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Siloam Comprehensive Plan

2018 Update

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



Acknowledgements

Siloam, Union Point, and White Plains Steering Committee

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Edith Jefferson, Siloam Councilmember
Lanier Rhodes, Union Point Mayor
Jill Rhodes, Union Point DDA
Russ Moore, White Plains Mayor
Marvin Bell, White Plains Councilmember
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Chapter 1

Introduction & Overview

Purpose

This comprehensive plan serves as a decision-making guide for local government officials and community leaders. Based on input from the public and a steering committee, the plan identifies needs and opportunities, goals and policies, land use practices, and an implementation framework for key elements.

Process

The comprehensive plan process follows the rules of the Georgia Department of Community Affairs (DCA), Minimum Standards and Procedures for Local Comprehensive Planning, effective 3/1/2014.

Public Involvement

Public Input & Steering Committee

The joint Siloam/Union Point/White Plains planning process began with a public hearing and was followed by a series of community input sessions during which the public and a local steering committee were invited to discuss local trends and aspirations. The availability of steering committee members to take questions and comments throughout the process (as presented at the first public hearing) provided additional feedback opportunities. A final public hearing was held before submittal of the plan to the DCA for review.

NEGRC's Role

The Northeast Georgia Regional Commission's (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating public and steering committee meetings.

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Chapter 2

Needs & Opportunities

The following list of needs and opportunities results from a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at the first input meeting, with both steering committee and public in attendance, as well as professional analysis of relevant data.

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

Population, Community, and Governance

Siloam's population of 261 is projected to remain stable through 2022, after declining by approximately 20 individuals since 2010 (ESRI BAO).

Meanwhile, Greene County is projected to grow by 1.25% by 2022.

Siloam does not wish to pursue growth for growth's sake, although *the opportunity exists to determine whether there are underlying reasons for the lack of growth.*

As of 2017, the median age of Siloam is 47, far higher than Georgia's average of 37 (ESRI BAO). Given that 33% of Siloam's population is already over 55, the need for senior services will soon grow. *Siloam should plan for senior service delivery before the need becomes acute.*

Siloam's median income and educational attainment levels trail the state average, signifying a shortage of financial resources in the community and limited potential for improvement without intervention. However, Siloam's majority-minority community has a history of cooperation. *Therefore, creative, small-scale solutions should be the first priority. Improvement projects organized as community-wide events could strengthen community pride, improve Siloam's image, and stoke the interest of residents and youth in Siloam.*

Planning, Land Use, and Housing

Siloam features low-density, primarily residential development (either detached single-family or mobile homes) and home ownership rates hover at 70% (ESRI BAO). Some of this housing may be at risk of blight.

Therefore, Siloam should inventory the housing stock to identify both blight and resources to fix these properties.

Siloam's low-density development pattern can easily accommodate new infill, especially along State Route 15 and State Route 77. The cluster of abandoned historic buildings at the intersection of these roads could be restored and developed to create a walkable downtown core populated by small-scale local businesses.

The community identified a parking shortage as a weakness. However, significant informal parking is available (unstriped paved lots, unused on-street parking, and grass lots), particularly at the downtown intersection. *Striping these areas and connecting them with destinations via sidewalks should solve the parking problem without paving new lots.*

Focusing on improving pedestrian connections (particularly at the intersection of SR 77 and SR 15) should open the door for the creation of a vibrant downtown core which will not be possible if too much parking is built.

Transportation

The vast majority of Siloam's residents drive to work, with 40% commuting outside of Greene County (ESRI BAO). The area's largest employment centers are in Greensboro and near Lake Oconee. Siloam is located at an I-20 exit, which could attract growth or pose the threat of sprawling, auto-centric development to the town. Siloam has the opportunity to expand pedestrian facilities, increase connections with Greene County's rural transit service, and grow local businesses to provide transportation and employment options that reduce the need to commute long distances by car.

Natural & Cultural Resources

Stakeholders wish to protect several historical structures in town. In particular, several abandoned commercial buildings that sit at the intersection of SR 15 and SR 77 could make prime sites for businesses if they were restored. Since Siloam lacks financial resources, an incremental approach that first identifies the modest improvements made within existing capabilities, and builds from that base, is the likeliest to succeed.

Community Facilities & Services

Siloam lacks municipal sewerage service, but the low-density development pattern, small population, and lack of growth would likely make maintaining a conventional sewer system cost-prohibitive (even if grants paid for construction). *However, cheaper alternatives like STEP systems, gravity pumps, and small diameter gravity sewers could be explored.*

Siloam also lacks natural gas service. *If the town wishes to add municipal gas service, then a similar approach to adding sewer should be taken, in*

which careful consideration of alternatives and lifecycle costs should be considered.

Meeting attendees noted the need to improve the town's recreation facilities for residents (especially children). *A basic recreation audit and planning exercise should be conducted.*

Intergovernmental Coordination

Installing sidewalks and improving the intersection of SR 77 and SR 15 will likely require cooperation between Siloam, GDOT, and Greene County.

In preparation for SPLOST and T-SPLOST referenda in the near future, Siloam should identify qualifying projects for potential inclusion.

Economic Development

Siloam's best bet for economic development is to bring the community together to create small-scale improvements and opportunities to start small businesses. Identifying and mobilizing key stakeholders will be essential to creating and realizing the vision for Siloam. By improving the city for current residents, Siloam will be more likely to retain and attract residents and travelers.

Siloam also features a Vulcan Materials mine, a valuable local employer and driver of traffic to the area. *Local leaders should work with mine supervisors to mitigate any operational effects on the community and maximize employment opportunities for local residents.*

Chapter 3

Vision

Siloam will be an attractive and welcoming community, leveraging participation from residents and local institutions to restore and create small, human-scaled businesses connected to safe, walkable neighborhoods.

Goals & Policies

1. Reestablish and reinvigorate the downtown core by improving walkability and fostering small business development
2. Create complete streets and trails networks
3. Improve recreation destinations
4. Explore feasibility of adding sewer and gas lines
5. Create a livable city in which residents can age in place
6. Coordinate service delivery and capital improvements with state and local partners

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Chapter 4

Land Use

These future land uses (FLU) correspond to the map that follows. While zoning regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, inconsistencies between FLU and existing land use or zoning maps may arise because FLU presents a blueprint for what is to come.

Agriculture

Predominantly farms. Residential development should maintain a rural character with single-family homes on large lots.

Commercial

Property where business and trade are conducted. Includes retail stores, shopping centers, and office buildings.

Industrial

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

Public/Institutional

Used for local community facilities, general government, and institutional purposes. Examples include schools, government buildings, health facilities, places of worship, and libraries.

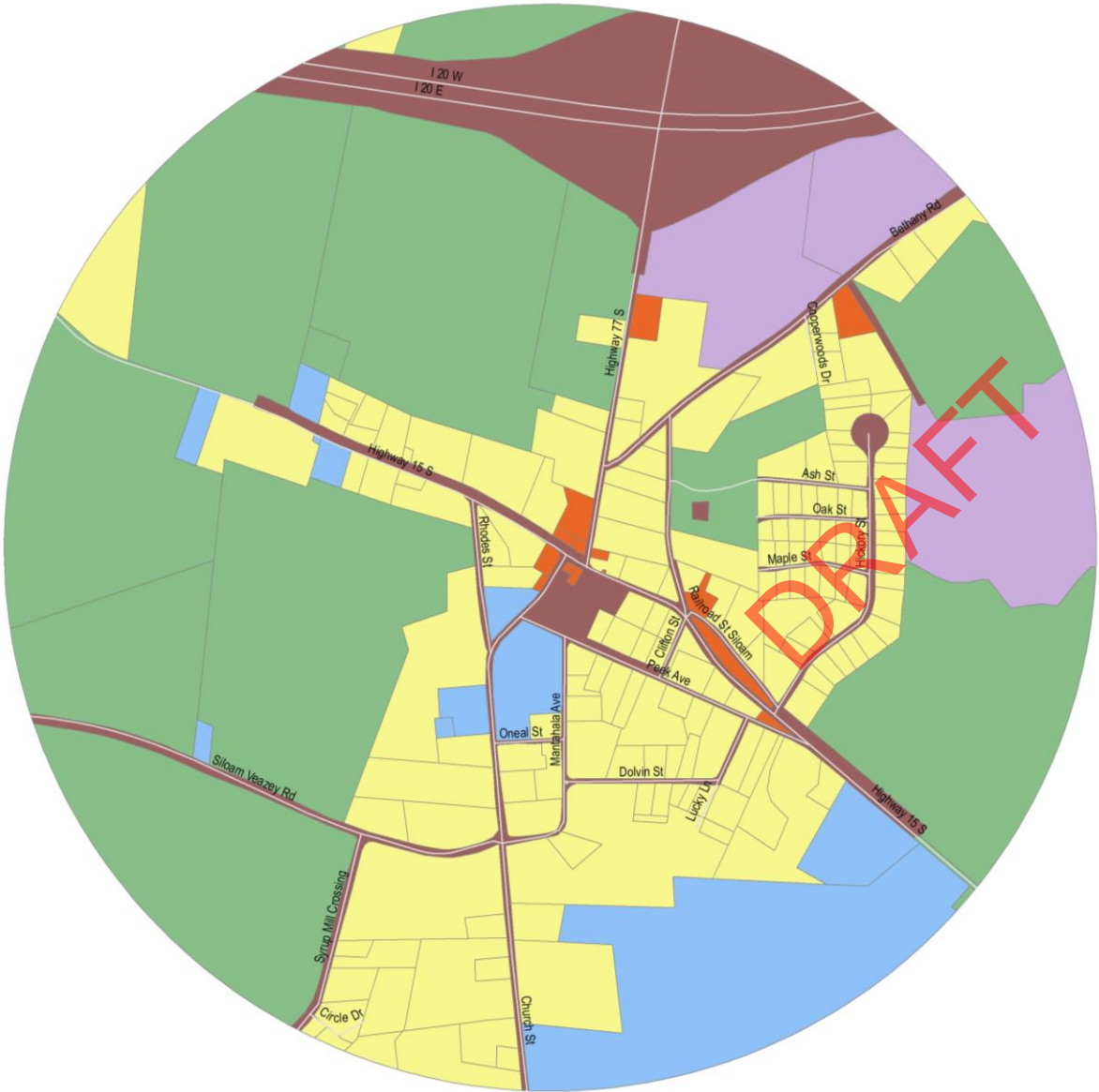
Single-Family Residential

Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses.

Transportation/Communication/Utilities

Areas used for transportation-, communication-, or utility-related activities, such as power generation plants, sewage and water treatment facilities, landfills, railroad facilities, telecom towers, public transit, telephone switching stations, airports, or similar uses.

Future Land Use Map



- Agriculture
- Commercial
- Industrial
- Public / Institutional
- Single-Family Residential
- Transportation / Commercial / Utility

0 0.25 0.5 Miles

Northeast Georgia Regional Commission | 08/02/2018

Chapter 5

Community Work Program

The Short-Term Work Program (2018-2022), updated every five years, provides a list of specific activities that the community plans to address as immediate priorities. A Report of Plan Accomplishments, which provides status commentary on the previous work plan (2013-2017), follows.

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Short-Term Work Program, 2018-2022

(*carryover from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
1	Create basic strategy to identify locations and funding opportunities for restoring historic commercial buildings for small-scale businesses	2018-2019	Mayor & Council	None	NA
2	Audit existing development patterns and city practices to promote compact, walkable development	2018-2019	Clerk; Mayor & Council	\$1,500	GDOT, General Fund
3	Adopt downtown revitalization plan including historic preservation, pedestrian circulation, streetscapes, and parking	2020-2022	Mayor & Council	\$5,000	DCA, GDOT, General Fund
4	Create catalog of blighted structures and prioritize specific buildings for rehabilitation and code enforcement	2019	Clerk; Mayor & Council	Minimal	General Fund
5	Adopt a complete streets and trails plan	2020-2021	Mayor & Council	\$500	GDOT, General Fund
6	Conduct basic recreation audit and planning exercise	2018-2019	Clerk; Mayor & Council	\$1,500	DCA, General Fund
7	Conduct feasibility study on sewer lines	2019	Clerk; Mayor & Council	\$1,000	DCA, General Fund
8	Conduct feasibility study on natural gas lines	2022	Clerk; Mayor & Council	\$1,000	DCA, General Fund
9	Create a strategy for senior service delivery	2018-2019	Mayor & Council	\$500	DCA, General Fund
10	Develop projects list for potential SPLOST and TSPLOST funding	2018	Mayor & Council	None	NA
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12					
13					

Report of Plan Accomplishments on Previous Plan

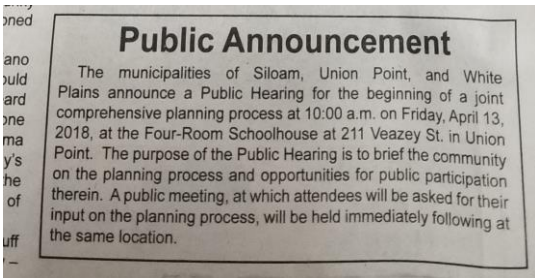
#	Activity	Status	Notes
1	Compile digital inventory of vacant sites and buildings for redevelopment		
2	Facilitate gateway and streetscape improvements		
3	Seek economic development opportunities and participate in strategy development	Ongoing	Will not be carried over to work program
4	Compile comprehensive digital inventory of natural and cultural resources		
5	Develop historic ordinance for appropriate areas		
6	Develop sign ordinance and design guidelines		
7	Utilize available services to enhance town communications	Ongoing	Will not be carried over to work program
8	Send representative to Regional Bicycle and Pedestrian Plan meetings at NEGRC	Ongoing	Will not be carried over to work program
9	Utilize Future Land Use Map to encourage new development in appropriate areas serviced by necessary infrastructure	Ongoing	Will not be carried over to work program
10	Evaluate the Future Land Use Map every two years to ensure it reflects current development patterns	Ongoing	Will not be carried over to work program

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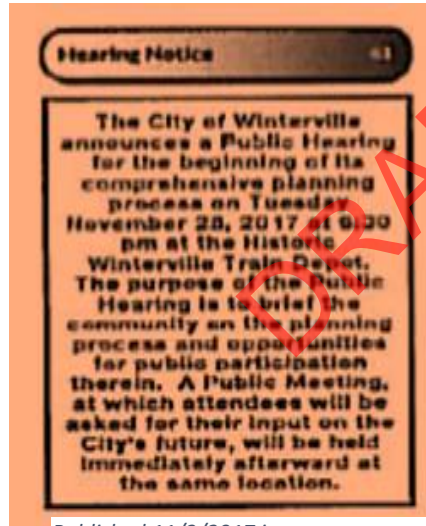
Appendix

Appendix: Participation Records

Public Hearings: 4/13/18 & 8/8/18



Published 3/29/18 in the Herald Journal



Published 11/3/2017 in Athens Banner-Herald

NEGRC		Siloam, Union Point, and White Plains: Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #1: April 13, 2018 – 10:00 a.m.	
		Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
<i>Shawn Duce</i>	Mayor	610 Bryan	mayor1r@ducks.org
<i>Pharen S. Hill</i>	Mayor	P.O. Box 79	kahill30@windstream.net
<i>David W. Hurd</i>	Councilperson	Siloam, GA 30665	hwjordan@gmail.com
<i>Jim Huddy</i>	DDA	P.O. Box 46, Siloam, GA	jillmedest@gmail.com
<i>Shawn Young</i>	Greene Co. Economic Development Director	610 Bryan Ave, Union Point, GA 30683	syoun@greencountyga.gov
<i>David Egan</i>	Deputy Finance Officer	107 Scott St. Winterville	
<i>Brittany Finch</i>	Clerk/Treasurer, UP	P.O. Box 133, Union Point	bfinch@unionpointga.org
<i>Mark Engel</i>	Reporter	Cake Dome News	ENGEL@MSGH.com
<i>Robert Cook</i>	Chief of Police	107 Scott Street	rc@unionpointga.org

NEGRC		Winterville Comprehensive Plan Update	
NORTHEAST GEORGIA REGIONAL COMMISSION		Public Hearing #2: Friday, April 27, 2018 – 10:00 a.m.	
		Winterville Board City Hall	
NAME	TITLE	ADDRESS	EMAIL
Brian Binder	resident	223 S. Church St.	binder.alber@gmail.com
Brenda Keen	city council / resident	128 Winter Hill Dr.	ccouncilor.brenda.keen@gmail.com
Wendy Bond	City Clerk	125 N Church St 30683	cityclerk@cityofwinterville.com
George Abanador	Chair P&Z & City Engineer	" "	george.abanador@cityofwinterville.com
Dick Janello	Mayor	Winterville	wintervillemayor@gmail.com

Input Meetings: 4/13/18 & 6/13/18

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Siloam, Union Point, and White Plains: Comprehensive Plan Update Input Meeting #1: April 13, 2018 – 10:15 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
Laura Preece	Mayor	617 Bryan	lprince@windstream.net
Karen S. Hill	Mayor	P.O. Box 79 Siloam, GA	kahill30@windstream.net
Linda W. Jattard	Council person	P.O. Box 26 Siloam GA	lwjattard@gmail.com
Jill Miller	DDA	616 Bryan	jillmiller@windstream.net
Steve Young	Economic Dev. Director Greene Co.	1034 Silver Dr. Gboro 30642	syoung@greencountyga.gov
Tracie Jordan	Deputy Finance Officer	107 Scott St. Union Point	
Brittany Birch	Clerk + Treasurer-UP	P.O. Box 233 Union Point	bbirch@unionpointga.org
Mark Engel	Reporter	Lake Oconee News	ENGEL@moar.com
Robert Cost	Chief of Police	10250+ Street	rcost@unionpointga.org

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		Siloam, Union Point, White Plains: Comprehensive Plan Update Input Meeting #2: June 13, 2018 – 10:00 a.m. Union Point Four-Room School	
NAME	TITLE	ADDRESS	EMAIL
Laurie Rhodes	Mayor	City of Union Point	mayor@rhodes@bimul.com
Jill Miller	DDA	Union Point	"
Karen Hill	Mayor	Town of Siloam	kahill30@windstream.net
Edith D. Jefferson	Council	Town of Siloam	edj@edj.com
Linda W. Jattard	Council	Town of Siloam	lwjattard@gmail.com
Marvin Bell	Council	City of White Plains	m.bell@wpfire.com