fund (HPF) Program have funded a variety of preservation planning projects. Examples include historic resource surveys, a draft local historic preservation ordinance, the Augusta-Richmond County Historic Preservation Plan, National Register nominations, and design guidelines for three historic districts - Bethlehem, Downtown and Olde Town. The Summerville Neighborhood Association financed the development of the Summerville Design Guidelines, and a HPF grant funded publication of the same. Property owners and non-profit organizations have used the Heritage Grant Program to help finance the stabilization and rehabilitation of selected historic properties in the city.

Historic Documents and Records

People and organizations have long taken action to record historic events and make sure that the rich and varied of Augusta is maintained. Over the years monuments and markers have been erected throughout the community to commemorate notable statesmen, events (e.g. wars, natural disasters), educators, community leaders, religious leaders, and the location of historic events and structures. A number of organizations and institutions are responsible for the maintenance of historic documents, artifacts and records. These include the Augusta Museum of History, Richmond County Historical Society, Historic Augusta, Inc., Augusta Genealogical Society, and libraries at Augusta State University, Paine College and the East Central Georgia Regional Library. In addition, a number of local ethnic organizations and clubs work hard to preserve the rich and varied cultural history of Augusta and Richmond County. Ethnic cultural and arts festivals provide an opportunity for residents and visitors to learn more about local history and keep important traditions alive.

ASSESSMENT

Augusta-Richmond County is home to a wide range of cultural resources. Historic buildings, sites and districts represent many aspects of Augusta's history and include the central business district, industrial facilities, urban neighborhoods, African-American resources, institutional buildings, and rural resources. They reflect the significant contributions made by statesmen, businessmen, religious leaders, ethnic groups, racial minorities, and ordinary citizens to the history and development of the community. The archaeological resources

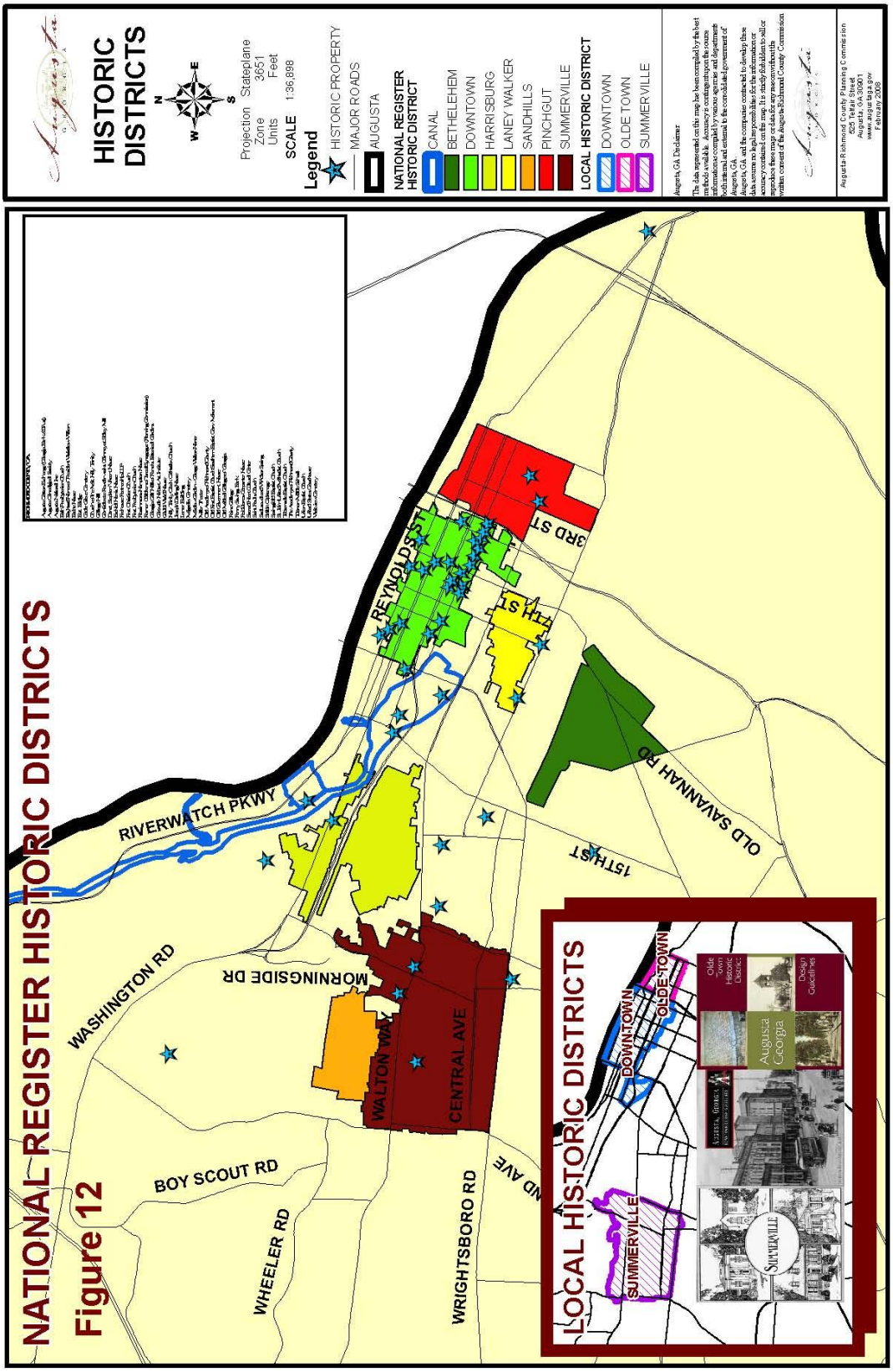
reflect the settlement patterns, lifestyles and customs of prehistoric and historic inhabitants of present day Augusta-Richmond County.

Historic resource surveys document the age, condition and important characteristics of historic structures and sites, and provide a context or picture of how a community developed over time. Historic resource surveys have been completed on a number of occasions in the past with the help of many individuals and organizations. There is a need to update and consolidate the local historic resource surveys that are 20-30 years old. Most of the surveys were completed prior to consolidation of the city and county. Updated surveys will document changes in the condition or status of resources. As time goes by more resources qualify for designation as historic properties. As a result, there is a need to establish procedures for the ongoing identification, nomination and protection of these resources.

The community has made great strides in bringing recognition to Augusta's historic properties, restoring and rehabilitating them, and making them a part of daily life. In spite of these efforts, many resources continue to be threatened due to neglect, insensitive rehabilitation or development pressures. Strategies are needed to encourage ordinary maintenance and repair or the mothballing of more vacant buildings. The city's mothballing ordinance has not been used very much by property owners. This need is especially evident in downtown Augusta and some inner-city neighborhoods. More attention is also needed to protect the remaining rural resources, many of which are located in areas where suburban development is occurring.

Augusta residents and organizations participate in a wide variety of historic preservation programs. This includes survey and nomination activities, the use of federal and state tax credits in the rehabilitation of historic properties, historic preservation planning projects, archaeological surveys, and documenting and maintaining historic artifacts and records. The continued recognition of these efforts is an important way to ensure the continued preservation of these resources and the cultural heritage of the community.

Finally, the local historic preservation plan, which dates from 1991, needs to be updated to reflect the changes in Augusta's preservation activities and establish a comprehensive set of goals for the future protection and enhancement of cultural resources in the city.


NATIONAL REGISTER HISTORIC DISTRICTS
Figure 12
HISTORIC DISTRICTS
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LANEY WALKER
SANDHILLS
PINCHGUT
SUMMERVILLE
LOCAL HISTORIC DISTRICT
DOWNTOWN
OLDE TOWN
SUMMERVILLE
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February 2008
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OLDE TOWN
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Augusta Georgia
Olde Town Historic District
Design Guidelines

CHAPTER 8
NATURAL RESOURCES & GREENSPACE

Chapter 8 – Natural Resources & Greenspace

INTRODUCTION

Physical characteristics and natural resources have played an important role in the development of Augusta and Richmond County. Crops and timber have been produced from local soils for many years. Fine kaolin and the raw materials for brick, tile and concrete products are mined in the county. Water supplies from both deep wells and surface sources have contributed to farming, domestic use, and commerce. The land and water also combine to support a variety of plant and animal life.

As urban land use continues to spread throughout the city, interest is growing in striking a balance between protecting natural resources and accommodating new urban development. This chapter includes an inventory and assessment of local natural resources and outlines the steps being taken to protect them. These resources include floodplains, soils, aquifers, water recharge areas, watersheds, wetlands, prime agricultural and forestlands, and scenic views and sites. Historic and archaeological resources are addressed in a separate chapter. Included is an overview of the programs, policies, and development regulations used to manage these natural resources in accordance with the desires of the public and to implement the Comprehensive Plan.

AUGUSTA'S NATURAL ENVIRONMENT

Augusta-Richmond County is located in east central Georgia next to the Savannah River. The Savannah River separates Georgia from the neighboring state of South Carolina. Adjoining counties include Columbia and McDuffie to the north and west and Burke and Jefferson to the south. Richmond County occupies a land area of 207,386 acres, or 324.04 square miles, plus 2,823 acres (4.41 sq. mi.) of water area. Table N-1 shows that Augusta accounts for approximately 93% of the total acreage in the county. Richmond County straddles the "Fall Line", a geologic boundary following the Appalachian Mountain range from Alabama to New York. In Georgia and South Carolina the Fall Line separates the Piedmont from the Coastal Plain. The Savannah River and its tributaries drain most of the county.

Climate

Augusta-Richmond County has a relatively mild climate characterized by long hot summers and short cool winters. Prevailing winds are from the southeast and southwest, bringing in moist tropical air from the Atlantic Ocean and the Gulf of Mexico. In summer the average temperature is 79 degrees, and the average daily high exceeds 90 degrees F in June, July and August. In winter the average temperature is 47 degrees F, and the average daily minimum temperature is 35 degrees. Total annual precipitation is 46 inches, with 23 inches falling in April through September. Annual precipitation amounts have been below normal for the last 50 years. The average relative humidity in mid afternoon is about 50 percent. Humidity is higher at night, and the average at dawn is about 90 percent.

Table N-1
Land and Water Area, 2000
Richmond County, GA

	Area in Square Miles			Persons per Square Mile
	Land	**Water**	**Total**	
Richmond County	324.04	4.41	328.45	616.5
Augusta	302.13	4.35	306.48	646.0
Hephzibah	19.36	0.06	19.42	200.4
Blythe	2.54	0.06	2.55	280.4

SOURCE: U.S. Bureau of the Census, Census 2000 Summary File 1

Topography

Richmond County is situated in three major land resource areas: the Southern Piedmont, the Carolina and Georgia Sand Hills, and the Southern Coastal Plain. The Southern Piedmont covers the extreme northern part of the county and consists of broad to narrow ridgetops and long irregular hillsides bisected by numerous small winding drainageways. The Carolina and Georgia Sand Hills are located in the northern and western parts of the county and separate the Southern Piedmont from the Southern Coastal Plain. The Southern Coastal Plain covers the southern and southeastern parts of the county and is characterized by broad ridgetops and hillsides extending to drainageways. Nearly level floodplains of the Savannah River are located in the eastern and northern parts of the county and on the narrower basins of its tributaries.

Elevations range between 100 and 140 feet along the Savannah River and 500 feet or more on high ridges on Fort Gordon. More than half of the total land area has a slope of less than 5%, and more than 85% of the land has less than 10% slope. Less than 2% of the land area has slope greater than 15%. The steepest slopes are found along Butler, Spirit and Little Spirit Creeks. The majority of areas with steep slopes are either within floodplains, which are regulated by local ordinance, or are located on Fort Gordon.

ENVIRONMENTAL PLANNING CRITERIA

In 1989, the Georgia General Assembly enacted the Georgia Planning Act. In the Planning Act, the Department of Natural Resources (DNR) Environmental Protection Division was charged with developing minimum standards and procedures for the protection of the following natural resources: groundwater recharge areas, water supply watersheds, river corridors, wetlands and mountains. The resulting *Rules for Environmental Planning Criteria*

were codified at Chapter 391-3-16 of the Official Code of Georgia Annotated. This chapter includes information on these applicable resources, as well as other natural resources, located in Augusta-Richmond County. Since there are no protected mountains or coastal resources in or near Augusta-Richmond County, mountain and coastal resource protection are not addressed in the comprehensive plan.

Overview of Water Resources

Water resources are a defining characteristic of Augusta and Richmond County and vital to the community's future. The Savannah River is the most visible surface water resource. The Savannah and its tributaries drain much of the county. Three creeks located in the Southern Piedmont area of the county - Rock, Rae's, and Crane - drain the northwest part of the county. Rocky, Butler, Spirit and Little Spirit Creeks drain the Sand Hills province, consisting of a series of valleys and broad, level ridges. The remaining creeks - Sandy Run, New Hope Branch and Rebecca Walker Creek, drain to McBean Creek on the Burke County line. The Savannah River floodplain extends along the entire northeastern side of the county and covers approximately 63 square miles. The river floodplain is relatively flat and includes areas that are continuously wet and swampy (e.g. Phinizy Swamp) and areas that are subject to periodic flooding.

Groundwater resources in Richmond County are found in two major aquifers: the Upper Cretaceous and Basal Cretaceous aquifers. The Upper Cretaceous aquifer, the shallower of the two reservoirs, is not extensively developed. Most of the groundwater used in the county is pumped from the Basal Cretaceous aquifer. The Georgia Department of Natural Resources classifies the Cretaceous aquifer as a significant groundwater recharge area.

In recent years, the city of Augusta has taken several steps to protect its water resources. These steps include:

- Adoption of ordinances and regulations to protect aquifers and groundwater recharge areas, water supply watersheds, and the Savannah River Corridor. These ordinances were enacted in accordance with environmental standards established by the Georgia Department of Natural Resources. And mandated by the Georgia Planning Act of 1989.
- Amendments to the Flood Damage Prevention Ordinance to increase restrictions on developing within the 100-year floodplain of streams and rivers.
- Completed the Augusta Watershed Assessment. This two-year project identified areas where surface water is affected by pollution and developed strategies for protecting and improving water quality.
- Completed the Augusta-Central Savannah River Basin Source Water Assessment. This two-year project evaluated the susceptibility of public water systems in the river basin to draw water contaminated by identified sources at concentrations that would pose a health concern. In addition to Augusta, other communities that participated in the project included Columbia County, the City of Waynesboro, the City of Lincolnton, and Thomson-McDuffie County.

- Implementation of water and sewer system improvement projects. Bond-financed projects that will impact water quality and quantity include providing sewer service to unsewered areas, upgrading and expanding water and wastewater treatment facilities, upgrading existing wastewater interceptor lines, and infiltration/inflow reductions in the wastewater collection system.
- Completed water quality monitoring related to the development of Augusta's Water Protection Plan. The resulting baseline data will be useful in measuring the effectiveness of measures taken to improve water quality.
- Developed and implemented a Community Greenspace Program in accordance with Sec. 36-22-1 et seq. of the Official Code of Georgia Annotated. Adopted by the Augusta Commission in November 2000, and updated in October 2002, the Greenspace Program is designed to preserve up to 20% of the city's land area as greenspace. Areas targeted for protection include lands along the Savannah River, within Phinizy Swamp, and adjacent to local creeks and streams.

Aquifer and Groundwater Recharge Areas

Aquifers are soils or rocks in which groundwater is stored. Aquifers vary widely in size and depth and are used for drinking water, irrigation, and manufacturing processes. Recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water stored in aquifers. A recharge area is any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer

The two major aquifers in Augusta-Richmond County are the Upper Cretaceous and Basal Cretaceous aquifers. The Upper Cretaceous aquifer is the shallower of the two reservoirs, and is not extensively developed. Most of the groundwater used in the city is pumped from the Basal Cretaceous aquifer. The recharge area for the Cretaceous aquifer covers the majority of Richmond County, and is classified as a significant groundwater recharge area by the Georgia Department of Natural Resources. According to DNR's Ground-Water Pollution Susceptibility Map of Georgia, Hydrologic Atlas 20, some of the recharge area has a high susceptibility to pollution and some has a medium susceptibility to pollution.

At the present time, groundwater availability in the aquifers is still good. However, DNR is concerned about the stress placed on the aquifers and has urged the city to pursue surface water as an alternative source of supply for drinking water. A new surface water treatment facility has been constructed and placed into service, enabling the city to reduce the use of groundwater in the water system.

In October 1998 the Augusta Commission adopted a Groundwater Recharge Area Protection Ordinance in accordance with the state *Rules for Environmental Planning Criteria*. The objectives of the ordinance are:

1. Protect groundwater quality by restricting land uses that generate, use or store dangerous pollutants in recharge areas;
2. Protect groundwater quality by limiting the density of development; and

3. Protect groundwater quality by ensuring that any development that occurs within the recharge area shall have no adverse effect on groundwater quality.

The ordinance established the Groundwater Recharge Area District that coincides with the Cretaceous aquifer recharge area. Within the district, no building permit, site plan or subdivision plan will be approved unless it is in compliance with the groundwater protection standards. The standards that apply throughout the district include the following:

- New hazardous waste treatment or disposal facilities are prohibited.
- New waste disposal facilities must have synthetic liners and leachate collection systems.
- New facilities involving the handling, storage and disposal of hazardous materials shall take place on an impermeable surface having an approved spill and leak collection system.
- New above-ground chemical or petroleum storage tanks larger than 660 gallons must have a secondary containment of 110% of the volume of the tank or 110% of the volume of the largest tank in a cluster of tanks.

Additional standards apply depending on whether the affected site within the district has a low, medium or high susceptibility to pollution. The requirements are as follows:

Recharge Areas with Low Susceptibility to Pollution

- New agricultural waste impoundment sites larger than 50 acre-feet must be lined.
- Any new home served by septic tank/drain field system must be approved by the Richmond County Health Department and must have a lot that is at least 110% of the minimum lot size required by Table MT-1 of the Department of Human Resource's Manual for On-site Sewage Management Systems.
- Any new manufactured home park served by a septic tank/drain field system must be approved by the Richmond County Health Department and must have a lot or space that is at least 110% of the minimum lot or space size required by Table MT-2 of the Department of Human Resource's Manual for On-Site Sewage Management Systems.

Recharge Areas with Medium Susceptibility to Pollution

- New agricultural waste impoundment sites larger than 15 acre-feet must be lined.
- Any new home served by septic tank/drain field system must be approved by the Richmond County Health Department and must have a lot that is at least 125% of the minimum lot size required by Table MT-1 of the Department of Human Resource's Manual for On-site Sewage Management Systems.
- A new manufactured home park served by a septic tank/drain field system must be approved by the Richmond County Health Department and must have a lot or space that is at least 125% of the minimum lot or space size required by Table

MT-2 of the Department of Human Resource's Manual for On-Site Sewage Management Systems.

Recharge Areas with High Susceptibility to Pollution

- All new agricultural waste impoundment sites must be lined.
- Any new home served by septic tank/drain field system must be approved by the Richmond County Health Department and must have a lot that is at least 150% of the minimum lot size required by Table MT-1 of the Department of Human Resource's Manual for On-site Sewage Management Systems.
- Any new manufactured home park served by a septic tank/drain field system must be approved by the Richmond County Health Department and must have a lot or space that is at least 150% of the minimum lot or space size required by Table MT-2 of the Department of Human Resource's Manual for On-Site Sewage Management Systems.
- Spray irrigation of wastewater or the land spreading of wastewater sludge must be approved by DNR.
- Permanent storm water infiltration basins are prohibited.
- New wastewater treatment basins (except for mining settling basins) must have an impermeable liner and be approved by DNR.

To date, the primary impact of the Groundwater Recharge Ordinance has been on the minimum lot size for homes (stick-built or manufactured) with septic tanks and located in agricultural zones. Prior to enactment of the ordinance the minimum lot size for any new home served by a septic tank/drain field, and located in an Agricultural Zone, was 16,000 square feet (20,000 sq. ft. for a flagpole lot). The new minimum lot size requirements vary, depending on the soil type, slope of the lot, and level of pollution susceptibility, but the overall effect is that the minimum lot size has increased to an average of 37,500 square feet (.86 acre).

In addition to the Groundwater Recharge Area Protection Ordinance, Augusta continues to implement other projects to protect groundwater and recharge areas:

- Identification and removal of stormwater contributions to the sanitary sewer collection systems.
- Implementation of infiltration/inflow reductions in the sanitary sewer collection systems.
- Extending sanitary sewer service to unsewered subdivisions.
- Extending sanitary sewer service to growth areas.

Wetlands

Under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." (EPA Regulations at 40 CFR 230.3) Wetlands are important to both the environment and the economy. Wetlands provide a wide range of benefits that include habitat, support of commercial and recreational fisheries, reduction of flood damages, and abatement of water pollution.

In Augusta-Richmond County wetlands are located adjacent to the Savannah River, the Augusta Canal, and the major creeks and tributaries that drain the county. The largest concentration of wetlands is found in the Phinizy Swamp, the large floodplain of the Savannah River located on the east side of the county. Local wetlands provide a habitat for native plants and animals, provide a place for migrating birds to rest and feed, absorb and slow floodwaters, and filter pollutants before they reach the Savannah River and other water bodies. The Phinizy Swamp is being used to educate children and adults about the important functions of wetlands and the need to protect and preserve them.

The U. S. Environmental Protection Agency (EPA) estimates that more than half of the original wetlands in the continental United States have been drained and converted to other uses. Common human activities that degrade wetlands include hydrologic alterations, pollution inputs, and vegetation damage. Examples of hydrologic alterations include:

- Deposition of fill material for development.
- Drainage of development, farming and mosquito controls.
- Dredging and stream channelization for navigation, development and flood control.
- Diking and damming to form ponds and lakes.
- Diversion of flow to or from wetlands
- Addition of impervious surfaces in the watershed, thereby increasing water and pollutant runoff into wetlands.

Examples of pollutants that degrade wetlands include sediment, fertilizer, human sewage, animal waste, pesticides, and heavy metals. Wetland plants are susceptible to degradation from hydrological changes, pollution inputs, grazing by domestic animals, and the introduction of nonnative plants. Storms and droughts are examples of natural activities that can damage wetlands.

The city of Augusta, in cooperation with residents, developers, environmental organizations, educators, and others, participates in a variety of programs to protect wetlands and improve water quality. The types of active programs include the monitoring and assessment of water quality, permitting, TMDLs, and public outreach/education.

Monitoring/Assessment - Monitoring and assessment of water quality on local creeks was an integral part of the recently-completed Augusta Watershed Assessment. As part of the project, Parsons Engineering Science, Inc. and CSRA Laboratories installed eight (8) water quality monitoring stations throughout the county. At least one monitoring station was located on each of the major creeks. These stations monitor flow, temperature, rainfall and chemical composition of the creeks. Additionally, Parsons conducted biological monitoring within the creek watersheds. Assessment of the monitoring data pinpointed water quality issues in each of the creeks. The monitoring stations will remain and be used by the Augusta Utilities Department to track future changes in water quality.

Permitting - The City of Augusta participates in the major permitting programs of the Clean Water Act including the following:

> **Clean Water Act Section 404** - Section 404 establishes program to regulate the discharge of dredged and fill material into waters of the United States, including wetlands. Activities that are regulated include fills for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports), and conversion of wetlands to uplands for farming and forestry. Augusta's land subdivision and site plan regulations require applicants to delineate affected wetlands on all submittals, and to provide evidence that a Section 404 permit has been issued by the U. S. Army Corps of Engineers, prior to approval of any development plan or site plan.
>
> **NPDES Permit** - As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Examples of regulated point sources include industrial and municipal wastewater treatment systems that discharge directly to surface waters. The city of Augusta participates in this program, which is administered at the state level by the Georgia DNR Environmental Protection Division (EPD). The City holds valid NPDES Permits for both the Messerly and Spirit Creek wastewater treatment plants.

Georgia EPD currently requires municipalities with population generally over 100,000 to obtain an NPDES permit to operate a Municipal Separate Storm Sewer System (MS4). Augusta has an MS4 permit for a program to reduce nonpoint source pollution and monitor water quality. The MS4 permit mandates a minimum of six control measures:

- Public education and outreach
- Public participation/involvement
- Illicit discharge detection and elimination
- Construction site runoff
- Post-construction runoff control
- Pollution prevention/good housekeeping

The stormwater management program must be phased in over the initial 5-year permit period.

TMDLs - A TMDL or Total Maximum Daily Load is a calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources. The state of Georgia has a court-mandated schedule for development of TMDLs that is the most aggressive in the country. TMDL Implementation Plans for Rocky and McBean Creeks with the help of the CSRA Regional Development Center. The implementation plans identify regulatory and non-regulatory measures designed to reduce fecal coliform levels in the two creeks. Augusta's Watershed Assessment will be updated after existing NPDES Permits are renewed. The resulting Watershed Protection Plan will address TMDL issues associated with streams in our watershed.

Public Outreach/Education - Watershed planning projects have afforded the city an opportunity to increase public outreach and education regarding water quality and protection. The Augusta Utilities Department newsletter and website provide information on a wide variety of water related issues. An Enviroscape watershed model is used to teach children about how a watershed works. Enviroscape demonstrations have been conducted at area schools, the Phinizy Swamp Nature Park and Fort Discovery. In cooperation with the Southeastern Natural Sciences Academy, the city sponsors tours of its constructed wetlands project located within the Phinizy Swamp Nature Park. The wetland cells serve to reduce the nutrients and oxygen demand in Augusta's wastewater using bacteria, plants and soils. The plants provide a place for the bacteria to break down the nutrients before the water is released into Butler Creek.

As a follow-up to the Watershed Assessment, the city established the Watershed Roundtable, a committee charged with continuing water resource planning and developing public outreach initiatives. The Watershed Roundtable included representatives from government, the private sector, non-profit organizations and environmental groups. While this group has fallen into inactivity in the last couple of years, Augusta is considering ways to renew this effort.

Water Supply Watersheds

The Georgia Department of Natural Resources (DNR) defines a water supply watershed as the area of land upstream of a governmentally owned public drinking water intake or water supply reservoir. DNR has established minimum criteria for the protection of drinking water watersheds. This protection is necessary for the enhancement of public health, safety and welfare, as well as to assure that surface sources of drinking water are of high quality in order to be treated to meet all State and Federal drinking water standards. Separate criteria have been established for large watersheds (100+ square miles in the drainage basin) and small watersheds (<100 square miles in the drainage basin).

The removal of vegetation and the introduction of paving for roads, parking lots, driveways and other impervious services increase run-off on a site. This in turn increases erosion,

flooding and sedimentation of water sources. The DNR criteria establish buffer zone requirements adjacent to perennial streams and specify allowable impervious surface densities adjacent to such streams. These requirements are designed to prevent intensive development of a water supply watershed from contaminating a water source to a point where it cannot be treated to meet drinking water standards.

Richmond County contains one large watershed and one small watershed. The Middle Savannah River Watershed is the large watershed. The City of Augusta's water supply comes from the Savannah River via the Augusta Canal. The Augusta Lock and Dam, located on the canal approximately 4 miles above the raw water pumping station, controls water flow into the canal.

The part of the Butler Creek Watershed above Butler Reservoir is the small watershed. The watershed is located in northwest Richmond County, and a portion of Columbia County, and covers approximately 15 square miles. The watershed drains to Butler Reservoir, which has historically served as the source of water for Fort Gordon. The Fort is permitted to withdraw 5.4 MGD from the reservoir. The watershed is characterized by low-density residential development, woodlands and scattered commercial uses. Since the opening of the Jimmie Dyess Parkway in 1998, urban development has increased in the watershed area. Other planned road improvement projects will no doubt increase development pressure. Fort Gordon has recently entered into an agreement with Augusta to purchase water from the Augusta Utilities Department for use on the Fort and to have Augusta transport the wastewater from the Fort to Augusta's existing facilities for treatment. The Fort has indicated that it wishes to retain the existing water withdrawal permit for other possible uses.

Augusta currently has in place several ordinances and programs to protect water supply watersheds from pollution or alteration. This includes a group of land use and development ordinances, as well as an ordinance that applies to the large Middle Savannah River Watershed. A brief summary of the ordinances follows.

Water Supply Watershed Protection Ordinance – The purpose of this ordinance is to establish measures to protect the quality and quantity of the surface water supply for the city. It establishes a water supply watershed district covering an area within a seven (7) mile radius of the city's water supply intake on the Augusta Canal (Savannah River). Within the district, any new facilities that handle hazardous materials must perform their operations on impermeable surfaces having spill and leak collection systems. The Augusta Commission adopted the ordinance in October 1998 to comply with Georgia DNR's Part V environmental standards.

Soil Erosion and Sediment Control Ordinance – The purpose of this ordinance is to control soil erosion and sedimentation resulting from land-disturbing activity. The ordinance includes minimum requirements or best management practices (BMPs) for erosion and sedimentation control, and establishes a process for the review and approval of Soil Erosion and Sediment Control Plans. The ordinance also includes enforcement and penalty provisions.

Tree Ordinance – This ordinance, first enacted in 1992, provides standards for the protection of trees located on public property, designates landmark trees, and establishes landscaping standards that apply to the development of private property. A Tree Commission is charged with reviewing and approving the Greenspace Plans submitted by private developers. Among other things, the ordinance is designed to prevent soil erosion, retard storm water runoff, and reduce the amount of impervious surfaces on development sites.

Other Ordinances and Regulations – Other ordinances and regulations that serve in part to protect water resources include the City's zoning ordinance, subdivision regulations, site plan regulations, grading ordinance, flood damage prevention ordinance, and stormwater management ordinance. Among other things, these ordinances and regulations limit the types of land uses allowed in an area, restrict the amount of impervious surface on a lot, require retention and detention facilities to control surface water runoff, and restrict development within floodplains.

Protected River Corridor

The Savannah River is a protected river under the Georgia Mountain and River Corridor Protection Act. The Savannah River is a unique resource and has played a central role in the history and development of Augusta and surrounding communities. At Augusta the river rolls over the fall line separating the Piedmont and Coastal Plain physiographic provinces. The river supports a variety of plants, animals and wildlife and enhances the quality of life for residents.

Floodways, floodplains and wetlands are the predominant land uses along the Savannah River. The shallow waters at the fall line expose several small islands in the river just upstream from downtown Augusta. Other land uses within the river corridor include part of a stone quarry, part of the Augusta Canal, the Augusta Waterworks pumping station, part of the Savannah River levee, and some single-family residences.

In 1994 the city adopted a River Corridor Protection Plan as an amendment to the Comprehensive Plan. The Protection Plan includes an overview of the river corridor, an assessment of corridor protection measures and an implementation strategy. In 1998 the city amended the zoning ordinance by establishing the Savannah River Corridor Protection District. The river corridor protection district extends 100 feet horizontally from the river bank. The existing natural vegetative buffer must be maintained within the district and new land uses are limited to single-family residences (minimum 2-acre lot), agricultural and timber production, wildlife and fisheries management, recreational uses, and some other public facilities and utilities. Handling, receiving, storage and disposal of hazardous wastes are prohibited in the district.

ADDITIONAL ENVIRONMENTALLY SENSITIVE AREAS

Floodplains

As a body of water (e.g. river, stream, or creek) erodes and deposits material, it may shift its course and over a period of time build up a deposit of material in its valley bottom. This deposited material takes the shape of a plain, called a floodplain, which forms at elevations near that of the water's surface. About 25 percent of Richmond County (43,600 acres) is comprised of floodplains, stream terraces, and inter-stream divides. According to Flood Insurance Rates Maps / Flood Boundary and Floodway Maps published by the Federal Emergency Management Agency (FEMA), floodplains are located within and adjacent to the Savannah River and its tributaries (e.g. Rock, Rae's, Crane, Rocky, Butler, Spirit and McBean Creeks). The 100-year flood also referred to as the "base flood" is defined as the flood having a one percent probability of being equaled or exceeded in any given year.

Congress established the National Flood Insurance Program (NFIP) with the passage of the National Flood Insurance Act of 1968. The National Flood Insurance Program enables property owners in participating communities to purchase insurance protection against losses from flooding. The insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating cost of repairing damage to buildings and their contents caused by floods. The NFIP was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. The program is administered by the Federal Insurance Administration, a division of the Federal Emergency Management Agency (FEMA).

Participation in the NFIP is based on an agreement between local communities and the federal government. Basically, if a community adopts and enforces measures to reduce future flood risks to new construction in special flood hazard areas, the federal government makes flood insurance available within the community as a financial protection against flood losses which do occur.

Augusta has participated in the NFIP for approximately 35 years. The city also has Flood Damage Prevention Ordinance that is based on FEMA's model ordinance. The ordinance requires anyone who wants to grade, fill, erect a structure, or otherwise develop in a floodplain to obtain a permit before starting any land disturbance or construction. The ordinance includes specific standards for development in floodplains and requires the filing of an Elevation Certificate before the city issues a certificate of occupancy. A group of maps delineate the applicable areas in the city susceptible to flooding during the 100-year and 500-year design floods. The maps are the basis for determining the areas regulated by the Flood Damage Prevention Ordinance.

The flood ordinance is amended on occasion to conform to new federal regulations, to correct deficiencies, and to address new issues. Area-wide flooding caused by tropical downpours in October 1990 is one event that triggered ordinance revisions in recent years. Some of the recent ordinance amendments include:

- Separating the floodway fringe into two areas, the upper floodway fringe and the lower floodway fringe. No encroachments, structures, or fill are permitted in the lower floodway fringe unless an engineer certifies that the encroachments will not trigger a rise in the base flood elevation.
- Manufacture homes must meet all the requirements for new construction, including elevation and anchoring.
- New construction or substantial improvement of any structure or manufactured home located in a Special Flood Hazard Area shall have the lowest floor elevated at least three (3) feet above the base flood elevation.

The city has also developed a Flood Hazard Mitigation Plan. The purpose of the Flood Hazard Mitigation Plan is to assess flood risks and to articulate a comprehensive strategy for implementing flood mitigation activities. The plan outlines the risks associated with flooding, describes the existing conditions in Augusta, describes existing mitigation programs and activities, and presents a list of recommended mitigation strategies and activities.

Having a Flood Hazard Mitigation Plan makes the city eligible to apply for Flood Mitigation Assistance (FMA) Grants from FEMA. FMA project grants are an integral part of the city's strategy to purchase property with a history of repeat damage from floods. Since 2000, the city has purchased a total of 12 homes in the vicinity of Rae's and Rocky Creeks. FMA grants have funded 75 percent of the cost of the buyouts, with state (15%) and local (10%) government funds accounting for the rest. The Augusta Emergency Management Agency is also developing a data base of additional properties with repetitive flood losses. The data base will be used to target additional properties for acquisition, and to identify flooding problems that can be corrected by local storm drainage improvements.

Soils

Soils in Richmond County are grouped into eight (8) associations. A soil association is a landscape that has a distinctive proportional pattern of soils. A soil association usually consists of one or more major soils, for which it is named, and at least one minor soil. Soils in one association may also occur in another, but in a different pattern.

<u>Soils on ridgetops and hillsides of the Southern Piedmont</u>: well-drained soils on very gently sloping and sloping ridgetops and hillsides. Slopes range from 2 to 15 percent. The soils have a loamy surface layer and predominantly firm clayey or loamy subsoil.

1. Georgeville-Wedowee - Very gently sloping to sloping, well drained soils that have a loamy surface layer and predominantly firm clayey or loamy subsoil. Moderate permeability limits the use of these soils for septic tanks absorption fields. These soils account for 3 percent of all soils and are found in the northeastern part of the county. The areas are a combination of woods, residential subdivisions, shopping centers and industry.

Soils on ridgetops and hillsides of the Sand Hills: well-drained and excessively drained soils on very gently sloping and gently sloping ridgetops and hillsides. Slopes range from 1 to 10 percent. The soils have a thick sandy surface layer and friable loamy subsoil and others that are sandy throughout.

2. Troup -Lakeland - Very gently sloping and gently sloping, well drained soils that have a thick sandy surface layer and friable loamy subsoil and excessively drained soils that are loose and sandy throughout. These soils are well suited to most urban uses. These soils account for 27 percent of all soils and are scattered throughout the central and southern parts of the county. The areas are a combination of urban land uses and woodlands.

3. Troup - Vaucluse - Ailey - Very gently sloping and gently sloping, well drained soils that have a predominantly sandy surface layer and friable or mostly firm and brittle loamy subsoil. These soils are well suited to most urban uses. These soils account for 17 percent of all soils and are scattered throughout the northern part of the county. The areas are a combination of urban land uses and woodlands.

Soils on ridgetops and hillsides of the Southern Coast Plain: well-drained soils on nearly level to gently sloping ridgetops and hillsides. Slopes range from 0 to 8 percent. The soils have a predominantly sandy surface layer and friable loamy subsoil.

4. Orangeburg-Lucy-Dothan - Nearly level to gently sloping, well drained soils that have a predominantly sandy surface layer and friable loamy subsoil. These soils account for about 13 percent of all soils and are found in the south central part of the county. Areas are used mainly for farming and woodlands.

Soils on hillsides of the Sand Hills and Southern Coastal Plain: well-drained soils on strongly sloping and moderately steep hillsides. Slopes range from 8 to 17 percent. The soils have a sandy surface layer and friable or mostly firm and brittle loamy subsoil.

5. Troup-Vaucluse-Ailey - Strongly sloping and moderately steep, well drained soils that have a sandy surface layer and friable or most firm and brittle subsoil. These soils are poorly suited for farming and only moderately suited for wood crops and must urban uses. These soils account for about 14 percent of all soils and are located across the southern part of the county.

Soils on/near Floodplains: poorly drained soils that are nearly level. Soils have a loamy surface layer and friable loamy or firm clayey subsoil.

6. Riverview-Chewacla-Chastain - Nearly level, well drained and somewhat poorly drained soils that are friable throughout and poorly drained soils that have a loamy surface layer and firm clayey subsoil. These soils are located in the floodplains of the Savannah River in the eastern part of the county. They comprise about 11 percent of the county. Primarily wooded, this association does have areas that are used for cultivated crops or pasture. There is considerable industrial and residential development in areas protected

by the Savannah River levee. Clay has been mined for the manufacture of bricks, and the excavated areas are filled with water.

7. Bibb-Osier - Nearly level, poorly drained, predominantly loamy soils that are friable and sandy soils that are loose. These soils are located on floodplains of the major tributaries of the Savannah River and account for 9 percent of all soils. Major tributaries include the following creeks: Rae's, Rocky, Butler, Spirit, Little Spirit and McBean. Primarily wooded, this association is poorly suited for farming and urban uses.

8. Dogue-Goldsboro-Roanoke - Nearly level, moderately well drained and poorly drained soils that have a loamy surface layer and friable loamy or firm clayey subsoil. These soils are located on stream terraces and low-lying uplands adjacent to flood plains. They comprise about 6 percent of all soils and are found primarily in the northeastern part of the county. This association includes a mix of urban development, industry, wooded areas, and swampland.

Agricultural and Forest Land

The Georgia County Guide classified 12,439 acres as non-forestry farmland in 2002 or 6.0 % of the land in Richmond County. This total represents a 22.0% reduction from the 15,919 acres of land in farms in 1997. In 2002 there were 140 farms in the county, compared to133 in 1997. The average farm size was 89 acres and the median size was 46 acres. Crops include corn, soybeans and peanuts. Commodities include forestry, dairy, beef cows and ornamental horticulture. The county ranked 135th within the state for acres of harvested cropland. The 2,541 acres of harvested cropland is down 65.9% from 7,462 acres reported in 1997.

In 2004, 111,200 acres in Richmond County were classified as forested or 53.6% of the entire county. Of this total 93,700 acres are owned by private entities, 13,300 acres by the Federal government (Fort Gordon), and 4,300 acres by the state of Georgia. The breakdown of major forest groups is Loblolly-short leaf pine - 34,100 acres, Oak-Gum-Cypress – 29,900 acres, Oak-Hickory – 23,100 acres, Oak-pine - 12,700 acres, and Long-leaf slash pine – 5,300 acres. Much of the forested land is undeveloped at the present time. Outside of Fort Gordon, forestlands in the county are subject to more intense development.

As Richmond County continues to grow, the remaining farmland and forestland will come under more development pressure. A number of local development regulations help to minimize the impact of proposed land use changes. These include zoning restrictions on allowable densities, landscaping requirements for commercial development, and soil erosion and sediment control requirements. Augusta-Richmond County also has in place regulations for the protection of wetlands, groundwater recharge areas, water supply watersheds, and the Savannah River corridor. These regulations were adopted in compliance with the Georgia Department of Natural Resources, Rules for Environmental Planning Criteria.

Plant and Animal Habitat

Richmond County is home to several plants and one animal (an invertebrate) classified as endangered, threatened, unusual or rare. Four of the plants are listed as "candidates" for federal protection under the Endangered Species Act of 1973. One plant, the Sweet Pitcher Plant, has "partial status", meaning that the plant is federally protected in only a portion of the species' range. All projects that require a direct federal approval, permit, grant, loan or loan guarantee must comply with provisions of the Endangered Species Act. This includes consulting with the Department of the Interior to avoid adverse impacts on endangered species.

Table N-2
State and Federally Protected Plants and Animals
Richmond County, GA

Plants:	**Federal Status**	**State Status**
• Georgia Aster	Candidate	None
• Atlantic White-cedar	None	Rare
• Pink Ladyslipper	None	Unusual
• Shoals Spider lily	Candidate	Endangered
• Indian Olive	None	Threatened
• Sweet Pitcher Plant	Partial Status	Endangered
• Ocmulgee Skullcap	Candidate	Threatened
• Silky Camellia	None	Rare
• Pickering Morning-glory	Candidate	Threatened
Animals:		
• Pigtoe Mussel	None	Endangered

Source: Georgia Department of Natural Resources, Wildlife Protection Division

Endangered: In danger of extinction throughout all parts of its range
Threatened: Likely to become endangered in the foreseeable future throughout all or parts of its range
Candidate: Listing is warranted but immediate listing is precluded due to other priorities
Rare: May not be endangered or threatened but which should be protected because of its scarcity
Unusual: Deserving special consideration such as plants that may be subject to commercial exploitation

Some plants are protected solely under provisions of the Georgia Wildflower Preservation Act of 1973. The act authorizes rules for the collection, transport, sale and listing of protected

plants. The Georgia Environmental Policy Act (GEPA) requires that impacts to protected species be addressed for all projects on state-owned lands and for all municipal or county projects if funded half or more by state funds, or by a state grant of more than $250,000.

MAJOR PARKS, RECREATION AND CONSERVATION AREAS

Richmond County has several conservation, recreation and natural areas. Following is a brief description of the major natural attractions within the county. Additional information can be found in the Cultural Resources and Community Facilities chapters.

Savannah River

The Savannah River is an exceptional resource that has had a tremendous impact on the history and development of the community. The stretch of the river adjacent to Augusta and Richmond County is one of the more unique parts of the waterway. It is just upstream from the city where the river rolls over the fall line separating the Piedmont and Coastal Plain physiographic provinces. The shallow waters at the fall line served as a river crossing for centuries, and have characteristics that are in sharp contrast to the deeper, navigable reaches downstream. This change in the river's environment allows it to support a variety of plants, animals, and wildlife, and gives residents a greater appreciation of the natural environment. Over the years, a number of archaeological sites have been identified in the area, many of which are located in the floodplains and swamps near the river corridor.

Augusta Canal

The Augusta Canal is a man-made resource located adjacent to the Savannah River in Richmond and Columbia Counties. The canal is owned by the city of Augusta, and overseen by the Augusta Canal Authority. Its functions as a water supply source and flood-control mechanism are the responsibility of the Augusta Utilities Department. Columbia County leases the parcel of land at the headgates that contains the lock keeper’s cottage and vintage recreation structures and maintains this area as Savannah Rapids Park.

The canal was designated a National Historic Landmark (1977), a Regionally Important Resource (Georgia-1994), and a National Heritage Area (U. S. Congress-1996). National Heritage Area designation recognizes the canal as a treasure of national significance, spotlights Augusta on national tourist maps, and makes technical assistance and resources available through the National Park Service.

Constructed in 1845, and enlarged in 1876, the Augusta Canal is among the nation's best examples of a 19th century industrial canal system. When first built the canal's three main functions were to provide water power for industry, waterborne transportation for commodities (e.g. cotton), and a source of water for the community. Today, the canal continues to provide water power for electrical generation and to power the pumps at the city's raw water pumping station. The canal provides residents and visitors with a variety of

recreational opportunities, including hiking, boating, bicycling and fishing. There are scenic views of the Savannah River and several historic structures adjoining the canal.

Phinizy Swamp Wildlife Management Area

This 1,500-acre, state-owned cypress wetland is located in east Augusta approximately two miles south of downtown. The wildlife management area is owned by the Georgia Department of Transportation (GDOT) and managed by the Georgia Department of Natural Resources. It was created as a result of a compromise brokered with environmental agencies to allow construction of Bobby Jones Expressway through the swamp. GDOT agreed to purchase and preserve the acreage in exchange for approval of the road project by the U. S. Fish and Wildlife Service and the U. S. Environmental Protection Agency. The expressway extension, which opened in the summer of 1998, bisects the wildlife management area.

The wildlife management area is home to over 100 species of waterfowl, and a variety of wildlife that includes deer, alligators, bald eagles, bobcat, beaver, snakes, and panthers. Permitted public use activities include hunting (archery only), fishing, hiking, and bird watching. Access points are located off of Gravel Pit Road and from a half-mile long gravel road behind the Messerly Wastewater Treatment Plant. The Merry Brickyard ponds border the wildlife management area on one side and the 1,100-acre Phinizy Swamp Nature Park on another.

Phinizy Swamp Nature Park

This 1,100-acre nature park is located south of the Phinizy Swamp Wildlife Management Area and adjacent to the Messerly Wastewater Treatment Plant. The Nature Park is owned by the city of Augusta and managed by the Southeastern Natural Sciences Academy - a nonprofit educational organization. Like the wildlife management area, the Swamp Park is home to a variety of plant and animal life coexisting in an ancient wetland area. The mission of the Southeastern Natural Sciences Academy is to promote environmental stewardship through education, research, land conservation and public outreach. The Academy has established partnerships with area school systems and has offers classes, tours and workshops at the Nature Park. A typical monthly calendar of events includes a tour of the park, a family bike tour, a "waterfowl" walk, and a clean-up day. The park offers endless opportunities for learning, volunteering, and working with others to promote environmental stewardship.

Included within the park is an innovative sewage treatment system where semi-treated wastewater from the Messerly Wastewater Treatment Plant flows into a series on man-made wetland cells. There microbes and bacteria break down harmful waste products and the cleansed water then flows back into Butler Creek on its way to the Savannah River. The constructed wetlands clean municipal wastewater, provide habitat for plants and wildlife, and serve as a learning environment for park visitors. The Academy has plans for improvements at the Nature Park including construction of a research facility, visitor’s center, and extension of the Floodplain Boardwalk. The Academy is also finalizing an agreement with GDOT and GA DNR to incorporate part of the Phinizy Swamp WMA into its education programs.

Merry Brickyard Ponds

Merry Brickyard Ponds is a semi-public fishing area located immediately north of the Phinizy Swamp Wildlife Management Area. The ponds are actually a series of strip mines that nature has transformed into a nationally known waterfowl habitat. The ponds lie among 3,100 acres owned by Merry Land Properties, Inc., which still has active clay mining leases on parts of the site.

Plans have been made to transform much of the area into new uses that will include a wetland mitigation bank. A wetlands mitigation bank offers credits to developers whose projects disrupt sensitive natural areas elsewhere. A developer can "buy" land in a mitigation bank to offset losses of wetlands elsewhere. The result is the preservation and restoration of large habitats such as the Brickyard Ponds. What the owners envision is the gradual transition of the ponds from a fishing resource to more of a conservation resource. While there will be fishing for many years to come, some ponds will be drained, filled and planted with trees to foster more diversity in the ecosystem.

Spirit Creek Education Forest

Spirit Creek Education Forest is 570 acres of wetlands, planted loblolly pine and bottomland hardwoods located in the midst of urban development in south Richmond County. The Georgia Forestry Commission owns and maintains the property.

Spirit Creek Educational Forest is a working forest. This means that forest management methods are used to maximize the potential of the land for various goals; timber production, wildlife habitat, water quality, and educational opportunities. The goal of all education programs is to teach conservation, which means the wise use of natural resources. The Forestry Commission offers a number of educational programs and activities on-site including the following:

- A self-guided interpretive trail through a tupelo swamp on a handicapped-accessible boardwalk
- An arboretum displaying native trees and ecosystems of Georgia
- Interpretive nature trails
- Fields displaying three different stages of a sandhill natural succession and the wildlife inhabiting the sites
- Soil investigation studies and wetland habitat and quality studies
- Experimental wooden bridge
- Timber management practices of thinning, harvesting and regeneration
- A prescribed burning demonstration
- Wildlife management
- Solar Powered Pavilion

Chapter 8 – Natural Resources & Greenspace

AIR QUALITY

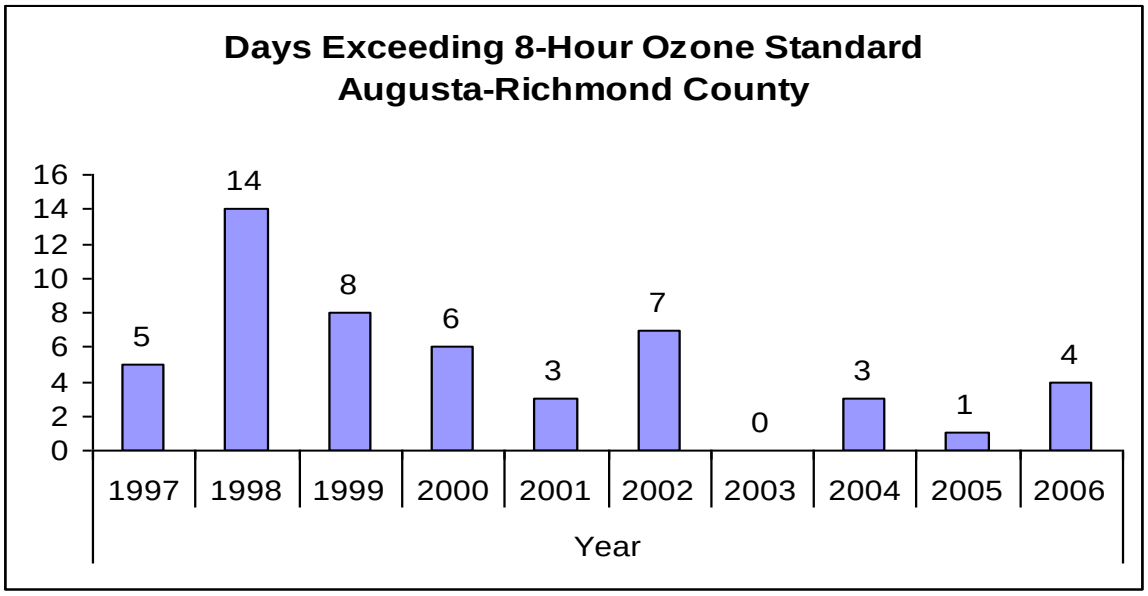
Air quality is an issue in communities throughout the country, including Augusta. Air pollution has a direct impact on public health and well being. It also has implications for economic development, transportation, and the quality of life in communities.

Ozone, the main ingredient of smog, is a serious air quality problem. Even at low levels ozone can have a number of effects on the respiratory system. Ozone is a gas that occurs both in the Earth's upper atmosphere and at ground level. Ozone can be good or bad, depending on where it is found. Ozone occurs naturally in the Earth's upper atmosphere - 10 to 30 miles above the Earth's surface - where it shields us from the sun's harmful ultraviolet rays.

In the Earth's lower atmosphere, near ground level, ozone is formed when pollutants emitted by cars, power plants, chemical plants, and other sources react chemically in the presence of sunlight. Ozone pollution is a concern during the summer months when the weather conditions needed to form ground-level ozone - lots of sun and hot temperatures - normally occur.

Particulate matter (PM) is another type of air pollutant. Particulate matter is any material that exists as solid or liquid in the atmosphere. Particulate matter may be in the form of fly ash, soot, dust, fog, fumes or other materials. Particulate matter causes irritation and damage to the respiratory system. This can result in difficulty breathing, induce bronchitis and aggravate existing respiratory disease. Exposure to particulates impacts individuals with chronic pulmonary or cardiovascular disease, people with influenza or asthma, children and elderly persons.

Data indicate that the Augusta area has an ozone problem. The EPD has had a permanent ozone monitoring station in Augusta since 1989. The station is located at Bayvale Elementary School in south Augusta. In recent years, ozone levels recorded at the station have exceeded allowable standards on several occasions. Under the Federal Clean Air Act Amendments, violations occur when 8-hour ozone averages exceed 0.085 parts per million. Data recorded by EPD at a monitoring station located at Bayvale Elementary School indicate that ozone levels in Augusta have exceeded the 8-hour standard, on varying numbers of days, for several years (see chart below).



As part of the Fall Line Air Quality Study (FAQS), a second monitoring station was established in the Augusta area. This station was located near Riverside Elementary School in Columbia County while the FAQS was conducted between 2000 and 2004. Air quality data collected at this location confirmed the ozone levels recorded at the EPD site. The data from FAQS monitoring sites across the state also indicate that Augusta's air quality problems are due in part to regional factors. EPD officials believe that solutions to air quality problems in Augusta will come from a combination of local initiatives and control measures at the state and federal levels.

Communities that exceed the federal air quality standards for ozone and / or fine particulate matter are subject to being designated as non-attainment areas by the U.S. Environmental Protection Agency (EPA). Non-attainment designation has implications for economic development and transportation in the city. Under non-attainment, new or expanding industry that generates emissions would be subject to EPA's New Source Review program. The program requires that new plants and major modifications of existing plants obtain a permit before construction, which will be issued only if the new plant or major modification includes pollution control measures that reflect the best technology available.

Under the Clean Air Act, Metropolitan Planning Organizations (MPOs) in non-attainment areas must demonstrate through the transportation conformity process that planned transportation investments, strategies and programs, taken as a whole, have air quality impacts consistent with the Georgia State Implementation Plan (SIP), and that emissions do not exceed the SIP targets for emissions from mobile sources. Transportation conformity is essentially a way to ensure that Federal funding and approval are given to those transportation activities that are consistent with air quality goals. If the Augusta area's transportation plan, program, or an individual project does not meet conformity, transportation officials have the following options:

- Modify the plan, program, or project to offset the expected emissions

- Work with the Georgia EPD to modify the SIP to offset the plan, program, or project emissions

Should the modifications not be achieved, and if a conformity determination cannot be made within certain time frames after amending the SIP, conformity lapses and no new transportation projects may advance until a new conformity determination can be made. During a conformity lapse, FHWA and FTA can only make approvals on grants for projects that are exempt from the conformity process, such as safety projects, and transportation control measures included in an approved SIP.

While Augusta has avoided non-attainment designation to date, recent changes to air quality standards for fine particulate matter, and pending changes to the ozone standards, have increased the likelihood of such a designation as early as the year 2009. In September 2006, EPA issued revised air quality standards for fine particulate matter. Currently, fine particulate matter readings at the Augusta area air quality monitoring sites do not exceed the new 24-hour standard, but do exceed the new annual standard. Proactive steps must be taken to avoid a trend of violations of the fine particulate matter standards. Of equal concern are pending changes to the ozone standards. On July 11, 2007, EPA proposed changes to the ozone standards. Based on the current monitoring data for the years 2003 – 2006, the Augusta area would be in violation of the proposed ozone standards. According to EPA, the final revised air quality standard for ozone will be issued by March 12, 2008.

In the past decade, local stakeholders have taken proactive steps to address air quality issues. Among the initiatives taken are the following:

- **Air Quality Task Force (1998-2000) –** A task force created by the Augusta Metro Chamber of Commerce to work with state and federal officials to ensure that the Augusta area meets federal air quality standards. The task force was comprised of business leaders, transportation planners, real estate developers, environmentalists, and government officials. The task force met periodically to review air quality data, discuss the ramifications of nonattainment designation and talk the impact of potential control measures on air quality. In the fall of 1999, the AQTF joined forces with similar groups in Macon and Columbus to pursue completion of a detailed study of air quality in the three "Fall Line" cities. Funding of the Fall Line Air Quality Study resulted, in part, from the work of the task force.

- **Fall Line Air Quality Study (FAQS)** – A four-year study (2000-2004) for assessing urban and regional air pollution, identifying the sources of pollutants and pollutant precursors, and recommending solutions to realized and potential poor air quality in the Augusta, Macon, and Columbus metropolitan areas. The FAQS primarily addressed ground-level ozone but the results are designed to provide a better understanding of the mechanisms contributing to other pollutants. The four primary components of the project included: 1) enhanced monitoring; 2) emission inventory development; 3) scenario modeling; and 4) analysis, assessment, and recommendations.

The Center for Urban and Regional Ecology (CURE) at Georgia Tech managed implementation of the project under a contract with the Georgia Environmental Protection Division. Other entities involved in the project include The Air Resources Engineering Center (AREC) and the Southern Center for the Integrated Study of Secondary Air Pollutants (SCISSAP). Project oversight was provided by the FAQS Coordinating Council consisting of representatives from the Augusta, Macon, and Columbus metropolitan areas, the Georgia Environmental Protection Division, the Georgia Regional Transportation Authority, the U.S. Environmental Protection Agency, Region IV, the U.S. Department of Defense and other stakeholders from business and industry, environmental advocacy groups, and concerned citizens.

- **Transportation Conformity Memorandum of Agreement** – In the spring of 2002, the Augusta-Richmond County Planning Commission entered into a memorandum of agreement (MOA) with EPA, the Federal Highway Administration, the Federal Transit Administration, the South Carolina Department of Transportation and South Carolina DHEC regarding interagency consultation procedures in South Carolina. The memorandum of agreement spells out the criteria and procedures for the determination of the conformity of transportation plans, programs and projects in South Carolina areas designated as non-attainment or maintenance for national air quality standards.

  Interagency consultation is required by the Clean Air Act and entering into the MOA was required because part of Aiken County is within the Augusta Regional Transportation Study area. The Augusta-Richmond County Planning Commission is the lead agency for transportation planning in the ARTS area. In January 2004, the MOA was incorporated into the South Carolina State Implementation Plan for air quality. The MOA is in the process of being revised at the present time (November-December 2007) to conform to recent changes in the Clean Air Act.

- **Ozone Early Action Compact (EAC)** - In December 2002, the city of Augusta entered into an Early Action Compact (EAC) with Georgia EPD and U. S. EPA. The EAC is a Memorandum of Agreement for the express purpose of developing and implementing an Early Action Plan (EAP) that will reduce ozone levels in the Augusta area to maintain compliance with the 8-hour ozone standard. At about the same time Augusta signed its EAC, Aiken County, South Carolina entered into a separate Early Action Compact (EAC) with the South Carolina Department of Health and Environmental Control and U. S. EPA. While not a signer of the Augusta EAC, Columbia County, Georgia did attach a letter of support to the Augusta EAC.

  The EACs represent a proactive effort to meet air quality standards sooner than required (by December 31, 2007) under the 8-hour ozone implementation rule. Among the potential benefits of participation in the EAC are the following:

  - **A positive impact on public health and the environment.**

- **Public health benefits will be realized by meeting the more stringent 8-hour ozone standard sooner than required.**
- **Partnerships working together to implement local control strategies to maintain clean air and provide public health protection.**
- **Positive public reaction for voluntarily addressing air pollution problems ahead of federal requirements.**
- **Deferral of effective date of non-attainment designation thereby deferring costly and potentially unnecessary requirements associated with non-attainment. This includes deferral of New Source Review and Transportation Conformity requirements.**

Since signing the EAC, the city of Augusta and Aiken County have worked with other stakeholders to develop emission reduction control strategies and a public involvement strategy that are part of Augusta's and Aiken County's Early Action Plans (EAP). Emission reduction strategies in the Augusta EAP include a seasonal open burning ban and a Stage I Vapor Recovery Program. Augusta and Aiken County were not on list of ozone nonattainment areas issued by EPA in April 2004. However, both governments decided to continue to be a part of the Early Action Compact. On December 31, 2004, Georgia EPD forwarded the Augusta Early Action Plan for Air Quality to U.S. EPA. On May 1, 2005, a seasonal open burning ban took effect in Augusta for the first time. The ban remains in effect through September 30, 2005. This ban, which is in effect from May 1 – September 30 each year, is designed to limit open burning during the hottest, sunniest time of the year when weather conditions can intensify air quality problems. Columbia County, Georgia also has a seasonal open burning ban in place.

- **Regional Air Quality Initiative – 2007- 08** – On Thursday, February 22, 2007, the Augusta-Richmond County Planning Commission, in cooperation with the Georgia Environmental Protection Division, Georgia Department of Transportation, and South Carolina Department & Health and Environmental Control sponsored the first of a series of meetings to develop a plan to improve air quality in the Augusta-Aiken metro area. The meeting brought together a variety of interested parties together from throughout the Augusta-Aiken metropolitan area that have a stake in air quality.

  This latest initiative represents an effort to be proactive in addressing the possible impacts of the revised fine particulate matter standards In trying to be proactive in dealing with small particulate matter, a series of meetings with representatives of US EPA, Department of Health and Environmental Control in SC and EPD in Georgia, along Three more stakeholder meetings were held between March and August 2007. Three smaller technical groups (Heavy-Duty Diesel, Policy and Regulatory, and Education and Outreach) have been formed to identify proactive steps that can be taken at the local and regional level to reduce the level of fine particulate matter in the atmosphere. During the fall of 2007, the technical groups held meetings of their own to review potential control measures and initiatives that could be part of the regional action plan for improving air quality.

Based on feedback from the technical groups, stakeholders will be working together to formulate an action plan to improve local air quality and ensure attainment with current and future national ambient air quality standards. By providing strong regional leadership, the Augusta-Aiken area will show U.S. EPA that area stakeholders are serious about local measures to improve air quality and protect the health and quality of life of their citizens. This cooperative, proactive approach may also defend the region's economic interests if noted and taken into account during future non-attainment designations. Not meeting the air quality standards impacts the ability of communities to recruit new industries and is very costly to existing industries that are considering major expansions.

GREENSPACE PROGRAM

In November 2000 the city of Augusta adopted a Community Greenspace Program in accordance with regulations in the Official Code of Georgia Annotated, Section 36-22-2 et seq. The city's Greenspace Program was updated in the fall of 2002. The goal of the program is to permanently preserve twenty percent (20%) of Augusta's land area as greenspace. The Greenspace Program identifies areas for protection, including lands along the Savannah River, within Phinizy Swamp, and along the major creeks (Butler, Rae's, Rock, Rocky, Spirit and McBean). It lists the tools to preserve greenspace, including fee simple acquisition, conservation easement acquisition, restrictive covenants, and negotiated or privately-initiated easements or covenants. There are also a number of local ordinances that protect lands along the river and creeks.

The Greenspace Program serves as the basis for the expenditure of funds (local, donated, grants from the Georgia Greenspace Commission) for greenspace protection. Grants awarded by the Georgia Greenspace Commission have been used to permanently protect land along the Savannah River and parts of Butler and Spirit Creeks. Property owners have also donated land to the program.

The objective of the program is to permanently protect land along the Savannah River and all major creeks in the county. Greenspace along the river will include multi-use trails along the Augusta Canal and the river levee from Columbia County to the New Savannah Bluff Lock and Dam Recreational Area and the Phinizy Swamp Nature Park, both located south of downtown. The Butler Creek Greenway will extend for nine miles along the creek from north of Deans Bridge Road to New Savannah Bluff. Connections to greenspace areas in Columbia County and North Augusta, South Carolina are envisioned as part of the trail network. In addition, local funds are being used by the Central Savannah River Land Trust to market the program and to conduct negotiations with property owners.

The Central Savannah River Land Trust administers the Greenspace Program on behalf of the city. The Land Trust is a non-profit organization capable of accepting donations of land and conservation easements designed to permanently protect sensitive environmental resources. A broad-based group of citizens and organizations are involved in the Greenspace program. Among them are the Southeastern Natural Sciences Academy, the Augusta Canal

Authority, Augusta Metro Chamber of Commerce, Sierra Club, the Nature Conservancy, the Builders Association of Metro Augusta, Savannah Riverkeeper, the Georgia Forestry Commission, and several neighborhood organizations.

ASSESSMENT

Augusta is blessed with natural resources that contribute to progress and enhance the quality of life in the community. The local climate, soils, air quality, water resources, plant and animal habitat, forests and park and recreation areas serve as attractors for new development. As urban development continues it is important to protect natural resources and enlist public support and participation in protection measures.

Fortunately, environmental stewardship is a goal of many in the community, not just the local government. Educators and non-profit organizations teach children and adults about how the natural environment works and methods to protect natural resources. Hands-on activities and experiences are available at facilities such as the Phinizy Swamp Nature Park and the Spirit Creek Educational Forest. Business and industry support the work of environmental organizations, participate in programs related to air and water quality assessment, and comply with applicable environmental regulations in their own operations. Stakeholders as diverse as farmers, hunters, bird watchers, and environmental engineers are working together to protect our natural resources.

Groundwater Recharge Areas

The recharge area for the Cretaceous aquifer covers the majority of Augusta-Richmond County, and is classified as a significant groundwater recharge area by the Georgia Department of Natural Resources. In recent years, the city of Augusta has taken steps to protect the aquifer from contamination and at the same time ensure public health. In response to evidence of contamination in part of the aquifer, and to protect public health

Augusta has adopted a Groundwater Recharge Area Protection Ordinance in accordance with the state *Rules for Environmental Planning Criteria*. The objectives of the ordinance are to protect groundwater quality by restricting land uses that generate, use or store dangerous pollutants in recharge areas, protect groundwater quality by limiting the density of development; and protect groundwater quality by ensuring that any development that occurs within the recharge area shall have no adverse effect on groundwater quality. To date, the primary impact of the Groundwater Recharge Ordinance has been to increase minimum lot size for homes (stick-built or manufactured) with septic tanks and located in agricultural zones from 16,000 / 20,000 square feet to 37,500 square feet..

Augusta has also taken steps to reduce its reliance on groundwater as a source of drinking water. Prior to consolidation, groundwater was the sole source of drinking water for residents and businesses located in the southern part of the city. Since consolidation, an additional surface water intake has been installed on the Savannah River and the Max N. Hicks Water Treatment Plant has been constructed and placed into service. Surface water is now the source of potable water for the vast majority of Augusta's water customers. Additional

improvements are planned that will further reduce the reliance on groundwater sources. The goal is to reduce reliance on groundwater sources to the point where groundwater is used only as a back-up to surface water sources.

Wetlands

In Augusta-Richmond County wetlands are located adjacent to the Savannah River, the Augusta Canal, and the major creeks and tributaries that drain the county. The largest concentration of wetlands is found in the Phinizy Swamp, the large floodplain of the Savannah River located on the east side of the city.

The city of Augusta, in cooperation with residents, developers, environmental organizations, educators, and others, participates in a variety of programs to protect wetlands and improve water quality. The types of active programs include the following:

- Monitoring and assessment of water quality,
- Participation in major federal permitting programs (Section 404 Permits, MS4Permit)
- Development of Total Maximum Daily Load (TMDL) Implementation Plans for impaired streams,
- Public Outreach and Education

Water Supply Watersheds

The Savannah River is the primary source of potable water for Augusta-Richmond County. The city has several ordinances and programs in place to protect water supply watersheds from pollution or alteration. This includes a water supply watershed protection ordinance applicable to the Middle Savannah River Watershed and land use and development ordinances designed to protect water quality and minimize pollution. The water supply watershed ordinance was adopted in conformance with the state *Rules for Environmental Planning Criteria*.

Other local ordinances and regulations in place include a soil erosion and sediment control ordinance, a tree ordinance, zoning ordinance, subdivision regulations, site plan regulations, grading ordinance, flood damage prevention ordinance, and stormwater management ordinance.

To date a water supply watershed ordinance has not been adopted for the part of the Butler Creek watershed above Butler Reservoir. This small watershed is located in northwest Richmond County, and a portion of Columbia County, and covers approximately 15 square miles. The watershed drains to Butler Reservoir, which has historically served as the source of water for Fort Gordon. As an alternative to the ordinance, the city of Augusta and the Department of the Army recently (2007) entered into an agreement for the city to provide water and sewer service to Fort Gordon. This will eliminate the Fort's reliance on Butler Creek for water.

Protected River Corridor

Augusta's zoning ordinance includes restrictions on development within what is known as the Savannah River Corridor Protection District. The river corridor protection district extends 100 feet horizontally from the river bank. The existing natural vegetative buffer must be maintained within the district and new land uses are limited to single-family residences (minimum 2-acre lot), agricultural and timber production, wildlife and fisheries management, recreational uses, and some other public facilities and utilities. Handling, receiving, storage and disposal of hazardous wastes are prohibited in the district.

Floodplains

Floodplain management and protection measures in Augusta are consistent with those found in other communities. The city has participated in the federal flood insurance program for many years, and has a flood damage protection ordinance that is periodically updated to conform to new federal regulations, to correct deficiencies, and to address new issues. The city has also developed a Flood Hazard Mitigation Plan that assesses flood risks in the community and outlines a comprehensive strategy for implementing flood mitigation activities. The Hazard Mitigation Plan has made it possible for the city to purchase property with a history of repeat damage from floods.

Soils

Continued enforcement of the soil erosion and sediment control ordinance, including implementation of best management practices, is the primary means of protecting soils. Encouraging the development of more conservation subdivisions and the expansion of the Community Greenspace Program are other measures that can be taken.

Other Significant Natural Resources

It is obvious that local residents and organizations care about the area's natural resources and want to protect them from development pressures. This concern extends to agricultural and forestland, plant and animal habitat, the identified parks, recreation and conservation areas and to air quality. Some of the activities and programs that are / can be carried out to protect these other significant natural resources include the following:

- Maintain and enhance the facilities and programs offered by the Phinizy Swamp Nature Park and the Spirit Creek Educational Forest
- Expand the Community Greenspace Program
- Continue the development of a multi-use trail system that includes the Augusta Canal National Heritage Area, the Butler Creek Greenway and other natural resource areas

- Continue to support and participate in education and outreach programs related to protection of the air , water, soil, plant and animal habitats, and other natural resources
- Continue the seasonal outdoor burning ban and participate in regional air quality initiatives

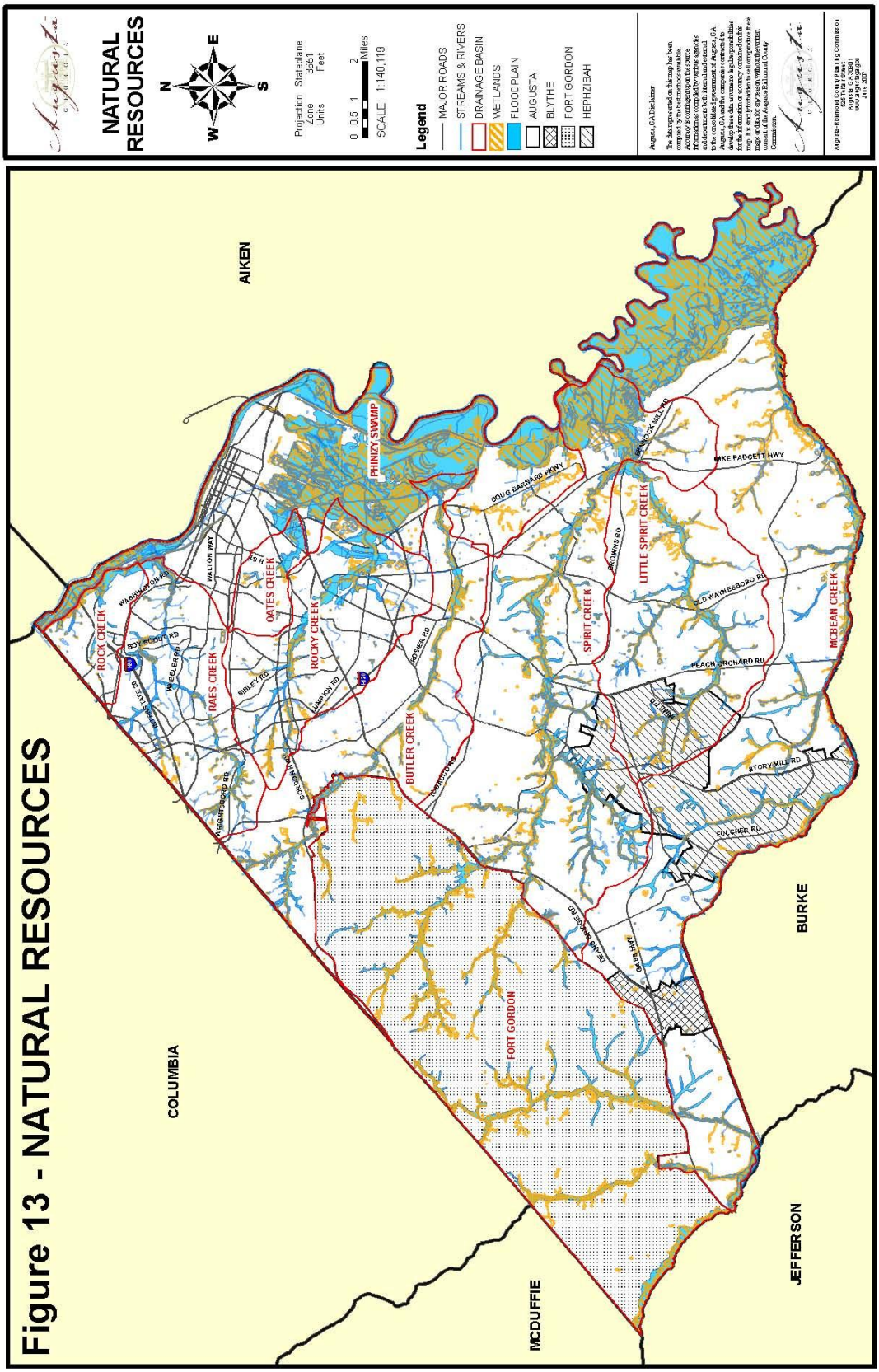


Figure 13 - NATURAL RESOURCES
NATURAL RESOURCES
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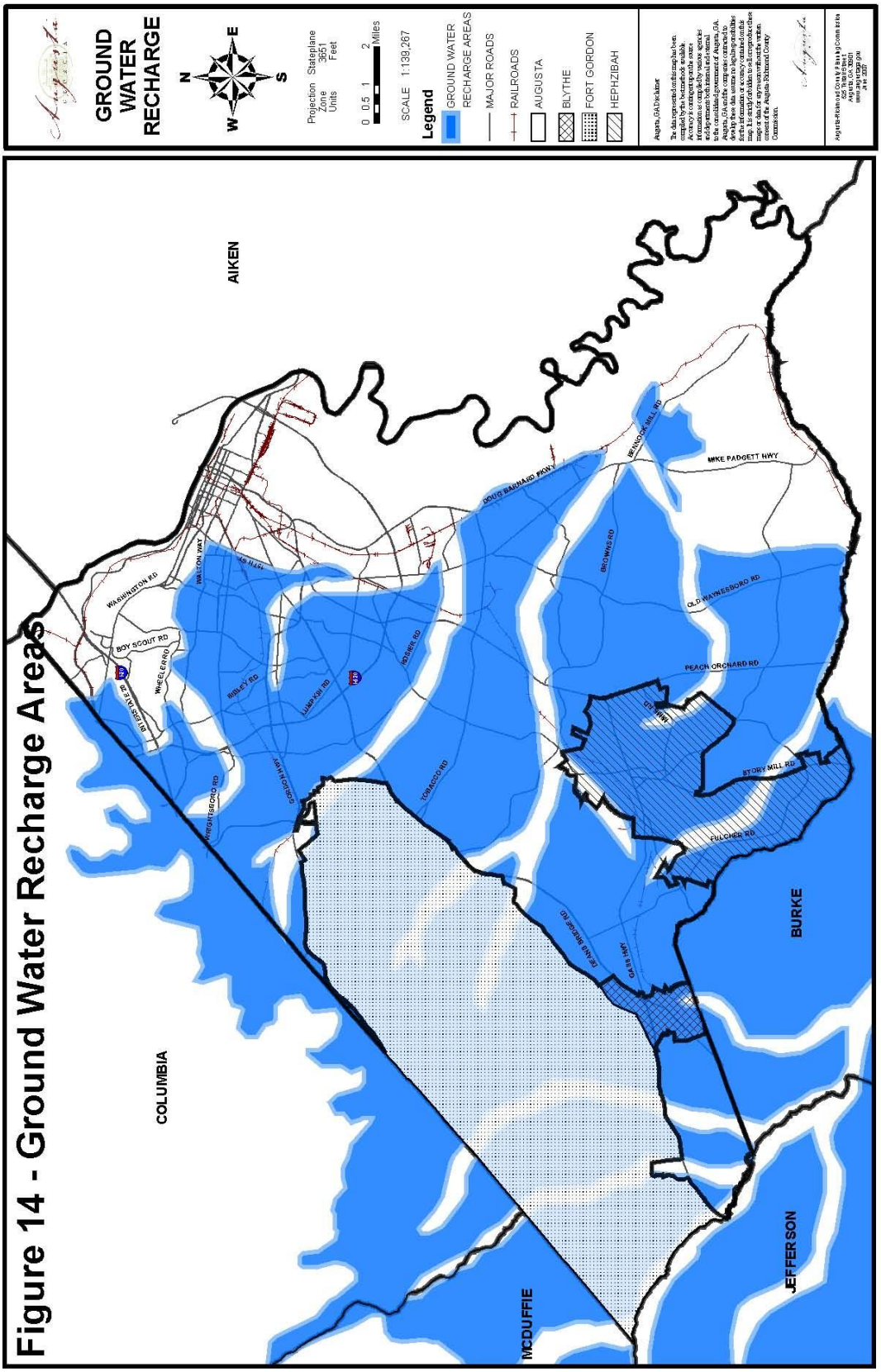
S
W
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 Miles
SCALE 1:140,119
Legend
MAJOR ROADS
STREAMS & RIVERS
DRAINAGE BASIN
WETLANDS
FLOODPLAIN
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
AIKEN
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
ROCK CREEK
RALS CREEK
OATES CREEK
ROCKY CREEK
BUTLER CREEK
PHINIZY SWAMP
SPIRIT CREEK
LITTLE SPIRIT CREEK
MCBEAN CREEK
FORT GORDON
WALTON WAY
WHEELER RD
BIBLEY RD
JAMES RD
FOBSER RD
DOUG BARNARD PKWY
BROWNS RD
OLD WAYNESBORO RD
PEACH ORCHARD RD
STORY MILL RD
FULCHER RD
MIKE PADGETT HWY
GORDON HWY


GROUND WATER RECHARGE
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Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 Miles
SCALE 1:139,267
Legend
GROUND WATER RECHARGE AREAS
MAJOR ROADS
RAILROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
Augusta, GA Disclaimer
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Augusta-Richmond County Planning Commission
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Augusta, GA 30911
(706) 821-1797
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Figure 14 - Ground Water Recharge Areas
COLUMBIA
AIKEN
MCDUFFIE
JEFFERSON
BURKE
WASHINGTON RD
BOY SCOUT RD
WHEELER RD
WALTON WAY
BELLEVUE RD
RUBLEY RD
LUMPKIN RD
JOSSER RD
DOUG BARNARD PKWY
BRANCH MILL RD
MIKE PADGETT HWY
BROWNS RD
OLD WARNESBORO RD
PEACH ORCHARD RD
STORY MILL RD
FULCHER RD
TOBACCO RD
ARMY HOUSE RD
DENNIS BRIDGE RD
GATES RD

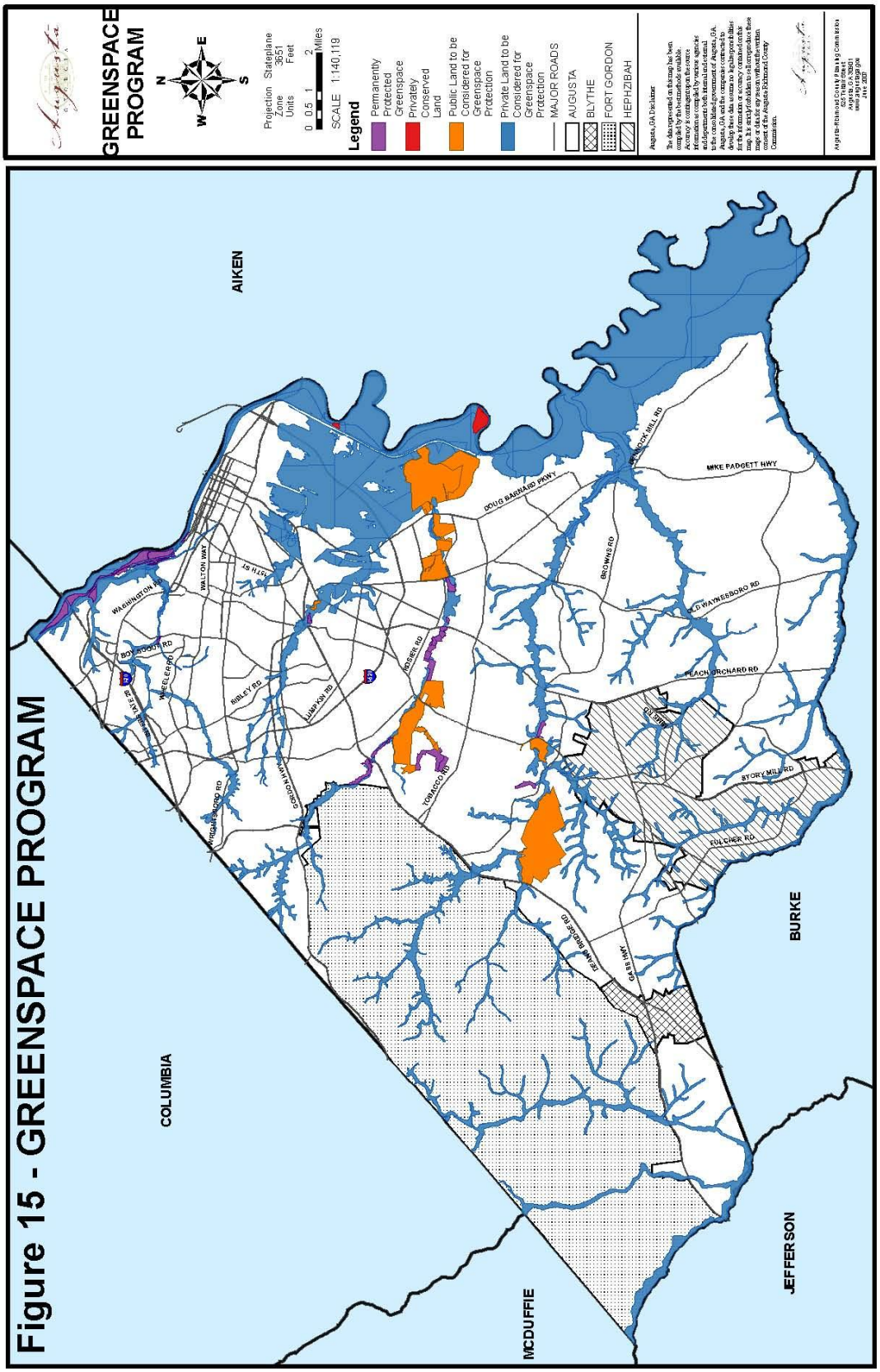
Figure 15 - GREENSPACE PROGRAM
GREENSPACE PROGRAM
N
W
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S
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 Miles
SCALE 1:140,119
Legend
Permanently Protected Greenspace
Privately Conserved Land
Public Land to be Considered for Greenspace Protection
Private Land to be Considered for Greenspace Protection
MAJOR ROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
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Augusta-Richmond County Planning Commission
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Augusta, GA 30901
www.augustaplanning.com
July 2007
COLUMBIA
AIKEN
MCDUFFIE
JEFFERSON
BURKE
WILLINGTON DR
WALTON WAY
15TH ST
BOY SCOUT RD
WHEELER RD
BILLY RD
JUMPKIN RD
WRIGHTSBORO RD
WHITESBURG RD
JONES RD
TOBACCO RD
DOUG BARNARD PKWY
BROWNS RD
MIKE PADGETT HWY
WALTON WAY EXT
WALTON WAY EXT
BOGGS RD
DOWNS RD
PEACH ORCHARD RD
STORY MILL RD
FULCHER RD
GA 88 HWY
DEAN BRIDGE RD

CHAPTER 9
LAND USE

Chapter 9 –Land Use

Chapter 9 – Land Use

INTRODUCTION

Land use is at the heart of planning for the future of the city. The extent, timing, and location of new development, or reuse of existing developed land, depend in large part on the factors covered in the other chapters. Population change, economic development, community facilities, housing, the transportation system, and natural and historic resources all impact land use.

This chapter summarizes existing land use and development patterns in Augusta and, in accordance with state planning standards, highlights areas requiring special attention. It also describes and maps the preliminary recommended "character areas" in the county. The character area format provides the community with a framework for establishing the policies, strategies, projects, incentives and or regulations to guide future development in a manner consistent with the city's vision. **Note that while the "character areas" were identified based on the definition in O.C.G.A. Chapter 110-12-1-.09, the term "neighborhood area" is used throughout the text of the Comprehensive Plan in describing each "character area." The change from "character area" to "neighborhood area" is based on public input received during development of the *Community Agenda*.**

LAND USE CATEGORIES

The Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning" includes a list of standard land use categories. The following section provides an overview of the land use categories Augusta-Richmond County has opted to utilize in order to inventory current land uses. A breakdown of current land uses in Augusta-Richmond County is also included on the Existing Land Use map.

- **Rural Residential** – This category includes residential uses at a density of less than one unit per acre. The majority of this acreage consists of single-family detached homes and manufactured homes on relatively large lots, most of which are located in the extreme southern part of the city.

- **Low-Density Urban Residential** – This category includes residential uses at a density of one-to-six units per acre. The majority of this acreage consists of single-family, detached houses clustered in subdivisions located between major arterial highways and collector streets. Several older neighborhoods contain high concentrations of historic single-family and duplex residential structures. Manufactured homes comprise about 8% of the housing market and are located on individual lots and in manufactured home parks.

- **High-Density Urban Residential** - The bulk of the high-density residential land use is in apartment complexes located in close proximity to major roads, shopping centers and entertainment facilities. It also includes Augusta Housing Authority complexes scattered around the city.

- **Professional Office** – Professional offices are located in a variety of settings, including high-rise office buildings, office parks, stand-alone structures, and converted residences. In Augusta they tend to be concentrated near institutional uses, such as hospitals and government facilities, and in suburban locations visible and accessible to the general public. The few high-rise office buildings in Augusta are located downtown, in the mid-town medical complex and in the vicinity of the I-520 / Wheeler Road interchange.

- **Commercial** – Commercial uses are concentrated in downtown Augusta, in strip centers and individual lots on arterial streets, in shopping centers, and on scattered sites in older neighborhoods. The largest centers are located at interstate highway interchanges or in close proximity to them. In terms of square footage, the largest shopping centers in Augusta are the Augusta Mall and the Augusta Exchange Shopping Center.

- **Industrial** – This category includes manufacturing, warehousing, and surface mining land uses. It also includes the city landfill. Major manufacturing plants are situated in industrial parks, or on individual sites, in the east and southeast portions of the city. Some are also located on scattered sites in the downtown area and in the older city neighborhoods. Light industrial uses and warehousing operations are located along some of the collector roads near Interstate 20 and the Bobby Jones Expressway. Surface mining operations (e.g. rock, clay, kaolin) are located in the north and east parts of the city and near Hephzibah.

- **Public / Institutional** – This category includes certain government offices and facilities, and institutional land uses. Government uses include the municipal building and other government structures, police and fire stations, libraries, prisons, post offices, schools, military installations and similar uses. Examples of institutional land uses include hospitals, churches, cemeteries and colleges.

  A number of government offices and facilities are located in downtown Augusta, including the city's municipal building, the state Department of Labor, the main U.S. Post Office, the main branch of the regional library, and federal, state and local courts. The mid-town area includes a mix of public and institutional uses, including University Hospital, the Medical College of Georgia (MCG), MCG Hospital and Clinics, MCG Children's Medical Center, the Charlie Norwood Veterans Administration Medical Center (Downtown Division), Paine College, Walton Rehabilitation Hospital and Select Specialty Hospital. Augusta State University, the Uptown Division of the Charlie Norwood VA Medical Center, Trinity Hospital of Augusta Hospital and Doctors Hospital are other major institutional uses. Elementary and secondary schools, churches, city fire stations, branch libraries and post offices are scattered throughout the city. Major state and federal institutions include Gracewood State School and Hospital, Georgia Regional Hospital, the Youth Development Center, and the Fort Gordon Military Reservation.

- **Transportation / Communications / Utilities** - The vast majority of this acreage is in street and highway rights-of-way, but there are also two airports, parts of two railroad mainlines and two switchyards, utility substations, radio towers and cellular towers.

- **Park / Recreation / Conservation** – This category includes land dedicated to active or passive recreational uses. Examples include the city's park and recreation facilities scattered throughout the community, several public and private golf courses, the Augusta Canal National Heritage Area, the Phinizy Swamp Wildlife Management Area, and land purchased or donated under the Community Greenspace Program. The largest recreation facilities include Diamond Lakes Regional Park, Pendleton King Park, Lake Olmstead and Julian Smith Casino. Golf Courses include the Augusta Golf Club, Forest Hills Golf Course, and Augusta Country Club, the Augusta National, Goshen Plantation, Green Meadows and Pointe South.

- **Agriculture** – This category includes land dedicated to agriculture, farming (cropland, livestock production, specialty farms) or other similar rural uses such as pasture land not in commercial use. Such uses are scattered across the southern part of the city.

- **Forestry** – This category includes land dedicated to commercial timber or pulpwood harvesting or similar uses such as woodlands not in commercial use. Such uses are scattered across the southern part of the city and on Fort Gordon.

- **Undeveloped and Unused** – These categories include land not developed or not being used for a specific purpose. Examples include vacant lots scattered throughout many neighborhoods, vacant structures that are dilapidated, and floodplains of the Savannah River and local creeks.

- **Mixed Use** – This land use category was not included because there are no areas in the city in which a mix of land uses are required or are balanced in some way. The Central Business District does contain more of a mix of land uses than any other area of the city, including an increasing number of loft apartments, but commercial and institutional land uses tend to predominate on their own individual lots in the CBD.

  In addition, there are approximately twelve (12) Planned Unit Developments (PUDs) scattered throughout the city. The PUD regulations do not mandate a specific mix of land uses and have been employed primarily as a means to develop residential subdivisions at a slightly higher density than in other zoning classifications.

EXISTING LAND USE

Augusta is characterized by land uses reflecting an older city combined with newer suburbs and semi-rural areas. Land use within the old city limits includes neighborhoods of varying ages, a central business district, concentrations of public / institutional uses, commercial uses in shopping centers and on individual sites, and industrial uses on scattered sites. These uses are connected by a series of streets and highways, most of which are laid out on a grid pattern. In many cases, residential, commercial and industrial uses are in close proximity to one another, reflecting development that occurred prior to enactment of the local zoning ordinance.

In contrast, that part of the city formerly in unincorporated Richmond County is characterized by a land use pattern more like a community that developed after World War II. Major urban land uses (residential, commercial, industrial and institutional) are separated from one another. Detached, single-family residences in subdivisions, apartment complexes, and manufactured homes are the predominant residential uses. Strip commercial development is prevalent along all of the major arterial highways and consists of shopping centers, office complexes, and businesses on individual sites. Major manufacturing plants are situated in industrial parks or on individual sites in close proximity to highways and railroad lines. At the fringe of the urbanized part of the city, development becomes sparse and gives way to more open space, the occasional farm, residences on larger lots, and woodlands.

Chapter 9 – Land Use

Table L-1 shows the breakdown of existing land use in acres. Of note is the high percentage of low-density residential land use and the fact that Fort Gordon covers approximately one-fifth of Richmond County's land area. It is important to note that a large percentage of Fort Gordon is forested land. The total amount of undeveloped land is a little deceptive because rural residential and forest lands also have the potential for being converted to more intense uses.

Table L-1
Existing Land Use
Augusta and Richmond County, 2007

	Augusta		Richmond County	
LAND USE CATEGORY	**Acres**	**Percent**	**Acres**	**Percent**
RESIDENTIAL	55,240	36.4%	57,516	27.4%
Low - Density Urban Residential	33,675	22.2%	34,746	16.5%
High - Density Urban Residential	1,506	1.0%	1,506	0.7%
Rural Residential	20,059	13.2%	21,264	10.1%
COMMERCIAL	4,552	3.0%	4,573	2.2%
OFFICE / PROFESSIONAL	655	0.4%	657	0.3%
INDUSTRIAL	10,372	6.8%	10,571	5.0%
PUBLIC / INSTITUTIONAL	8,177	5.4%	8,314	4.0%
FORT GORDON (Other Public)			44,416	21.1%
TRANSPORTATION / COMM. / UTILITIES	8,300	5.5%	8,673	4.1%
PARKS / RECREATION / CONSERVATION	6,789	4.5%	6,819	3.2%
AGRICULTURE	3,189	2.1%	10,592	5.0%
FORESTRY	26,595	17.5%	26,687	12.7%
UNDEVELOPED	23,524	15.5%	26,857	12.8%
UNUSED (Water)	4,371	2.9%	4,533	2.2%
TOTAL	151,731	100.0%	210,208	100.0%

SOURCE: Augusta-Richmond County Geographic Information System, Calculations by the Augusta-Richmond County Planning Commission

AREAS REQUIRING SPECIAL ATTENTION

In preparing the Community Assessment it is necessary to evaluate existing land development patterns to determine if any areas within the city should be given special attention. The documentation contained in preceding chapters, along with the information obtained from public meetings, interviews and field research, helped identify certain "areas requiring special attention." The areas described in this section are grouped in accordance with the "Standards and Procedures for Local Comprehensive Planning," and are incorporated into the preliminary character (neighborhood) area recommendations.

Significant Natural and Cultural Resources

Water Resources, Agricultural and Forest Land - Augusta-Richmond County is rich in natural resources. These resources include rivers and creeks, floodplains, soils, aquifers, water recharge areas, watersheds, wetlands, prime agricultural and forestlands. In addition, some of the open spaces in the rural parts of the county may provide opportunities for community enhancement through there protection and use as natural areas.

Historic Landmarks, Districts and Properties - There are eight (8) National Register Historic Districts in Augusta, encompassing approximately 6,200 properties. Thirty-four (34) properties are listed individually on the National Register. These districts and properties represent many aspects of Augusta's history and include the central business district, industrial facilities, urban neighborhoods, institutional buildings, and rural resources. Three areas - Downtown, Summerville and Olde Town - have also been designated as local historic districts under the city's historic preservation ordinance.

Archaeological Resources - Archaeological resources are located on sites throughout Richmond County. Some sites contain either pre-historic or historic artifacts.

Areas Where Rapid Development or Change of Land Use is Likely

South Augusta - Richmond – Low-density residential development continues to spread out along and near most of the major arterial and collector roads, especially south of Tobacco Road out toward the Hephzibah-McBean areas. The recent widening of Peach Orchard Road, other planned road improvement projects, and the availability of newer public facilities and services will increase development pressure in the area.

Jimmie Dyess Parkway / Belair Road Corridor – Low-density residential development has been steadily increasing in the area west of Augusta Mall since Jimmie Dyess Parkway opened in October 1998. Commercial development is now starting to follow the construction of new houses. The extension of sanitary sewer service to part of the area, coupled with new missions at Fort Gordon, will increase development pressure in these corridors.

This is an area of particular concern because of its proximity to Fort Gordon. Augusta-Richmond County has been an active supporter of the fort for many years and is committed to continuing a mutually beneficial relationship. This includes taking steps to minimize the impact of urban development adjacent to the fort and consulting with fort on issues of mutual interest. City representatives were active participants in the development of the *Fort Gordon Joint Land Use Study (August 2005)* and the recommended implementation measures. The study recommendations provide a framework for action to prevent undo encroachment on the fort and the surrounding area. Additional information about the community's relationship with Fort Gordon can be found in Chapter 10, Intergovernmental Coordination.

Areas Where Development May Outpace Resources and Services

See previous subsection titled "Areas Where Rapid Development or Change of Land Use is Likely." Sanitary sewer service, road improvements and alternative modes of transportation are the most likely public resources to be lacking or in need of upgrades in these areas.

Areas in Need of Redevelopment and / or Aesthetic Improvements

Downtown Augusta – The Central Business District has been the focus of a significant amount of redevelopment and revitalization over the last 25 years. Now that the majority of projects from the 1982 downtown development plan are complete, a consultant is being hired to prepare a plan to include a second generation of projects. Work on the new downtown development plan will start in 2008.

Inner-City Neighborhoods – Several inner-city neighborhoods have been the focus of redevelopment projects for a number of years. Public, private and non-profit entities have all played a role in redevelopment efforts. Declining population and the presence of many dilapidated structures and vacant lots are just some of the indicators that much remains to be done to improve these neighborhoods. Additional neighborhood level planning projects are underway at the present time, and the public and private sectors continue to work together on projects of mutual interest. The targeted neighborhoods include East Augusta, Olde Town, May Park, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg (including West End) and Sand Hills.

Older Suburban Shopping Centers – Several older suburban shopping centers have been successfully rehabilitated in recent years. Some are being adaptively reused as office buildings, call centers, fitness centers and churches. Others have been upgraded for continued use as commercial centers. Some remain vacant and the result has been the blight caused by abandoned storefronts (e.g. boarded-up display windows, empty parking lots) and a decrease in services available to adjoining neighborhoods. The most visible example is the vacant, 800,000 square-foot former Regency Mall located at the intersection of Deans Bridge Road and Gordon Highway.

First Ring Suburbs – Some subdivisions that developed shortly after World War II are now experiencing some of the problems associated with inner-city neighborhoods, such as increased crime, decline in population, vacant structures and lack of property maintenance. This problem has been recognized and the initial target area for redevelopment is the Dover-Lyman neighborhood. Hyde Park, Aragon Park and South Turpin Hill are other suburbs in need of redevelopment.

Gateways and Gateway Corridors – The clean appearance and regular maintenance of gateways make a positive first impression with visitors. There are a number of important gateways into the city, such as interstate interchanges, 13th Street, Gordon Highway, Doug Barnard Parkway, Peach Orchard Road, Sand Bar Ferry Road, the Calhoun Expressway and Riverwatch Parkway. The recent completion of Phase I of a Wayfinding Signage Program is one component of gateway improvements. The Corridor and Gateway Action Plan (June 2000) could serve as a template for upgrades to these gateways and corridors.

Large Abandoned Structures or Sites

Large Abandoned Sites – Includes the previously-mentioned Regency Mall Site and some hazardous waste sites. Some of the listed hazardous waste sites (Atlanta Gas Light, Southern Wood Piedmont, and Goldberg Brothers) have been the focus of clean-up projects in recent years. A plan for the future of neighborhood adjoining some of these sites, such as Hyde Park and Aragon Park, is still being formulated.

Areas with Significant Infill Opportunities

See previous subsection titled "Areas in Need of Redevelopment." Infill opportunities exist on scattered sites elsewhere in the city.

Areas with Significant Disinvestment

See previous subsection titled "Areas in Need of Redevelopment." Focus especially on inner-city neighborhoods.

PRELIMINARY NEIGHBORHOOD (CHARACTER) AREAS

Note that while the "character areas" were identified based on the definition in O.C.G.A. Chapter 110-12-1-.09, the term "neighborhood area" is used throughout the text of the Comprehensive Plan in describing each "character area." The change from "character area" to "neighborhood area" is based on public input received during development of the *Community Agenda*.

In addition to information on land use, state planning regulations require that the Community Assessment include a description and map of recommended character areas in the city. State planning regulations define character areas as a specific geographic area within the community that:

1. has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
2. has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
3. Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.).

Neighborhood (character) areas in Augusta were delineated not solely on the basis of land use, but rather after considering a number of factors. In most cases, neighborhood (character) areas included a mix of land uses. Among the major factors used to delineate character areas in Augusta were the following:

- Street design and layout (grid, curvilinear)
- Size and arrangement of lots
- Site design features (size and orientation of structures, setbacks, location of parking, landscaping & other amenities)

- Intensity of development (low, medium, high; urban, suburban, rural)
- Natural features and landmarks (rivers, streams, historic properties)
- The way land uses interact with one another
- Amount of open space
- Building sizes and styles
- Accessibility (vehicles, pedestrians, bicyclists, the disabled)

The neighborhood areas then serve as planning sub-areas within the city. Based on additional public input, the Community Agenda will include policies, strategies, projects, incentives, and regulations applicable to each of the neighborhood areas. The purpose of these policies, strategies, projects, incentives and regulations will be to preserve, improve, or otherwise influence future development patterns in a manner consistent with the City's vision. This is a preliminary list of recommended neighborhood areas, and is subject to change based on input provided during the development of the Community Agenda.

Downtown Augusta Neighborhood Area

Downtown Augusta is where the city was founded and first developed. Downtown has the major characteristics of a traditional central business district, including a wide variety of land uses (retail, office, cultural, entertainment, financial, government, open space, industrial and institutional), high level of access for vehicles, pedestrians and transit, a mix of architectural styles, medium to high-density residential development, and commercial buildings with no front or side setbacks. Over two dozen downtown properties are listed individually on the National Register of Historic Places. Much of downtown is within the boundaries of a National Register Historic District and / or a local historic district. Downtown Augusta borders the Savannah River and is bisected by part of the Augusta Canal National Historic Landmark.

Old Augusta Neighborhood Area

This neighborhood area includes the following Augusta neighborhoods that predate consolidation of the city and county:

1. Olde Town
2. May Park
3. Uptown
4. Laney-Walker
5. Bethlehem
6. Turpin Hill
7. Harrisburg (including the area formerly known as West End)
8. Academy-Baker
9. Pendleton King
10. Summerville
11. Sand Hills
12. Highland Park
13. Forest Hills
14. Albion Acres / Forest Acres

Most of these neighborhoods developed prior to World War II and reflect the major characteristics of so-called "traditional" neighborhoods. These characteristics include small and irregular-shaped lots, a wide variety of housing types, medium-density residential development, access to public transit, sidewalks and street trees, building close to or at the front of the property line, narrow setbacks between buildings, neighborhood-scale businesses, and civic and institutional uses scattered throughout the area. Neighborhoods in the "traditional" category include Olde Town, May Park, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg, Academy-Baker, Pendleton King, Summerville and Sand Hills. All, or parts, of the following neighborhoods are National Register Historic Districts: Olde Town, Bethlehem, Laney-Walker, Harrisburg, Sand Hills and Summerville. August state University is located in Summerville, and Daniel Field Airport, Trinity Hospital and the Uptown Division of the Charlie Norwood VA Medical Center are located in Highland Park.

Among the "traditional" neighborhoods, several have been identified as areas of significant disinvestment, high levels of poverty and / or unemployment. Neighborhood plans completed in the 1990s documented these conditions in the following neighborhoods: Olde Town, May Park, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg (including West End) and Sand Hills.

With the exception of Uptown, the remaining old city neighborhoods reflect a combination of characteristics found in traditional neighborhoods and post-war suburbs. Among the characteristics that distinguish Highland Park, Albion Acres and Forest Hills as newer areas are the predominance of single-family detached units on lots of similar size, residential uses separated from other uses, a varied street pattern with curvilinear patterns predominating, few, if any, sidewalks, off-street parking with driveways and commercial uses at the edge of the neighborhood.

Uptown is unique among the neighborhoods because it reflects a traditional residential neighborhood that has gradually come to be dominated by the medical complex, commercial land uses, professional offices and Paine College. Low density residential development is still evident on 2-3 streets in the northwest corner of the neighborhood, but the only other concentration of residences are in the Peabody and Gilbert Manor public housing complexes. Gilbert Manor residents are soon to be relocated and the property sold, most likely for use by the Medical College of Georgia.

West Augusta Neighborhood Area

West Augusta is an area reflecting the suburban development patterns of the least 50-60 years. Low-density residential subdivisions dating from the 1950's-1980s are predominant in the area. Apartment complexes of varying ages are scattered throughout the area. Developable land has become scarcer in recent years, resulting in the development of more attached townhouse and condominium complexes. Public transit service is more limited than it is in the old city neighborhoods.

The commercial development in West Augusta is characterized by shopping centers, professional offices and entertainment establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway interchanges. The Augusta Exchange Shopping Center functions as a regional commercial center. Low-density light industrial and warehousing uses are located in close

proximity to interstate interchanges. The one sizable heavy industry is the Martin Marietta rock quarry located between Riverwatch Parkway and the Augusta Canal.

The Augusta Canal is a historic resource and linear greenspace trail of regional, state and national significance. Additional greenspace areas and potential linear trail routes are scattered throughout the area. Gateways into the city include I-20 at Riverwatch Parkway, I-20 at Washington Road and Riverwatch Parkway from I-20 to downtown. The Augusta National Golf Course is a major landmark in the area.

South Augusta Neighborhood Area

South Augusta is another area largely characterized by a suburban pattern of development. Residential development is characterized by low-density subdivisions with mostly single-family detached units on uniform lots approximately ¼-acre in size. Subdivision development started in part of South Augusta as early as the 1940s and continues to the present day. Apartment complexes are scattered throughout the area and usually located in close proximity to employment centers, shopping and major roads. Curvilinear street patterns predominate, there are generally few amenities for pedestrians (i.e. sidewalks, crosswalks), and transit service is more limited than in the old city neighborhoods.

Institutional uses, mostly churches, are also scattered throughout the area. There is a concentration of larger institutional uses, including the East Central Georgia Regional Hospital, Regional Youth Detention Center and Development Campus and the Chares B. Webster Detention Center, located in the area of Mike Padgett Highway (SR 56) and Phinizy Road. Augusta Technical College represents another major institutional use and regional activity center.

The commercial development in South Augusta is characterized by shopping centers, small strip centers, professional offices and individual commercial establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway (I-520) interchanges. The Augusta Mall functions as a regional commercial center and is located where South Augusta joins two other character areas. There is a limited amount of industrial and warehousing development scattered around the area. Some of the older industry is clustered near the Gordon highway. Newer light industrial uses tended to be located on arterial and collector roads near the Bobby Jones Expressway. Rocky Creek and Butler Creek are the most significant natural resources / conservation areas in South Augusta. Greenspace has been acquired for permanent protection along Butler Creek.

East Augusta Neighborhood Area

East Augusta is characterized by a mix of natural resource areas, industrial uses and limited residential and commercial land uses. Residential development includes some conventional subdivisions dating from the 1950s -1970s, some apartment complexes and newer townhouse and condominium development, some of which is located along the Savannah Riverfront. The conventional subdivisions are concentrated in the northeast (e.g. Hornsby, Eastview, Marion Homes), central (e.g. Hyde Park, Aragon Park, Lombardy and Virginia Heights) and south central (e.g. Apple Valley) parts of East Augusta. All of these conventional subdivisions are located in relatively close proximity to industrial land uses.

Commercial development is fairly limited and characterized by stand-alone businesses such as convenience stores, gas/food marts, fast-food restaurants. East Augusta is home too much of Augusta's warehousing, light industry and heavy industry. Heavy industries include those producing chemicals, paper and wood products, clay products, transportation equipment and food products. Warehousing facilities tend to be located in close proximity to the surface transportation network especially along the major highways and near interstate interchanges, or in close proximity to railroad lines.

The floodplains of the Savannah River and some of its tributary creeks (Oates, Rocky, Butler and Spirit) account for the largest land use in East Augusta. Within these floodplains are some designated natural resource / conservation areas including the Merry Brickyard Ponds, the Phinizy Swamp Wildlife Management Area and the Phinizy Swamp Nature Park. Augusta Regional Airport at Bush Field is a significant regional activity center located in East Augusta.

Belair Neighborhood Area

Belair includes land uses and development patterns typical of suburban developing areas, rural residential areas and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Gordon, regional shopping centers (e.g. Augusta Mall, Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Low-density, suburban residential development started to occur in the 1950s and accelerated in the last 25 years. The opening of Jimmie Dyess Parkway in 1998 fueled the development of several new subdivisions in the last decade. Most of the conventional subdivisions are in the area bounded by Gordon Highway, Powell Road, Wrightsboro Road and the Bobby Jones Expressway. Higher density single-family development and apartment complexes are clustered in the area around Doctor's Hospital. Rural residential uses, mostly a mix of stick-built and manufactured homes on larger lots, characterize the area west of Powell Road to the Columbia County line, and along part of Wrightsboro Road and Maddox Road.

Suburban commercial development in the area has been fairly steady over the last couple of decades. The area around Doctor's Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses and service establishments. The frontage roads bordering Interstates 20 and 520 include a mix of shopping centers, offices, standalone commercial, light industry and warehousing and institutional uses. The recently-opened T-Mobile Customer Service Center and the soon-to-be-constructed Automatic Data Processing, Inc. facility are indicative of the types of service companies attracted to the area.

South Richmond Neighborhood Area

South Richmond is another part of the city undergoing a transition. Rural residences, woodlands, open space and agricultural uses predominate, but some conventional suburban residential development is taking place. The rural residential development pattern is characterized by stick-built and manufactures houses on lots exceeding ¾-acre in size. South Richmond has a high number of flagpole lot developments. These rural residences tend to front or have access to the major arterial and collector roads in the area. Woodlands, open space and agricultural uses are scattered throughout the area.

Significant natural resources include the floodplains and wetlands of the Savannah River and the tributary creeks that drain the area (Spirit, Little Spirit and McBean). Aquifer recharge areas underlay much of the South Richmond area. The Spirit Creek Educational Forest is a conservation use located in the area.

Standalone commercial establishments are scattered throughout the area and serve both local residents and those passing through on the major highways. The Albion Kaolin mine is the largest industry in this part of the city. The Augusta Corporate Park is a 1,730-acre industrial site owned and marketed by the Development Authority of Richmond County. It is located on State Route 56 (Mike Padgett Highway) near the Burke County line. Community facilities and institutional uses include the county landfill, the Gracewood Division of the East Central Georgia Regional Hospital, public schools, fire stations and recreation facilities. Among the factors contributing to the transition that South Richmond is undergoing are the following:

- Extension of water and sewer service
- Construction of new community facilities
- Lower cost of land
- Improvements to the road network
- Proximity of the area to major roads

Fort Gordon Neighborhood Area

Fort Gordon is a federal military reservation covering approximately 44,000 acres in southwest Augusta. Fort Gordon is the home of the U. S. Army Signal School and Center, the military's the largest training facility in communications and electronics. The installation is also home to the Southeast Regional Medical, Dental and Veterinary Commands as well as the Army's only dental laboratory. Also stationed on the installation are the National Security Agency–Georgia, and three deployable brigades: the 35th Signal Brigade, the 513th Military Intelligence Brigade and the 359th Signal Brigade. As the largest employer in Augusta, Fort Gordon's economic impact on the local community is approximately $1.4 billion. This figure includes payroll, purchases, contracts, services and new construction.

Land uses on the Fort include residences, offices, training facilities, recreation facilities, commercial establishments, a hospital, an elementary school, open space and operations and maintenance facilities. A substantial amount of the fort's acreage is wooded and / or used for training.

ADJOINING COMMUNITIES IN RICHMOND COUNTY

Hephzibah

Hephzibah is a small city with approximately 4,250 residents (Census Estimate, 2006) located in south central Richmond County. For many years, the geographic limits of the city extended in a one-mile radius from a point in downtown Hephzibah. As a result, the oldest homes and commercial establishments are located in downtown Hephzibah. During the 1980s and early 1990s, the city annexed additional acreage in then-unincorporated Richmond County. By the time Augusta and Richmond County consolidated, Hephzibah covered over 19 square miles. Today, Hephzibah's downtown includes

a mix of old and new development (residential, commercial and institutional), with county schools and recreation facilities close by. Away from downtown, Hephzibah is characterized by a mix of rural residences, suburban residences, open space, woodlands and spot commercial uses. Hephzibah participates with Augusta in a Service Delivery Strategy.

Blythe

Blythe is a small city of approximately 790 residents (Census Estimate, 2006) located in southwest Richmond County. Blythe is a historic community consisting of a residential / institutional core surrounded by agricultural and rural residential uses. Residential uses include a mix of older stick-built homes and manufactures houses.

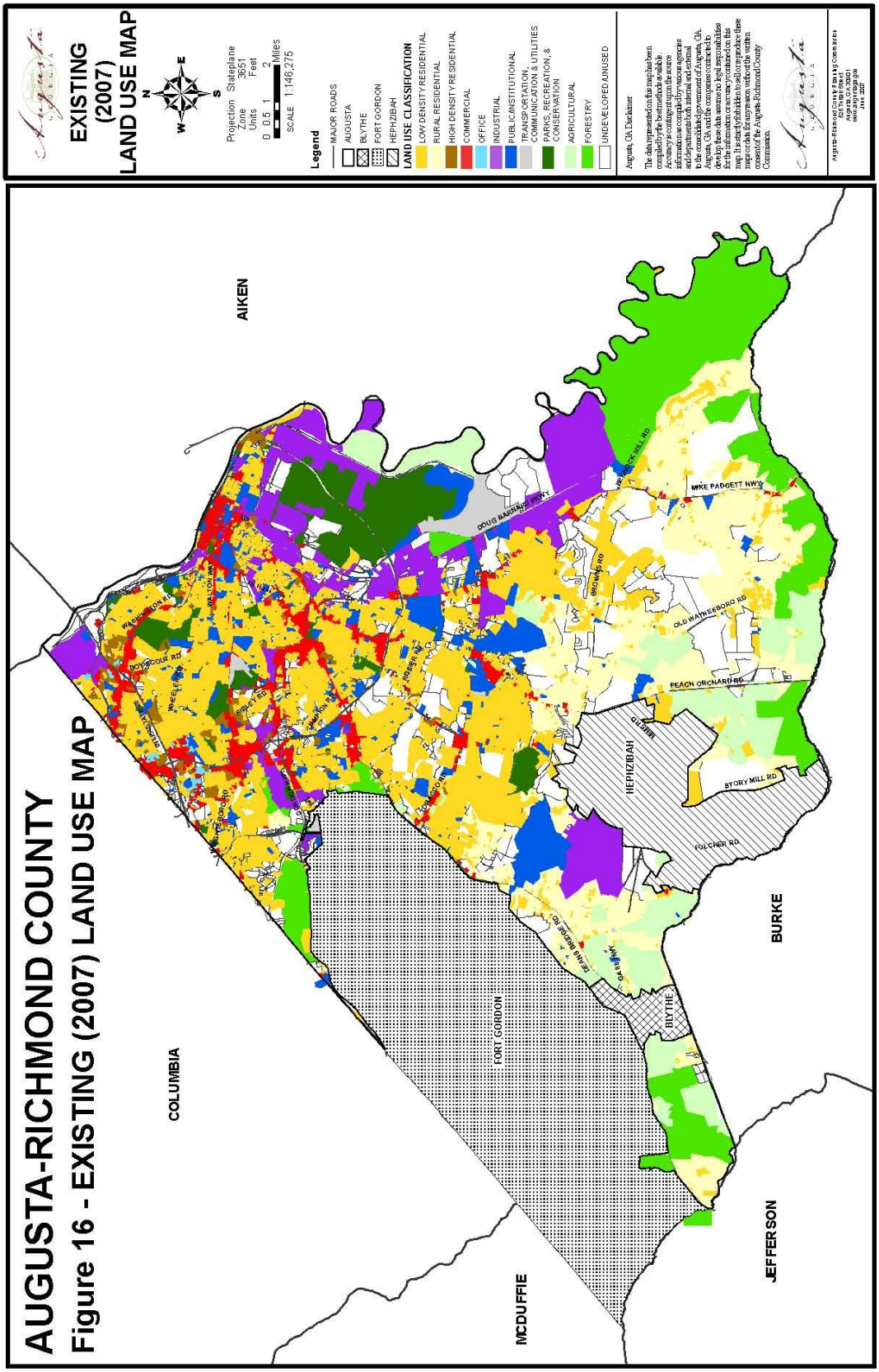
Until some small annexations in the early 1990s, the limits of the community extended in a one-mile radius from the center of Blythe. At 2.5 square miles, Blythe is still relatively small. Blythe also participates with Augusta in a Service Delivery Strategy.

NEIGHBORHOOD (CHARACTER) AREA	DESCRIPTION	TRENDS / OPPORTUNITIES
Downtown Augusta	• Historic central business district • Mix of land uses • High level of access for vehicles, pedestrians and transit • Mix of architectural styles (residential, commercial, institutional, etc.) • Taller buildings with no front / side setbacks • Gateways to the city • Savannah Riverfront • Augusta Canal – Regionally Important Resource • Historic districts and properties	• Revitalization efforts have resulted in many significant public and private projects in last 20 years • Additional public and private investment ongoing and / or planned • Opportunities for infill development • Business Improvement District established and staffed • More people living downtown • Planning underway for next phase of revitalization
Old City Neighborhoods • Olde Town • May Park • Laney-Walker • Bethlehem • Turpin Hill • Harrisburg (incl. former West End) • Academy-Baker • Summerville • Sand Hills • Forest Hills • Pendleton-King • Highland Park • Albion Acres / Forest Acres • Uptown	• Includes neighborhoods within the old city limits of Augusta • Examples of the following neighborhood types: • Traditional – Stable • Traditional – Transitioning • Traditional – Redeveloping • Suburban – Built-Out • Neighborhood-scale businesses scattered throughout the area • Historic districts and properties • Augusta Canal – Regionally Important Resource • Civic and institutional uses scattered throughout the area • Regional Activity Centers (medical complex, colleges) • Daniel Village Shopping Center (first suburban-style shopping center in Augusta)	• Some neighborhoods are stable; others need or undergoing redevelopment; Uptown continues transition due to expansion of medical complex • Area largely built out, though there are opportunities for infill development in redeveloping neighborhoods and on sites near Forest Hills Golf Course • Neighborhood preservation • Balance growth of activity centers with neighborhood preservation
West Augusta	• Includes area northwest of the old city to the Columbia County line. Predominant characteristics include:	• Largely Built Out • Neighborhood preservation • Open space preservation • Preservation of natural

	• Suburban Areas - Built-Out • Suburban Commercial Corridors • Regional Activity Center – Augusta Exchange & environs • Gateways – I-20@Riverwatch, I-20@Washington Rd. • Augusta Canal – Regionally Important Resource • Environmentally sensitive areas – floodplains, wetlands and watersheds • Greenspace – Rae's Creek @ Ingleside Dr. • Augusta National Golf Course • Major Highway Corridors – I-20 & I-520 • Martin Marietta Quarry	resources • Attached townhouse and condominium developments, most developed within past 10-15 years • Commercial redevelopment ongoing (older shopping centers; motels and hotels) • Low-density light industrial and warehousing development in recent years • Expansion / upgrades of interstates and related interchanges ongoing • Future development on remaining parcels near interstate interchanges
South Augusta	• Includes area southwest of the old city between Mike Padgett Hwy. (SR 56), Spirit Creek and Fort Gordon. Predominant characteristics include: • Suburban Areas - Built-Out • Suburban Areas - Developing • Suburban Commercial Corridors • Light and Heavy Industrial • Major Highway Corridor – I-520 • Major Institutions – Webster Detention Center, YDC, Georgia Regional, Augusta Tech. • Regional Activity Centers – Augusta Mall, Augusta Tech., Diamond Lakes Park • Conservation Area and Greenspace – Butler Creek • Environmentally sensitive areas – floodplains, wetlands and watersheds	• Neighborhood preservation • Open space preservation • Preservation of natural resources • Opportunities for infill development • Some older "first ring" suburbs in need of rehabilitation / redevelopment • Redevelopment of Regency Mall property and environs • Redevelopment of older shopping centers • Attracting more retail, entertainment and service businesses to south Augusta • Pending road improvement projects to improve safety and access • Development of linear greenspace trail and bike and pedestrian network
East Augusta	• Includes area east and southeast of old city limits between the Savannah River, Mike Padgett Hwy. (SR 56) and Spirit Creek.	• Additional residential development limited by proximity to industry, contaminated industrial sites

	Predominant characteristics include: • Suburban-style residential subdivisions, apartment complexes and riverfront condominiums • Light and Heavy Industrial Areas • Major Highway Corridor – I-520 • Gateways – Sand Bar Ferry Rd., Palmetto Pkwy (I-520) from S.C., Augusta Regional Airport, Doug Barnard Pkwy @ Gordon Hwy. • Regional Activity Center – Augusta Regional Airport • Conservation Areas and Greenspace – Phinizy Swamp and Wildlife Management Area • Environmentally sensitive areas – floodplains, wetlands and watersheds	and the presence of natural resource / conservation areas • Some neighborhood revitalization is ongoing • Clean-up and stabilization of Hyde Park neighborhood and environs • Create opportunities for additional commercial development serving area residents • Additional industrial development likely in proximity to airport and major highways • Protection of natural resources and conservation areas
Belair	• Includes area bounded by I-520, Gordon Hwy. and the Columbia County line. Predominant characteristics include: • Suburban Areas – Developing • Rural Residential • Highway Commercial Corridor • Rural Residential • Regional Activity Center – Doctor's Hospital and environs • Gateways – Wheeler Road @ I-20, Gordon Highway (from Columbia Co., Wrightsboro Rd. (from Jimmie Dyess Pkwy.) • Environmentally sensitive areas – floodplains, wetlands and watersheds	• Neighborhood preservation • Open space preservation • Preservation of natural resources • Continued general transition of the area from rural residential to urban mixed-use • Continued expansion of low and medium density suburban residential • Road improvement projects influencing development and land speculation • Extension / expansion of sewer service • Added missions at Fort Gordon • Expansion of medical services and offices, facilities to serve the elderly, highway-oriented commercial and light-industry / warehousing uses
South Richmond	• Suburban Areas - Developing • Rural Residential	• Continued transition of areas to suburban

	• Agricultural Areas • Woodlands / Timberland • Environmentally sensitive areas – floodplains, wetlands and watersheds • Conservation Area – Spirit Creek • Limited commercial and industrial development • Albion Kaolin Mine • Gateways (Hwy 1, Hwy 25 and Hwy. 56)	development • Additional commercial on spot basis • Demand for more public services and facilities • Some current residents like the semi-rural atmosphere and oppose commercial development • Future use of the Augusta Corporate Park Industrial site
Fort Gordon	• 44,000+ acre federal military installation with a mix of land uses (residential, office, commercial, elementary school, training, medical, recreation, conservation and natural resources, woodlands, transportation, etc.	• Provision of water and sewer service by the City of Augusta • Continued positive impact of the Fort on Augusta and the metropolitan area • Construction of new housing • Construction of National Security Agency facility • Addition of new missions on-post • Implementation of recommendations in Joint Land Use Study
Hephzibah (Not a neighborhood area but an adjoining community in Richmond County)	• Small city characterized by older central core, newer subdivisions, agricultural and open space	• Continue intergovernmental coordination through the adopted Service Delivery Strategy and other initiatives
Blythe (Not a neighborhood area but an adjoining community in Richmond County)	• Small town located in southwest corner of Richmond County and characterized by a historic central core, some newer subdivisions, agricultural and limited institutional uses	• Continue intergovernmental coordination through the adopted Service Delivery Strategy and other initiatives


AUGUSTA-RICHMOND COUNTY
Figure 16 - EXISTING (2007) LAND USE MAP
EXISTING (2007) LAND USE MAP
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 Miles
SCALE 1:146,275
Legend
MAJOR ROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
LAND USE CLASSIFICATION
LOW DENSITY RESIDENTIAL
RURAL RESIDENTIAL
HIGH DENSITY RESIDENTIAL
COMMERCIAL
OFFICE
INDUSTRIAL
PUBLIC/INSTITUTIONAL
TRANSPORTATION, COMMUNICATION & UTILITIES
PARKS, RECREATION, & CONSERVATION
AGRICULTURAL
FORESTRY
UNDEVELOPED/UNUSED
Augusta, GA Charlotte
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Augusta-Richmond County Planning Commission
535 Telfair Street
Augusta, GA 30901
www.augustaga.gov
JAN 2007
AIKEN
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
FORT GORDON
HEPHZIBAH
BLYTHE
WRIGHTSBORO RD
WILLIAMS RD
WILLIAM WALL BLVD
BOYKIN CLUB RD
WHEELER RD
BIBLE RD
STEVENS CREEK RD
LAMAR RD
FOREST RD
LONG ROAD
FERGUSON RD
FERGUSON RD
GOLF LINKS RD
DOUG BARNARD PKWY
BROWNS RD
MIKE PADGETT HWY
OLD WAYNESBORO RD
PEACH ORCHARD RD
BURTON
STORY MILL RD
FULCHER RD

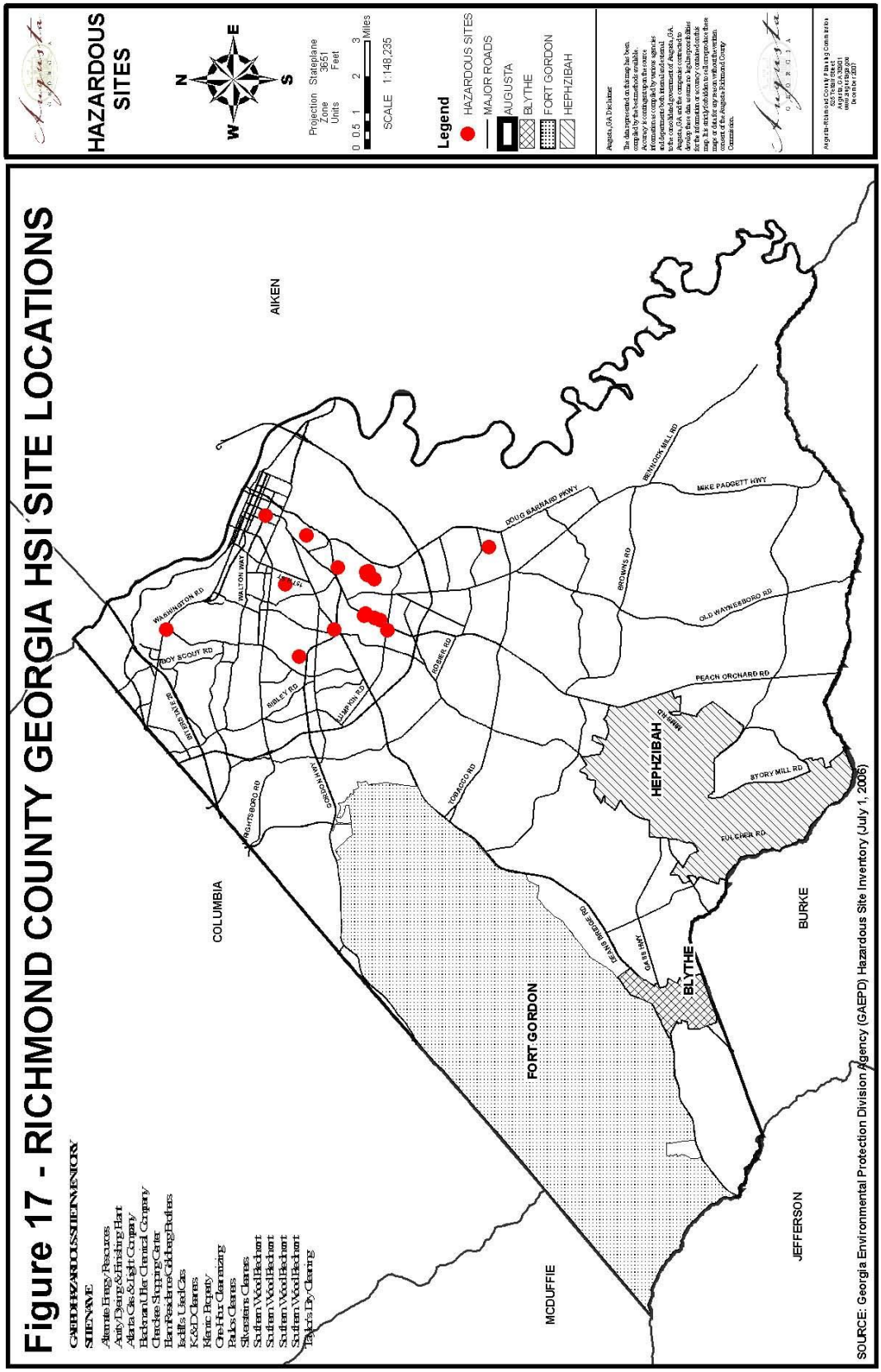
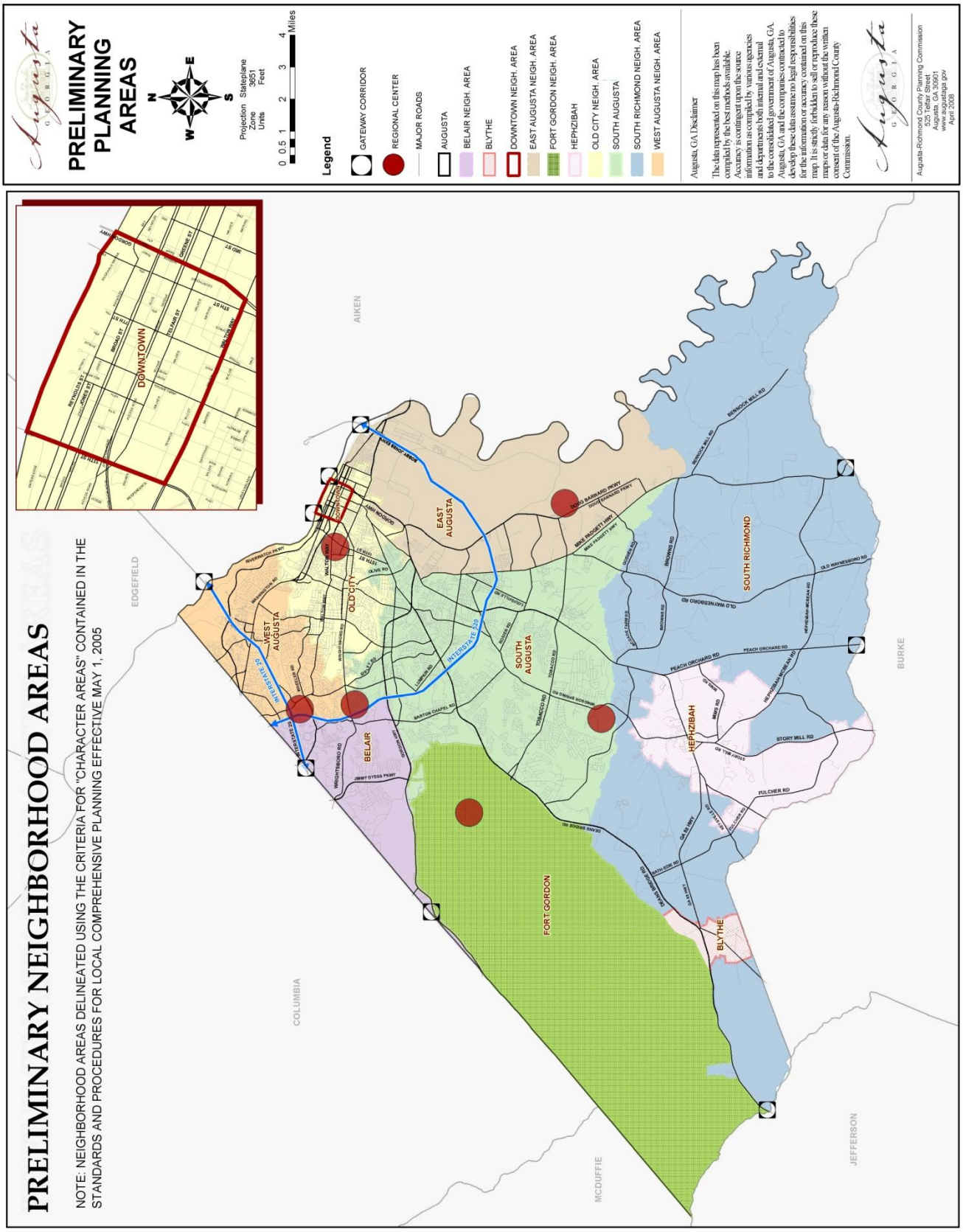


Figure 17 - RICHMOND COUNTY GEORGIA HSI SITE LOCATIONS
HAZARDOUS SITES
N
W
E
S
Projection Stateplane
Zone 3651
Units Feet
0 0.5 1 2 3 Miles
SCALE 1:148,235
Legend
HAZARDOUS SITES
MAJOR ROADS
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
COLUMBIA
AIKEN
MCDUFFIE
JEFFERSON
BURKE
FORT GORDON
HEPHZIBAH
BLYTHE
WASHINGTON RD
BOY SCOUT RD
WALTON WAY
BIBLEY RD
JUMPTON RD
JOBBER RD
TOBACCO RD
DOUG BARNARD PKWY
BROWNS RD
IRONWOOD MILL RD
MIKE PADGETT HWY
OLD WAYNESBORO RD
PEACH ORCHARD RD
STORY MILL RD
FULCHER RD
SOURCE: Georgia Environmental Protection Division Agency (GAEPD) Hazardous Site Inventory (July 1, 2006)


PRELIMINARY NEIGHBORHOOD AREAS
NOTE: NEIGHBORHOOD AREAS DELINEATED USING THE CRITERIA FOR "CHARACTER AREAS" CONTAINED IN THE STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING EFFECTIVE MAY 1, 2005
PRELIMINARY PLANNING AREAS
N
W
E
S
Projection Stateplane
Zone 9861
Units Feet
0 0.5 1 2 3 4 Miles
Legend
GATEWAY CORRIDOR
REGIONAL CENTER
MAJOR ROADS
AUGUSTA
BELAIR NEIGH. AREA
BLYTHE
DOWNTOWN NEIGH. AREA
EAST AUGUSTA NEIGH. AREA
FORT GORDON NEIGH. AREA
HEPHZIBAH
OLD CITY NEIGH. AREA
SOUTH AUGUSTA
SOUTH RICHMOND NEIGH. AREA
WEST AUGUSTA NEIGH. AREA
Augusta, GA Disclaimer
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Augusta-Richmond County Planning Commission
525 Telfair Street
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April 2008
EDGEFIELD
AIKEN
COLUMBIA
MCDUFFIE
BURKE
JEFFERSON
WEST AUGUSTA
OLD CITY
EAST AUGUSTA
SOUTH AUGUSTA
SOUTH RICHMOND
BELAIR
FORT GORDON
HEPHZIBAH
BLYTHE
DOWNTOWN
INTERSTATE 20
INTERSTATE 520

CHAPTER 10
STATE QUALITY COMMUNITY OBJECTIVES

Chapter 10 – State Quality Community Objectives

Chapter 10 – State Quality Community Objectives

INTERGOVERNMENTAL COORDINATION

Intergovernmental coordination is important to the City of Augusta and the successful implementation of city's Comprehensive Plan. Over the years, intergovernmental coordination has involved such as activities as working with neighboring communities on projects of mutual interest, participating in intergovernmental forums and programs, and assessing the potential impact of projects on adjacent communities. Some of the primary intergovernmental coordination tools currently used by the city of Augusta include those outlined below. These and other tools will be considered in developing the Community Agenda.

- **Service Delivery Strategy** – In 1999, Augusta-Richmond County, Hephzibah and Blythe developed a Service Delivery Strategy (SDS) in compliance with the Georgia Service Delivery Strategy Law (House Bill 489 – 1997). The adopted SDS includes a summary of service delivery agreements among the three local governments, copies of applicable agreements and contracts, and maps of applicable service delivery areas. The SDS is designed to promote effectiveness, cost efficiency, and funding equity in the delivery of essential public services. The SDS also includes an Agreement to Resolve Land Use Classification Disputes. The agreement spells out an intergovernmental review process for proposed zoning or land use map changes affecting property within 1,000 feet of a common boundary. In March 2004, the three local governments reviewed the original SDS and determined that it continued to accurately reflect the preferred arrangements for providing local services throughout Richmond County. The SDS will be reviewed and updated as necessary in 2008.

- **Developments of Regional Impact** - The City carries out the applicable responsibilities for intergovernmental review for Developments of Regional Impact (DRIs) as required under the Georgia Planning Act of 1989. DRIs are defined as large-scale developments that are likely to have effects outside of the local government jurisdiction in which they are located. The DRI review process is designed to improve communication between affected governments and to provide a means of revealing and assessing potential impacts of large-scale developments before conflicts relating to them arise.

- **Regionally Important Resources** - The City carries out the applicable responsibilities for intergovernmental review for Regionally Important Resources (RIRs) as required under the Georgia Planning Act of 1989. A RIR is a natural or historic resource that is of sufficient size or importance to warrant special consideration by the local governments having jurisdiction over that resource. The Augusta Canal National Heritage Area is a designated RIR. A management plan for the Canal is in effect. Activities sponsored by the City that may have an impact on the Canal, such as issuing a permit or building a public facility, are subject to intergovernmental review for consistency with the management plan.

- **Regional Planning and Development** – The City participates in a wide variety of regional planning activities related to transportation, economic development, water quality, land use and other issues. The City has been a part of the Augusta Regional Transportation Study since its inception in the mid-1960s. The City is a long-time member of the CSRA Regional Development Center, the CSRA Unified Development Council and the CSRA Unified Development Authority. The City participated in a regional water quality assessment project covering the Savannah River Basin.

- **Coordination with Fort Gordon** – Fort Gordon has been an integral part of the community for many years and cooperation between the Fort and the City of Augusta has proven mutually beneficial. Below are just a few examples of the ways in which the two entities have coordinated with one another.

  1. **Transportation** – The Fort Gordon Garrison Commander is a voting member of the Augusta Regional Transportation Study (ARTS) Policy Committee. The Fort's Director of Installation Support is a voting member of the ARTS Technical Coordinating Committee. The Policy Committee makes final decisions on the planning and programming of all federally-assisted transportation projects in the ARTS study area. These memberships have been in place for many years.

  2. **Water Resources Protection** – The Planning Commission staff and Fort Gordon staff have served together on the Augusta Watershed Roundtable. The Watershed Roundtable educates the public about water quality issues, participates in water protection events and activities and involves a variety of stakeholders in related activities.

  3. **Water and Wastewater Service** – In 2007, Fort Gordon and the City of Augusta entered into an agreement for the City of Augusta to extend water and wastewater services to the military installation. The extension of these municipal services to the Fort is ongoing.

  4. **Air Quality** – Over the last 10-12 years, the Planning Commission staff and Fort Gordon staff have served together on a number of local and regional air quality initiatives. These include the Augusta Air Quality Task Force, sponsored by the Metro Augusta Chamber of Commerce, the Fall Line Air Quality Study (FAQS), the Ozone Early Action Compact (EAC) and, most recently, the Regional Air Quality Initiative related to fine particulate matter.

  5. **Land Use** – The Comprehensive Zoning Ordinance for Augusta-Richmond County was amended in July 2003 to add a section requiring written input from Fort Gordon's Commander on any zoning proposal (rezoning or special exception) affecting property located within 3,000 feet of the installation. The Planning Commission works cooperatively with Fort personnel when issues arise related to land development (e.g. residential subdivisions, commercial uses), property maintenance, and enforcement of local building/land development codes affecting property in the vicinity of the installation.

  6. **Planning and Related Studies** – Planning Commission and city staff work with Fort personnel as installation plans are developed or updated. Examples include the Butler Creek Water Supply Watershed Management Plan (2000) and the Installation Environmental Noise Management Plan (2001) and the Joint Land Use Study (2005). Planning Commission staff served on the technical committee for the Joint Land Use Study (JLUS), and the city of Augusta was represented on the JLUS Policy Committee. The JLUS represented an effort to plan for the Fort's future in conjunction with the adjacent units of local government.

- **Coordination with Richmond County Board of Education** – The City works cooperatively with the Richmond County Board of Education in evaluating sites for new schools and processing site

plans for school construction and improvement projects. A member of the school board serves as an ex-officio member of the Augusta-Richmond County Planning Commission.

Augusta is a central city in the Augusta-Richmond County, GA-SC Metropolitan Statistical Area (MSA). Other counties in the MSA are Columbia, McDuffie and Burke in Georgia and Aiken and Edgefield in South Carolina. There are two other incorporated places in Richmond County, the city of Hephzibah and the town of Blythe. While Hephzibah and Blythe conduct their own comprehensive planning, they work cooperatively with Augusta on such issues as infrastructure planning, public safety, animal control and recreation.

It will also be important for city departments and local stakeholders to work together to implement the plan. Several city departments and other agencies work together to review all subdivision plans and site plans for compliance with applicable ordinances and regulations. Many of the same agencies, as well as the local development community, are represented on the Subdivision Regulation Review Committee. The committee meets quarterly and coordinates any updates or amendments to the 17 "Development Documents" regulating development in Augusta. Quarterly meetings are held to review the status of SPLOST funded projects, giving city departments an opportunity to share information and coordinate activities.

STATE QUALITY COMMUNITY OBJECTIVES

This chapter lists the state of Georgia's planning objectives, and evaluates the effectiveness of Augusta's current policies, regulations and administration in meeting these objectives. These objectives are intended to provide guidance, or targets, for local governments to achieve in developing and implementing their comprehensive plan. After the Community Agenda is developed, the status of Augusta with regard to these goals and objectives will be updated accordingly.

Quality Community Objectives

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

Status: Augusta is located at the center of the Central Savannah River Area (CSRA) and plays a vital role in promoting and preserving a shared regional identity. The architectural styles found in Augusta's central business district and older neighborhoods are reflective of the styles found throughout the region. Local residents, developers and organizations work to preserve and adaptively reuse these historic structures and make them an integral part of heritage tourism and education programs. Augusta is home to a variety of businesses, institutions and industries that provide jobs to residents from throughout the region and have done so for generations. Augusta participates in a number of organizations and initiatives that promote and plan for regional economic development, transportation, tourism, historic preservation and natural resource protection.

There are many examples of how Augusta contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education. Local arts organizations and museums continuously expose the region's residents to a variety of productions and shows in the visual and performing arts. Businesses throughout the city serve as venues for entertainers from Augusta and the region. Regularly scheduled festivals serve a similar function and help preserve the rich, diverse cultural heritage of the region. Augusta's colleges and universities provide educational opportunities for residents from throughout the region and contribute to the quality of life in many other ways.

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

Status: The city of Augusta is generally well-prepared to accommodate the type of growth it desires. Elected officials understand the land development process and the vital role that the city plays in the process. The city continues to invest in the infrastructure (water, sewer, recreation facilities, etc.) that facilitates development not only in high-growth areas, but also infill development and redevelopment of older neighborhoods. The city has fairly simple and straightforward development regulations and standards that are updated periodically to meet local objectives and / or state mandates. The city partners with educational institutions and the private sector to assure that the workforce is trained to meet the needs of both existing and new business and industry.

Challenges remain in preparing for and accommodating growth in Augusta. The Comprehensive Plan identifies the areas in the city where growth is likely to occur, but does not identify more discreet areas where growth would be most desirable. The Plan does include a number of policies designed to guide growth to general locations and to protect important natural resources. The presence of new residential subdivisions in remote locations, and the traffic congestion on some two-lane roads are a couple of indications that growth is occurring either too soon or too rapidly in some parts of the city. A comprehensive Capital Improvements Program (CIP) could be an effective tool in guiding growth to desirable locations and ensuring that the necessary infrastructure is in place to serve new development. A CIP would also spell out how specific infrastructure projects would be financed and when they would be designed and constructed. Finally, maintaining effective coordination and communication among all of the entities involved in the development process is difficult at times.

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

Status: Augusta works cooperatively with a number of economic development organizations to ensure that business expansion and development in the community matches workforce skills, contributes to the diversity of the job base and has a long-term, positive impact on the city and region. The City takes an active role in periodically assessing the strengths, assets and weaknesses of the community, and adjusting the economic development strategy in response to changes in these characteristics. Recent examples of such assessments include the JOBS NOW initiative (2001-02) and the Destination 2020 initiative (2003-06).

The Development Authority of Richmond County's most recent marketing plan is reflective of these and other initiatives. The Development Authority's 2007 Marketing Plan targets four industries for growth in the community: life sciences, customer service, aviation and military. These industries match well with such assets as the large and diverse medical community, technically-trained personnel at Fort Gordon, many of whom are retiring" from the military on a regular basis, the presence of several customer service businesses and available sites on and adjacent to Augusta Regional Airport.

The marketing plan was one factor in the successful recruitment of two new customer service facilities to the community in 2007. T-Mobile is on the verge of opening a new 80,000 square-foot facility at the corner of Wheeler Road and Interstate Parkway. T-Mobile will create up to 750 jobs. Automatic Data Processing (ADP) has established operations in an existing facility on Stevens Creek Road and is finalizing plans for a new facility on Flowing Wells Road at Frontage Road. ADP plans to create up to 1,000 jobs within five years.

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

Status: The Richmond County public school system includes 60 schools: eight high schools, ten middle schools, thirty-six elementary schools, three magnet schools, and evening school and two schools for students with behavioral problems. Enrollment is approximately 32,000 pupils. Award-winning schools in the system include Freedom Park Elementary, John S. Davidson Fine Arts Magnet, A. R. Johnson Health Sciences Magnet and C. T. Walker Traditional Magnet School. Superintendent Dana Bedden, hired in 2007, is working to implement a "blueprint for success" in the school system.

Post-secondary educational opportunities, workforce training and continuing education programs are readily available in Augusta for both traditional and nontraditional students. The Medical College of Georgia is Georgia's only public institution devoted solely to health sciences education and includes the Schools of Allied Health Sciences, Dentistry, Graduate Studies, Medicine and Nursing. Paine College offers undergraduate degrees in 30 majors, and Augusta State University offers undergraduate and graduate-level degrees in a wide range of fields. Brenau University, Troy University, the University of Phoenix and Savannah River College are other post-secondary institutions located in Augusta and offering a variety of degrees online or at campus. Augusta Technical College, a unit of the Technical College System of Georgia, offers degrees and diplomas in such areas as allied health and nursing, industrial technology, information and engineering technology and business and personal services.

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

Status: Data indicate that Augusta businesses and institutions offer a wide range of job opportunities for skilled and unskilled labor. Employment is spread out across such occupation categories as management and professional, services, sales and office, construction and maintenance and production, transportation and material moving.

A number of programs and services are offered in the community to support job training needs and to assist entrepreneurs. Augusta Technical College coordinates the Georgia Quick-Start Program, a state initiative that trains employees free of charge for new and expanding businesses. Augusta Tech has established the Center for Advanced Technology (CADTEC) College to help CSRA manufacturers compete in the world market through technology transfer. The overall objective of the SRS Community Reuse Organization is to create an environment conducive to technology-based startups, business expansions and to attract new ventures to a five-county region that includes Augusta-Richmond County.

Business incubators are an integral part of the community's strategy to meet the needs of the local workforce and foster new business development. A small business incubator is located near the Augusta Tech campus. The mission of this incubator is to foster regional economic development by supporting entrepreneurs, small/disadvantaged businesses, and businesses expanding to the CSRA area by providing managerial & technical assistance, low office rental rates, and shared access to basic office services and equipment. The Georgia Medical Center Authority operates two incubators for life sciences companies and start-ups.

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

Status: Heritage preservation is an integral part of the city's tourism and economic development strategy. Heritage preservation in Augusta is marked by a wide variety of activities. Individuals and organizations are actively involved in preserving the past and at the same time make historic resources and traditions a part of the city's future. Examples of some of the major activities include preparation of National Register nominations, rehabilitation of historic buildings, sponsoring cultural festivals and participation in historic preservation and heritage education programs.

Property rehabilitation and reuse is an integral part of historic preservation in Augusta. Every day property owners and investors rehabilitate historic structures for use as homes, apartments, offices, and retail establishments. Examples of these private projects are found throughout downtown Augusta and in several neighborhoods. Most such projects are privately financed, but some owners also take advantage of rehabilitation tax credit and tax abatement programs.

There are currently eight (8) National Register Historic Districts in Augusta, encompassing approximately 6,200 properties. Thirty-four (34) properties are listed individually on the National Register. These districts and properties represent many aspects of Augusta's history and include the central business district, industrial facilities, urban neighborhoods, institutional buildings, and rural resources.

Three areas - Downtown, Summerville and Olde Town - have also been designated as local historic districts under the city's historic preservation ordinance. The ordinance specifies that the Historic Preservation Commission review work affecting the exterior appearance of any property in a local historic district prior to a building permit being issued. The objective of the design review requirement is to protect the integrity of designated historic properties and ensure that new development is

compatible with the district's historic character. In addition to the districts, six individual properties have been designated as historic under the local ordinance.

The 12-member Historic Preservation Commission meets monthly to consider applications for Certificate of Appropriateness, review ongoing preservation projects, and discuss other matters of interest. The Commission has taken steps to raise community awareness about historic preservation and works cooperatively with others to implement preservation planning projects.

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

Status: The city of Augusta has adopted a Community Greenspace Program in accordance with state regulations. The goal of the program is to permanently preserve twenty percent (20%) of Augusta's land area as greenspace. The Greenspace Program identifies areas for protection, including lands along the Savannah River, within Phinizy Swamp, and along the major creeks (Butler, Rae's, Rock, Rocky, Spirit and McBean). To date acquisition and donation efforts have resulted in the permanent protection of land along the Savannah River and parts of Butler, Rae's and Spirit Creeks.

The Central Savannah River Land Trust administers the Greenspace Program on behalf of the city. The Land Trust is a non-profit organization capable of accepting donations of land and conservation easements designed to permanently protect sensitive environmental resources. A broad-based group of citizens and organizations are involved in the Greenspace Program. Among them are the Southeastern Natural Sciences Academy, the Augusta Canal Authority, Augusta Metro Chamber of Commerce, Sierra Club, the Nature Conservancy, the Builders Association of Metro Augusta, Savannah Riverkeeper, the Georgia Forestry Commission, and several neighborhood organizations.

Augusta's land use pattern is generally characterized by low-density development. Local development regulations do offer some alternatives for higher density development. In 2003 Augusta's zoning regulations were amended to accommodate conservation subdivisions. A conservation subdivision is a subdivision in which a large percentage of the site is set aside as permanently protected greenspace. The remainder of the tract is then developed at a higher density than normally allowed in the use zone. Additional open space policies and initiatives will be considered in developing the Community Agenda.

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

Status: Over the years, the city of Augusta has worked with a variety of stakeholders to identify and protect environmentally sensitive areas. Examples of environmentally sensitive areas in the community include the Savannah River and its tributaries, including the associated floodplains, wetlands, prime farmland and groundwater recharge areas. Some of the organizations that the city partners with to protect these resources include the Southeastern Natural Sciences Academy, the Georgia Forestry

Commission, the CSRA Land Trust, the Savannah Riverkeepers and the Georgia Department of Natural Resources.

The city's recent regulatory initiatives include the adoption of ordinances and regulations to protect aquifers and groundwater recharge areas, water supply watersheds, and the Savannah River basin, and amending the Flood Damage Prevention Ordinance to increase restrictions on developing within the 100-year floodplain. The city is also involved in projects to assess water quality in the Savannah River basin, has implemented stormwater management and water quality monitoring programs in compliance with the Federal Clean Water Act, and has completed water and sewer system improvement projects designed to improve water quality and reduce groundwater pollution. The City also works with stakeholders to develop solutions to environmental problems, to foster the sharing of information related to environmental quality and protection, and to educate children about the importance of environmental protection and stewardship.

With regard to air quality, the city is involved in ongoing efforts to monitor air quality, educate the community about the importance of clean air, and implement initiatives to improve air quality. In the last 10 years the city has been a partner with other stakeholders in projects to review regional air quality data, stay informed about state and federal initiatives to improve air quality, and assess alternative local and regional initiatives to improve air quality. Among the initiatives now in place in Augusta is a seasonal open burning ban. This ban, which is in effect from May 1 – September 30 each year, is designed to limit open burning during the hottest, sunniest time of the year when weather conditions can intensify air quality problems.

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

Status: Augusta is a member of, or has representation on, several regional organizations that serve as forums for identifying shared needs and finding collaborative solutions to problems. Examples of these organizations include the Central Savannah River Area (CSRA) Regional Development Center, the CSRA Economic Opportunity Authority, the Richmond / Burke Job Training Authority and the Augusta Regional Transportation Study. Most of these organizations focus on the implementation of programs and services mandated by state or federal law.

Augusta is to some extent in competition with neighboring jurisdictions for jobs, private investment and residents. Political jurisdiction boundaries and other factors make this a fact of life in any metropolitan area. This can be a barrier to cooperation on any number of issues. However, Augusta does work with neighboring jurisdictions on such issues as air quality, public safety, major transportation projects, protection of water resources and solid waste disposal. The City will continue to participate in organizations with a regional focus and foster regional cooperation on issues of mutual interest and concern.

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

Status: The city provides alternative modes of transportation within the city limits. Augusta Public Transit (APT), a city department, provides fixed-route and paratransit public transportation service to the residents of Augusta. APT currently operates 10 fixed routes within the city with a peak fleet of 13 buses. APT also operates paratransit services for disabled persons, in compliance with the Americans with Disabilities Act of 1990, using seven paratransit vehicles.

A fairly extensive network of sidewalks is present within the old city limits, but there are very few in the neighborhood and commercial centers of the former county. Sidewalks are located along some sections of the arterial and collector roads, but do not form a network that pedestrians can utilize. Sidewalks also are located adjacent to many of the public schools. Off-road facilities used by walkers and joggers include the Augusta Canal towpath, Savannah River levee, and paved trails at some county recreation centers. Where sidewalks are not present, especially on local or neighborhood streets, pedestrians often walk in the road.

Even where sidewalks exist, there are some evident limitations. Some sidewalks are very narrow, have obstructions (e.g. utility pole, light pole) and are not designed to accommodate the disabled and handicapped. Others suffer from a lack of routine maintenance. In some cases resurfacing projects often result in the finished grade of a street being at or near the top of the curb. This causes safety problems and allows storm water to run off the street and onto a sidewalk.

An active participant in the Augusta Regional Transportation Study (ARTS), the city is continuously planning and promoting alternative modes of transportation. The ARTS Regional Bicycle and Pedestrian Plan, completed in January 2003, is a blueprint for development of bicycle and pedestrian facilities over the next 20 years. The plan includes an inventory of the current regional bicycle and pedestrian network, design standards for new facilities, a list of recommended projects (with cost estimates), and strategies for implementing the projects. Several of the projects in the plan have been implemented or are under construction. Several others are programmed for construction as part of road widening and improvement projects. Over the years, the city has also supported the work of others in the community to develop bicycle and pedestrian facilities, including the Augusta Canal Authority, Augusta State University and various neighborhood associations.

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

Status: Augusta participates with other entities in finding regional solutions to shared needs. Some examples include the interconnection of the Augusta and Aiken County public transit systems, the seasonal open burning ban effective in Richmond and Columbia Counties and participation in the assessment and protection of the region's water resources. Many of the issues confronting the city are local concerns. However, the City will continue to foster regional cooperation on issues of mutual interest and concern, especially with regard to the protection of natural resources.

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

Status: Augusta's housing stock includes single-family units (detached, attached, manufactured homes) and apartments in a variety of styles, sizes and densities and in several different price ranges. Generally speaking, most people who work in the city can afford to live in Augusta if they so choose. The city's development standards and regulations are flexible enough to accommodate the variety found in the housing stock. As part of the Community Agenda, the city might want to consider changes to the standards to encourage more housing that includes multiple styles and densities in individual developments and more housing / living arrangements for the growing elderly population.

Affordability is an issue for some households, especially low-income households. These households are either paying a high percentage of their income for housing and utilities, or find it difficult to become homeowners for the first time. The city supports non-profit organizations that provide affordable housing for low-income households and housing for the homeless, but the need for affordable housing and permanent housing for the homeless are greater than existing resources. The presence of a significant number of vacant, dilapidated units in some neighborhoods is another ongoing issue. Some neighborhoods also have vacant lots suitable for infill housing.

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

Status: Traditional neighborhood development patterns that mix land uses, include a variety of housing types and create a pedestrian-oriented environment are rare in Augusta. The city's zoning ordinance separates most land uses into separate and distinct districts. Residential uses are permitted in a commercial zone, which has facilitated the creation of many loft apartments in downtown Augusta in recent years. The zoning ordinance also provides for "planned unit developments", but the PUD regulations and standards pre-date the recent "neo-traditional" movement and have been used only in a few instances. A number of older neighborhoods in Augusta do have many of the characteristics of traditional neighborhoods, and could serve as models for adopting development standards that result in more traditional neighborhood development elsewhere in the city.

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

Status: Augusta's existing comprehensive plan includes policies to encourage infill development and the redevelopment of older residential and commercial areas. The city has done neighborhood-level planning for years in order to identify the needs of older neighborhoods and implement projects that address those needs. This has resulted in new housing, commercial development and public facility improvements in many neighborhoods. In 1997 the Augusta Land Bank Authority was created for the purpose of returning non-tax-generating properties to a productive use. The Land Bank Authority woks with the city, private developers and non-profit organizations to implement redevelopment projects and put property back on the tax rolls.

In July 2003 the Augusta Commission adopted the Target Area Master Plan. The plan is a revitalization strategy and redevelopment plan for an area compassing the following inner-city neighborhoods: Laney-Walker, Bethlehem, Turpin Hill and part of Uptown. The overall goal of the plan "is to create a

sustainable, economically diverse neighborhood that contains housing, jobs, and educational and workforce development opportunities". The Augusta Commission recently (December 2007) hired a consultant to develop a detailed implementation strategy for this redevelopment area.

At a broader level, the city has taken steps to improve public facilities throughout the city in order to maintain the attractiveness of established neighborhoods and facilitate infill development. A number of sales tax projects have resulted in improvements to roads, bridges, drainage structures and recreation facilities. The Utilities Department has extended sanitary sewer service to some established neighborhoods that lacked such service for many years. The department has also upgraded water service in many existing neighborhoods to improve reliability and reduce the dependence on groundwater sources of supply.

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

Status: Downtown Augusta has been and remains a focal point of the community. It is where Augusta was founded in 1736 and is significant in many areas, including architecture, commerce, industry, landscape architecture, religion, transportation, government and education. Downtown Augusta has many of the characteristics of an area that reflect a sense of place.

The community has long recognized the uniqueness of downtown. For the last 25 years a wide variety of stakeholders, including the city of Augusta, have worked to implement a downtown development plan prepared for Augusta Tomorrow, Inc. Augusta Tomorrow is a private, non-profit that has worked "to serve the community at large by planning, promoting, and implementing the revitalization and development of Augusta with particular emphasis on the city center." Implementation of the projects and initiatives in the Augusta Tomorrow plan have resulted in millions of dollars of private and public investment in downtown and the adjoining neighborhoods. Now that most of the projects in the original plan (and more recent updates) are complete, Augusta Tomorrow is preparing to develop a new plan for downtown.

Some other areas within the city evoke a sense of place. This includes some older, historic neighborhoods that maintain more traditional lot layouts, street patterns and architectural styles. These neighborhoods are predominantly residential, but do have other land uses present. The history and significance of these areas has been documented, and some have been designated as National Register and / or local historic districts.

Creating a sense of place for some other parts of the city remains a challenge. The general pattern, style and scale of development in Augusta over the last 40-50 years are very similar to other communities of similar size. If not for the presence of some major landmarks, a non-resident might not be able to distinguish some parts of Augusta from similar areas in another city. The comprehensive plan update affords the community an opportunity to explore the options, tools and techniques for establishing a sense of place throughout the city.

Chapter 10 – State Quality Community Objectives

CHAPTER 11
COMMUNITY AGENDA

Chapter 11 – Community Agenda

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PURPOSE

The *Community Agenda* document is the portion of the *Augusta-Richmond County Comprehensive Plan* that will guide the city's future and serve as the basis for the policy decisions of the city's elected and appointed leaders and staff. Local decisions should be consistent with the recommendations contained within this document. The *Community Agenda* contains a final list of identified community-wide issues and opportunities. Through the implementation of the steps contained within the *Community Participation Program*, community issues and opportunities have been delineated in order to create a short-term and long-term guide for citizens and community leaders to utilize.

PARTICIPATION PROCESS

1. Public Notification and Involvement

The *Community Agenda* was prepared according to the process outlined in the *Community Participation Program* **(Appendix A)**. As with the *Community Assessment*, *the Community Agenda* was prepared with input obtained via open house public meetings, online surveys and direct contact with a variety of stakeholders. The following methods were used to generate community interest and participation in the planning process:

- Press releases regarding project updates and public meeting notices developed and distributed to media outlets.
- Public meeting notice developed and distributed to media outlets and community stakeholders.
    - Print version appeared in the *Augusta Chronicle, Metro Spirit, Metro Courier and Hola Augusta!*
    - Print version mailed directly to neighborhood associations and other stakeholders.
    - Print version distributed at public libraries and public recreation centers throughout the city.
    - Electronic copy sent to the stakeholders listed in the *Community Participation Program*, as well as others identified during the planning process. Reminder e-mails sent as meetings were held.
    - Electronic copy sent to all city of Augusta employees. Reminder e-mails sent as meetings were held.
    - Electronic copy of meeting posted on the following web pages - City of Augusta, Planning Commission and Comprehensive Plan Update.
- Project Newsletter used to provide general information to the public and stakeholders and specific information about the plan update as the project progressed.
    - Electronic copy sent to all identified stakeholders.
    - Print copies mailed to neighborhood associations and other stakeholders.
    - Print copies distributed at public libraries and recreation centers throughout the city.
    - Print copies distributed at all comprehensive plan public meetings and hearings.
- Direct Outreach – Project information distributed and input sought at neighborhood association meetings and other venues besides the comprehensive plan meetings and hearings.
- Stakeholder Survey – Stakeholders listed in the *Community Participation Program* were asked to complete an online survey. Stakeholders were asked to provide input on community issues,

development projects and the vision for the future of the city. Reminder e-mails were sent to stakeholders.

- Surveys were developed to obtain input on goals, objectives and implementation measures to include in the *Community Agenda*.
    - Print copies of survey distributed at public meetings and hearings
    - Electronic copy of surveys posted online. Multiple e-mails sent to stakeholders asking them to complete the surveys.
- The project website was used to provide project updates and solicit input on the *Community Agenda*. The information on the website included the plan update schedule, survey forms and results, public meeting schedules, copies of maps, slide presentations and handouts and copies of project documents.

2. **Public Meetings**

Public meetings were held using a drop-in, open house format that facilitated one-on-one interaction between attendees and city officials and staff. The purpose of the public meetings held in June 2008 was to obtain final input on the list of Issues and Opportunities, get feedback on the preliminary neighborhood (character) areas and obtain input on the goals, objectives and implementation program to be included in the draft *Community Agenda*.

Upon signing-in at one of the June meetings, attendees were given handouts and asked to view a PowerPoint presentation containing background information on the comprehensive plan and the status of the plan development process. Planning Commission staff members were present to explain the presentation in more detail and answer questions. Attendees were then asked to complete two surveys, assign priorities to the preliminary list of Issues and Opportunities and review neighborhood (character) area maps. The surveys requested feedback on the draft goals of the *Community Agenda* and the draft development objectives for each of the character areas. Survey materials and comment cards can be found in **Appendix B & C.**

The purpose of the public hearing held in July was to brief the community on the content of the *Community Agenda*, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the *Community Agenda* will be submitted to the CSRA Regional Development Center for review. The *Community Agenda* was also posted online and hard copies were distributed to public libraries and recreation centers to give residents additional opportunities to review and comment on the content.

3. **Comprehensive Plan Committee**

The Comprehensive Plan Committee, a standing committee of the Augusta-Richmond County Planning Commission, continued to meet during the development of the *Community Agenda*. The committee met to plan each round of public meetings (Meeting objectives, handouts, locations, etc.) and to review the information and feedback received at the public meetings / hearings and from other sources.

Chapter 11 – Community Agenda

ISSUES AND OPPORTUNITIES

The list of issues and opportunities has changed since the first round of public meetings in January 2008. The following table contains the final list of issues and opportunities. Issues and opportunities related to land use are outlined for each of the character areas in the "Community Vision" section. Corresponding implementation measures for each of the issues and opportunities can be found throughout the Implementation Program Section.

AUGUSTA-RICHMOND COUNTY FINAL LIST OF ISSUES AND OPPORTUNITIES	
TOPIC: POPULATION	
1.	Attract new residents to Augusta by stressing the low cost of living, presence of high quality medical facilities and wide range of educational, recreational and cultural programs and services.
2.	Increase employment and housing options for young adults and young families.
3.	Promote construction of housing for smaller households.
4.	Invest in facilities and services that are attractive to retirees.
5.	Invest in improvements to education facilities and services that facilitate life-long learning.
6.	Attract jobs to the community that pay higher-than-average wages.
7.	Invest in programs and services that empower poverty-level households to become self-sufficient.
TOPIC: HOUSING	
1.	Provide housing in a mix of styles, sizes and price rages throughout the city.
2.	Focus redevelopment efforts on neighborhoods identified as in-need of redevelopment. This includes both inner-city neighborhoods and some older suburbs.
3.	Provide incentives for private developers and non-profit organizations to construct and rehabilitate housing in redevelopment target areas.
4.	Provide financial and technical assistance programs to low and moderate-income homeowners, renters and first-time homebuyers.
5.	Increase code enforcement, especially in neighborhoods with high concentrations of vacant / dilapidated housing.
6.	Provide housing for the homeless and other special-needs populations.
TOPIC: ECONOMIC DEVELOPMENT	
1.	Continue programs and services that help to diversify the employment base in the city.
2.	Attract additional retail, service and entertainment establishments to the city, especially to inner-city neighborhoods and east and south Augusta.
3.	Continue programs and services that help existing businesses grow and expand.
4.	Attract and expand business investment in redevelopment target areas.
5.	Adjust job training programs as needed to adapt to changing occupational trends and to meet the needs of employers.
6.	Continue to implement downtown redevelopment projects and initiatives.
7.	Continue to promote the adaptive reuse of older commercial facilities.

AUGUSTA-RICHMOND COUNTY FINAL LIST OF ISSUES AND OPPORTUNITIES	
TOPIC: TRANSPORTATION	
1.	Implement transportation improvement projects that reduce congestion, enhance safety and security and provide facilities for bicyclists and pedestrians.
2.	Increase the level and frequency of public transportation service in the city.
3.	Decrease the number of vehicle trips by encouraging the use of alternative modes of transportation (bus, walking, biking), telecommuting, flexible work schedules and carpooling
4.	Explore alternative financing options for transportation improvement projects
5.	Promote infill development at higher densities to reduce distances between residential development and employment and shopping areas.
6.	Promote more interconnectivity between streets and developments
7.	Promote the use of access management techniques on major roadways to reduce motor vehicle conflicts and enhance safety.
TOPIC: COMMUNITY FACILITIES AND SERVICES	
1.	Address space needs for general government administration, judicial system and public safety.
2.	Improve stormwater drainage to reduce flooding on streets, sidewalks and private property.
3.	Provide public water and sewer service to meet projected needs.
4.	Provide adequate solid waste collection and disposal services and encourage greater participation in household and yard waste recycling programs.
5.	Provide park and recreation facilities to meet projected demand.
6.	Make public facilities accessible to the handicapped and disabled.
7.	Finance additional community facility and quality of life projects.
TOPIC: CULTURAL RESOURCES	
1.	Update and maintain cultural resource inventories and surveys.
2.	Update the city's historic preservation plan.
3.	Stabilize and protect cultural resources threatened by neglect or demolition.
4.	Continue to encourage and facilitate the adaptive reuse of historic structures and sites.
TOPIC: NATURAL RESOURCES AND GREENSPACE	
1.	Protect the quality of drinking water sources from the effects of new development.
2.	Encourage and facilitate the preservation of open space in new development.
3.	Preserve additional open space for public use.
4.	Implement local air quality initiatives under the auspices of the CSRA Air Quality Alliance.
5.	Protect natural resources from the effects of soil erosion
6.	Attempt to retain the present flow regime in the Savannah River
TOPIC: LAND USE	
1.	Sprawl Pattern of Development
2.	Neighborhood Integrity
3.	Commercial Development
4.	Infill Development
5.	Community Appearance / Gateways
6.	Open Space Preservation.

Chapter 11 – Community Agenda

COMMUNITY VISION

1. General Vision Statement

The following vision statement is a concise summary of preferences for the future of Augusta as expressed by residents and stakeholders during the preparation of the *Community Agenda*. The vision is reflected in the Future Development Map, the vision and recommended development patterns for each of the neighborhood (character) areas and the implementation program. All are designed to address the list of issues and opportunities. Local decisions that adhere to the goals and supporting policies contained in the *Community Agenda* are designed to implement the community vision and the vision for each of the neighborhood areas.

Augusta is a clean, safe place to live, work and play with a diverse economy, abundant job opportunities, a variety of entertainment and recreation opportunities and a development pattern that is attractive to both residents and visitors. Downtown Augusta and several inner-city neighborhoods are revitalized and economic opportunity is available throughout the community. Suburban areas have a "sense of place" all their own with new mixed-use development coexisting with established neighborhoods. Sidewalks and multi-use trails connect residents to activity centers, greenspace and recreation facilities.

2. Future Development Map

The Future Development Map for Augusta actually consists of three maps: the Final Neighborhood Area Map, the Future Development Patterns Map and the Natural and Cultural Resources Map. Three maps are necessary in order to clearly convey information on future development patterns, account for the resources that need protection and identify the other areas requiring special attention. Augusta has opted not to include a separate future land use map in the comprehensive plan. The Future Development Map provides more flexibility in decision-making, affords opportunities to encourage more mixed-use and infill development at appropriate locations, and allows for the evaluation of development projects based on the community's vision, goals and policies.

The Final Neighborhood Area Map shows the boundaries of the eight (8) neighborhood areas and uses symbols to identify the areas requiring special attention within each character area. The Protected Natural and Cultural Resources Map show the general location of water resources, greenspace and conservation areas and cultural resources to be protected in the future. The Future Development Patterns Map shows the recommended future development pattern for the city and the neighborhood areas, including major activity centers, commercial nodes and specific neighborhoods and areas earmarked for redevelopment. The Future Development maps are a graphic representation of the recommended future development pattern in the city. The maps are not meant to be used alone, but rather in conjunction with the overall goals and policies and the vision and recommended development patterns for each of the neighborhood areas.

There are some general points to make about the Future Development Patterns Map.

1. **Downtown Augusta** – The Central Business District will continue to be a unique mixed-use area with redevelopment and revitalization continuing in accordance with a development plan currently being drafted for downtown Augusta and North Augusta, South Carolina.

2. **Old City Neighborhoods** – Redevelopment projects will be ongoing in neighborhoods targeted for such activities in order to stabilize them and enhance their attractiveness as places to live-work and play. Otherwise stable neighborhoods would continue to remain so.

3. **Suburban Development Areas** – These areas will continue to reflect the predominant characteristics of suburban areas, with stable, low-density residential subdivisions being the predominant land use. Institutional land uses will be scattered throughout these areas. Commercial corridors and nodes will be another defining characteristic as noted on the map. Light industrial and warehousing uses will be located on or near major commercial corridors and nodes, in industrial parks and along frontage roads. New mixed-use and infill development will be encouraged at appropriate locations to reduce automobile traffic, create pedestrian-friendly spaces and establish a sense of place in suburban locations.

4. **Commercial Corridors** – These represent existing commercial corridors that have developed along the principal arterial highways in the city. There are opportunities for infill development and redevelopment at locations along these corridors. The overall objective is to minimize the extension of these corridors beyond their current limits and, when extended, provide sufficient buffers between non-residential uses and adjoining residential areas.

5. **Minor Commercial Nodes** – These represent intersections of principal and minor arterial highways where commercial development is already established or is desired as part of the future vision for the city. These are intersections where neighborhood-oriented businesses, convenience shopping and smaller shopping centers are or will be located.

6. **Major Commercial Nodes** – These are located where I-20 and I-520 intersect the principal arterials highways in the city. These are the locations where the highest concentration of commercial, light industrial and warehousing development are and will be located. The commercial uses include a mix of highway and freeway-oriented businesses, larger shopping / retail centers, entertainment and eating / drinking establishments and some neighborhood and convenience type businesses.

   Due in part to the pending widening of Windsor Spring Road, the intersection of Windsor Spring and Tobacco Road is considered an emerging major commercial node. While two conventional shopping centers and a number of standalone commercial uses are located at the intersection, it could become the focal point for mixed-use, pedestrian friendly development. Such development could help establish a sense of place in this part of the city.

7. **Industrial** – Industrial and warehousing uses are scattered throughout the community, with most of the heavy industry concentrated at large sites in East Augusta. Most of the remaining sites suitable for new or expanding industry, particularly heavy industry, are located east of Mike

Padgett Highway (SR 56) or in established industrial parks (e.g. Augusta Corporate Park). Due to the proximity of some sites to water resources and conservation areas, environmental considerations will be important in evaluating the suitability of such sites for industrial use.

8. **Regional Activity Centers** – These centers have been, and will continue to be the focal point for a mix of commercial, office, employment, education and recreation. Some of the activity centers, such as the one centered on Doctor's Hospital, have sites available for additional development. Others, such as the one including the medical center and Paine College, are expanding into adjacent areas and creating transitional zones in the process.

3. Neighborhood Area Narrative

The Neighborhood Area Narrative section includes separate tables with the following information for each neighborhood (character) area: a vision statement, description of recommended development patterns, the State Quality Community Objectives to be addressed, the appropriate land uses for the character area, the existing zoning pattern and the potential / recommended changes to zoning and development regulations. Implementation measures are outlined in the Implementation Program section. These implementation measures provide specific actions to help the city reinforce and build upon the character defined for each area.

The final neighborhood (character) area boundaries are based on a combination of geography and the defining characteristics of each area. The CBD is unique among the areas because of its history, mix of land uses and general development pattern. East Augusta is also unique because of its high concentration of industrial uses, some of which are in close proximity to residential areas, and environmentally-sensitive land uses. Other neighborhood (character) areas, including West Augusta, South Augusta and Belair, are similar to one another due to their suburban-style development pattern. A traditional neighborhood development pattern is common to most of the Old City neighborhoods.

It is important to note that all of the neighborhood areas have some important characteristics in common, and thus overlay all of them. All of the areas have water resources, both surface and groundwater, that must be protected. All have identified gateways into the city, all of which are the focus of a wayfinding signage program that is being implemented by the Augusta Metro Convention and Visitors Bureau. Regional activity centers are located in several of the areas, and three areas – Belair, South Augusta and South Richmond – are experiencing development at a more rapid pace than other areas. Agricultural and forest resources are most concentrated in South Richmond. Historic (cultural resources) are most concentrated in the CBD and Old City neighborhoods, but are also located on scattered sites throughout the city. The CBD and several Old City neighborhoods are in need of redevelopment, as are identified target areas in East and South Augusta.

DOWNTOWN NEIGHBORHOOD AREA

Location and General Description: Located adjacent to the Savannah River, downtown is where the city was founded and first developed. Downtown has the characteristics of a traditional central business district, including a wide variety of land uses (retail, office, cultural, entertainment, financial,

government, open space, industrial and institutional), high level of access for vehicles, pedestrians and transit, a mix of architectural styles, medium to high-density residential development, and commercial buildings with no front or side setbacks.

TYPICAL CHARACTERISTICS

- Dense, mixed use development pattern
- Access by all transportation modes
- Variety of historic resources and architecture
- New construction, some of which is not compatible with existing buildings in size, scale, amassing, form, orientation, setback and materials.

Downtown redevelopment has been ongoing for over twenty-five years. A number of large public and private projects have resulted from a downtown development plan first published in 1982 and updated in 1995 and 2000. These projects include the Augusta Riverwalk, Augusta Riverfront Center, Riverplace Condominiums, Fort Discovery, the Augusta Museum of History, the Morris Museum of Art and Springfield Village Park. A new downtown development plan is being prepared in cooperation with North Augusta, SC and will be completed in early 2009.

Developers, merchants and property owners have initiated downtown redevelopment projects on their own. Historic buildings have been renovated and are being adaptively reused as professional offices, restaurants, nightclubs, artist galleries, antique shops, meeting and reception facilities, and specialty shops. Apartments and condominiums have been created on the upper floors of many commercial buildings. The result is a downtown that is making a comeback due to the commitment of many people and sizable private and public investment.

DOWNTOWN AUGUSTA NEIGHBORHOOD AREA

Vision for Downtown: Downtown Augusta will maintain and enhance its historic character and unique mix of land uses. Downtown will continue to reflect the predominant characteristics of a historic central business district, while at the same time adapting to the changing environment around it. Underutilized parcels will be redeveloped in a manner consistent with the overall vision for downtown and with respect for existing development patterns and the historic architecture in the area. Redevelopment will include new medium and high density housing, additional commercial and office development, new civic and institutional facilities and shopping and entertainment facilities. Adaptive reuse of historic buildings will be a key component. New development will respect the scale, massing, architecture and other design elements of the existing historic structures.

New mixed-use development that follows the character and design of historic downtown

A new parking garage that blends with adjacent buildings

RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
1. New residential, commercial and institutional development built in accordance with established design guidelines and with respect for the historic character and traditional development pattern of downtown. 2. Medium and high-density housing in both new structures and existing buildings 3. Office, retail, service and entertainment development in both new and existing structures 4. Enhanced arts, entertainment and sports facilities. 5. Stronger physical connections between the riverfront and downtown. 6. Public infrastructure (public buildings, streets, landscaping, parks, sidewalks, etc.) that support and complement other development. 7. Attractive gateways to the city supplemented by a coordinated way finding signage. 8. Transportation system that accommodates all modes of travel and is accessible to all.	The recommended development patterns for the Downtown neighborhood area will promote the following Quality Community Objectives: Regional Identity • Appropriate Business • Heritage Preservation • Open Space Preservation • Environmental Protection • Regional Cooperation • Transportation Alternatives • Housing Opportunities • Traditional Neighborhood • Infill Development • Sense of Place

DOWNTOWN AUGUSTA NEIGHBORHOOD AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)** **See Appendix D for a general summary of all zoning districts in Augusta**
• Medium Density Urban Residential (4-6 units / acre) • High Density Urban Residential (> 6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use	**Existing Zoning Districts and Overlays** • B-2 (General Business) – All types of office, commercial and residential uses, including mixed-use developments, are permitted in this district. Certain commercial uses permitted only by special exception. Industrial uses are not permitted. • L-I (Light Industrial) – All types of office, commercial, light industrial and warehousing uses are permitted in this district. Heavy industrial and residential uses are not permitted. • PDR (Planned Development Riverfront) – An overlay district covering the Savannah riverfront and part of downtown Augusta. The list of permitted land uses is more restrictive than in the underlying zone, and development plans are subject to review by the Riverfront Development Review Board. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited. • Downtown Local Historic District – An overlay district established under the city's historic preservation ordinance that covers a large part of the downtown. Any material change affecting the exterior of property within the district is subject to design review by the city's Historic Preservation Commission. The underlying zoning is not affected by the historic district designation. **Potential Amendments to Current Zoning, Zoning Districts and Overlays** • Rezoning - Consider rezoning areas currently zoned L-I (Light Industrial) to B-2 (General Business) • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that would replace the existing zoning classifications in downtown with a district that allows residential and non-residential uses on single sites or in single structures. • Form-Based Code or Conservation District Design Guidelines • PDR (Planned Development Riverfront) - Amend boundaries, development standards and / or list of permitted uses to achieve goals and objectives of the Joint Master Plan for Augusta, Georgia and North Augusta, South Carolina Regional Urban Core
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

OLD CITY NEIGHBORHOODS AREA

Location and General Description: This area includes predominantly residential neighborhoods located within the old city limits of Augusta. Most of these neighborhoods were developed prior to World War II and reflect the major characteristics of so-called "traditional" neighborhoods. The traditional neighborhoods include Olde Town, May Park, Uptown, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg (including the area formerly known as West End), Academy-Baker, Pendleton King, Summerville and Sand Hills.

With the exception of Uptown, the remaining neighborhoods reflect a combination of characteristics found in traditional neighborhoods and post-war suburbs. Among the characteristics that distinguish Highland Park, Albion Acres / Forest Acres and Forest Hills as newer neighborhoods are the predominance of single-family detached units on lots of similar size, residential uses separated from other uses, a varied street pattern with curvilinear patterns predominating, few, if any, sidewalks, off-street parking with driveways and commercial uses at the edge of the neighborhood.

Uptown is a neighborhood that has been in transition for many years. Low-density residences were once the predominant land use in the neighborhood, along with some institutional uses. Today, the area is dominated by a regional activity center that includes the medical complex, commercial land uses, professional offices and Paine College. Low density residential development is still evident on 2-3 streets in the northwest corner of the neighborhood, but the overall transition is expected to continue. The Medical College of Georgia (MCG) will purchase and redevelop the 15 acres that was until recently the site of the Gilbert Manor Public Housing complex. MCG also plans to purchase other property off the main campus for new student housing. In addition, MCG Health, Inc. has been expanding into the area west of 15th Street and is expected to continue to do so.

Historic residential structures / Olde Town neighborhood

TYPICAL CHARACTERISTICS

- Mix of traditional neighborhoods and post-war suburbs
- Varying architectural styles and housing types
- Varying lot sizes
- Institutional and neighborhood commercial interspersed with residential
- Grid pattern of streets
- Alleys in several neighborhoods
- Sidewalks in many neighborhoods
- Medium-to-high access to public transit

OLD CITY NEIGHBORHOODS AREA	
Vision for Old City Neighborhoods: The focus of activity in this area will be continued redevelopment in some neighborhoods and maintaining the stability in other neighborhoods. Redevelopment is occurring, and will occur, in several "traditional" neighborhoods, including Olde Town, May Park, Laney-Walker, Bethlehem, Turpin Hill, Harrisburg and Sand Hills. The vision for redevelopment includes the removal of deteriorated and dilapidated structures, the construction and / or rehabilitation of single-family housing, new commercial establishments and offices, more shopping and entertainment facilities, more community facilities and services, more job opportunities and improvements in the appearance of the neighborhoods. Physical redevelopment will be done in a manner consistent with existing development patterns and the historic character and architecture of these neighborhoods. Residential land uses will continue to predominate in these neighborhoods as redevelopment progresses. The remaining neighborhoods are relatively stable and any needed public actions will be designed to reinforce that stability.	
Open space is an asset to new residences in a redeveloping neighborhood	Infill housing can match the scale and design of existing houses and still be affordable
RECOMMENDED DEVELOPMENT PATTERNS	**STATE QUALITY COMMUNITY OBJECTIVES**
1. Maintain low-density single-family residential development in areas where it is already the predominant land use. Protect from encroachment by conflicting land uses. 2. Infill residential development at densities compatible with the surrounding area. Site design reflects traditional neighborhood patterns and existing architectural styles. 3. Redevelopment projects (housing and economic development) in neighborhoods targeted for such activities. 4. Additional commercial and retail development in under-served neighborhoods. 5. Neighborhood activity centers that provide a focal point for community services and a location for appropriately-scaled retail establishments. 6. Expanded regional activity center encompassing the medical complex and Paine College. More direct connections between the activity center and downtown. 7. Expanded academic facilities at Augusta State University campus on Wrightsboro Road 8. Attractive gateways supplemented by a coordinated way finding signage	The recommended development patterns for the Old City neighborhood area will promote the following Quality Community Objectives: Regional Identity • Heritage Preservation • Open Space Preservation • Environmental Protection • Educational Opportunities • Employment Options • Transportation Alternatives • Housing Opportunities • Traditional Neighborhood • Infill Development • Sense of Place

OLD CITY NEIGHBORHOODS AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)** **See Appendix D for a general summary of all zoning districts in Augusta**
• Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use	**Existing Zoning Districts and Overlays** • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the old city neighborhoods • R-2 (Two-Family Residential Zone) – covers parts of a few neighborhoods and spot zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) • PUD (Planned Unit Development) Zone – located on a few scattered sites. • P-1 (Professional / Office) Zone – concentrations in the medical center area and the vicinity of Trinity Hospital and the Uptown VA • B-1 (Neighborhood Business) Zone - generally confined to major streets and major intersections • B-2 (General Business) – generally confined to major streets and major intersections • L-I (Light Industrial) – generally confined to areas near downtown and where light manufacturing and warehousing facilities are located • H-I (Heavy Industrial) – generally confined to locations where heavy manufacturing done • PDR (Planned Development Riverfront) – covers part of the Savannah riverfront in Olde Town and the area in Harrisburg between the Augusta Canal and the river • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid waste are prohibited. • Local Historic District – An overlay district established under the city's historic preservation ordinance that covers the Summerville neighborhood and part of the Olde Town neighborhood. **Potential Amendments to Current Zoning, Zoning Districts and Overlays** • Form-Based Code or Conservation District Design Guidelines in one or more of the neighborhoods targeted for redevelopment.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

SOUTH AUGUSTA NEIGHBORHOOD AREA

General Description: Suburban developed areas immediately south of the old city limits and bordering Fort Gordon. South Augusta is characterized by a suburban pattern of development. Residential development is characterized by low-density subdivisions with mostly single-family detached units on uniform lots approximately ¼-acre in size. Apartment complexes are scattered throughout the area and usually located in close proximity to employment centers, shopping and major roads. Curvilinear street patterns predominate. There are generally few amenities for pedestrians (i.e. sidewalks, crosswalks), and transit service is more limited than in the old city neighborhoods.

Example of Existing Single-Family Residence

TYPICAL CHARACTERISTICS

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Residential separated from other uses
- Low pedestrian orientation
- Little or no public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Two Regional Activity Centers
- Conservation Area and Greenspace – Butler Creek, Rocky Creek

Institutional uses, mostly churches, are scattered throughout the area. There is a concentration of larger institutional uses, including the East Central Georgia Regional Hospital, Regional Youth Detention Center and Development Campus and the Charles B. Webster Detention Center. Augusta Technical College represents another major institutional use. Commercial development is characterized by shopping centers, small strip centers, professional offices and individual commercial establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway (I-520) interchanges. The Augusta Mall is at the center of a regional activity center located where South Augusta joins two other character areas.

South Augusta has been the focus of new residential and commercial development in recent years. New public schools have been built, and public utilities upgraded and expanded to accommodate the growth. Growth is expected to continue on the remaining undeveloped tracts in close proximity to established residential and commercial uses.

SOUTH AUGUSTA NEIGHBORHOOD AREA

Vision for South Augusta: South Augusta continues to reflect a mix of housing types at low-to-medium densities, while preserving the suburban-style, single-family residential character that is predominant in the area. Targeted neighborhoods are revitalized through code enforcement, removal of blight, infrastructure improvements and public-private investment in new and rehabilitated housing. Large abandoned commercial properties are redeveloped into attractive, mixed-use facilities. Established activity centers are the focus for enhanced recreation and education activities, retail investment and job opportunities. Public investment has strengthened existing neighborhoods and created a climate conducive for private development that complements the existing in style, appearance and location. Attractive mixed-use developments are located on sites appropriate for infill development.

New infill residential development should be compatible with the scale and density of existing development

New commercial development close to the street improves visibility and creates a pedestrian-friendly shopping environment.

RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
1. Maintain low-density single-family residential development in areas where it is already the predominant land use. 2. Infill residential development at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles. 3. Redevelopment projects (housing and economic development) in targeted neighborhoods, and at large abandoned commercial or industrial sites, targeted for such activities. 4. Additional commercial and retail development at major intersections near underserved neighborhoods. 5. Expanded regional activity center in the areas around Augusta Mall, Augusta Technical College and Diamond Lakes Park. 6. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to activity centers (schools, parks, community centers, greenways, neighborhood businesses and services). 7. Attractive gateways supplemented by a coordinated way finding signage	The recommended development patterns for the South Augusta neighborhood area will promote the following Quality Community Objectives: • Open Space Preservation • Environmental Protection • Educational Opportunities • Employment Options • Transportation Alternatives • Housing Opportunities • Infill Development • Sense of Place

SOUTH AUGUSTA NEIGHBORHOOD AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)** **See Appendix D for a general summary of all zoning districts in Augusta**
• Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use	**Existing Zoning Districts and Overlays** • A (Agricultural) – generally confined to scattered sites in the Barton Chapel Rd. and south of Tobacco Rd. in the vicinity of Ft. Gordon Gate 5. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the conventional suburban subdivisions. • R-MH (Manufactured Home Residential) Zone - generally confined to scattered sites in the Barton Chapel Rd. area, and south of Tobacco Rd. between Peach Orchard and Windsor Spring Rd. • R-2 (Two-Family Residential Zone) – Few if any duplex zones in the character area. • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Confined primarily to the apartment complexes scattered throughout the area • PUD (Planned Unit Development) Zone – located on a few isolated sites in the city. • P-1 (Professional / Office) Zone – Located on a few scattered sites. • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections • B-2 (General Business) – Generally confined to major streets and major intersections • L-I (Light Industrial) – Generally located in industrial parks and on individual sites along or near major highways and interstates. • H-I (Heavy Industrial) – Generally located in industrial parks and on individual sites along or near major highways and interstates. **Potential Amendments to Current Zoning, Zoning Districts and Overlays** • Consider rezoning remaining pockets of A (Agricultural) tracts to either R-1 (One-Family Residential) or R-MH (Residential Manufactured Home) • Form-Based Code or Conservation District Design Guidelines in one or more of the neighborhoods targeted for redevelopment. • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures. Target appropriate infill sites for this zoning classification.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

WEST AUGUSTA NEIGHBORHOOD AREA

Location and General Description: Suburban developed area in the northwest part of the city bordering Columbia County. Like South Augusta, West Augusta is an area reflecting the suburban development patterns of the last 50-60 years. Low-density residential subdivisions and commercial development, dating from the 1950's-1980s, are predominant in the area. Apartment complexes of varying ages are scattered throughout the area. Developable land has become scarcer in recent years, resulting in the development of more attached townhouse and condominium complexes. Transit service is more limited than in the old city neighborhoods.

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TYPICAL CHARACTERISTICS

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Residential separated from other uses
- Low pedestrian orientation
- Little or no public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Martin Marietta Quarry
- Regional Activity Center – Augusta Exchange,
- Augusta Canal National Heritage Area
- Surface water resources – Rock and Rae's Creeks, Savannah River

Commercial development in West Augusta is characterized by shopping centers, professional offices and entertainment establishments arranged in a linear pattern along the major streets and highways and clustered near interstate highway interchanges. The Augusta Exchange Shopping Center functions as a regional commercial center. Low-density light industrial and warehousing uses are located in close proximity to interstate interchanges. The one sizable heavy industry is the Martin Marietta rock quarry located between Riverwatch Parkway and the Augusta Canal.

The Augusta Canal National Heritage Area is a historic resource and linear greenspace trail of regional, state and national significance. Additional greenspace areas and potential linear trail routes are scattered throughout the area. Gateways into the city include I-20 at Riverwatch Parkway, I-20 at Washington Road and Riverwatch Parkway from I-20 to downtown. The Augusta National Golf Course is a major landmark in the area.

Rae's Creek

WEST AUGUSTA NEIGHBORHOOD AREA

Vision for West Augusta: Intended to promote limited development of the remaining vacant tracts while preserving the single-family residential character that is predominant in the area. Commercial development will be confined to existing locations and any additional redevelopment of commercial sites will be buffered from adjoining residential areas. Mixed-use development will be encouraged on sites being redeveloped.

Narrow setbacks, sidewalks and street trees make neighborhoods more attractive and walkable.

Bike lanes and multi-use trails can connect neighborhoods to activity centers such as schools, recreation facilities and greenspace.

RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
1. Maintain low-density single-family residential development in areas where it is already the predominant land use. 2. Infill residential development at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles. 3. Additional commercial and retail development confined to designated interchanges and intersections. 4. Promote mixed-use development at appropriate locations to reduce development footprint, encourage more walking and biking and create a sense of place. 5. Allow for limit industrial and warehousing development in areas where already located. Provide adequate buffers from adjoining residential, public and institutional development. 6. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to schools, parks, community centers, greenways, neighborhood businesses and services. 7. Attractive gateways into the city supplemented by a coordinated way finding signage	The recommended development patterns for the West Augusta neighborhood area will promote the following Quality Community Objectives: • Open Space Preservation • Environmental Protection • Educational Opportunities • Employment Options • Transportation Alternatives • Housing Opportunities • Infill Development • Sense of Place

WEST AUGUSTA NEIGHBORHOOD AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)** **See Appendix D for a general summary of all zoning districts in Augusta**
• Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use	**Existing Zoning Districts and Overlays** • A (Agricultural) – generally confined to public lands along the riverfront and Augusta Canal. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – All except R-1D and R-1E cover most of the conventional suburban subdivisions. A few scattered R-1D and R-1E zones. • R-2 (Two-Family Residential Zone) – Few, if any, duplex zones in the character area. • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Confined primarily to the apartment complexes scattered throughout the area and to some of the newer single-family attached dwellings and condominiums. • PUD (Planned Unit Development) Zone – located on a few isolated sites in the city. (see Woodbluff and Willow Creek) • P-1 (Professional / Office) Zone – Located on a few scattered sites, such as the intersection of Walton Way Ext. and Pleasant Home Rd. and Skinner Mill and Robert C. Daniel, Jr. Parkway. • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections • B-2 (General Business) – Generally confined to major streets and major intersections • L-I (Light Industrial) – Generally located on individual sites along or near major highways and interstates. • H-I (Heavy Industrial) – generally confined to the area on and around the Martin Marietta rock quarry. • PDR (Planned Development Riverfront) – An overlay district covering the Savannah riverfront and the Augusta Canal in the character area. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. **Potential Amendments to Current Zoning Districts and Overlays** • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

EAST AUGUSTA NEIGHBORHOOD AREA

Location and General Description: East Augusta is characterized by a mix of natural resource areas, industrial uses and limited residential and commercial land uses. Residential development includes some conventional subdivisions dating from the 1950s -1970s, some apartment complexes and newer townhouse and condominium development, some of which is located along the Savannah Riverfront. The conventional subdivisions are concentrated in the northeast (e.g. Hornsby, Eastview, and Marion Homes), central (e.g. Hyde Park, Aragon Park, Lombardy and Virginia Heights) and south central (e.g. Apple Valley) parts of East Augusta. All of these conventional subdivisions are located in close proximity to industrial land uses.

Example of Single-Family Residence

TYPICAL CHARACTERISTICS

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Low pedestrian orientation
- Some public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Regional Activity Center – Augusta Regional Airport
- Natural Resources and Conservation

Commercial development is fairly limited and characterized by stand-alone businesses such as convenience stores, gas/food marts, and discount retailers. East Augusta is home to much of Augusta's warehousing, light industry and heavy industry. Heavy industries include those producing chemicals, paper and wood products, clay products, transportation equipment and food products. Warehousing facilities tend to be located in close proximity to the surface transportation network especially along the major highways and near interstate interchanges, or in close proximity to railroad lines.

Heavy industry on Columbia Nitrogen Road

EAST AUGUSTA NEIGHBORHOOD AREA	
Vision for East Augusta: The predominant low-density, single-family residential character of East Augusta's established neighborhoods is preserved. At the same time, targeted neighborhoods and streets are revitalized through code enforcement, removal of blight, infrastructure improvements and public-private-nonprofit investment in new and rehabilitated housing. The neighborhoods and nearby industry coexist, but are separated from one another. New industry is concentrated near Augusta Regional Airport. A new gateway and major commercial node has been developed at the I-520 / Sand Bar Ferry Rd. interchange. Conservation and environmentally-sensitive areas are preserved and used for education, recreation and eco-tourism.	
Affordable infill housing can come in a variety of styles and sizes to fit redevelopment goals	Neighborhood commercial development is attractive to residents and visitors
RECOMMENDED DEVELOPMENT PATTERNS	**STATE QUALITY COMMUNITY OBJECTIVES**
1. Maintain low-density single-family residential development in areas where it is already the predominant land use. 2. Limited infill residential development at appropriate locations and at densities compatible with the surrounding area. Site design reflects existing neighborhood patterns and architectural styles. 3. Redevelopment projects (housing and economic development) in neighborhoods targeted for such activities. 4. Additional commercial and retail development in underserved neighborhoods. 5. Neighborhood activity centers that provide a focal point for community services and a location for appropriately-scaled retail establishments. 6. New development and gateway at I-520 @ Sand Bar Ferry Rd. / Laney-Walker Blvd. interchange. 7. Expanded regional activity center (e.g. new business and industry) encompassing Augusta Regional Airport and surrounding area. 8. Any new heavy industry located in areas removed from established neighborhoods. 9. Continued preservation and management of significant natural resources (Phinizy Swamp, Savannah River, etc.), promote their use for passive-use tourism and recreation. 10. Attractive gateways supplemented by a coordinated way finding signage.	The recommended development patterns for the East Augusta neighborhood area will promote the following Quality Community Objectives: • Appropriate Business • Open Space Preservation • Environmental Protection • Educational Opportunities • Employment Options • Transportation Alternatives • Housing Opportunities • Infill Development

EAST AUGUSTA NEIGHBORHOOD AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)** **See Appendix D for a general summary of all zoning districts in Augusta**
• Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use	**Existing Zoning Districts and Overlays** • A (Agricultural) – Covers much of the Phinizy Swamp, Savannah River floodplain and other low-lying land in the character area. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – Most conventional suburban residential subdivisions in the character area are zoned R-1C. • R-MH (Manufactured Home Residential) Zone – A few sites so zoned • R-2 (Two-Family Residential Zone) – Few, if any, duplex zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Multi-family zoning largely confined to conventional apartment complexes • PUD (Planned Unit Development) Zone – a mixed-use district (residential, commercial, institutional and open space) currently found sparingly anywhere in the city. • P-1 (Professional / Office) Zone – Few, if any, professional zones • B-1 (Neighborhood Business) Zone – Generally confined to major streets and major intersections. • B-2 (General Business) – Generally confined to major streets and major intersections. • L-I (Light Industrial) – Most concentrated on sites along Sand Bar Ferry Rd. and Laney-Walker Blvd. Ext. and on scattered sites elsewhere. • H-I (Heavy Industrial) – Most concentrated in industrial parks and sites located along or near the following roads: Columbia Nitrogen, Sand Bar Ferry, Gordon Hwy., Doug Barnard Pkwy. Mike Padgett Hwy., Marvin Griffin Rd. and Goshen Industrial Blvd. • PDR (Planned Development Riverfront) Zone – An overlay district covering the Savannah riverfront, including that portion of the river levee between East Boundary and a point near the intersection of Sand Bar Ferry Rd. and Laney-Walker Blvd. Ext. • Savannah River Corridor Protection District – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited. **Potential Amendments to Current Zoning, Zoning Districts and Overlays** • Consider rezoning the Marion Homes subdivision to a single-family classification
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

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BELAIR NEIGHBORHOOD AREA

Location and General Description: Belair includes land uses and development patterns typical of suburban developing areas, rural residential areas and highway commercial corridors. These development patterns are influenced to one extent or another by the area's proximity to Doctor's Hospital, Fort Gordon, regional shopping centers (e.g. Augusta Mall, Augusta Exchange), Interstates 20 and 520 and Jimmie Dyess Parkway.

Low-density, suburban residential development started to occur in the 1950s and accelerated in the last 25 years. The opening of Jimmie Dyess Parkway in 1998 fueled the development of several new subdivisions in the last decade. Most of the conventional subdivisions are in the area bounded by Gordon Highway, Powell Road, Wrightsboro Road and the Bobby Jones Expressway. Higher density single-family development and apartment complexes are clustered in the area around Doctor's Hospital. Rural residential uses, mostly a mix of stick-built and manufactured homes on larger lots, characterize the area west of Powell Road to the Columbia County line, and along part of Wrightsboro Road and Maddox Road.

TYPICAL CHARACTERISTICS

- Low-density residential subdivisions dating from the 1950s-present
- Mostly single-family detached units with some multi-family residential
- Concentrations of attached townhouse and patio home development
- Residential separated from other uses
- Low pedestrian orientation
- No public transit service
- Moderate-to-high degree of building separation
- Varied street pattern with curvilinear predominant
- Off-street parking with driveways
- Regional Activity Center centered on Doctor's Hospital
- Proximity to Fort Gordon

Suburban commercial development in the area has been fairly steady over the last two decades. The area around Doctor's Hospital and along Wheeler Road has been gradually developing with a mix of professional offices, suburban and highway-oriented commercial uses and service establishments. The frontage roads bordering Interstates 20 and 520 include a mix of shopping centers, offices, standalone commercial, light industry and warehousing and institutional uses. The recently-opened T-Mobile Customer Service Center and the Automatic Data Processing, Inc. facility under construction are indicative of the types of service companies attracted to the area.

BELAIR NEIGHBORHOOD AREA

Vision for Belair: Suburban pattern of development predominates with low and medium-density residential development concentrated in areas where already established. Interstate interchanges, frontage roads and other identified nodes are home to new commercial and light industrial / warehousing development. Public facilities and services have been expanded to meet the demand of a growing population. The Doctor's Hospital activity center is home to a mix of health care-related businesses, offices, medium-density housing and commercial establishments. Jimmie Dyess Pkwy., Gordon Highway and Wrightsboro Rd. are attractive corridors with a limited number of vehicle access points.

Common open space can serve as a focal point and gathering spot in medium density residential development

Sidewalks, landscaping and buried utilities improve the appearance of commercial corridors and improve pedestrian access from nearby neighborhoods.

RECOMMENDED DEVELOPMENT PATTERNS	STATE QUALITY COMMUNITY OBJECTIVES
1. Promote moderate density, traditional neighborhood development (TND) style residential subdivisions. 2. Promote mixed-use development blending residential and non-residential uses (schools, parks, recreation, neighborhood business, office). 3. Promote the development of conservation subdivisions wherever new residential development is proposed in the character area. 4. Reduce the reliance on autos by using sidewalks, bike lanes and multi-use trails to connect residential neighborhoods to activity centers (schools, parks, community centers, neighborhood businesses and services). 5. Wherever possible, connect established neighborhoods to a regional network of greenspace and trails 6. Promote interconnections between residential subdivisions via streets, sidewalks and multi-use paths. 7. Create linkages between conservation areas / greenways and adjacent development for bicycle-pedestrian access. 8. Maintain appropriate buffers between development and Fort Gordon. 9. Attractive gateways to the city supplemented by a coordinated way finding signage	The recommended development patterns for the Belair neighborhood area will promote the following Quality Community Objectives: • Regional Identity • Growth Preparedness • Appropriate Business • Educational Opportunities • Employment Options • Open Space Preservation • Environmental Protection • Regional Cooperation • Transportation Alternatives • Regional Solutions • Housing Opportunities • Infill Development

BELAIR NEIGHBORHOOD AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)** **See Appendix D for a general summary of all zoning districts in Augusta**
• Rural Residential (< 1 unit / acre) • Low-Density Urban Residential (1-4 units / acre) • Medium Density Urban Residential (4-6 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Mixed Use	**Existing Zoning Districts and Overlays** • A (Agricultural) – Scattered throughout the area with concentrations between Wheeler Rd. and Wrightsboro Rd., along parts of Gordon Hwy. and west of Jimmie Dyess Pkwy. to the Columbia County line. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – Scattered throughout the area with concentrations in established and newer subdivisions off Belair Rd. and Dyess Pkwy. Isolated R-1B zone at the Sharon Rd. neighborhood. • R-MH (Manufactured Home Residential) Zone – A few scattered sites are so zoned. • R-2 (Two-Family Residential Zone) – Few, if any, duplex zones • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – Multi-family zoning largely confined to some apartment complexes • PUD (Planned Unit Development) Zone – Hillcreek subdivision is the only PUD in this character area. • P-1 (Professional / Office) Zone – Few, if any, professional zones. Most professional offices located in commercial zones. • B-1 (Neighborhood Business) Zone – Generally confined to locations close to Doctor's Hospital, including several attached townhouse developments. • B-2 (General Business) – Concentrated in the Doctor's Hospital area, along and near the frontage roads, along parts of Wrightsboro Rd. and near the Dyess Pkwy. / Gordon Hwy. intersection. • L-I (Light Industrial) – Most concentrated on sites in the area bounded by Gordon Hwy., Barton Chapel Rd. and I-520, and northwest of I-20 • H-I (Heavy Industrial) – Most concentrated along frontage roads north of I-20. **Potential Amendments to Current Zoning, Zoning Districts and Overlays** • Mixed-Use Zoning District – Consider developing a mixed-use zoning district that allows residential and non-residential uses on single sites or in single structures. • Consider rezoning additional land from "A" (Agricultural) to R-1 (Single-Family Residential to accommodate expected residential growth.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

SOUTH RICHMOND NEIGHBORHOOD AREA

Location and General Description: South Richmond is another part of the city undergoing a transition. Rural residences, woodlands, surface water resources, open space and agricultural uses predominate, but some conventional suburban residential development is taking place. The rural residential development pattern is characterized by stick-built and manufactured houses on lots exceeding ¾-acre in size. South Richmond has a high number of flagpole lot developments. Most rural residences tend to front on, or have access to the major arterial and collector roads in the area.

TYPICAL CHARACTERISTICS

- Low-density residential on lots exceeding ¾ acre.
- Mostly single-family detached units (stick-built and manufactured homes)
- Increasing subdivision development
- Little pedestrian activity or transit use
- Moderate-to-high degree of building separation
- Varied street / road pattern
- Off-street parking with driveways
- Scattered commercial and industrial development
- Scattered woodlands, farmlands and open space

Woodlands, open space and agricultural uses are scattered throughout the area. Significant natural resources include the floodplains and wetlands of the Savannah River and the tributary creeks that drain the area (Spirit, Little Spirit and McBean). Aquifer recharge areas underlay much of the South Richmond area. The Spirit Creek Educational Forest is a conservation use located in the area.

Standalone commercial establishments are scattered throughout the area and serve both local residents and those passing through on the major highways. The Albion Kaolin mine is the largest industry in this part of the city. The Augusta Corporate Park is a 1,730-acre industrial site owned and marketed by the Development Authority of Richmond County located on Mike Padgett Highway (SR56) near the Burke County line. Community facilities and institutional uses include the county landfill, public schools, fire stations and recreation facilities. Among the factors contributing to the transition that South Richmond is undergoing are the extension of water and sewer service, construction of new community facilities, lower cost of land, improvements to the road network and proximity of the area to major roads.

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SOUTH RICHMOND NEIGHBORHOOD AREA

Vision for South Richmond: South Richmond will maintain its predominant rural atmosphere characterized by large tracts of forest land, open space, rural residences, some farms and creeks. Additional suburban residential and commercial development will locate in areas designated for such uses. Industrial development will be limited to existing locations and the Augusta Corporate Park. Public facilities and services will be expanded as necessary to accommodate the growing population.

This conservation subdivision has a walking trail located between residences and wetlands

Natural buffers protect creeks and provide habitat for wildlife

RECOMMENDED DEVELOPMENT PATTERNS

1. Rural residential development scattered throughout the area
2. Target any new low-density residential for the "suburban" part of the character area.
3. Promote the development of conservation subdivisions wherever new residential development is proposed in the character area.
4. Promote the use of conservation easements by rural landowners
5. Confine any new neighborhood commercial and professional office development to designated intersections.
6. Confine industrial and warehousing uses to the Augusta Corporate Park site and any isolated sites already zoned for such uses.
7. Protect water resources and other environmentally-sensitive areas.

STATE QUALITY COMMUNITY OBJECTIVES

The recommended development patterns for the South Richmond neighborhood area will promote the following Quality Community Objectives:

- Regional Identity
- Growth Preparedness
- Educational Opportunities
- Employment Options
- Open Space Preservation
- Environmental Protection
- Regional Cooperation
- Housing Opportunities
- Sense of Place

SOUTH RICHMOND NEIGHBORHOOD AREA	
APPROPRIATE LAND USES (Where consistent with recommended development patterns)	**APPROPRIATE ZONING CLASSIFICATIONS (Where consistent with recommended development patterns)** **See Appendix D for a general summary of all zoning districts in Augusta**
• Rural Residential (< 1 unit / acre) • Low-Density Urban Residential (1-4 units / acre) • Professional Office • Neighborhood Commercial • General Commercial • Light Industrial and warehousing • Heavy Industrial • Public / Institutional • Transportation / Communications and Utilities • Parks / Recreation and Conservation • Agriculture • Forestry	**Existing Zoning Districts and Overlays** • A (Agricultural) – This zone district covers a majority of the land area in the character area. • R-1, R-1A, R-1B, R-1C, R-1D and R-1E - (Single-Family Residential Zones) – R-1 zone covers a large area roughly bounded by Spirit Creek, Mike Padgett Hwy., Little Sprit Creek and Peach Orchard Road. Rezoned from "A" in recent years to accommodate residential development. Other single-family zones present on a limited, scattered-site basis. • R-MH (Manufactured Home Residential) Zone – Present on a limited, scattered-site basis. • R-2 (Two-Family Residential Zone) – Little if any property in the character area zoned for duplexes • R-3A, R-3B and R-3C (Multiple-Family Residential Zone) – multi-family zoning limited to scattered sites (see primarily the Goshen Plantation area). • PUD (Planned Unit Development) Zone – a mixed-use district (residential, commercial, institutional and open space) currently found sparingly anywhere in the city. • P-1 (Professional / Office) Zone – Little if any property in the character area zoned for duplexes. • B-1 (Neighborhood Business) Zone – generally confined to spot locations and at major intersections • B-2 (General Business) – generally confined to spot locations and major intersections • L-I (Light Industrial) – generally confined to spot locations on major highways • H-I (Heavy Industrial) – generally confined to existing industry near the Savannah River, the Augusta Corporate Park site and the Albion Kaolin mine. **Potential Amendments to Current Zoning, Zoning Districts and Overlays** • Consider rezoning additional land from "a" (Agricultural) to R-1 (Single-Family Residential to accommodate expected residential growth.
IMPLEMENTATION MEASURES: Please see the Implementation Program portion of the document	

FORT GORDON NEIGHBORHOOD AREA

Location and General Description: Fort Gordon is a federal military reservation covering approximately 55,000 acres and located about 9 miles southwest of downtown Augusta. Of the fort's total land area, approximately 44,000 acres are situated in Richmond County. The remaining acreage is located in the following counties: Jefferson, McDuffie and Columbia.

Fort Gordon is the home of the U. S. Army Signal School and Center, the military's largest training facility in communications and electronics. The installation is also home to the Southeast Regional Medical, Dental and Veterinary Commands as well as the Army's only dental laboratory. Also stationed on the installation are the National Security Agency–Georgia, and three deployable brigades: the 35th Signal Brigade, the 513th Military Intelligence Brigade and the 359th Signal Brigade.

As the largest employer in Augusta, Fort Gordon's economic impact on the local community is approximately $1.4 billion annually. Land uses on the Fort include residences, offices, training facilities, recreation facilities, commercial establishments, a hospital, an elementary school, open space and operations and maintenance facilities. A substantial amount of the fort's acreage is wooded and / or used for training.

Unlike the other neighborhood areas in Augusta, Fort Gordon, which is a federal military installation, is not subject to local land use and development regulations. The fort is required to adhere to mandates for land use planning, coordination with other federal agencies and compliance with many federal laws and regulations. According to the *Partnership for Growth, Fort Gordon Joint Land Use Study*, (August 2005), military land use planning is mandated by Army regulations. Installation master planning is based on Fort Gordon's missions and guidance contained in a variety of plans and documents. These plans and documents establish trends, strategies, programs and resource requirements used by the fort to make short and long-range decisions.

From an organizational standpoint, daily operations and long-range planning are the responsibility of the Garrison Commander and are coordinated with the Senior Mission Commander and Command Group. Land use management falls under the authority of the Installation Real Property Planning Board (RPPB). The RPMP develops the Installation Commander's long-range (20 year) plan for the orderly management and development of the real property assets of Fort Gordon, including land, facilities and infrastructure. Personnel in several branches are involved in land use planning for the fort.

When planning and implementing projects affecting the installation, fort personnel must comply with a variety of environmental, cultural, historic protection and restoration laws and regulations. In addition, Army regulations stipulate coordinated planning with other federal agencies, such as with the U.S. Fish & Wildlife Service regarding endangered species management on Army installations.

Chapter 11 – Community Agenda

Vision and Future Development Pattern: Because Fort Gordon is not subject to local zoning and development regulations, cooperation and communication are integral in continuing the mutually beneficial relationship between the community and the installation. As outlined in the *Community Assessment*, the City of Augusta and Fort Gordon coordinate with one another on issues and projects related to education, land use, transportation, water resource protection, air quality, and water and wastewater service. In addition, the City of Augusta has participated in a number of planning studies on issues (noise, watershed management, future land use) affecting the fort and adjoining communities.

Most recently, the City participated in the preparation and adoption of the *Partnership for Growth, Fort Gordon Joint Land Use Study (JLUS)*, published in August 2005. The JLUS included the following vision statement for the fort and the adjacent communities:

VISION STATEMENT FOR FORT GORDON & ADJACENT COMMUNITIES

"To encourage an ongoing partnership that promotes development in the CSRA while protecting Fort Gordon's missions and operating environment within a coordinated and flexible planning environment."

Source: ***Partnership for Growth, Fort Gordon Joint Land Use Study***, prepared by the CSRA RDC, prepared for Fort Gordon, Augusta-Richmond County, Columbia County, Jefferson County and McDuffie County, August 2005.

Fort Gordon is vital to the economy, social fabric and quality of life in Augusta and the CSRA. The future development pattern on the installation is one that will be attractive to those who live and / or work on the installation, as well as an asset to the community at large. The City of Augusta will continue the cooperative relationship with Fort Gordon to ensure that the installation's current missions are achieved, to help add new missions and to ensure that land use adjacent to the fort is compatible with the installation's missions and future development pattern. To accomplish the vision for Fort Gordon and the adjacent communities, the City of Augusta will implement the JLUS recommended action to prevent encroachment on the installation. The implementation of the JLUS recommendations, combined with the ongoing cooperation between the City of Augusta and Fort Gordon will help achieve the following State Quality Community Objectives:

1. **Regional Identity Objective**: Fort Gordon is an integral part of the area's economy and way of life and a key component of the future health and well being of the city and region.

2. **Growth Preparedness Objective**: The *JLUS* recommendations and other related initiatives will help the City of Augusta and Fort Gordon prepare for future growth in a manner that is beneficial to both entities.\\

3. **Appropriate Businesses Objective**: An important component of the City's economic development strategy is to recruit military-related business and industry, stressing the availability of trained, experienced personnel at or retiring from Fort Gordon.

4. **Environmental Protection Objective**: The City of Augusta and Fort Gordon cooperate on a number of initiatives to improve air quality and protect environmentally sensitive areas. The Fort works daily to be a good steward of the environmental resources on the installation and to prevent off-site problems related to these resources.

5. **Regional Cooperation Objective**: The *JLUS* is but one example of the cooperation between Fort Gordon and the region's communities on a wide range of issues and concerns.

6. **Regional Solutions Objective**: The *JLUS* recommendations have been adopted by the Fort and adjoining local governments as a way of addressing land use issues in a common manner.

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IMPLEMENTATION PROGRAM

This section outlines the strategy for implementing the Comprehensive Plan. The chapter outlines the goals and policies for each of the plan elements covered in the *Community Assessment*: Housing, Economic Development, Transportation, Community Facilities and Services, Cultural (Historic) Resources, Natural Resources and Greenspace, Land Use and Intergovernmental Coordination. The goals and policies address the issues and opportunities identified by stakeholders and through the *Community Assessment*. The final list of issues and opportunities are listed earlier in the *Community Agenda*. The chapter also includes the Short Term Work Program (STWP), the City's five-year plan of action for implementing the Comprehensive Plan.

Goals and Supporting Policies

The following goals and policies are the city-wide measures intended to reinforce the overall vision for the community and at the same time support the vision and recommended development patterns for each of the neighborhood (character) areas. They also address the issues and opportunities outlined earlier in the Community Agenda. Goals are broad statements of the desired future the city wants to achieve through the Comprehensive Plan. Policies are the actions, incentives, coordination measures and regulations that help achieve the goals. The goals and policies are grouped n the following categories:

- Intergovernmental Coordination
- Housing
- Economic Development
- Transportation
- Community Facilities and Services
- Cultural (Historic) Resources
- Natural Resources and Greenspace
- Land Use / Growth Management

- **Intergovernmental Coordination Goal – Use appropriate methods to ensure coordination and sharing of information with other city departments, community stakeholders, adjacent local governments and the general public**

1. Coordinate planning and development review with the Richmond County Board of Education
   a. Planning Commission and School Board collaborate as necessary on new school location sites
   b. Continue collaborating on plan review for new schools and school expansion / upgrade projects
   c. Share information regarding population change, development patterns and school enrollment
   d. Continue to have a School Board member as an ex-officio member of the Planning Commission
2. Coordinate planning and development review with the cities of Hephzibah and Blythe

   a. Continue to review and update the Service Delivery Strategy for Augusta, Hephzibah and Blythe as a means of ensuring the effective and efficient delivery of public services throughout Richmond County
   b. Continue the joint review and comment process required by the *Agreement to Resolve Land Use Classification Disputes*. The agreement, part of the Service Delivery Strategy, spells out an intergovernmental review process for proposed zoning or land use map changes affecting property within 1,000 feet of a common boundary.
3. Coordinate with Fort Gordon on issues of mutual interest and concern and in accordance with state law
   a. Incorporate recommendations from the Fort Gordon Joint Land Use Study (JLUS) into the Comprehensive Plan and ongoing planning activities
   b. Continue to seek recommendations from Fort Gordon regarding proposed rezoning or special exceptions affecting property within 3,000 feet of the fort boundary as required by O.C.G.A. 36-66.6 and included in Section 35-9 of the Comprehensive Zoning Ordinance for Augusta-Richmond County
   c. Continue to coordinate with the fort on the operation, maintenance and improvement of the fort's water and sewer systems
   d. Assist as necessary with the implementation of the Army Compatible Use Buffer (ACUB) program. This is a program in which the fort seeks to enter into land use and conservation easements with willing land owners, to limit incompatible development adjacent to mission sensitive areas on the installation.
   e. Coordinate with Fort Gordon on the planning and implementation of projects related to land use, transportation, environmental protection (water quality, air quality, noise, etc.)
4. Integrate the Comprehensive Plan's recommended development patterns into the site plan and subdivision review processes
   a. Use infrastructure improvements (water and sewer extensions, road improvements, etc.) to direct growth to infill areas, planned growth areas and areas in need of redevelopment
5. Increase public involvement in the city's planning and development process
   a. Continue to publish and disseminate an annual report of the Planning Commission's activities and projects
   b. Conduct an annual meeting of the Comprehensive Plan Committee to review development activities and assess the need for any amendments to the Comprehensive Plan
   c. Use the Planning Commission website and other outlets to disseminate development information to the public and other stakeholders

Housing Goal - Provide housing choice, in a variety of price ranges, for both homeowners and renters.

1. Provide a regulatory climate conducive to housing development in a variety of price ranges
   a. Work to remove any regulatory barriers to affordable housing
   b. Explore ways to reduce the regulatory complexity in building codes and help spur the rehabilitation and reuse of existing residential structures
2. Preserve the existing housing stock through repair, rehabilitation and code enforcement.
3. Protect residential areas from encroachment by incompatible land uses and adverse environmental conditions.

4. Address the housing needs of an aging population by exploring tools that provide more housing choices for senior citizens (e.g. accessory living units)
5. Provide access to homeownership for first time buyers, especially low and moderate- income households.
6. Provide training and capacity-building assistance to established Community Housing Development Organizations (CHDOs)
7. Partner with CHDOs and other entities to provide affordable housing for low and moderate-income households
8. Assemble land and vacant properties for use in increasing the supply of affordable housing
9. Develop and implement redevelopment plans for neighborhoods identified as needing redevelopment
10. Rehabilitate owner and renter housing units occupied by low and moderate-income households
11. Establish homeownership counseling and training programs in cooperation with local providers
12. Coordinate neighborhood preservation and redevelopment initiatives with neighborhood associations, non-profit organizations, private developers and other stakeholders.

- ***Economic Development Goal*** **- Expand the economic diversity of the community and foster a climate that is conducive to business growth and development.**

1. Promote quality of life enhancements that reinforce Augusta as a good place to live, work and play
2. Attract new business and industry to the city
   a. Work with the Development Authority of Richmond County and other stakeholders in targeted marketing of the community to the following industries: life sciences, customer service, aviation and military
   b. Work with the appropriate stakeholders to attract new retail and service establishments to underserved parts of the city
   c. Locate new industry and business on appropriate sites in industrial parks, designated activity centers and elsewhere
   d. Continue to offer financing programs, tax incentives and credits, and technical assistance to new and existing business and industry
3. Promote the growth and expansion of existing business and industry
4. Support the expansion of medical care, education and research throughout the city
   a. Support the expansion of the Medical College of Georgia and other medical institutions
   b. Foster the growth of medical research and development programs sponsored by the Georgia Medical Center Authority
5. Support Fort Gordon as a key component of the regional economy
   a. Support the development of new missions at Fort Gordon and protect the fort from encroachment by conflicting land uses
   b. Coordinate with the fort on other issues of mutual interest and concern related to land use, transportation, air quality, environmental protection, noise and community facilities and services
6. Provide a trained, educated labor force for new and expanding business
   a. Continue to support and advertise job training, business assistance and education programs available through the University of Georgia Small Business Development

Center, CSRA Business League, Inc., Augusta Technical College, Georgia Tech Economic Development Institute and the CSRA Regional Development Center

7. Foster job creation and economic development in areas in need of redevelopment
   a. Implement the Redevelopment Plan for Augusta's Tax Allocation District
   b. Develop and implement redevelopment plans for neighborhoods identified as needing redevelopment
   c. Offer incentives for investment in neighborhoods in need of redevelopment
8. Encourage the redevelopment of older retail shopping centers and districts
9. Promote the continued revitalization of downtown Augusta
   a. Support and participate in the implementation of projects included in the Joint Master Plan for the Augusta, Georgia and North Augusta, South Carolina Urban Core

- ***Transportation Goal* – A transportation system that is accessible to all citizens, provides for the efficient movement of people, goods and services, is integrated with planned land use, and provides mode choice.**

1. Promote planned improvements to the transportation network, including critical connections to other parts of Georgia and the Nation
   a. Implement transportation improvement projects in the Augusta Regional Transportation Study (ARTS) *Long Range Transportation Plan* and *Transportation Improvement Program*
   b. Support completion of the remaining segments of the Savannah River Parkway and Fall Line Freeway
   c. Implement transportation improvement projects in the City's SPLOST-funded Construction Work Program
   d. Promote the implementation of commuter and intercity rail passenger service through Augusta
2. Make more efficient use of the existing surface transportation system and encourage more walking and biking
   a. Promote interconnectivity within and between subdivisions
   b. Implement projects in the ARTS *Advanced Transportation Management System (ATMS) Master Plan* (February 2002)
3. Promote and support planned improvements to local airports
   a. Implement applicable improvement projects at Augusta Regional Airport and Daniel Field
4. Maintain and expand the local public transportation system
   a. Develop and implement an updated Transit Development Plan for Augusta Public Transit
   b. Acquire a site and build a new transit transfer facility in south Augusta
5. Reduce or eliminate conflicts between freight railroad and vehicular traffic
   a. Implement rail relocation projects in cooperation with the railroads and other stakeholders
6. Increase the number and extent of bicycle and pedestrian facilities
   a. Implement projects in the ARTS Regional *Bicycle and Pedestrian Plan* (January 2003)
7. Improve access to/use of transportation facilities by the handicapped and disabled

- ***Community Facilities and Services Goal*** **-**Provide public facilities and services that meet the needs of residents and businesses, enhance the quality of life, and protect natural resources.

1. Expand municipal water and sewer systems in accordance with established plans
   a. Implement improvements to the water and sewer systems in accordance with the Master Plan 2000 for Waste and Wastewater Systems, 2000, and any subsequent amendments to the plan.
2. Adjust the service area and / or location of fire stations in response to shifts in residential and commercial development patterns and to replace outdated facilities
3. Make improvements to roads and bridges that enhance safety, reduce congestion and respond to expected growth patterns
   a. Implement road, bridge and drainage improvement projects included in the Construction Work Program for the City's Special Purpose Local Option Sales Tax Program
   b. Implement road, bridge, transit, enhancement, and related projects included in the Transportation Improvement Program for the Augusta Regional Transportation Study
4. Provide alternative modes of transportation that meet the needs of those without automobiles, connect neighborhoods to schools and workplaces, and enhance recreation opportunities
5. Work with the Board of Education to maintain existing public schools and facilitate the development of new ones in appropriate locations
6. Provide and maintain recreation and park facilities that meet the needs of residents and visitors, contribute to economic development, and help protect natural resources
   a. Implement recreation and park projects included in the City's Special Purpose Local Option Sales Tax Program
7. Support cultural and entertainment facilities that enhance the quality of life and contribute to tourism and economic development
8. Employ solid waste management practices that reduce the amount of waste going to the city landfill each year
9. Provide law enforcement facilities and services that protect the health, safety and welfare of residents, businesses and institutions
   a. Make improvements to public safety facilities (police, fire, jail, EMS) as necessary to accommodate increased demand.
10. Make improvements to the stormwater management system in accordance with the Regional Flood Control Feasibility Study and to address other identified needs.

- ***Cultural (Historic) Resources Goal*** **- Preserve historic resources and make them an integral part of tourism, economic development, neighborhood revitalization and heritage education.**

1. Establish procedures for the ongoing identification, nomination and protection of historic resources.
2. Nominate new properties and districts to the National Register and to the Georgia Register of Historic Places as appropriate

3. Continue to protect and preserve historic and cultural resources through design review, adaptive reuse, technical assistance and other incentives
   a. Support the design review process applicable to the established local historic properties and districts
   b. Continue to improve the aesthetics and appearance of historic districts with signage, lighting, landscaping and other public improvements.
   c. Support tax credit and other monetary incentives for the preservation and adaptive reuse of historic resources.
   d. Offer incentives for rehabilitating and reoccupying vacant, historic residential and commercial structures.
   e. Partner with Augusta Tomorrow, the Downtown Development Authority and other stakeholders to continue revitalization of downtown Augusta and the adjoining neighborhoods.
   f. Encourage residential development in the upper floors of historic commercial buildings in downtown Augusta
   g. Develop new methods for assuring that historic properties are not neglected
4. Support heritage education programs in the community
   a. Partner with neighborhood associations, the Augusta Canal Authority, local history museums and other stakeholders to increase public awareness about the city's history, historic and cultural resources and the individuals and institutions that have played a role in the city's history
   b. Establish heritage education as part of the curriculum in local schools

- ***Natural Resources and Greenspace Goal* - Protect natural resources and use them as appropriate to provide recreation opportunities, educate the public and increase tourism. Use Greenspace to protect natural resources, provide additional recreation resources and enhance the quality of life for all.**

1. Protect Augusta-Richmond County's watersheds
   a. Continue to implement and enforce the provisions of local ordinances related to the protection of aquifer and floodplains, water supply watersheds and the Savannah River corridor
   b. Continue to implement and enforce the Soil Erosion and Sediment Control Ordinance so as to protect surface water resources
   c. Implement Best Management Practices included in the Augusta-Richmond County Watershed Assessment
   d. Attempt to retain the present flow regime in the Savannah River. Oppose any effort to implement long distance interbasin transfers of water from the Savannah River.
   e. Participate in the regional water planning process pursuant to the Georgia Comprehensive State-wide Water Management Plan.
2. Protect August-Richmond County's groundwater recharge areas
   a. Continue to implement and enforce the provisions of the local groundwater recharge ordinance
   b. Continue to implement and enforce the Soil Erosion and Sediment Control Ordinance so as to protect groundwater resources

3. Protect water quality and prevent flooding
   a. Continue to implement and enforce the Soil Erosion and Sediment Control Ordinance so as to protect water resources
   b. Continue to monitor water quality and detect and eliminate illicit discharges into local creeks and tributaries
   c. Pursue the development of stormwater management infrastructure
   d. Continue to implement the city's Hazard Mitigation Plan related to flood-prone properties
   e. Continue to implement education and outreach programs related to water pollution and water quality issues
   f. Encourage voluntary actions by citizens, agencies and organizations related to water protection and water quality
4. Continue to implement the Community Greenspace Program
   a. Acquire properties or interests in properties, through donation, conservation easements or purchase for the Community Greenspace Program.
   b. Coordinate the Community Greenspace Program with the activities of other stakeholders, such as the Augusta Canal Authority, Phinizy Swamp Nature Park, and the Recreation and Parks Department
5. Protect the tree cover and open space in urbanizing parts of the city
   a. Continue to implement and enforce the provisions of the city's Tree Ordinance, and adopt amendments to the same as necessary
   b. Encourage more use of the Conservation Subdivision design in and near environmentally-sensitive areas

- ***Land Use / Growth Management Goal*** **- Promote a land use pattern that accommodates growth and revitalization while protecting established residential areas and natural resources.**

Policies Supporting the Land Use / Growth Management Goal

The following policies will guide overall land-use decision-making in the city. The policies outlined here build on the existing policies, taking into account the future vision for the city, recent changes in land use, and the input provided by the public and other stakeholders. They reflect the city's basic approach to future land use, which is to protect neighborhoods, support redevelopment in targeted areas and encourage a mix of infill development and new construction in areas where urban services are either available or planned.

1. **Guiding Policy: Encourage the preservation of residential areas by protecting them from the encroachment of conflicting land uses**

   Augusta has many well-established, low-density neighborhoods. In many instances there are active neighborhood associations committed to protecting the integrity of the neighborhood and the quality of life. It is critical that neighborhoods are protected from other land uses that are not compatible with them, such as higher-density residential development, industrial facilities and commercial uses that generate high traffic volumes. Maintaining the integrity of existing low-density, single-family zones is the primary means

for preserving established neighborhoods. Requiring natural buffers or allowing transitional land uses (e.g. professional offices, townhouses) are examples of other methods used to minimize the impact of more intense land uses on neighborhoods.

2. **Guiding Policy: Protect neighborhoods from the adverse effects of special exceptions**

Special Exceptions are land uses permitted in any zone when the local government finds that such use is essential or desirable to the public and is in keeping with the goals of the Comprehensive Plan. Examples of land uses permitted by special exception under the local zoning ordinance include churches, nursing homes, personal care homes, day care facilities (children and adults), transitional housing, funeral homes and private recreation facilities.

Special exceptions are carefully scrutinized because their impact on adjoining residential areas can vary depending on the proposed use. For example, the effect of a new church and related use is different from a family day care home. For this reason, special exceptions are considered on a case-by-case basis in accordance with the requirements and standards in the zoning ordinance. Minimum lot sizes, minimum road frontage, restrictions on hours of operation, limits on outdoor lighting and minimum spacing requirements are examples of the restrictions or conditions placed on special exceptions to minimize their impact on adjoining residential areas. For many special exceptions, a concept plan must be submitted at the time of application so that the effect of the use can be evaluated. With the exception of churches, and church related activities, a special exception must be established within six (6) months of approval or the special exception is no longer valid.

3. **Guiding Policy: Encourage the redevelopment of older neighborhoods**

It is imperative that all of Augusta's neighborhoods be desirable places in which to live and recreate. It is clear from the facts in the Community Assessment, as well as the issues raised by the public and stakeholders, that some neighborhoods have experienced a loss of population, housing deterioration, and economic decline in the last few decades. The resulting blight directly affects the remaining neighborhood residents, can lead to other social ills (e.g. higher crime rate) and reduces the quality of life for all residents of Augusta. These neighborhoods have been identified on both the Neighborhood Area and Future Development maps.

It also is clear that the public, private and non-profit sectors are working cooperatively to address many of the problems in older neighborhoods. Their combined efforts have resulted in the construction and rehabilitation of housing, improvements to public facilities, expansion of business, and creation of jobs. Much remains to be done, and this policy supports efforts to redevelop neighborhoods in accordance with more specific redevelopment plans and strategies.

4. **Guiding Policy: Encourage infill development**

This policy complements the policy to redevelop certain neighborhoods and commercial areas. It is designed to promote a more compact urban form and discourage the sprawl pattern of development. The policy encourages development in areas where adequate infrastructure (roads, utilities) and public facilities and services (fire and police protection, parks) already exist. This policy will likely result in higher density development on some infill sites. Overlay zoning and design guidelines are two of the tools most often used to assure that infill development is compatible with existing residential and commercial development. The following policies will be applied as necessary to protect established neighborhoods adjacent to infill sites:

- **Multiple family and high-density, single-family residential development (six units or more per acre) should be permitted only in commercial areas and transitional commercial/residential areas. Spot zoning for such uses should not be permitted.**

- **Planned medium density single-family residential development (four to six units per acre), should be integrated into existing residential areas but consideration should be given as to the impact on traffic, schools, and recreation facilities. The subdivision of lots to create density greater than the surrounding areas should not be permitted.**

5. **Guiding Policy: Encourage mixed-use development**

Mixed-use development allows housing, some retail uses, and professional offices to locate on the same lot or in close proximity to one another. While contrary to the separation of land uses mandated by most local zoning ordinances, mixed-use development can be an effective tool to counteract the effects of sprawl. Depending on the location and scale, mixed-use development can be less costly than conventional development and can be employed in both urban and suburban settings.

Mixed-use development is practiced on a limited scale in Augusta. The zoning ordinance permits residential development in commercial zones. Some property owners have used this provision to establish apartments and condominiums on the upper stories of commercial buildings in downtown Augusta.

Depending on the location, mixed-use development, including housing, may be appropriate in an urban or suburban location designated for professional or commercial development. Once an appropriate location is identified, another option is to establish an overlay zone, including design guidelines, applicable to the mixed-use development.

6. **Guiding Policy: Provide zoning for land suitable for projected new conventional single-family residential development**

Most new low-density, single-family residential development is anticipated to be located on sites in the South Augusta and Belair neighborhood (character) areas. Other parts of the city are already heavily developed and infill development will be the pattern in them. The current agricultural zoning in some areas allows for a mix of conventional and manufactured home development. It is recommended that land be rezoned from A (agricultural) to either R-1 (one-family residential) or R-MH (residential manufactured home) in areas where the average lot size is less than two (2) acres. If more that 40% of the housing units in the area are manufactured homes, then rezoning to R-MH is appropriate. Otherwise, the area should be rezoned to R-1. This would leave substantial remaining areas where manufactured home development is permitted.

7. **Guiding Policy: Provide zoning for land suitable for new manufactured homes**

Manufactured housing currently represents about 10% of the housing market in Augusta, and is expected to remain about the same percentage in the future. Manufactured housing generally represents the most affordable housing available in the area. To accommodate them, this policy recommends the following actions:

- Amend the zoning ordinance to raise the minimum lot size in Agricultural zones to 2 acres,
- Rezone from Agricultural to Residential Manufactured Home those areas where manufactured homes comprise more than 40% of all units and the majority of lots are less than 2 acres in size.

8. **Guiding Policy: Encourage the redevelopment of older commercial centers**

An important part of the overall land use strategy is to encourage the redevelopment and reuse of older commercial centers that have been abandoned or vacated. Redevelopment makes use of existing infrastructure (roads, utilities, and buildings) and brings jobs and needed services to adjoining neighborhoods. It is also consistent with other policies in the designed to discourage additional commercial zoning, especially General Business zoning, except at major intersections.

Several older centers in Augusta have been successfully redeveloped and house a variety of uses, including call centers, institutional and professional offices, religious organizations, fitness clubs, and discount retailers. Others, most notably Regency Mall, remain vacant and a blight on the community and adjacent neighborhoods. It is important to recognize that a single redevelopment strategy will not fit all of the older commercial centers. The existing success stories offer some important clues for how to reoccupy traditional strip centers with a mix of institutional and business establishments. Regency Mall is a unique situation because of its size and the high cost to redevelop.

9. **Guiding Policy: Encourage commercial development on principal arterial highways where commercial and / or industrial development is already established**

This policy reflects a goal to limit most commercial development to major roadways. The fact is that principal arterial roads are the most appropriate locations for commercial development because they are designed to handle the vehicle traffic generated by such uses, thereby keeping such traffic out of residential areas.

Commercial zoning on the principal arterial roads should be limited to a maximum depth of 400 feet, measured from the right-of-way line, except at major intersections or at malls and regional shopping centers. For purposes of this policy, the applicable roads include those identified as "Urban Principal Arterial" on the most up-to-date version of the Highway Functional Classification Map for Richmond County, Georgia prepared by the Georgia Department of Transportation in accordance with Federal Highway Administration guidelines.

It is important to minimize the impact of new commercial uses on adjoining residential areas. Some of the common measures used to screen or buffer new commercial uses from adjoining residential uses include retaining natural vegetative buffers that are already in place, planting trees and other natural vegetation in accordance with the requirements of the city's tree ordinance, and erecting fences or walls. A combination of these measures may be necessary in some instances.

10. **Guiding Policy: Discourage commercial and professional office development on minor arterials and collector roads where such development has not been established, except at major intersections**

This policy is designed to limit commercial and professional office development on arterial roads and collector roads in order to protect established residential areas. The policy is also applicable in undeveloped areas where it is desirable to limit such development to major intersections in order to protect open space, agricultural land, and future residential areas.

In areas where there is a precedent for commercial and professional office development, commercial and professional zoning should be limited to a radius of approximately 500 feet from the center of intersections, and to a strip not more than 300 feet deep, if appropriate. For purposes of this policy, the applicable roads include those identified as "Urban Minor Arterial" and "Urban Collector" on the most up-to-date version of the Highway Functional Classification Map for Richmond County, Georgia prepared by the Georgia Department of Transportation in accordance with Federal Highway Administration guidelines.

There will be instances in which an existing residential structure is proposed for adaptive reuse as a professional office or neighborhood business. This will most often happen in

older neighborhoods and at intersections that are transitioning from residential to non-residential use. Where such property is located within the 500-foot radius of such intersections, the rezoning may be appropriate under the following conditions:

- The zoning or development is restricted to the subject parcel,
- The existing residential structure can be adaptively reused without drastically changing the exterior appearance,
- Required off-street vehicle parking and loading areas are located in a side or rear yard, and
- Required parking is screened from adjoining residential uses.

11. Guiding Policy: Encourage industrial development in appropriate locations

Most existing industrial facilities in Augusta are located in close proximity to needed resources (water, utilities) and transportation facilities and away from residential areas. There are exceptions and existing neighborhoods in close proximity to industrial uses need to be accommodated through appropriate emergency management assistance programs. To avoid potential land use conflicts in the future, industrial development should be confined to specific areas and spot zoning for industrial sites should not be permitted. Any new heavy industrial development should be confined to the areas in East Augusta where it already exists, to appropriate locations east of Georgia Highway 56 and to industrial parks and sites already zoned for such uses. Such locations might include some vacant sites in close proximity to Augusta Regional airport. Care should be taken to avoid locations in close proximity to established neighborhoods. Light industrial and warehousing development should be confined to areas on or near interstate highways and adjoining frontage roads, freeways, principal arterials and railroads. Spot zoning for industrial development in areas other than those identified should be prohibited.

12. **Guiding Policy: Protect environmentally sensitive areas**

Augusta-Richmond County has many environmentally sensitive areas, including floodplains, wetlands, aquifer recharge areas, natural habitats, and open space. The local government, private sector, and residents recognize the value of these resources and use a variety of tools to preserve them, educate the community, and protect them from insensitive development. Among the tools used are local development regulations and ordinances, flood mitigation planning, the Community Greenspace Program, and community outreach and education initiatives. As the city continues to grow, it will be important to use as many tools as possible to protect these resources.

One tool recently incorporated into the city's zoning ordinance is the conservation subdivision design. Conservation subdivisions are residential or mixed-use developments in which a significant portion of the land is set aside as undivided, permanently protected open space (approximately 25 to 40%) and the houses are clustered on smaller sized lots. Depending on the setting, green space in conservation subdivisions is used for passive recreation, habitat for wildlife, and to protect wetlands and floodplains.

DEFINITION OF QUALITY GROWTH

"Quality Growth, in many ways, means returning to the way we used to build our communities and neighborhoods; places where people could walk to school or the corner drugstore, pursue recreational activities at a nearby park, or just sit on the front porch and get to know their neighbors."

Source: Georgia Department of Community Affairs

Augusta's zoning ordinance allows conservation subdivisions to be developed at varying densities in most single-family residential zones. The ordinance specifies that a minimum of 40% of the conservation subdivision be permanently protected greenspace. A local builder is currently developing the plans for Augusta's first conservation subdivision. Augusta will also continue to implement the Community Greenspace Program using Georgia Greenspace funds and other available funding and incentives that can be used to convert sensitive environmental areas to permanently protected greenspace.

13. Guiding Policy: Encourage Quality Growth as a Development Option

Quality growth, or the application of some quality growth features, is a development option that would be suitable for vacant sites in rapidly growing parts of the city, or on infill or redevelopment sites.

According to the Georgia Department of Community Affairs, some of the key features of communities or developments embracing quality growth are the following:

- The community is relatively compact, with densities matching those of older neighborhoods. The typical residential lot in Georgia is ¼ acre in size.
- An attractive town center that serves adjoining neighborhoods. The town center is pedestrian-friendly, has residences over shops and places where people can gather to talk, recreate or hold special events.
- Houses are located near the street and many have large front porches. Garages are located to the rear and accessed by alleys.
- Garage apartments or accessory living units are encouraged as a means of providing affordable housing.
- New subdivisions match the mix of housing types and styles of older neighborhoods.
- Sidewalks and bike trails are provided to encourage more walking and biking.
- Schools and playgrounds are located within neighborhoods to encourage more walking to school and make recreation facilities easily accessible.

- Street trees are planted to enhance community appearance and provide shade for pedestrians and bicyclists.
- Environmentally-sensitive areas are reserved as conservation areas or for passive recreation.
- Higher intensity uses (e.g. retail, office, apartments) are concentrated along major roadways, making it feasible to provide limited public transit on these roads.
- Commercial structures (e.g. retail, service, warehouse, office) are located near the street, with parking to the side or rear.
- Older strip centers are fixed up to match the traditional neighborhood pattern, with sidewalks being added, street trees planted, excessive signage removed and newer buildings constructed near the street.
- New industry or other major employers are located where they are accessible by transit, walking or bicycle.

The Georgia Department of Community Affairs can arrange for Quality Growth Resource Teams to help communities identify solutions to growth and development issues and expose them to quality growth concepts. Site visits by a Quality Growth Resource Team can be arranged at little or no cost to the community.

SHORT TERM WORK PROGRAM: 2008-2012

AUGUSTA-RICHMOND COUNTY

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
LAND USE / GROWTH MANAGEMENT								
Conduct more detailed studies of character areas, neighborhoods, activity centers or other areas as necessary	■	■	■	■	■	Neighborhood Associations, Planning Commission, Other Stakeholders	Staff Time	City
Evaluate the feasibility and merits of establishing mixed-use districts, Conservation districts or other types of overlay zones in various parts of the city	■	■	■	■	■	Neighborhood Associations, Planning Commission, Other Stakeholders	Staff Time	City
Update zoning map to reflect Community Agenda, existing land use and other relevant considerations	■				■	City Commission, Planning Commission	Staff Time	City
Update local zoning and development ordinances as necessary to achieve quality growth	■	■	■	■	■	City Commission, Planning Commission	Staff Time	City
Address growth management issues through use of the Georgia Quality Growth Partnership's *Smart Growth Toolkit*	■	■	■	■	■	City Commission, Planning Commission	Staff Time	City
Identify other suburban sites for infill development or redevelopment			■				Staff Time	City
Continue cooperation with adjacent communities and Fort Gordon regarding land use and re-zoning actions and other initiatives	■	■	■	■	■	City, Fort Gordon and adjacent communities	Staff Time	City, Fort Gordon

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
HOUSING								
Continue to implement modernization projects at Augusta Housing Authority sites	■	■	■	■	■	Augusta Housing Authority (AHA)	$8.0 M	HUD
Develop and implement mixed-income housing projects at identified sites	■	■	■	■	■	Augusta Housing Authority (AHA), Augusta Affordable Housing Corp.	NA	Tax Credits, Private Sector
Rehabilitate 125 housing units for low income homeowners	■	■	■	■	■	HCD	$4.0 M	HUD, Program Income
Rehabilitate 50 housing units for low income renters	■	■	■	■	■	HCD	$1.0 M	HUD, Program Income
Complete emergency repairs on 100 housing units occupied by low income households	■	■	■	■	■	HCD	$800,000	HUD, Program Income
Provide down payment assistance to 150 first-time homebuyers	■	■	■	■	■	HCD	$1.125 M	HUD
Demolish 200 dilapidated housing units and rebuild new units on site for low income homeowners	■	■	■	■	■	Augusta License and Inspection Dept.	$1.04 M	City, CDBG
Develop and implement new and renovated housing projects in target areas per adopted plans and implementation plans.	■	■	■	■	■	City, CHDOs, Other Non-Profits, Private Developers	N/A	Various
Develop and implement economic development projects in target areas per adopted Neighborhood Revitalization Strategy and other initiatives	■	■	■	■	■	City, Non-Profits, Private Sector	N/A	Bonds, tax credits, private, City

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Continue code enforcement program in the inner-city target area	■	■	■	■	■	Augusta License & Inspection Department	N/A	City
Acquire tax delinquent and abandoned properties through the Augusta Land Bank Authority for use in constructing affordable housing	■	■	■	■	■	Land Bank Authority	N/A	CDBG, City
ECONOMIC DEVELOPMENT								
Attract industry to the Augusta Corporate Park	■	■	■	■	■	County Development Authority, City	Staff Time	County Develop Auth., Chamber, City
Implement downtown revitalization projects as outlined in the *Joint Master Plan for the Augusta, GA and North Augusta, SC Regional Urban Core*	■	■	■	■	■	City, DDA, AT, Private	N/A	City, DDA, AT, Private
Implement enhancement projects on gateways into the city	■	■	■	■	■	City, GAP, Chamber, Private	N/A	City, GAP, Chamber, Private
Attract new missions / partnerships to Fort Gordon	■	■	■	■	■	Fort Gordon, Chamber, City, CSRA Alliance for Fort Gordon	N/A	City, Private Sector, Others
Implement plan for redevelopment of former Regency Mall site	■	■	■	■	■	City, Non-Profit	NA	City, Non-Profit
New developments related to Bio-business and / or biomedical research and technology park?	■	■	■	■	■	Georgia Medical Center Authority, MCG	NA	Georgia Medical Center Authority
CULTURAL (HISTORIC) RESOURCES								

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Complete Downtown Augusta Walking Tour Brochures	■					City, Historic Augusta, Inc.	$14,000	City, DNR
Issue Certificates of Appropriateness for 325 projects in local historic districts	■	■	■	■	■	Historic Preservation Commission	Staff Time	City, Historic Augusta, Inc.
Complete update of historic resource survey of the Harrisburg-West End Historic District	■	■				City, Consultant	$17,000	DNR, City
Update Augusta Historic Preservation Plan (c. 1991)			■	■		City, Consultant, Community Stakeholders	NA	DNR, City
Evaluate the feasibility of using conservation districts as an alternative to historic district designation in some neighborhoods		■	■			Historic Preservation Commission, Historic Augusta, Inc.	Staff Time	HPC, Historic Augusta, Inc.
GREENSPACE AND NATURAL RESOURCES								
Continue to participate in the Georgia Greenspace Program and protection of environmentally sensitive lands as open space	■	■	■	■	■	Central Savannah River Land Trust, City	N/A	State, City, Private Sector
Continue work to eliminate invasive plant species from greenspace lands along Butler Creek	■	■	■	■	■	Central Savannah River Land Trust, City	$	State, City, Private Sector
Continue to enforce the applicable requirements of the Part V Environmental Ordinances adopted by the City of Augusta	■	■	■	■	■	City	Staff Time	City
Continue the permitting and enforcement provisions of the Soil Erosion and Sediment Control Ordinance	■	■	■	■	■	City	Staff Time	City
Continue the permitting and enforcement provisions of the Flood Damage Prevention Ordinance	■	■	■	■	■	Augusta Engineering, Planning Commission	Staff Time	City
Continue community	■	■	■	■	■	AUD,	Staff Time	State,

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
outreach related to water quality and quantity						Augusta Watershed Roundtable		City, Private Sector, Non-profits
Implement emission reduction strategies to demonstrate compliance with federal air quality standards	■	■	■	■	■	GA EPD, City, Various Stakeholders	Staff Time	State, City, Private Sector
Support implementation of the Phinizy Swamp Park Master Plan (buildings, education, research, land management)	■	■	■	■	■	Southeastern Natural Sciences Academy, Private, City, School Systems	N/A	City, Grants, Private donations
COMMUNITY FACILITIES AND SERVICES								
Complete water & sewer projects funded by Series 2004 Bonds	■	■	■	■	■	AUD	$189.6 M	Series 2004 Bonds
Complete design and construct a new Judicial Center	■	■	■	■		City, Court Officials, Contractor	$74.0 M	SPLOST Phases II, IV & V
Relocation of Sheriff's Administration	■	■	■			Sheriff's Dept., City	$3.0 M	SPLOST Phase V
Renovations to Richmond County Correctional Institution	■	■	■			City	$750,000	SPLOST Phase V
Complete design & construct and furnish new main branch of Augusta Regional Library	■	■	■			City	$26.0 M	SPLOST Phases IV & V, State & Private Funds
Design and construct new exhibit hall and trade center	■	■	■	■		City, CVB	$20 M	SPLOST Phase V
Design & construct new pods at the Phinizy Road Jail	■	■	■			City, Sheriff's Department	$24.0 M	SPLOST Phase V

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Renovation of facilities for fire administration and training	■	■				Fire Department, Augusta Engineering	$500,000	SPLOST Phase IV
Fire Stations and Training Center		■	■	■	■	Fire Department, Augusta Engineering	$6.0 M	SPLOST Phase V
Upgrade existing parks included on SPLOST Phase V project list	■	■	■	■	■	Recreation and Parks Department	$5.0 M	SPLOST Phase V
Augusta Mini Theatre Improvements	■	■				Augusta Mini Theatre, City	$500,000	SPLOST Phase V, CDBG
Lucy Craft Laney Museum Improvements	■	■	■			Laney Museum, City	$200,000	SPLOST Phase V
Improvements to Various Recreation, Historic and Cultural Facilities	■	■	■			City, Non-Profit Organizations	$400,000	SPLOST Phase V
Continue to implement the Augusta Wayfinding Signage Program	■	■	■			CVB, City, GDOT	$140,000 (Phase 1A)	City, Grant
Complete public school construction, renovation and expansion projects as identified	■	■	■	■	■	RCBOE	NA	Sales Tax
TRANSPORTATION								
Reconstruct **I-20 @ I-520 Interchange**	■	■	■			FHWA, GDOT	$193.0 M	FHWA, GDOT
Widen **I-20** from 4 to 6 lanes from Belair Rd. to River Watch Pkwy.	■	■	■			FHWA, GDOT, Contractor	$51.6 M	FHWA, GDOT
Construct St. Sebastian / Greene St. Ext. in vicinity of CSX Railroad & 15th St.	■	■	■			GDOT, Augusta Engineering	$30.3 M	FHWA, GDOT
Widen Bungalow Road from	■	■				Augusta	$4.0 M	SPLOST

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Richmond Hill Rd. to Peach Orchard Rd. Includes curb, gutter, sidewalks and piping.						Engineering, GDOT, Contractor		Phase III
East Boundary road and drainage improvements from Broad St. to Laney-Walker Blvd.	■	■				Augusta Engineering	$3.9 M	SPLOST Phase IV, CDBG
Acquire ROW and widen **Alexander Drive** from 2 to 4 lanes from Washington Rd. to River Watch Pkwy.	■	■	■	■		GDOT, Augusta Engineering	$13.89 M	FHWA, GDOT SPLOST Phase III
Acquire right-of-way to widen **15th St./MLK Blvd.** from Government St. to Milledgeville Rd.		■	■	■		GDOT	$5.0 M	FHWA, GDOT
Acquire right-of-way to widen **Wrightsboro Rd.** from 2 to 4 lanes from Jimmie Dyess Pkwy. to I-520 SB ramp	■	■				GDOT, Augusta Engineering	$5.5 M	FHWA, GDOT, SPLOST Phase III
Preliminary engineering on construction of median barrier on **Gordon Hwy.** from Peach Orchard Rd. to Walton Way		■	■			GDOT	$960,000	FHWA, GDOT
Windsor Spring Road Phase IV – Complete preliminary engineering and acquire ROW for widening from Willis Foreman Rd. to Tobacco Rd. (includes bridge @ Spirit Creek	■	■	■	■		GDOT, Augusta Engineering	$33.16 M	FHWA, GDOT, SPLOST Phases III & IV
Windsor Spring Road Phase V – Complete preliminary engineering and acquire ROW for widening from Willis Foreman Rd. to SR 88 in Hephzibah (includes bridge @ NS	■	■	■	■		GDOT, Augusta Engineering	$21.46 M	FHWA, GDOT, SPLOST Phases III & IV

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Railroad								
Acquire ROW and widen **I-520** from 4 to 6 lanes from Gordon Hwy. to Deans Bridge Rd. and reconstruct interchanges	■	■	■	■		FHWA, GDOT	$8.97 M	FHWA, GDOT
15th St. (SR 4) @ Central Ave. intersection improvements	■	■				GDOT	$392,337	FHWA, GDOT
Traffic signal upgrades @ 11 locations on Washington Rd. (SR 28) and road resurfacing of Washington Rd.	■	■				GDOT, Contractor	$4.0 M	FHWA, GDOT
Implement Transportation Enhancement projects at Augusta State University and on James Brown Blvd. (Streetscape)	■	■	■			GDOT, ASU, City	$600,000 & $200,000	FHWA, ASU, City
Construct intersection improvements on Washington Rd @ Boy Scout Rd. & Center West Pkwy.	■	■	■			Augusta Engineering	$752,000	SPLOST Phase IV
Windsor Spring Rd. improvements from Peach Orchard Rd. to Wyman St. to Old Louisville Rd.	■	■				Augusta Engineering	$2.13 M	SPLOST Phases I & III
Engineer and install downtown traffic signal & lighting upgrades – Broad St. area	■	■				Augusta Engineering	$2.5 - 3.0 M	SPLOST Phase IV
Engineer and install downtown traffic signal & lighting upgrades – Telfair St. area		■	■			Augusta Engineering	NA Subject to availability of funds	SPLOST Phase IV
Engineer, acquire right-of-way & widen **Marvin Griffin Rd.** from 2 to 4 lanes from Mike Padgett Hwy. to Doug Barnard Pkwy.	■	■	■	■		Augusta Engineering	$3.47 M	SPLOST Phases II & III

Project	Year of Implementation					Responsibility	Estimated / Contract Cost	Funding Source
	2008	2009	2010	2011	2012			
Widen Morgan Rd. from Tobacco Rd. to Deans Bridge Rd.	■	■				Augusta Engineering	$2.34 M	SPLOST Phases I & III
Paving Various Roads, Phase IX (Paving of selected dirt roads)	■	■	■	■	■	Augusta Engineering	$800,000	SPLOST Phase IV
Implement any necessary improvement projects at Augusta Regional Airport and Daniel Field Airport	■	■	■	■	■	Augusta Aviation Commission, General Aviation Commission	N/A	Federal

KEY TO ABBREVIATIONS:

- DNR – Georgia Department of Natural Resources
- FHWA – Federal Highway Administration
- HUD – Housing and Urban Development Department
- GDOT – Georgia Department of Transportation
- GA EPD – Georgia Environmental Protection Division
- MCG – Medical College of Georgia
- City – City of Augusta
- AT – Augusta Tomorrow
- RCBOE – Richmond County Board of Education
- AHA – Augusta Housing Authority
- Augusta Engineering – Augusta Engineering Department
- AUD – Augusta Utilities Department
- HCD – Augusta Housing & Community Development Department
- CVB – Augusta Metro Convention & Visitors Bureau
- Chamber – Augusta Metro Chamber of Commerce
- GAP – Greater Augusta Progress
- ARTS – Augusta Regional Transportation Study

Chapter 11 – Community Agenda

SUPPLEMENTAL PLANS

The following list of supplemental plans is incorporated by reference into the Comprehensive Plan. The plans were developed by or for a number of different community stakeholders. Not all are used directly by the City of Augusta. Most have been completed in the last few years, while others are in the process of being updated at the present time. Some are dated publications, but still contain information and concepts that could be employed in addressing community needs and issues. Some may be outdated or are only partially relevant to current conditions and future plans for the city. They cover a wide range of issues, including land use, public facilities, solid waste, transportation, historic preservation, neighborhood land use and redevelopment, greenspace and economic.

- **Historic Preservation Plan, Augusta and Richmond County**, prepared by Historic Augusta, Inc. – 1991

- **Solid Waste Management Plan: 1993-2003 for Augusta-Richmond County, Hephzibah and Blythe** (includes five-year Short Term Work for 1998-2003), CSRA Regional Development Center (CSRA RDC) – June 1993. **In the process of being updated for the City of Augusta by Resource Recycling Systems, Inc. August 2008**

- **The Augusta Canal Master Plan**, prepared for The Augusta Canal Authority by the Joint Venture of CityDesign Collaborative and Lane, Frenchman and Associates – December 1993

- **Unincorporated Richmond County Land Use and Infrastructure Element Update,** prepared by the Augusta-Richmond County Planning Commission (ARCPC) – August 1995

- **City of Augusta Neighborhood Plans**, prepared by the Augusta-Richmond County Planning Commission (ARCPC) – 1995-96

- **Summerville Historic District Design Guidelines**, prepared for the Summerville Neighborhood Association by Frazier and Associates, 1996

- **Augusta 2001 – A Strategic Assessment**, prepared for Greater Augusta Progress, Inc. by LDR International – February 1998

- **A Redevelopment Strategy for Regency Mall and Surrounding Area**, prepared for Greater Augusta Progress, Inc. by Winward Properties, LLC – January 2000 (includes separate **Market Analysis Report** by Robert Charles Lesser & Co. – November 1999)

- **Master Plan 2000 for Water and Wastewater Systems**, prepared for Augusta Utilities Department by CH2MHill, Inc. – February 2000

- **Medical Center Traffic Operations Study**, prepared for the Augusta Regional Transportation Study by Day Wilburn Associates – July 2000

Chapter 11 – Community Agenda

- **Augusta-Richmond County Corridor / Gateway Action Plan**, LDR International and Basile Baumann Prost and Associates – November 2000 (includes separate **Summary Analysis Report** – June 2000)

- **Augusta 2000 City Center Master Plan Update**, prepared for Augusta Tomorrow, Inc. by LDR International – January 2001. **In the process of being updated for Augusta Tomorrow, Inc. by ICON Architecture, Inc. as the Joint Master Plan for the Augusta, Georgia and North Augusta, South Carolina Regional Urban Core. Expected to be completed in early 2009.**

- **Augusta Public Transit, Transit System Analysis**, prepared for the Augusta Transit Department by Manuel Padron and Associates – November 2001. **In the process of being updated. New Transit Development Plan to be completed by spring 2009.**

- **Regional Advanced Transportation Management System Master Plan**, prepared for the Augusta Regional Transportation Study by PB Farradyne, Inc. – April 2002

- **Downtown Historic District Design Guidelines**, prepared for the Augusta Historic Preservation Commission by Frazier and Associates, August 2002

- **Community Greenspace Program for Augusta-Richmond County**, prepared by the ARCPC – November 2000, updated October 2002

- **Regional Bicycle and Pedestrian Plan**, prepared for the Augusta Regional Transportation Study by ARCADIS, Inc. – January 2003

- **Augusta Watershed Assessment Report,** prepared for Augusta Utilities Department by PARSONS, Inc., January 2003

- **Service Delivery Strategy for Augusta-Richmond County, Hephzibah and Blythe**, ARCPC - May 1999 (recertified in April 2004). **In the process of being updated. To be completed an adopted by October 2008**

- **Engineer's Report, Water and Sewerage Revenue Bonds, Series 2004**, prepared for Augusta Utilities Department by CH2MHill, Inc. – November 2004

- **Destination 2020: A Vision for the Augusta Region**, prepared for the Destination 2020 Steering Committee by Community Volunteers, 2005

- **City of Augusta, Design to End Chronic Homelessness in Augusta,** prepared for the Mayor's Council on Homelessness, March 2005

- **City of Augusta Consolidated Plan, 2005-09**, prepared for the Mayor and Augusta Commission by the Augusta Housing and Community Development Department – (Five-Year Plan for CDBG, HOME and ESG Programs), March 2005

- **Parking Study for Downtown Augusta**, prepared for the Augusta Downtown Development Authority by Carl Walker, Inc., April 2005

- **Partnership for Growth, Fort Gordon Joint Land Use Study**, prepared for Fort Gordon, Augusta-Richmond County, Columbia County, Jefferson County and McDuffie County by the CSRA RDC, August 2005.

- **Year 2030 Regional Long Range Transportation Plan**, **Augusta Regional Transportation Study,** prepared URS Corporation, September 2005

- **Olde Town Historic District Design Guidelines,** prepared for the Augusta Historic Preservation Commission and the Olde Town Neighborhood Association by Edwards-Pitman Environmental, Inc., 2006

- **Augusta Third Level Canal and Laney Walker Neighborhood, Charrette Report: Strategic Concepts and Recommendations**, prepared for the Augusta Third Level Canal Task Force by MACTEC Engineering and Consulting, May 2006

- **Regional Transportation Improvement Program, 2008-2011**, **Augusta Regional Transportation Study**, prepared by the ARCPC – June 2007

- **Laney Walker / Bethlehem Neighborhood Plan, Paving a New Trail on a Historic Road …**, prepared for the City of Augusta and the Augusta Housing and Community Development Department by Asset Property Disposition, Inc., August 2008

PLAN AMENDMENTS AND UPDATES

Community planning is a continuous process and the Comprehensive Plan will be amended and updated in accordance with the *Standards and Procedures for Local Comprehensive Planning*. The City will monitor change in such areas as housing, population, employment, and land use, and amend the plan in response to such changes. The City will consult with the CSRA Regional Development Center in determining whether a proposed amendment to the Comprehensive Plan is a major or minor amendment. Depending on the scope and extent of the change, the City will complete either a minor or major plan amendment to the plan.

The City will update the STWP every five (5) years. Thereafter, the Comprehensive Plan will be updated, at a minimum, every ten years. Amendments and updates will be completed in accordance with the applicable submittal, review and public participation procedures.

Minor Plan Amendment

A minor plan amendment will be triggered by changes that are purely local in nature and do not affect another local government. The Augusta Commission will adopt a minor amendment at any time during the year, and send a summary of such action to the CSRA Regional Development Center on an annual basis.

Major Plan Amendment

A major amendment will be triggered by significant changes that alter the basic tenets of all or part of the Comprehensive Plan or potentially affect another local government. Examples of significant changes include: (1) changes of 10% or more in the population (increase or decrease) on which the plan is based; (2) changes in the Future Development Pattern Map that propose more intense or dense uses located in close proximity to an adjoining local government; (3) and changes in the planned location of public facilities (water, sewer, transportation) to areas not previously projected to receive such facilities or improvements. Major plan amendments will follow the submittal and review procedures outlined in the *Standards and Procedures for Local Comprehensive Planning* applicable to the *Community Agenda*. This includes holding a minimum of one public hearing to inform the public of the City's intent to file a major plan amendment and to receive suggestions and comments on the proposed amendment.

Short Term Work Program Update

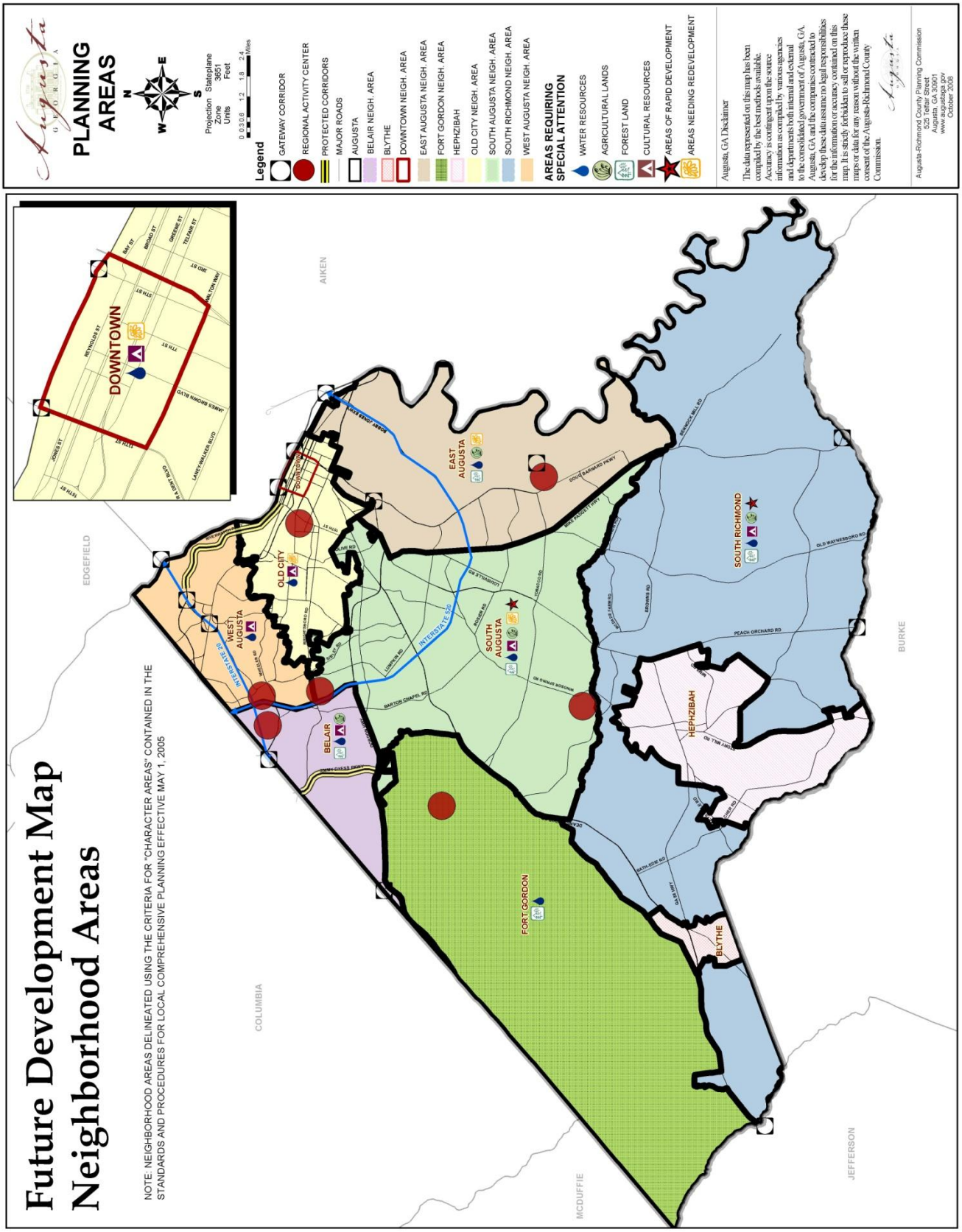
Augusta–Richmond County will update the STWP every five years. In keeping with the Minimum Planning Standards, the STWP update will include a list of projects for the subsequent five-year period, and report of plan accomplishments that identifies the status of each activity in the current STWP. The report of accomplishments will classify projects in one of four categories: completed, underway, postponed, or deleted. A minimum of one public hearing will be held to inform the public of the City's intent to update the STWP and to receive suggestions and comments on the proposed update. STWP updates will follow the submittal and review procedures outlined in the *Standards and Procedures for Local Comprehensive Planning* applicable to the *Community Agenda*.

Comprehensive Plan Update

The Augusta-Richmond County Comprehensive Plan will be updated, at a minimum, every ten years. Every five (5) years, the City will determine if the Comprehensive Plan warrants a major update based on the extent of change that has occurred by then. If changes have occurred and not been included in the Plan through amendments, then a complete update will be undertaken in accordance with the *Standards and Procedures for Local Comprehensive Planning*.

Annual Monitoring of Comprehensive Plan

The Comprehensive Plan will be monitored on an annual basis. The Augusta-Richmond County Planning Commission will prepare a written report for the Augusta Commission summarizing, at a minimum, changes in the number of housing units, population estimates, land absorbed by residential and non-residential development, rezoning in relation to the Future Development Pattern Map, and status of projects in the Short Term Work Program. The results of the monitoring will be used to decide whether or not to make minor and major amendments to the plan.


Future Development Map
Neighborhood Areas
NOTE: NEIGHBORHOOD AREAS DELINEATED USING THE CRITERIA FOR "CHARACTER AREAS" CONTAINED IN THE STANDARDS AND PROCEDURES FOR LOCAL COMPREHENSIVE PLANNING EFFECTIVE MAY 1, 2005
PLANNING AREAS
Projection Stateplane
Zone 3651
Units Feet
Legend
GATEWAY CORRIDOR
REGIONAL ACTIVITY CENTER
PROTECTED CORRIDORS
MAJOR ROADS
AUGUSTA
BELAIR NEIGH. AREA
BLYTHE
DOWNTOWN NEIGH. AREA
EAST AUGUSTA NEIGH. AREA
FORT GORDON NEIGH. AREA
HEPHZIBAH
OLD CITY NEIGH. AREA
SOUTH AUGUSTA NEIGH. AREA
SOUTH RICHMOND NEIGH. AREA
WEST AUGUSTA NEIGH. AREA
AREAS REQUIRING SPECIAL ATTENTION
WATER RESOURCES
AGRICULTURAL LANDS
FOREST LAND
CULTURAL RESOURCES
AREAS OF RAPID DEVELOPMENT
AREAS NEEDING REDEVELOPMENT
Augusta, GA Disclaimer
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Augusta-Richmond County Planning Commission
525 Telfair Street
Augusta, GA 30901
www.augustaplanning.com
October 2006
DOWNTOWN
AIKEN
EDGEFIELD
COLUMBIA
MCDUFFIE
JEFFERSON
BURKE
WEST AUGUSTA
OLD CITY
EAST AUGUSTA
SOUTH AUGUSTA
SOUTH RICHMOND
BELAIR
HEPHZIBAH
FORT GORDON
BLYTHE
INTERSTATE 20
INTERSTATE 520
PEACH ORCHARD RD
OLD WAYNESBORO RD
BARTON CHAPEL RD
DOUG BARNARD PKWY
BERCKMANS RD
BROWNS RD
MATHEWS RD
LAMAR RD
OLD BELL RD
WINDSOR SPRINGS RD
LUMPKIN RD
ROBERT E LEE DR
TOBACCO RD
ROSE RD
WRIGHTSBORO RD
BRANCH MILL RD
WALTON WAY
AMERICAN WALKER BLVD
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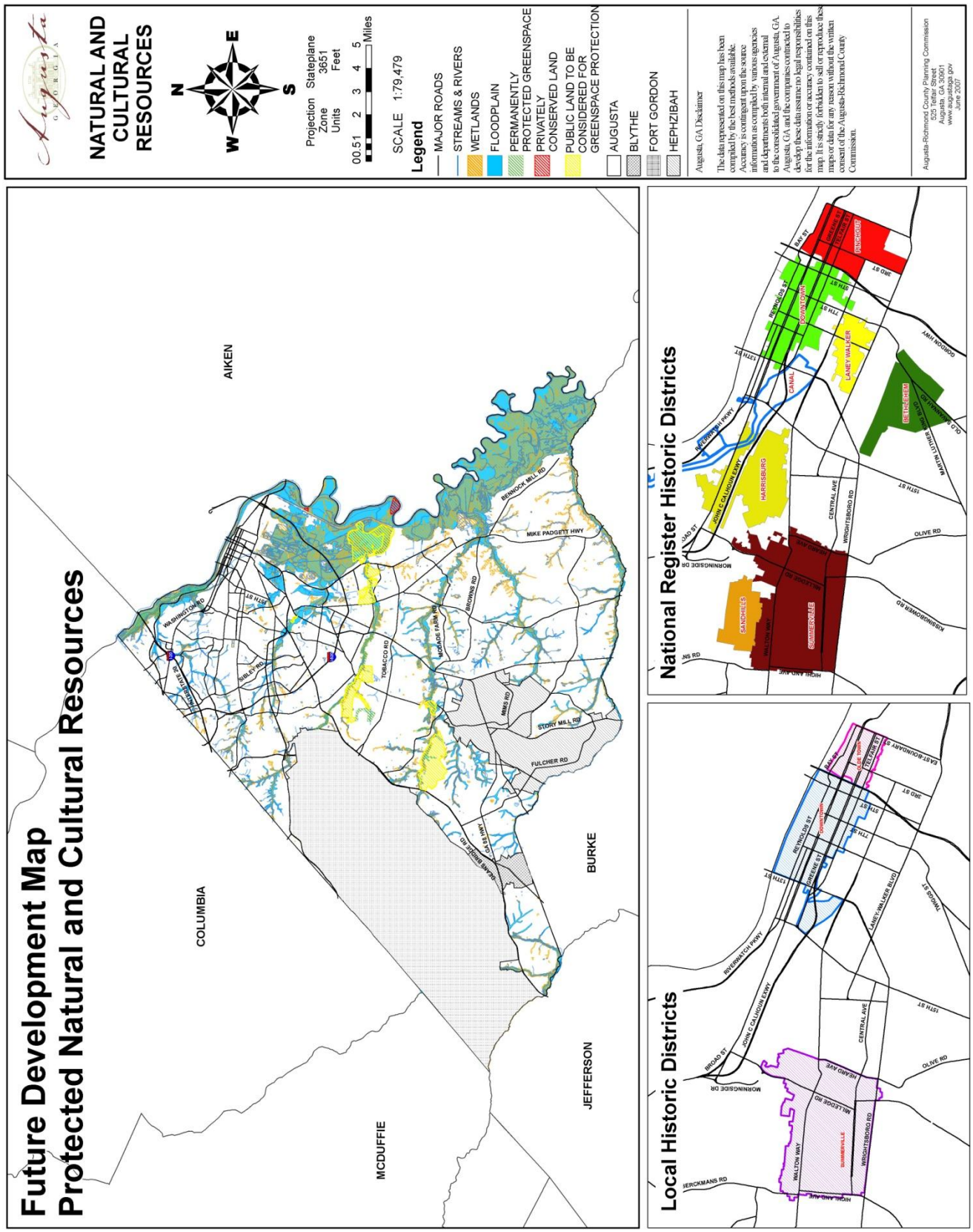
Future Development Map
Protected Natural and Cultural Resources
NATURAL AND CULTURAL RESOURCES
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Projection Stateplane
Zone 3651
Units Feet
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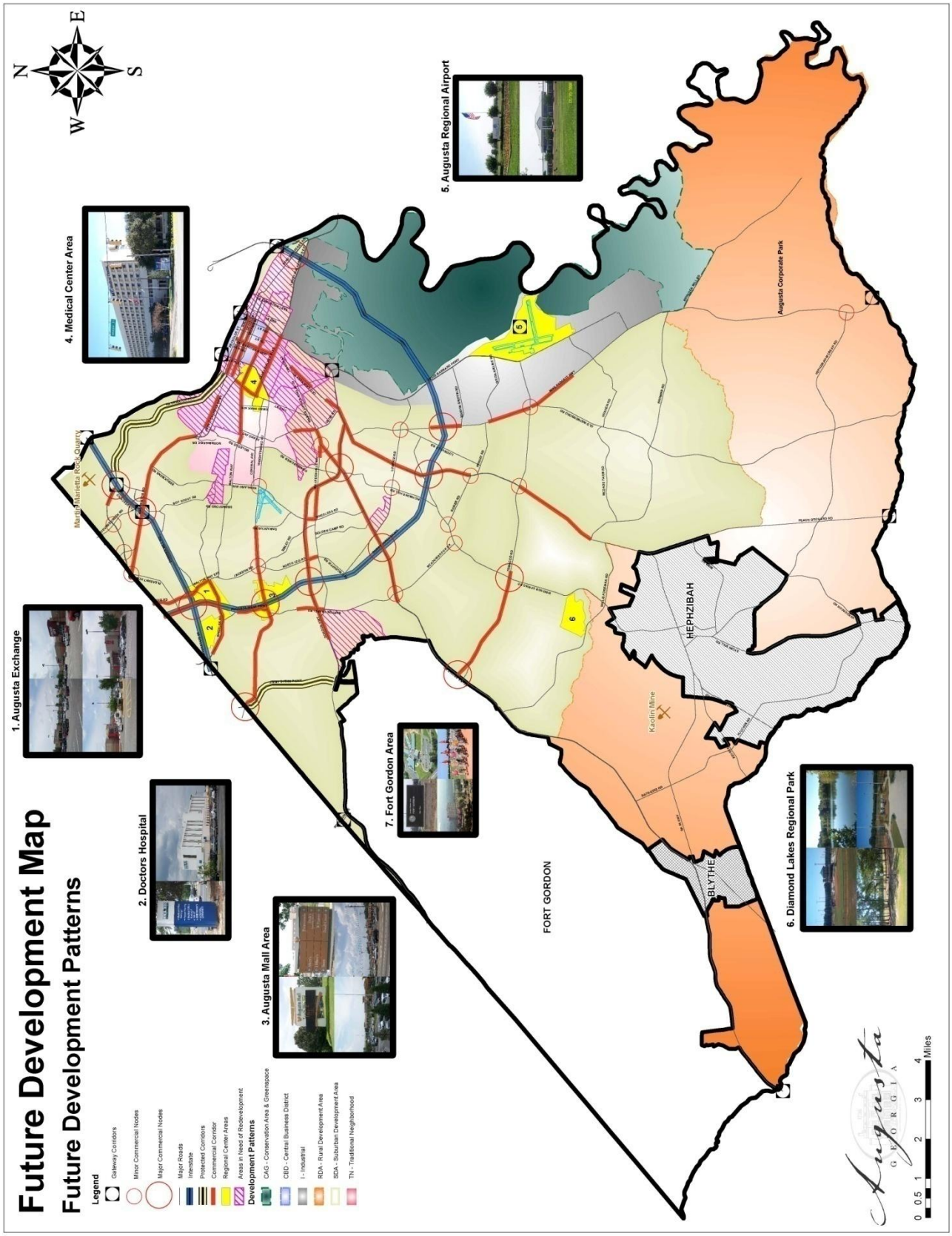
SCALE 1:79,479
Legend
MAJOR ROADS
STREAMS & RIVERS
WETLANDS
FLOODPLAIN
PERMANENTLY PROTECTED GREENSPACE
PRIVATELY CONSERVED LAND
PUBLIC LAND TO BE CONSIDERED FOR GREENSPACE PROTECTION
AUGUSTA
BLYTHE
FORT GORDON
HEPHZIBAH
Augusta, GA Disclaimer
The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.
Augusta-Richmond County Planning Commission
525 Telfair Street
Augusta, GA 30901
www.augustaga.gov
June 2007
AIKEN
COLUMBIA
MCDUFFIE
BURKE
JEFFERSON
WALKINGTON RD
SIBLEY RD
TOBACCO RD
MCDADE FARM RD
BROWNS RD
BENNOCK MILL RD
MIKE PADGETT HWY
MIMS RD
STORY MILL RD
FULCHER RD
SPEARS BRIDGE RD
Local Historic Districts
National Register Historic Districts
BERCKMANS RD
RIVERWATCH PKWY
JOHN C CALHOUN EXWY
BROAD ST
MORNINGSIDE DR
WALTON WAY
HIGH AND AVE
SUMMERVILLE
MILLEDGE RD
HEARD AVE
WRIGHTSBORO RD
CENTRAL AVE
OLIVE RD
15TH ST
REYNOLDS ST
GREENE ST
LANEY WALKER BLVD
EAST BOUNDARY ST
TWIGGS ST
3RD ST
7TH ST
8TH ST
9TH ST
BAY ST
GORDON HWY
MARTIN LUTHER KING JR BLVD
OLD GEORGIA RD
HARRISBURG
JOHN C CALHOUN EXWY
CANAL
DOWNTOWN
LANEY WALKER
SANDHILLS
HEPHZIBAH
FURCHGOTT


Future Development Map
Future Development Patterns
Legend
Gateway Corridors
Minor Commercial Nodes
Major Commercial Nodes
Major Roads
Interstate
Protected Corridors
Commercial Corridor
Regional Center Areas
Areas in Need of Redevelopment
Development Patterns
CAG - Conservation Area & Greenspace
CBD - Central Business District
I - Industrial
RDA - Rural Development Area
SDA - Suburban Development Area
TN - Traditional Neighborhood
1. Augusta Exchange
2. Doctors Hospital
3. Augusta Mall Area
4. Medical Center Area
5. Augusta Regional Airport
6. Diamond Lakes Regional Park
7. Fort Gordon Area
FORT GORDON
HEPHZIBAH
BLYTHE
Augusta Corporate Park
Kaolin Mine
Martin Marietta Rock Quarry
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Augusta
GEORGIA
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Chapter 11 – Community Agenda

APPENDIX

APPENDIX

APPENDIX A – COMMUNITY PARTICIPATION PROGRAM

COMMUNITY PARTICIPATION PROGRAM
FOR
AUGUSTA-RICHMOND COUNTY COMPREHENSIVE PLAN

A. INTRODUCTION

The purpose of the Community Participation Program for Augusta-Richmond County is to insure that citizens and other stakeholders are aware of the planning process and are provided opportunities to comment on the update of the City's comprehensive plan, the individual plan components, and any plan amendments. More importantly, citizens should have the ability to participate actively in the process of defining the community's vision, goals, policies, priorities and implementation strategies.

B. LIST OF STAKEHOLDERS

The Augusta Commission, the Augusta-Richmond County Planning Commission and Planning Commission staff will work together to identify those individuals and groups that have a special interest in the development of the Community Agenda for Augusta-Richmond County. The stakeholders include representatives of the various organizations as listed in the table below. Stakeholders will be called upon to assist with the development of the Community Assessment, identifying issues and opportunities that should be addressed and recommending strategies to be included in the Community Agenda. **As the planning process moves forward, additional stakeholders are likely to be identified and will be added to the list.**

AUGUSTA-RICHMOND COUNTY COMPREHENSIVE PLAN UPDATE
STAKEHOLDER LIST

NAME OF ORGANIZATION / AGENCY	NAME OF REPRESENTATIVE*
PLANNING COMMISSION	
▪ Comprehensive Plan Committee Members	Pete Fulcher, Margaret Armstrong, Gene Hunt, Robert Anderson
CITY DEPARTMENTS	
▪ City Administrator	Fred Russell
▪ Utilities	Max Hicks
▪ Engineering / Traffic Engineering	Abie Ladson
▪ Recreation and Parks	Tom Beck
▪ Housing & Community Development	Chester Wheeler
▪ Transit	Heyward Johnson
▪ License and Inspection	Rob Sherman
▪ Sheriff	Sheriff Ronnie Strength
▪ Fire and EMS	Chief Howard Willis
▪ Solid Waste	Mark Johnson
▪ Environmental Engineer	Garrett Weiss

APPENDIX A – COMMUNITY PARTICIPATION PROGRAM

AUGUSTA-RICHMOND COUNTY COMPREHENSIVE PLAN UPDATE
STAKEHOLDER LIST

NAME OF ORGANIZATION / AGENCY	NAME OF REPRESENTATIVE*
AUTHORITIES AND COMMISSIONS	
▪ Housing Authority	Jake Oglesby
▪ Augusta Canal Authority	Dayton Sherrouse
▪ Aviation Commission	Tammy Strange
▪ Convention and Visitors Bureau	Barry White
▪ Land Bank Authority	Rob Sherman
NEIGHBORHOOD ASSOCIATIONS	See contact list on file at Planning Commission
EDUCATION	
▪ Board of Education	Supt. Dana Bedden
▪ Medical College of Georgia	Dr. Michael Ash
▪ Paine College	Dr. George A. Bradley
▪ Augusta State University	Dr. Kathy Hamrick
▪ Augusta Technical College	Mr. Terry Elam
DEVELOPMENT COMMUNITY	
▪ Homebuilders Association	Ernie Blackburn
▪ Board of Realtors	Beverley Pardue
▪ Commercial Developers	Mark Senn
ECONOMIC DEVELOPMENT	
▪ Chamber of Commerce	Sue Price
▪ Development Authority	Walter Sprouse
▪ Downtown Development Authority	Margaret Woodard
▪ Augusta Tomorrow, Inc	Camille Price
▪ Destination 2020	Jan Wiggins
▪ CSRA Regional Development Center	Andy Crosson
▪ CSRA Business League	Todd Gaines
▪ South Augusta Pride and Progress	Jimmy Smith
▪ Fort Gordon	Col. John Holwick
UTILITIES	
▪ Postal Service	Karin Knight
▪ Georgia Power	Tim McGill
▪ Georgia Power Transmission	Anita Kattegate
▪ Georgia Natural Gas	Greg Flanagan
▪ AT&T	Calvin Hamby
▪ Comcast	Cliff Esposito
▪ Knology	
ENVIRONMENTAL / CULTURAL	
▪ Savannah Riverkeepers	Frank Carl
▪ Briar Creek Soil & Water Conservation	Gary McFerin
▪ Sierra Club – Savannah River Group	Sam Booher
▪ Southeastern Natural Sciences Academy	Dr. Gene Eidson
▪ CSRA Land Trust	Derek Vanover

APPENDIX A – COMMUNITY PARTICIPATION PROGRAM

AUGUSTA-RICHMOND COUNTY COMPREHENSIVE PLAN UPDATE STAKEHOLDER LIST	
NAME OF ORGANIZATION / AGENCY	**NAME OF REPRESENTATIVE***
▪ Historic Augusta, Inc.	Erick Montgomery
▪ UGA Extension Service	Sid Mullis
SOCIAL SERVICE NONPROFITS	See Planning Commission Outlook distribution list labeled Community and Economic Development
CHDOS AND RELATED	
▪ Promise Land CDC	Sheila Boazman
▪ East Augusta CDC	Charlene Watkins
▪ Antioch Ministries, Inc.	Scylance Scott
▪ Laney Walker Development Corp	Anthony Chandler
▪ Sand Hills UDC	Tim Wilson
▪ 30901 Development Corp.	Francine Cayruth
▪ Augusta Neighborhood Improvement Corp.	Robert Cooks
***Note: Actual representative may be another person designated by the person listed.**	

C. SUMMARY OF PARTICIPATION TECHNIQUES

The Augusta-Richmond County Planning Commission will guide the Citizen Participation Program associated with the plan update on behalf of the Augusta Commission. A variety of tools and techniques will be used to build consensus for the plan and ensure that the planning process is open, inclusive and interactive.

The Community Participation Program tasks are derived from the need to educate the public and media regarding the Comprehensive Plan and to ensure broad participation by the public. The following tasks will aid the planning, assessment, evaluation and implementation of the Comprehensive Plan.

1. Comprehensive Plan Committee

The Comprehensive Plan Committee of the Augusta-Richmond County Planning Commission will coordinate the entire Community Participation Program with the assistance of the Planning Commission staff. The Comprehensive Plan Committee is a standing committee of the Planning Commission and includes the chair of the Planning Commission and three other board members.

2. Public Meetings

The Augusta-Richmond County Planning Commission will host public meetings at three times during the plan update process.

- **First Round of Meetings** - The first round of meetings will kick-off the plan update. The purpose of the first round of meetings will be to outline the plan requirements, review the summary of the Community Assessment and present the draft Public Participation Program and plan update schedule. An initial opinion survey will be available at the kick-off meetings. Maps, handouts and a PowerPoint slide presentation will also be used to convey information. This round of meetings is a prelude to submission of the Community Assessment and Public Participation Plan to the CSRA RDC and the Georgia Department of Community Affairs (DCA).
- **Second Round of Meetings** – The purpose of the second round of meetings will be to obtain input on the collective vision for the future of the city, obtain input on community character areas and the issues and opportunities to be addressed in the plan, and solicit ideas for strategies and projects to include in the draft implementation program. Opinion surveys will be used to obtain the desired input. This round of meetings is a prelude to the development of the draft Community Agenda.
- **Third Round of Public Meetings** – The purpose of the third round of public meetings will be to present the draft Community Agenda and obtain input on its contents. The draft Community Agenda will be modified based on the input received during the meetings. This round of meetings is a prelude to submission of the Community Agenda to the CSRA RDC and the Georgia Department of Community Affairs (DCA).

3. <u>Comprehensive Plan Committee Meetings</u>

The Comprehensive Plan Committee will provide guidance and feedback throughout the planning process. Meetings will be scheduled at appropriate benchmarks to coincide with project deliverables and in advance of all public meetings and hearings.

4. **<u>Bi-Weekly Staff Meetings</u>**

Bi-weekly meetings of the Planning Commission staff will be scheduled to maintain the desired timelines, benchmarks and overall direction of the plan update process.

5. **<u>Stakeholder Interviews</u>**

The Comprehensive Plan Committee will conduct stakeholder interviews at times to coincide with the three rounds of public meetings. Identified stakeholders include those on the list included under Section B of the Community Participation Program. **As the planning process moves forward, additional stakeholders are likely to be identified and will be added to the list.**

The purpose of stakeholder interviews is to identify major community issues and develop a complete understanding of the public opinion, comments, and concerns, including potential sources of conflict and anticipated barriers impeding effective implementation. The Planning Commission staff will use prepared survey questions and solicit general opinions as well. The results will be incorporated into the development of the community vision and the

Comprehensive Plan and used to illustrate the impact that the feedback has had on the progress of the plan.

6. **Project Website**

The home page of the Augusta-Richmond County website will include a link to information on the Comprehensive Plan Update. The information on the website will include the plan update schedule, survey forms and results, public meeting schedules, copies of maps, slide presentations and handouts and copies of project documents. The information on the website will be updated throughout the planning process. A dedicated e-mail address will be assigned to the Comprehensive Plan project and will be managed by the Planning Commission staff.

7. **Project Newsletter**

A newsletter will be published at least four times during the development of the Comprehensive Plan. Each issue of the newsletter will include summary information about the status of the plan update, the results of public meetings and hearings, information on the project website, information about how the general public can become involved in the project and contact information for the Planning Commission. The newsletter will be accessible on the project website, distributed via e-mail and hard copies will be placed at community centers and public libraries.

8. **Public Information / Outreach Plan**

The Planning Commission staff will coordinate the development of an effective media plan to publicize information on the planning process to citizens and other stakeholders. The following methods will be used to inform the citizens and media about the plan progress.

- Media Education – Media outlets (print, radio and television) will be educated about the plan using briefings, press releases and interviews. Feature stories, columns and interviews will be used to inform the public about plan details.
- Public Information Materials – Outreach materials will be created and used to help the public understand the Comprehensive Plan. These materials will be distributed at public meetings and other locations to educate and establish visible, continuous public feedback. Examples of public information materials to be used include fact sheets, comment forms and project documents.

9. **Required Public Hearings**

In addition to the public meetings outlined in Section C (2) of the Community Participation Program, Augusta-Richmond County will advertise and hold the two public hearings required under the Georgia Standards and Procedures for Local Comprehensive Planning. The first public hearing will be held after addressing public comments on the draft Community Assessment the draft Community Participation Program, but prior to their transmittal to the CSRA Regional Development Center (RDC). The second public hearing will be held once the

Community Agenda has been made available for public review, but prior to its transmittal to the RDC.

D. PLAN DEVELOPMENT TIMELINE

The following table identifies time frames for completion of the various steps of the plan development process and the procedures for actively involving citizens and other stakeholders in all phases of the planning process.

APPENDIX A – COMMUNITY PARTICIPATION PROGRAM

VENT / ACTIVITY	PLAN UPDATE SCHEDULE BY MONTH, SEPTEMBER 2007 – OCTOBER 2008													
	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT
Draft Community Assessment and Participation Program by ARCPC staff	X	X	X											
First Meeting of ARCPC Comprehensive Plan Committee				X										
Public Meetings to Kick-off Comprehensive Plan Update					X									
Stakeholder Interviews					X									
Second Meeting of ARCPC Comprehensive Plan Committee					X									
Public Hearing #1						X								
Adoption of transmittal resolution by Augusta Commission and submittal of Community Assessment and Participation Program to RDC for review						X								
RDC and DCA review of Community Assessment and Participation Program						X	X							
Third Meeting of ARCPC Comprehensive Plan Committee						X								
Public Meetings to obtain input for draft Community Agenda							X	X						
Stakeholder Interviews							X	X						
Draft Community Agenda prepared by ARCPC staff								X	X					
Fourth Meeting of ARCPC Comprehensive Plan Committee								X						
Public Meetings to present /obtain comments on Draft Community Agenda									X					

APPENDIX A – COMMUNITY PARTICIPATION PROGRAM

VENT / ACTIVITY	PLAN UPDATE SCHEDULE BY MONTH, SEPTEMBER 2007 – OCTOBER 2008													
	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT
Community Agenda revised by ARCPC staff in response to public input.									X	X				
Fifth Meeting of ARCPC Comprehensive Plan Committee										X				
Public Hearing #2										X				
Adoption of transmittal resolution by Augusta Commission and submittal of Community Agenda to RDC for review										X				
RDC Review and Regional Hearing on Community Agenda											X	X		
DCA Review and Comment on Community Agenda												X		
ARCPC adopts Community Agenda													X	
Augusta Commission adopts Community Agenda													X	
Augusta notifies RDC of adoption of Community Agenda														X

Note: The ARCPC Comprehensive Plan Committee meetings will be designed to process the input received from the general public and stakeholders and to plan for the following round of public meetings.

Abbreviations: ARCPC – Augusta Richmond County Planning Commission; RDC – CSRA Regional Development Center; DCA – Georgia Department of Community Affairs

APPENDIX B-1 – SAMPLE COMMENT CARD

AUGUSTA RICHMOND COUNTY PLANNING COMMISSION
COMPREHENSIVE PLAN UPDATE
Public Information Meeting
Comment Card

PLEASE PRINT **Date _____**

How did you hear about this meeting?

- ☐ **Newspaper**
- ☐ **Radio**
- ☐ **Television**
- ☐ **Word of Mouth**
- ☐ **Website**
- ☐ **Other (Please Explain) _____**

Comments:

_____
_____
_____
_____
_____
_____

Was the location of the meeting convenient for you to attend? _____
If no, please suggest a general location that is more convenient to your community.

_____
_

Was the time of the meeting convenient for you to attend? _____
If no, please suggest a time frame that is more convenient for yoU. _____

Were your questions answered by the Staff? _____
_____

Please share your suggestions on improving the way we conduct public meetings _____
_____
_____
_____
_____

Would you like to be added to our mailing list? _____No _____ Yes

APPENDIX B-1 – SAMPLE COMMENT CARD

APPENDIX B-2 – SAMPLE NEWS RELEASE

Augusta-Richmond County
Comprehensive Plan Update – 2008
News Release – December 26, 2007

News Release

Public Invited to Comprehensive Plan Kick-Off Meetings

Contact: Paul DeCamp, Planning Director
Augusta-Richmond County Planning Commission
525 Telfair Street
Augusta, Georgia 30901
Phone: (706) 821-1796
FAX: (706) 821-1806
E-mail: pdecamp@augustaga.gov

(Augusta – December 26, 2007) The public is invited to participate in planning for the future of Augusta-Richmond County. The Augusta-Richmond County Planning Commission is hosting open house meetings throughout the city to kick-off the process for updating the Augusta-Richmond County Comprehensive Plan.

This is your opportunity to share ideas, voice concerns and describe your vision for Augusta-Richmond County over the next 10-20 years. Planning Commission staff will be present to explain the planning process, review the schedule for updating the Comprehensive Plan and highlight the potential issues and opportunities to be addressed in the plan.

Augusta-Richmond County encourages all interested parties to take part in this process. The kick-off meetings will take place on the dates and at the locations indicated on the attached table. A drop-in, open house format will be employed for all of the meetings, so the public is invited to come to the meeting of their choice at any time between 6:30 and 8:30 P.M.

Citizens who are unable to attend one of the meetings, but would like more information regarding the plan update process, can contact Paul DeCamp at the Planning Commission by phone, fax or e-mail (see contact information). Information related to plan update is also posted on the Planning Commission website.

The website address is: http://www.augustaga.gov/departments/planning_zoning/home.asp

APPENDIX B-2 – SAMPLE NEWS RELEASE

APPENDIX B-3 – SAMPLE PUBLIC MEETING NOTICE

NOTICE OF PUBLIC MEETINGS
UPDATE OF AUGUSTA-RICHMOND COUNTY
COMPREHENSIVE PLAN

The public is invited to participate in planning for the future of Augusta-Richmond County. The Augusta-Richmond County Planning Commission is hosting nine (9) open house meetings throughout the city to kick-off the process for updating the Augusta-Richmond County Comprehensive Plan. This is your opportunity to share ideas, voice concerns and describe your vision for Augusta-Richmond County over the next 10-20 years. A drop-in format will be used for all of the meetings, so the public is invited to come to the meeting of their choice at any time between 6:30 and 8:30 P.M. For additional information, contact the Augusta-Richmond County Planning Commission, 525 Telfair Street, Augusta, GA 30901. (Phone 706-821-1796). Internet users may also consult the Planning Commission website at http://www.augustaga.gov/departments/planning_zoning/comp_plan_update.asp

AUGUSTA-RICHMOND COUNTY COMPREHENSIVE PLAN UPDATE
KICK-OFF PUBLIC MEETINGS
JANUARY 2008

MEETING DATE	TIME (Drop-in)	LOCATION
Tuesday, January 8, 2008	6:30 P.M. – 8:30 P.M.	McBean Community Center 1155 Hephzibah-McBean Road
Thursday, January 10, 2008	6:30 P.M. – 8:30 P.M.	Gracewood Community Center 1200 Tobacco Road
Monday, January 14, 2008	6:30 P.M. – 8:30 P.M.	Lucy Laney House Museum 1116 Phillips Street
Thursday, January 17, 2008	6:30 P.M. – 8:30 P.M.	Garrett Elementary School 1100 Eisenhower Drive
Tuesday January 22, 2008	6:30 P.M. – 8:30 P.M.	Henry Brigham Senior Center 2456 Golden Camp Road
Thursday, January 24, 2008	6:30 P.M. – 8:30 P.M.	East View Park Community Center 644 Aiken Street
Monday, January 28, 2008	6:30 P.M. – 8:30 P.M.	Carrie Mays Multipurpose Center 1014 Eleventh Ave
Tuesday, January 29, 2008	6:30 P.M. – 8:30 P.M.	Fire Station #15 1721 Flowing Wells Road
Thursday January 31, 2008	6:30 P.M. – 8:30 P.M.	Blythe Recreation Center 3129 Hwy. 88

Note: Drop-in, Open House Format applies to all meetings. Public invited to drop in at any time during the meeting time indicated.

APPENDIX B-3 – SAMPLE PUBLIC MEETING NOTICE

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

Augusta-Richmond County Comprehensive Plan
Public Open House
Issues and Opportunities Survey

The Augusta-Richmond County Comprehensive Plan document will guide the city's growth and development for the next twenty (20) years. To do so, Augusta-Richmond County residents, property owners, business owners and community leaders must first identify key issues and opportunities that face the city.

Please take a few minutes of your time to review this survey and provide us with your input.

Section 1: Augusta Community Vision Statement
Help develop a vision statement for Augusta by completing the following three (3) sentences:
1) The one (1) thing that I like most about Augusta is:
2) The one (1) thing about Augusta that I would most like to change/enhance/improve is:
3) In the next ten (10) years, Augusta should become a city that:

For more information about the comprehensive planning process; or, to return completed surveys, please contact:

Augusta-Richmond County Planning Commission
525 Telfair Street
Augusta, GA 30901
(706) 821-1796

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

Section 2: Issues and Opportunities by Topic

What are the most important issues that face Augusta as it develops over the next twenty (20) years? As Augusta changes, what opportunities will Augusta have to improve its citizens' quality of life?

This section contains information and questions on seven (7) topics that are being considered through the Augusta comprehensive planning process: population, economic development, housing, natural and cultural resources, community facilities and transportation. **Please review the preliminary list of issues and opportunities identified for each topic. Feel free to add issues or opportunities that should be addressed. Tell us which items are the most important.**

Topic: POPULATION: Which of the following issues or opportunities regarding population do you feel are the most urgent (Need to be addressed first)? Please rank each issue with 1 representing the most urgent. *(Note: If you feel a particular item should not be addressed at all, please leave the space blank.)*

Item	Rank	Issue/Opportunity
A.	__	Investing in public services and facilities that support population growth throughout the city.
B.	__	Increasing employment and housing options for Augusta's young adult population to remain in town.
C.	__	Improving educational attainment figures to a level that is consistent with state-level education figures.
D.	__	Providing additional employment opportunities and/or incentives for residents with technical education degrees or training.
E.	__	Promoting local growth in employment options for an increasing number of residents with college educations.
F.	__	Increasing housing options and amenities that will attract more retirees to the city.
G.	__	Decreasing the consistently high percentage Augusta families living in poverty.
H.	__	**Your Population Issue/Opportunity Here:**
I.	__	**Your Population Issue/Opportunity Here:**

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

Topic: ECONOMIC DEVELOPMENT: Which of the following issues or opportunities regarding economic development do you feel are the most urgent (Need to be addressed first)? Please rank each issue with 1 representing the most urgent. *(Note: If you feel a particular item should not be addressed at all, please leave the space blank.)*

Item	Rank	Issue/Opportunity
A.	__	Continuing to diversify the economic base of the city and ensure employment opprotunities are avilable for the varying income levels of Augusta's population.
B.	__	Attracting new businesses that complement the existing mix of business and take advantage of our strengths.
C.	__	Providing the resources needed to develop more home-grown businesses.
D.	__	Ensuring that employment opportunities and business development occur throughout the city.
E.	__	Focusing business recruitment efforts on businesses in the fields of life sciences, customer service, aviation and the military.
F.	__	Enhancing employment options within the city that build on existing regional industry clusters anchored by medical, educational and military institutions.
G.	__	Providing Augusta's workforce with a variety of housing options.
H.	__	Collaborating with local and regional economic development agencies to develop a diverse economy base on multiple industry sectors and ensure employment opportunities in the city.
I.	__	**Your Economic Development Issue/Opportunity Here:**

Topic: HOUSING: Which of the following issues or opportunities regarding housing do you feel are the most urgent (Need to be addressed first)? Please rank each issue with 1 representing the most urgent. (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

Item	Rank	Issue/Opportunity
A.	__	Ensuring housing affordability and choice throughout the city.
B.	__	Meeting the housing needs of the homeless, the disabled and others in need.
C.	__	Removing dilapidated housing to the protect health, safety and welfare of residents and to facilitate the construction of new housing.
D.		Facilitating housing rehabilitation and new construction, especially in inner-city neighborhoods and other target areas.
E.	__	Providing flexibility in standards and regulations to permit a mix of housing types and densities in a single development
E.	__	**Your Housing Issue/Opportunity Here:**
F.	__	**Your Housing Issue/Opportunity Here:**

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

Topic: NATURAL & CULTURAL RESOURCES: Which of the following issues or opportunities regarding natural and cultural resources do you feel are the most urgent (Need to be addressed first)? Please rank each issue with 1 representing the most urgent. *(Note: If you feel a particular item should not be addressed at all, please leave the space blank.)*

Item	Rank	Issue/Opportunity
A.	_	Protecting the quality of surface drinking water sources (i.e. rivers, creeks,ponds, etc.) from the effects of new development.
B.	_	Protecting the quality of groundwater sources (i.e. aquifer recharge areas) located within the city from the effects of new development.
C.	_	Participating in the regional water planning process as outlined in the Georgia Statewide Water Management Plan.
D.	_	Encouraging the broader use of conservation subdivision design in new developments that preserves natural habitat in sensitive environmental areas such as floodplains.
E.	_	Implementing local and regional initiatives to improve air quality and educate the public about air quality issues.
F.	_	Coordinating with state or local organizations to promote the acquisition of additional greenspace and the management and protection of sensitive environmental areas.
G.	_	Reducing non-point source pollution of groundwater and surface water sources
H.	_	Implementing programs and activities to improve the appearance of historic neighborhoods and the downtown historic district.
I.	_	Participating in programs that result in the adaptive reuse of historic buildings and resources.
J.	_	**Your Natural & Cultural Resources Issue/Opportunity Here:**
K.	_	**Your Natural & Cultural Resources Issue/Opportunity Here:**

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

Topic: COMMUNITY FACILITIES: Which of the following issues or opportunities regarding community facilities do you feel are the most urgent (Need to be addressed first)? Please rank each issue with 1 representing the most urgent. *(Note: If you feel a particular item should not be addressed at all, please leave the space blank.)*

Item	Rank	Issue/Opportunity
A.	__	Expanding and improving the municipal water and sewer systems to address current deficiencies and meet future demand
	__	Programming the addition of new public facilities and services in accordance with a Capital Imporvement Program
B.	__	Eliminating drainage problems within the city.
C.	__	Reducing the amount of impervious surfaces in new development and increasing tree planting/protection standards to reduce the amount of storm water runoff generated by a development site.
D.	__	Increasing the use of "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.
E.	__	Increasing the commitment to reduce solid waste disposal by increasing participation in household and yard waste recycling programs.
F.	__	Providing additional public park space and recreational opportunities for residents and visitors.
G.	__	Making improvements to roads and bridges that enhance safety, reduce congestion and help guide growth to preferred locations.
H.	__	Supporting new and / or improved cultural and entertainment facilities that enhance the quality of life and contribute to tourism and ecomnomic development
I.	__	Providing adequate public safety (law enforcement, fire protection and emergency services) facilities and services.
J.	__	Addressing the long-term space needs of city government.
K.	__	**Your Community Facilities Issue/Opportunity Here:**
L.	__	**Your Community Facilities Issue/Opportunity Here:**

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

Topic: TRANSPORTATION: Which of the following issues or opportunities regarding transportation do you feel are the most urgent (Need to be addressed first)? Please rank each issue with 1 representing the most urgent. *(Note: If you feel a particular item should not be addressed at all, please leave the space blank.)*

Item	Rank	Issue/Opportunity
A.	__	Improving traffic flow on congested roads.
B.	__	Promoting greater interconnectivity between streets and developments to reduce dependency on existing major highways.
C.	__	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.
D.	__	Increasing pedestrian safety and access to all portions of the city.
E.	__	Implement the on-street and off-street bicycle projects listed in the regional bicycle and pedestrian plan.
F.	__	Promoting higher-density development patterns to reduce distances between residential, retail and office areas.
G.	__	Increasing access to, and financing of public transportation.
H.	__	Addressing parking issues in downtown Augusta.
I.	__	Coordinating with the railroads to decrease noise, traffic delays and potential disruption of emergency service as a result of at-grade street crossings.
J.	__	Increasing access to and use of transportation facilities by the handicapped and disabled.
K.	__	Implementing components of an Intelligent Transportation System to make more efficient use of existing transportation system
L.	__	Ensuring long-term funding to meet street and sidewalk maintenance responsibilities.
M.	__	**Your Transportation Issue/Opportunity Here:**
N.	__	**Your Transportation Issue/Opportunity Here:**

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

Topic: LAND USE: Which of the following issues or opportunities regarding land use do you feel are the most urgent (Need to be addressed first)? Please rank each issue with 1 representing the most urgent. (Note: If you feel a particular item should not be addressed at all, please leave the space blank.)

Item	Rank	Issue/Opportunity
A.	__	The sprawl pattern of development in many parts of the city.
B.	__	Improving the appearance of gateways and commercial corridors
C.	__	Encouraging more traditional patterns of development that mix uses and create a more pedestrian-friendly environment.
D.	__	Encouraging more compact form of development by establishing town centers.
E.	__	Promoting infill development as a priority over development on the urban fringe.
M.	__	**Your Land Use Issue/Opportunity Here:**
N.	__	**Your Land Use Issue/Opportunity Here:**

Additional Comments (Any topic):

APPENDIX C-1 – ISSUES AND OPPORTUNITIES SURVEY

APPENDIX C-2 – STAKEHOLDER SURVEY

AUGUSTA- RICHMOND COUNTY CO
MPREHENSIVE PLAN UPDATE – 2008
STAKEHOLDER SURVEY – APRIL 2008

NAME OF ORIGANIZATION: _____

PERSON COMPLETING QUESTIONAIRE: _____

DATE: _____

1. What are the mission, goals and objectives of your organization?

_____
_____
_____

2. Which of the following issues are of interest to your organization? (check all that apply)

☐	**Population and Household Change**
☐	Housing
☐	Economic Development
☐	Transportation
☐	Community Facilities and Services
☐	Historic Resources
☐	Natural Resources and Greenspace
☐	Land Use
☐	Intergovernmental Coordination
☐	Other (specify) _____

3. What projects and activities will your organization implement in the next 5-10 years?

PROJECT	YEAR OF IMPLEMENTATION	COST ESTIMATE
1.		
2.		
3.		
4.		
5.		

4. What type of projects should the city of Augusta implement to complement what your organization does?

_____
_____
_____
_____

5. What do you think are the most significant challenges related to future development in Augusta?

_____
_____
_____

6. Complete the following sentence: In the next 10 years Augusta should become a city that

_____
_____
_____

7. Add any other comments you have about the update of the Comprehensive Plan

_____
_____
_____

THANK YOU FOR COMPLETING THE SURVEY!

Please return the completed survey by April 30, 2008 to the Augusta-Richmond County Planning Commission in one of three ways:

By E-mail to: pdecamp@augustaga.gov

By FAX to: (706) 821-1806

By Mail to: Augusta-Richmond County Planning Commission
52 Telfair Street
Augusta, GA 30901

APPENDIX C-3 – SURVEY OF DRAFT GOALS - JUNE 2008

SURVEY OF COMPREHENSIVE PLAN GOALS

Place a checkmark ☐ in the column that **best** reflects your opinion of the **existing** goals in the city's comprehensive plan. Do you agree or not agree that each one should remain in the updated comprehensive plan? Please answer **every** item, even if you are not familiar with it, responding based on your perception of it.

GOAL	AGREE	DISAGREE	NO OPINION
HOUSING: Provide housing choice, in a variety of prices ranges, for both homeowners and renters	☐	☐	☐
ECONOMIC DEVELOPMENT: Maintain the economic diversity of the community and foster a climate that is conducive to business growth and development	☐	☐	☐
1.1.3 **1.1.4 TRANSPORTATION**: Maintain a transportation system that is accessible to all citizens, provides for the efficient movement of people, goods and services, is integrated with planned land use and provides mode choice.	☐	☐	☐
1.1.7 **1.1.8 COMMUNITY FACILITIES AND SERVICES**: Provide public facilities and services that meet the needs of residents and businesses, enhance the quality of life and protect natural resources.	☐	☐	☐
CULTURAL RESOURCES: Preserve historic resources and make them an integral part of tourism, economic development, neighborhood revitalization and heritage education.	☐	☐	☐

APPENDIX C-3 – SURVEY OF DRAFT GOALS - JUNE 2008

GOAL	**AGREE**	**DISAGREE**	**NO OPINION**
NATURAL RESOURCES AND GREENSPACE: Protect natural resources and use them as appropriate to provide recreation opportunities, to educate the public and to increase tourism. Use greenspace to protect natural resources, provide additional recreation resources and enhance the quality of life for all.	☐	☐	☐
GROWTH MANAGEMENT / LAND USE: Promote a land use pattern that accommodates growth and revitalization while protecting established residential areas and natural resources.	☐	☐	☐

DO YOU HAVE COMMENTS OR SUGGESTIONS REGARDING ANY OF THE COMPREHENSIVE PLAN GOALS? IF YOU DO, PLEASE USE THE SPACE BELOW TO PROVIDE YOUR INPUT

_____

_____

_____

_____

_____

_____

_____

_____

_____

THANK YOU FOR COMPLETING THE SURVEY!

APPENDIX C-4 – SURVEY OF DEVELOPMENT OBJECTIVES FOR PRELIMINARY CHARACTER AREA

SURVEY OF DEVELOPMENT OBJECTIVES FOR PRELIMINARY CHARACTER AREAS

*Place a checkmark ☐ in the column that **best** reflects your opinion of the draft development objective for each of the preliminary character areas. Do you agree or not agree that the objective is appropriate for the applicable character area? Please answer **every** item, even if you are not familiar with every character area, responding based on your perception of it.*

CHARACTER AREA DEVELOPMENT OBJECTIVE	***AGREE***	***DISAGREE***	***NO OPINION***
DOWNTOWN: Downtown Augusta will continue to reflect the predominant characteristics of a historic central business district, while at the same time adapting to the changing environment around it. Underutilized parcels will be redeveloped in a manner consistent with the overall vision for downtown and with respect for existing development patterns and the historic architecture in the area. Redevelopment will include new medium and high density housing, additional commercial and office development, new civic and institutional facilities and shopping and entertainment facilities. Adaptive reuse of historic buildings will be a key component.	☐	☐	☐
OLD CITY NEIGHBORHOODS: Maintain low-density single-family residential development in areas where it is already the predominant land use. Infill residential development at densities compatible with the surrounding area. Site design reflects traditional neighborhood patterns and existing architectural styles. Redevelopment projects (housing and economic development) in neighborhoods targeted for such activities. Neighborhood activity centers provide a focal point for community services and location for appropriately-scaled retail establishments.	☐	☐	☐
WEST AUGUSTA: Promote limited development of the remaining vacant tracts while preserving the single-family residential character that is predominant in the area. Commercial development will be confined to existing locations and any additional redevelopment of commercial sites will be buffered from adjoining residential areas. Mixed-use development will be encouraged on sites being redeveloped.	☐	☐	☐
SOUTH AUGUSTA: Promote a mix of housing types at low-to-medium densities while preserving the single-family residential character that is predominant in the area. New private development should complement the existing in style, appearance and location. Public investment should strengthen existing neighborhoods and create a climate conducive to additional private investment.	☐	☐	☐

APPENDIX C-4 – SURVEY OF DEVELOPMENT OBJECTIVES FOR PRELIMINARY CHARACTER AREA

SURVEY OF DEVELOPMENT OBJECTIVES FOR PRELIMINARY CHARACTER AREAS

*Place a checkmark ☐ in the column that **best** reflects your opinion of the draft development objective for each of the preliminary character areas. Do you agree or not agree that the objective is appropriate for the applicable character area? Please answer **every** item, even if you are not familiar with every character area, responding based on your perception of it.*

CHARACTER AREA DEVELOPMENT OBJECTIVE	***AGREE***	***DISAGREE***	***NO OPINION***
EAST AUGUSTA: Low-density single-family residential development in areas where it is already the predominant land use. Accommodate redevelopment projects (housing and economic development) in neighborhoods targeted for such activities. Maintain separation between industrial and residential uses. Preserve and enhance major conservation areas.	☐	☐	☐
SOUTH RICHMOND: Promote additional low-density residential development while maintaining the semi-rural character of the area. Encourage additional conservation subdivisions Confine new commercial development to major intersections. Protect natural resources.	☐	☐	☐
BELAIR: Intended to accommodate additional development while preserving the established single-family residential character of the area and protecting areas adjoining Fort Gordon.	☐	☐	☐
FORT GORDON: Support current and new missions at the fort. Protect fort from incompatible land uses and development patterns. Work cooperatively with fort on issues and community projects of mutual interest.	☐	☐	☐

DO YOU HAVE COMMENTS OR SUGGESTIONS REGARDING ANY OF THE CHARACTER AREAS? IF YOU DO, PLEASE USE THE SPACE BELOW TO PROVIDE YOUR INPUT

_____

_____

_____

_____

THANK YOU FOR COMPLETING THE SURVEY!

APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

This attachment is a summary of the basic zoning districts in Augusta-Richmond County, Georgia. It summarizes the permitted uses and special exceptions (conditional uses) within each zoning district and the applicable requirements related to minimum lot size and maximum density. It does not include the applicable limits / requirements related to such issues as building height, building and structure setbacks, maximum lot coverage and off-street parking. This summary should not be viewed as a substitute for careful reading of the text of the zoning ordinance to identify all of the applicable requirements and restrictions in each of the zoning districts.

BASIC ZONING DISTRICTS

- **A (Agricultural) Zone** – The permitted uses in this zone district include single-family detached residences developed under the standards in the R-1 Zone; agriculture, dairying and ranching (and buildings incidental to such uses); buildings incidental to forestry; noncommercial boat piers, slips and boat houses; manufactured homes on individual lots developed in accordance with the applicable standards; conservation subdivisions at a density not to exceed 0.5 lots per acre (see Section 28-D of the zoning ordinance for additional requirements); parking of vehicles related to agricultural and forestry enterprises engaged in on the same lot or adjoining property; and parking of no more than two commercial vehicles, in excess of one ton capacity and three or more axles, on a lot exceeding one acre in area. Uses permitted by special exception include recreational vehicle (RV) parks, subject to the applicable standards, and animal kennels, boarding of animals and animal grooming establishments subject to conditions in the zoning ordinance.

- **R-1 (One-Family Residential) Zone** – The permitted uses in this zone include one-family detached dwellings, subject to minimum lot width (100 feet) and lot area (15,000 square feet) requirements, fences and walls, accessory buildings and uses, yard sales, and conservation subdivisions at a density not to exceed three (3) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed three (3) units per acre, public parking areas, ponds, construction and sales trailers in a residential subdivision, and a sales office in a residential subdivision. Fences and walls, accessory buildings, TV satellite dishes and conservation subdivisions all have standards and other restrictions that must be met. Likewise, each of the special exceptions has specific requirements that must be met. Certain home occupations are allowed in an R-1 Zone subject to the use meeting the required conditions and upon the issuance of a special use permit.

- **R-1A (One-Family Residential) Zone** – The permitted uses in this zone include any use permitted in an R-1 zone, subject to the restrictions of the R-1 zone. Every lot in an R-1A zone shall have a minimum lot width of 80 feet and a minimum lot area of 10,000 square feet. Conservation subdivisions are permitted by right at a density not to exceed four (4) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed four (4) units per acre, and public parking areas.

- **R-1B (One-Family Residential) Zone** – The permitted uses in this zone include any use permitted in an R-1A zone, subject to the restrictions of the R-1A zone. Every lot in an R-1B zone shall have a minimum lot width of 75 feet and a minimum lot area of 7,500 square feet. Conservation subdivisions are permitted by right at a density not to exceed five (5) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed five and one-half (5.5) units per acre, and public parking areas.

- **R-1C (One-Family Residential) Zone** – The permitted uses in this zone include any use permitted in an R-1B zone, subject to the restrictions of the R-1B zone. Every lot in an R-1C zone shall have a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet. Conservation subdivisions are permitted by right at a density not to exceed seven (7) lots per acre (see Section 28-D of the zoning ordinance for additional requirements). Uses permitted by special exception include single-family attached and detached dwellings and condominiums at a density not to exceed seven (7) units per acre, and public parking areas.

APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

- **R-1D (One-Family Residential) Zone** – The permitted uses in this zone district include any use permitted in the R-1, R-1A, R-1B and R-1C zones, single-family attached dwellings in groups of two joined at a common lot line, single-family detached dwellings and common open space or recreation areas and uses for the use and enjoyment of the residents of the development. Every lot in an R-1D zone shall have a minimum lot width of 40 feet and a minimum lot area of 4,000 square feet. All applications for development or change of zoning to R-1D shall include information on the proposed development as specified in the zoning ordinance.

- **R-1E (One-Family Residential) Zone** - The permitted uses in this zone district include any use permitted in the R-1, R-1A, R-1B, R-1C and R-1D zones, single-family attached dwellings (condominiums and subdivisions) and multi-family condominium structures. No single residential structure can contain more than eight (8) dwelling units. The maximum density allowed in an R-1E zone is ten (10) units per acre. Not less than twenty-five percent (25%) of the development shall be maintained as permanent open space. All applications for development or change of zoning to R-1E shall include information on the proposed development as specified in the zoning ordinance.

- **R-MH (Manufactured Home Residential) Zone** - The permitted uses in this zone district include any single-family residential use, subject to the restrictions of the applicable R-1 zone, manufactured home parks developed in accordance with the applicable standards, and manufactured homes on individual lots developed in accordance with the applicable standards.

- **R-2 (Two-Family Residential) Zone** - The permitted uses in this zone district include any single-family residential use, subject to the restrictions of the applicable R-1 zone, plus two-family dwellings at a density not to exceed approximately 17 units per acre. Uses allowed by special exception include single-family attached dwellings and condominiums at a density not to exceed 17 units per acre, and public parking areas.

- **R-3A (Multiple-Family Residential) Zone** – The permitted uses in this zone district include any single-family or duplex residential use, subject to the restrictions of the applicable zone, plus multi-family residential use at a density not to exceed approximately 11 units per acre. Uses allowed by special exception include single-family attached dwellings and condominiums at a density not to exceed 11 units per acre, lodging or tourist homes, family and group personal care homes, fraternity or sorority houses, and public parking areas.

- **R-3B (Multiple-Family Residential) Zone** – The permitted uses in this zone district include any single-family or duplex residential use, subject to the restrictions of the applicable zone, plus multi-family residential use at a density not to exceed approximately 17 units per acre. Other permitted uses include single-family attached dwellings and condominiums at a density not to exceed 17 units per acre, lodging or tourist homes, family and group personal care homes, and fraternity or sorority houses. Public parking areas are allowed by special exception.

- **R-3C (Multiple-Family Residential) Zone** – The permitted uses in this zone district include any single-family or duplex residential use, subject to the restrictions of the applicable zone, plus multi-family residential use at a density not to exceed approximately 29 units per acre. . Other permitted uses include single-family attached dwellings and condominiums at a density not to exceed 29 units per acre, lodging or tourist homes, family, group and congregate personal care homes, and fraternity or sorority houses. Public parking areas are allowed by special exception.

- **PUD (Planned Unit Development) Zone** – A variety of housing types and land uses (e.g. residential, institutional, recreational, office and professional, neighborhood business) are permitted in this zone district. The minimum size of a tract that can be zoned PUD is five (5) acres. A minimum of 25% of the tract must be devoted to recreational and / or common open space uses. No more that 5% of the land area can be devoted to commercial uses. Housing density cannot exceed 12 units per acre unless approved by the Planning Commission. This zoning classification has been used sparingly over the years.

- **P-1 (Professional / Office) Zone** – General offices, professional offices (physicians, lawyers, engineers, architects) and similar office and professional uses (e.g. insurance, accounting, finance, appraisal, real estate and similar services) are the principal uses permitted in the zoning district. Other permitted uses include branch banks, freestanding automated teller machines and beauty and barber shops. Facilities for public or private assembly and residential uses (single-family and multi-family) are permitted only by special exception.

APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

- **B-1 (Neighborhood Business) Zone** – All types of residential uses (single-family and multi-family) and office uses are permitted, subject to the restrictions in the respective zones. A number of different neighborhood-type businesses are permitted, some of which (e.g. restaurant, motel, drive-in type retail business, shopping center) likely generate more traffic and noise than others. Churches, transitional housing, group day care homes and nursing homes are some of the other uses permitted by right in this zoning district. Industrial uses and adult entertainment establishments are not permitted.

- **B-2 (General Business) Zone** – All types of office, commercial and residential uses, including mixed-use developments, are permitted in this district. Certain commercial uses permitted only by special exception. Industrial uses and adult entertainment establishments are not permitted.

- **L-I (Light Industrial) Zone** – All types of office, commercial, light industrial and warehousing uses are permitted in this district. Adult entertainment establishments are permitted as long as they meet the location requirements specified in the zoning ordinance and the applicable provisions of Title 6, Chapter 1 of the Augusta-Richmond County Code. Heavy industrial and residential uses are not permitted.

- **H-I (Heavy Industrial) Zone** - All types of office, commercial, light industrial and warehousing uses, inert fill areas (see restrictions) and a specified list of heavy industrial uses are permitted in this district. Adult entertainment establishments are permitted as long as they meet the location requirements specified in the zoning ordinance and the applicable provisions of Title 6, Chapter 1 of the Augusta-Richmond County Code. Residential uses are not permitted in an H-I zone.

OVERLAY ZONES / SPECIAL DISTRICT CLASSIFICATIONS

- **PDR (Planned Development Riverfront) Zone** – An overlay district covering the Savannah riverfront and part of downtown Augusta. The list of permitted land uses is more restrictive than in the underlying zone, and development plans are subject to review by the Riverfront Development Review Board.

- **Savannah River Corridor Protection District** – An overlay district that establishes a 100-foot vegetative buffer along the Savannah River throughout Augusta. Within the district certain land uses are permitted, but facilities for the receiving, storage or disposal of hazardous or solid wastes are prohibited.

- **Special Exceptions** – A number of land uses are permitted by special exception in any zoning district per Section 26 of the zoning ordinance. Some are not permitted in or near industrial zones. Special exception applications must be accompanied by a preliminary development plan and each use must meet specific criteria for consideration. The land uses permitted by special exception include:

    1. Church, Synagogue or other place of worship, including related activities
    2. Parochial and Private schools
    3. Utility Substations
    4. Nursing Homes
    5. Adult Day Care Facility
    6. Family Day Care Home
    7. Transition Housing
    8. Family Personal Care Homes
    9. Public or Private Clubs, Nonprofit Lodge, Golf Course, Country Club, Tennis Facilities, Private Recreational Facility, Swimming Pool, Fishing Lake or similar establishment
    10. Funeral Homes
    11. Private Hospital
    12. Airport or Aircraft Landing Field
    13. Cemetery
    14. Sanitary Landfill
    15. Inert Fill Area
    16. Halfway Houses or similar uses
    17. Excavation of Mineral Deposits, such as stone, sand, clay, gravel and incidental operations

APPENDIX D – GENERAL GUIDE TO ZONING DISTRICTS IN AUGUSTA, GEORGIA

OTHER REGULATED USES

- **Manufactured Home Regulations** – Manufactured Home Parks permitted in the R-MH zone, and Manufactured Homes on individual lots permitted in the A and R-MH zones, must meet the standards and requirements in Section 27 of the zoning ordinance.

- **Airport Regulations** – Section 28 of the zoning ordinance establishes flight zones (e.g. approach zones, turning zones) applicable to the airports in Augusta-Richmond County and places restrictions on the height of structures or trees within the zones. Use restrictions are established to ensure good radio communication between an airport and aircraft and so that pilots can clearly distinguish airport lights from those of other land uses.

- **Telecommunications Facilities** – Section 28-A of the zoning ordinance establishes the general requirements (code and safety standards, regulatory compliance, visual impact, landscaping, setbacks, etc.) and permitted use zones for telecommunication facilities (antenna and towers) located in Augusta-Richmond County. The regulations include specific criteria for considering telecommunications facilities as special exceptions in certain use zones.

- **Sign Regulations** – Section 28-B of the zoning ordinance establishes the restrictions (e.g. size, height, location, setback, illumination, etc.) for various types of on-premise and off-premise signs located in each of the basic zoning districts. Sign area is more restrictive on property located in a PDR zone or in a National Register or local historic district. Erection of regulated signs is subject to a permitting process administered by the Augusta-Richmond County License and Inspection Department. The License and Inspection Department is also responsible for enforcing the sign regulations.

- **Adult Entertainment** – Section 28-C of the zoning ordinance restricts the location of adult entertainment establishments to light and heavy industrial zones. The regulations further restrict adult entertainment establishments to locations in light and heavy industrial zones that are not within one-thousand (1,000) feet of the following uses:

  1. A church or place of religious worship
  2. A public or private elementary or secondary school
  3. A child care facility
  4. A boundary of a residential district as defined in the Comprehensive Zoning Ordinance
  5. A public park
  6. A cemetery
  7. The property line of a lot devoted to a residential use as defined in the Comprehensive Zoning Ordinance
  8. Another sexually-oriented business which does not have common entrance with an already licensed or exempted sexually-oriented business
  9. A governmental building or site, which shall be defined as all public buildings, parks and recreational areas owned, operated or occupied by Augusta
  10. Another sexually-oriented business
  11. Within the parameters of an area designated as an Augusta gateway / corridor in the *Corridor/Gateway Action Plan (2000)*, as presently existing or hereafter modified, adopted by the Augusta-Richmond County Commission and on file in the office of the Clerk of Commission.

  Additional restrictions on adult entertainment establishments are contained in Title 6, Chapter 1 of the Augusta-Richmond County Code.

- **Conservation Subdivisions** - Section 28-D of the zoning ordinance establishes the requirements for conservation subdivisions permitted by right in A, R-1, R-1A, R-1B and R-1C zones. Among the requirements are minimum tract size, minimum amount of greenspace, use of the greenspace, dwelling type limited to detached houses, minimum setbacks and maximum lot coverage. Special exceptions may be applied for where one or more lots in a proposed conservation subdivision are 60% or less of the minimum lot size for the applicable zone. The Planning Commission may grant variances from the other requirements for conservation subdivisions.

Source: Comprehensive Zoning Ordinance of Augusta-Richmond County, Georgia, April, 2008.

APPENDIX E – REPORT OF ACCOMPLISHMENTS -- STWP 2003-07

Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
LAND USE / GROWTH MANAGEMENT										
Identify areas of potential development for conversion from Agricultural zoning to Residential zoning			■			City Commission, Planning Commission	Staff Time	City	Complete	Blanket rezoning completed in 2005
Identify areas with a majority of manufactured housing and rezone to Residential or R-MH			■			City Commission, Planning Commission	Staff Time	City	Complete	Part of blanket rezoning in 2005
Inventory location and amount of vacant space in strip commercial centers						Planning Commission	Staff Time	City	Incomplete	
Update zoning map to reflect Comprehensive Plan, existing land use and other relevant considerations	■	■	■	■	■	City Commission, Planning Commission	Staff Time	City	Ongoing	Blanket rezoning in 2005 and monthly rezoning applications
Update local zoning and development ordinances as necessary to achieve quality growth	■	■	■	■	■	City Commission, Planning Commission	Staff Time	City	Ongoing	Zoning ordinance amended about every other month
Address growth management issues through use of the Georgia Quality Growth Partnership's *Smart Growth Toolkit*	■	■	■	■	■	City Commission, Planning Commission	Staff Time	City	Ongoing	
Promote cooperation with adjacent communities and Fort Gordon regarding land use and re-zoning actions	■	■	■	■	■	City, Fort Gordon and adjacent communities	Staff Time	City, Fort Gordon	Ongoing	Cooperation on land use, transportation, public facilities and natural resources

APPENDIX E – REPORT OF ACCOMPLISHMENTS -- STWP 2003-07

Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
Participate in joint land use study with Fort Gordon		■	■			City, Fort Gordon	Staff Time	City, Fort Gordon	Complete	Ongoing implementation of JLUS recommendations
HOUSING										
Continue to implement modernization projects at Housing Authority sites	■	■	■	■	■	Augusta Housing Authority (AHA)	$24,470,785	HUD	Ongoing	AHA requesting developer participation in affordable housing project
Rehabilitate 275 housing units for low income homeowners	■	■	■	■	■	HCD	$6,475,000	HUD, Program Income	Ongoing	95 units completed from 2003-07 (HCD & CHDOs)
Rehabilitate 150 housing units for low income renters	■	■	■	■	■	HCD	$2,250,000	HUD, Program Income	Ongoing	16 units completed from 2003-07 (HCD & CHDOs)
Complete emergency repairs on 75 housing units occupied by low income households	■	■	■	■	■	HCD	$375,000	HUD, Program Income	Ongoing	76 units emergency repairs completed from 2003-07 (HCD)
Provide down-payment assistance to 100 first-time homebuyers	■	■	■	■	■	HCD	$125,000	HUD	Ongoing	Assistance provided for 153 units from 2003-07 07 (HCD & CHDOs)
Demolish 50 dilapidated housing units and rebuild new units on site for low income homeowners	■	■	■	■	■	HCD	$2,283,000	HUD	Ongoing	15 units under Demo / Rebuild Program. CHDOs & others constructed 50 units.

APPENDIX E – REPORT OF ACCOMPLISHMENTS -- STWP 2003-07

Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
Establish Redevelopment Organization to coordinate all projects per the *Target Area Master Plan* (2003)				■		HCD	N/A	City	Revised	Augusta developing a redevelopment plan for a proposed Tax Allocation District
Implement new and renovated housing projects in inner-city target area per the *Target Area Master Plan* (2003)	■	■	■	■	■	City, CHDOs, Private Developers	N/A	Various, including local housing trust fund	Ongoing	CHDOs and private developers continue projects
Implement economic development programs in inner-city target area per *Target Area Master Plan* (2003)				■	■	City, GMCA, MCG, Private Sector	N/A	Bonds, tax credits, private, Section 108 loan	Revised	Consultant developing a Neighborhood Revitalization Strategy for Laney-Walker, Bethlehem neighborhoods
Implement "quality of life enhancements" in inner-city target area per *Target Area Master Plan* (2003)		■	■	■	■	City, Institutional Partners, Private Sector	N/A	Bonds, tax credits, private, Section 108 loan	Ongoing	
Implement code enforcement program in the inner-city target area per *Target Area Master Plan* (2003)	■	■	■	■	■	Augusta License & Inspection Department	N/A	City	Ongoing	License and Inspection Dept. performing inspections and issuing citations
Use the Augusta Land Bank to acquire tax delinquent and abandoned properties per *Target Area Master Plan* (2003)	■	■	■	■	■	Land Bank Authority, Law Department	N/A	Bond funds, CDBG, City	Ongoing	Land Bank focusing on property acquisition in inner-city target areas

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
ECONOMIC DEVELOPMENT										
Attract industry to the Augusta Corporate Park	■	■	■	■	■	County Development Authority, Chamber, City	Staff Time	County Develop Auth., Chamber, City	Ongoing	
Implement downtown revitalization projects through public-private partnerships	■	■	■	■	■	City, DDA, AT, Private	N/A	City, DDA, AT, Private	Ongoing	Variety of public and / or private projects implemented
Implement enhancement projects on gateways into the city	■	■	■	■	■	City, GAP, Chamber, Private	N/A	City, GAP, Chamber, Private	Ongoing	Wayfinding signage program being designed and implemented by CVB
Create a Business Improvement District (BID) in downtown Augusta	■	■	■	■	■	BID Steering Committee, DDA, City	N/A	Property Tax in the BID	Complete	BID approved in 2007. Clean Augusta Downtown program to start in 2008.
Complete and open Augusta Canal Interpretive Center	■					Augusta Canal Authority	$3,000,000	Augusta Canal Authority	Complete	Use of Interpretive Center is ongoing
Designate and market additional enterprise zones						Housing & Neighborhood Development Department	Staff Time	City	Revised	Tax allocation district to be established in lieu of additional EZs
Attract new missions / partnerships to Fort Gordon	■	■	■	■	■	Fort Gordon, Chamber, City, CSRA Alliance for Fort Gordon	N/A	City, Private Sector, Others	Ongoing	National Security Agency, Microsoft IT Academy

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	2003	2004	2005	2006	2007					
Develop a BioBusiness Center on a small site proximate to the Medical Center. BioBusiness Center to be an incubator for start-up companies.	■	■	■	■	■	Georgia Medical Center Authority, MCG	$3,000,000	Georgia Medical Center Authority	Complete	Incubator established in building at Broad and 10th Streets
Explore alternative sites for a Biomedical Research and Technology Park	■	■	■	■	■	Georgia Medical Center Authority	Staff Time	Georgia Medical Center Authority	Ongoing	
HISTORIC RESOURCES										
Issue Certificates of Appropriateness for 300 projects in local historic districts	■	■	■	■	■	Historic Preservation Commission	Staff Time	City, Historic Augusta, Inc.	Ongoing	Augusta HPC reviewed 386 COAs from 2003-07
Complete restoration of Joseph Lamar House	■	■	■	■	■	Historic Augusta, Inc.	$1,147,900	City, State, Historic Augusta, Inc., Private Donations	Complete	Restoration ongoing from 2003-08
Complete historic resource survey of Pinch Gut National Register District	■					City, Consultant	$9,166	DNR, City	Complete	Survey documented over 700 properties
Complete Historic Structure Assessment – Appleby Library Outbuilding		■				City, Consultant	$10,000	DNR, City	Complete	

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
GREENSPACE AND NATURAL RESOURCES										
Continue to participate in the Georgia Greenspace Program and protection of environmentally sensitive lands as open space	■	■	■	■	■	Central Savannah River Land Trust, City	N/A	State, City, Private Sector	Ongoing	
Develop a greenway along the river levee linking downtown to Phinizy Swamp Nature Park. Link to Augusta Canal and North Augusta trails.	■	■	■	■	■	Central Savannah River Land Trust, City	$1,560,259	State, City, Private Sector	Incomplete	Discussions ongoing to link Augusta Riverwalk with North Augusta Greeneway
Develop Butler Creek Greenway*			■	■	■	City	$5,000,000	SPLOST Phase V	Ongoing	
Implement recommendations for community outreach, long-term stream monitoring, & sewer system maintenance & procedural improvements contained in the *Augusta Watershed Assessment Report (Jan. 2003)*	■	■	■	■	■	APW&E, AUD, Augusta Watershed Roundtable, Consultant, Planning Commission	$500,000	State, City, Private Sector, Non-profits	Ongoing	
Develop Early Action Plan to meet federal air quality standards. Incorporate into State Implementation Plan	■	■	■	■	■	GA EPD, City, Various Stakeholders	Staff Time	State, City	Complete	Augusta participated in Early Action Compact from 2002-07

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
Implement emission reduction strategies to demonstrate compliance with federal air quality standards			■	■	■	GA EPD, City, Various Stakeholders	N/A	State, City, Private Sector	Ongoing	Seasonal open burning ban effective in Richmond County beginning in 2005
Support implementation of the Phinizy Swamp Park Master Plan (buildings, education, research, land management)	■	■	■	■	■	Southeastern Natural Sciences Academy, Private, City, School Systems	N/A	City, Grants, Private donations	Ongoing	
COMMUNITY FACILITIES AND SERVICES										
Complete water & sewer projects funded by Series 2000 Bonds	■	■	■	■	■	AUD	$90.127 M	Series 2000 Bonds	Complete	
Complete / Initiate water & sewer projects funded by Series 2002 Bonds	■	■	■	■	■	AUD	$130 M	Series 2002 Bonds	Ongoing	
Select site, design and construct a new Judicial Center	■	■	■	■	■	City, Court Officials	$74 M	SPLOST Phases II, IV, & V	Incomplete	Property acquired. Project in design and scheduled to start construction in 2009
Select site, design & construct new municipal administrative building *		■	■	■	■	City	$20 M	SPLOST Phase V	Revised	Upgrades to existing municipal building ongoing

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
Select site, design & construct new main branch of Augusta Regional Library		■	■	■	■	City	$15 M	SPLOST Phases IV & V, Private	Incomplete	Delays in property acquisition. Project to start construction in fall 2008
Design & construct new facility for Public Works and Utilities Departments			■	■	■	APW&E, AUD	$19.5 M	SPLOST Phase V, Bonds	Revised	Public Works Department relocated to city-purchased building adjacent to municipal building
Complete construction of new animal control center	■					APW&E	$2.080 M	SPLOST	Complete	
Design & construct new building for federal agencies, U.S. Bankruptcy Court, U.S. Attorney, etc.	■	■	■	■	■	GSA, City	$20 M	Federal	Complete	
Design & construct new regional coliseum*						City, Private, Other Local Governments	$89.7 M	SPLOST Phase V, State, Private	Not a programmed project	Project not included in SPLOST Phase V
Select site, design and construct new exhibit hall and trade center *	■	■	■	■	■	City, CVB	$20 M	SPLOST Phase V	Incomplete	Design expected to start late 2008
Select site, design & construct new performing arts center *	■	■	■	■	■	City, Arts Council	$55.0 M	Public, Private	Incomplete	Project not included in SPLOST Phase V
Design & construct new pod at the Phinizy Road Jail *				■	■	City, Sheriff's Department	$4.5 M	SPLOST Phase V	Incomplete	Project designed. Construction contract award pending (August 2008)

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
Complete construction of 5 new fire stations at various locations	■	■	■			Fire Department	$6.6 M	SPLOST Phase IV	Complete	New Stations #1, 7, 8. 12, 15 & 19
Complete construction of Brookfield Park	■					Recreation and Parks Department	$1.2 M	SPLOST Phase IV	Complete	
Complete construction of Sand Hills Park	■	■				Recreation and Parks Department	$1.08 M	SPLOST Phase IV	Complete	
Complete design and construction of library and community center at Diamond Lakes Park	■	■				Recreation and Parks Department	$5.8 M	SPLOST Phase IV	Complete	
Upgrade existing parks as detailed in the Recreation and Parks Capital Improvements Plan. *	■	■	■	■	■	Recreation and Parks Department	N/A	SPLOST Phase V	Ongoing	
ARC drainage improvements, Phase I	■	■	■	■	■	APW&E	$1,458,750	SPLOST Phase III	Ongoing	
ARC drainage improvements, Phase II	■	■	■	■	■	APW&E	$84,100	SPLOST Phase III	Ongoing	
Bungalow Rd. drainage improvements	■	■	■	■	■	APW&E	$2,131,780	SPLOST Phase III	Under Construction	Included with road widening project
Engineer and complete East Boundary St. drainage improvements	■	■	■	■	■	APW&E	$1,167,000	SPLOST Phase IV	Under Construction	Delays due to cost and unforeseen underground utilities
Green Meadows drainage improvements	■	■				APW&E	$200,000	Local	Complete	

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
Repair and replace exterior finishes on JLEC	■	■	■	■		APW&E	$500,000	SPLOST Phase IV	Complete	
Replace roofing on JLEC	■	■	■	■		APW&E	$350,000	SPLOST Phase IV	Complete	
Phinizy Rd. Jail - install lightning protection equipment	■					APW&E	$250,000	SPLOST Phase IV	Complete	
Raes Creek, Sec. III drainage improvements – Lake Olmstead to Berckmans Rd.	■	■	■	■	■	APW&E	$880,000	SPLOST Phases I & II	Complete	
Complete Regional Flood Control Feasibility Study	■	■	■	■	■	APW&E, US Army Corps of Engineers	$1,637,649	SPLOST Phases I & III	Ongoing	Basin Studies
Skinner Mill Rd. culvert extension	■					APW&E	$156,100	SPLOST Phase II	Complete	
Travis Rd./Plantation Rd. drainage improvements		■	■	■	■	APW&E	$2,361,000	SPLOST Phase III	Incomplete	Needs additional funding to complete project as designed
Woodlake drainage improvements	■	■	■	■	■	APW&E	$939,000	SPLOST Phase III	Ongoing	In preconstruction
Complete Phase II public school construction, renovation and expansion projects.	■	■	■	■	■	RCBOE	$162 million	Sales Tax	Complete	
TRANSPORTATION										
Implement projects in the Augusta Regional Airport Master Plan	■	■	■	■	■	Augusta Aviation Commission	N/A	Federal	Plans Revised	New airport terminal opened in spring 2008

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	2003	2004	2005	2006	2007					
Activities (engineering, land acquisition, etc.) related to relocating NS Railroad mainline off of 6th Street right-of-way. *						City, North Augusta, Railroads	70,000,000	Federal, SPLOST Phase V, South Carolina	Incomplete	Project not included in SPLOST Phase V
Establish transportation control center within new public works/utilities building						APW&E	1,200,000	FHWA, GDOT	Incomplete	Project moved to long range in the ARTS TIP
Widen Walton Way Ext./Davis Rd. from 2 to 4 lanes from Skinner Mill Rd. to Columbia Co. Includes ½ diamond interchange @ I-20		■	■	■	■	GDOT, APW&E	$14,004,241	FHWA, GDOT	Complete (February 2008)	
Reconstruct I-20 @ I-520 Interchange					■	GDOT, APW&E	$85,672,660	FHWA, GDOT	Under Construction	Construction contract awarded in 2007
Widen Alexander Drive from 2 to 4 lanes from Washington Rd. to River Watch Pkwy.				■	■	GDOT, APW&E	$6,850,027	FHWA, GDOT SPLOST Phase III	Incomplete	Right-of-way acquisition underway. Scheduled to be let spring 2009
Acquire right-of-way and complete drainage improvements on I-20 @ Crane Creek			■	■	■	GDOT	$9,047,000	FHWA, GDOT	Complete	Project completed early 2008
Complete design and start construction for widening of I-20 from 4 to 6 lanes from Belair Rd. to River Watch Pkwy.				■	■	GDOT	$2,021,000 (PE) $31,307,000 (CST)	FHWA, GDOT, SPLOST Phase III	Under Construction	Construction contract awarded in 2007
Acquire right-of-way to widen 15th St./MLK Blvd. from Government St. to Milledgeville Rd.						GDOT, APW&E	$1,350,000	FHWA, GDOT	Incomplete	Delays due to changes in project design and environmental / historic preservation issues.

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
Acquire right-of-way to widen Wrightsboro Rd. from 2 to 4 lanes from Jimmie Dyess Pkwy. to I-520 SB ramp				■	■	GDOT, APW&E	$5,540,000	FHWA, GDOT, SPLOST Phase III	Incomplete	Right-of-way acquisition underway. Construction funding not identified.
Widen bridge on Windsor Spring Rd. @ NS Railroad from 2 to 4 lanes	■	■	■	■	■	GDOT, APW&E	$967,000	FHWA, GDOT, SPLOST Phases III & IV	Incomplete	Engineering and ROW plans proceeding. ROW acquisition funds allocated
Widen bridge on Windsor Spring Rd. @ Spirit Creek from 2 to 4 lanes	■	■	■	■	■	GDOT, APW&E	$648,000	FHWA, GDOT, SPLOST Phases III & IV	Incomplete	Engineering and ROW plans proceeding. ROW acquisition funds allocated
Acquire right-of-way & widen Windsor Spring Rd. from 2 to 4 lanes from Willis Foreman Rd. to Tobacco Rd.	■	■	■	■	■	GDOT, APW&E	$10,825,000	FHWA, GDOT, SPLOST Phases III & IV	Incomplete	Engineering and ROW plans proceeding. ROW acquisition funds allocated
Acquire right-of-way & widen Windsor Spring Rd. from 2 to 4 lanes from Willis Foreman Rd. to SR 88 in Hephzibah	■	■	■	■	■	GDOT, APW&E	$8,686,000	FHWA, GDOT, SPLOST Phases III & IV	Incomplete	Engineering and ROW plans proceeding. ROW acquisition funds allocated
Acquire right-of-way & construct St. Sebastian / Greene St. Ext. in vicinity of CSX Railroad & 15th St.		■	■	■	■	GDOT, APW&E	$15,771,000	FHWA, GDOT	Under Construction	Construction contract awarded in spring 2008. To be complete by July 2010.
Railroad Street slope repair		■	■	■	■	APW&E	$289,500	SPLOST Phase III	Incomplete	Project on hold
Complete preliminary				■	■	GDOT	$200,000 (PE)	FHWA, GDOT	Ongoing	Preliminary engineering plans

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Project	Year of Implementation					Responsibility	Estimated Cost	Funding Source	Status	Comments
	2003	2004	2005	2006	2007					
engineering for widening of I-520 from 4 to 6 lanes from Gordon Hwy. to Deans Bridge Rd.								SPLOST Phase III		and ROW plans underway
Intersection improvements on Mike Padgett Hwy. (SR 56) @ New Goshen Rd. & Goshen Industrial Blvd.	■	■	■			GDOT, APW&E	$543,000	FHWA, GDOT, SPLOST Phase III	Complete	
15th St. (SR 4) intersection improvements @ Central Ave.				■	■	GDOT	$117,000	FHWA, GDOT	Under Construction	Contract awarded spring 2008
Peach Orchard Rd. (SR 121) intersection improvements @ Windsor Spring Rd.	■	■				GDOT, APW&E	$810,700	FHWA, GDOT, SPLOST Phase II	Complete	
Traffic signal upgrades @ 13 locations (8 on SR 104, 3 on SR 232 & 2 off-system)	■	■	■	■	■	GDOT	$900,000	FHWA, GDOT	Complete	Project accepted by GDOT in August 2007
Traffic engineering, Phase II- add turn lanes, accel/decel lanes & signal adjustments at various locations		■	■			APW&E	$505,000	SPLOST Phase III	Complete	Revised to fund traffic signal upgrades
Widen Warren Rd., from Washington Rd. to Warren Bridge Rd., and install sidewalks and storm drains. Realign Warren Rd. intersection @ Washington Rd. & Beverly Heights Drive	■	■	■	■		APW&E	$2,362,000	SPLOST Phase III	Complete	
Design & construct intersection improvements on Washington Rd @ Boy Scout Rd. & Center West Pkwy.	■	■	■	■	■	APW&E	$752,000	SPLOST Phase IV	Incomplete	To be let for construction summer-fall 2008

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	2003	2004	2005	2006	2007					
Windsor Spring Rd. improvements from Peach Orchard Rd. to Wyman St. to Old Louisville Rd.	■	■	■	■	■	APW&E	$2,133,000	SPLOST Phases I & III	Incomplete	Construction to start in August 2008
Wrightsboro Rd. widening, Phase I from Augusta West Parkway to Marks Church Rd.	■	■	■	■	■	APW&E	$2,782,000	SPLOST Phase IV	Ongoing	In preconstruction phase
Complete Augusta Canal Multi-use Trail, Phase II	■	■	■			GDOT, Augusta Canal Authority	$1,250,000	GDOT, Augusta Canal Authority	Complete	
Complete rehabilitation of Augusta Canal Headgates & locks	■	■	■			GDOT, Augusta Canal Authority	$1,120,750	GDOT, Augusta Canal Authority	Complete	
Complete construction of two replica Petersburg boats for use on Augusta Canal	■					GDOT, Augusta Canal Authority	$772,000	GDOT, Augusta Canal Authority	Complete	
Complete rehabilitation of historic structures at Augusta Canal Headgates	■	■	■	■		GDOT, Augusta Canal Authority	$942,304	GDOT, Augusta Canal Authority	Complete	
Develop multiuse facility on the Savannah River levee from Gordon Highway to Sand Bar Ferry Rd. Project # R51				■	■	City, ARTS	$816,326	Federal, Local	Incomplete	Additional funding needed for bicycle / pedestrian projects
Widen Peach Orchard Rd. from 2 to 4 lanes with median from SR 88 to Burke Co.		■	■	■	■	GDOT	$21,298,000	FHWA, GDOT	Complete	

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	2003	2004	2005	2006	2007					
Widen Barton Chapel Rd. from 2 to 3 lanes from Glenn Hills Dr. to Old Barton Chapel Rd. (Barton Chapel Rd. Phase II)	■	■				APW&E	$2,896,000	SPLOST Phase II	Complete	
Extend Bobby Jones Exp. (I-520) from Laney-Walker Blvd. to Savannah River	■	■				GDOT	$7,830,000	FHWA, GDOT	Complete	
Engineer and install downtown traffic signal & lighting upgrades – Broad St. area	■	■	■	■	■	APW&E	$2,323,000	SPLOST Phase IV	Incomplete	Plans being revised
Engineer and install downtown traffic signal & lighting upgrades – Telfair St. area	■	■	■	■	■	APW&E	$1,300,000	SPLOST Phase IV	Incomplete	Implementation will depend on availability of funds
Engineer, acquire right-of-way & widen Marvin Griffin Rd. from 2 to 4 lanes from Mike Padgett Hwy. to Doug Barnard Pkwy.	■	■	■	■	■	APW&E	$3,467,000	SPLOST Phases II & III	Ongoing	Engineering plans and ROW plans complete. Property appraisals should begin fall 2008
Widen Morgan Rd. from Tobacco Rd. to Deans Bridge Rd.	■	■	■	■	■	APW&E	$2,340,000	SPLOST Phases I & III	Incomplete	Engineering plans and ROW plans complete. To be let in fall 2008
Engineering and design of widening of Old Savannah Rd./Twiggs St. from 6th Ave. to Nicholas St.	■	■	■	■	■	APW&E	$136,000 (PE)	SPLOST Phase III	Incomplete	Project on hold
Acquire right-of-way and relocate utilities for Parham Rd. improvements from Gordon Hwy. to Columbia Co.	■	■				APW&E	$9,500	SPLOST Phase II	Complete	
Paving Various Roads, Phase VIII	■	■	■	■	■	APW&E	N/A	SPLOST Phase III, & IV	Ongoing	

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	2003	2004	2005	2006	2007					
Engineer, acquire right-of-way & widen Belair Road from Wrightsboro Rd. to Jimmie Dyess Pkwy.	■	■	■	■	■	APW&E	$2,361,000	SPLOST Phase III	Incomplete	Project on hold
Widen Bungalow Road from Richmond Hill Rd. to Peach Orchard Rd.	■	■	■	■	■	APW&E	$2,131,780	SPLOST Phase III	Under Construction	

KEY TO ABBREVIATIONS:

- FHWA – Federal Highway Administration
- HUD – Housing and Urban Development Department
- GSA – General Services Administration
- GDOT – Georgia Department of Transportation
- GA EPD – Georgia Environmental Protection Division
- MCG – Medical College of Georgia
- City – City of Augusta
- AT – Augusta Tomorrow
- RCBOE – Richmond County Board of Education
- AHA – Augusta Housing Authority