



# WARREN COUNTY

## Joint Comprehensive Plan 2019-2029

Including the municipalities of  
Camak  
Norwood  
Warrenton



***PREPARED FOR:***

**The Chairman and County Board of Commissioners  
Warren County, Georgia**  
P.O. Box 46  
Warrenton, Georgia 30828  
***Adopted: June 17, 2019***

**The Mayor and Town Council  
Camak, Georgia**  
P.O. Box 24  
Camak, Georgia 30807  
***Adopted: June 10, 2019***

**The Mayor and City Council  
Norwood, Georgia**  
P.O. Box 64  
Norwood, Georgia 30821  
***Adopted: June 24, 2019***

**The Mayor and City Council  
Warrenton, Georgia**  
P.O. Box 109  
Warrenton, Georgia 30828  
***Adopted: June 27, 2019***

The elected officials of Warren County and the municipalities of Camak, Norwood, and Warrenton have recognized the significance of a comprehensive planning process to coordinate the needs each community has regarding development, housing vitality and maintaining of character. These officials and leaders recognize the efforts and input of all individuals who contributed to the creation of this comprehensive plan document, which will provide information for decision making and guidance for activities over the next decade.

Staff exhibited a commitment toward the development of this comprehensive plan, in part by dedicating numerous hours to information compilation and data review, information dissemination, and idea generation.

This document represents the culmination of meetings and conversations in which area leaders assembled to discuss the future of Warren County and its contained municipalities.



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Prepared by the CSRA Regional Commission



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# INTRODUCTION

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## PLAN OVERVIEW

Counties, cities, and towns in Georgia all desire to provide residents of all ages and backgrounds with a safe, affordable, healthy and beautiful place to live and thrive. These communities, large and small, all experience change at various points in their existence, whether it be environmental, political, geographic, economic, or demographic. For example, rapid, uncontrolled development can lead to sprawl, and declining or stagnant development can lead to dilapidated buildings and increased blight. Change is inevitable, and the long-term viability of every community is affected by it. Community stabilization is a vital factor in remaining viable and encouraging quality growth. For a community to remain strong in an ever-changing world, it must accommodate its current needs, anticipate future needs, and take advantage of critical opportunities. It also requires adaptation in the face of unforeseen circumstances or emergencies. *It is critical to recognize that the effects of change are different for communities that can anticipate, plan for and accommodate it. Communities that fail to plan can face negative effects that could have been prevented or mitigated with proper planning.*

A vision which is consistent and locally generated, in conjunction with an implementation plan, can ignite economic opportunities and encourage social cohesiveness in any jurisdiction. Warren County, Camak, Norwood, and Warrenton officials recognize the need for a coordinated and comprehensive planning process to address multiple community needs and opportunities, not least of which will address concerns of economic stability, housing conditions and population reduction. This document consolidates those identified issues and locally agreed-upon solutions. The Warren County Joint Comprehensive Plan is the official guiding document for the future of Warren County and its contained municipal jurisdictions. The comprehensive plan serves the following functions:

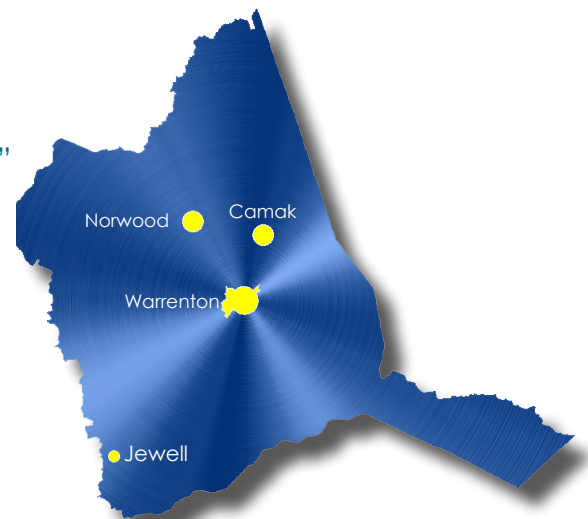
- Outline a desired future
- Provide a guide for how to achieve that future
- Formulate a coordinated long-term plan

The comprehensive plan coordinates areas of significance in economic development, housing, community facilities, cultural/natural resources and land use in a guide for:

- Land development in relationship with the environment
- Retention and attraction of employment opportunities
- Continued maintenance and access to public services and facilities
- Recreational services created and improved

Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the "community work program." Each community's five-year community work program lists measurable projects that will be undertaken within the applicable community's geographic area consistent with their stated comprehensive plan goals. This document includes data at a variety of scales, from the state and region, down to the municipal level. All of which provide valuable context and comparison information for plan users.

In conjunction with the Warren County Service Delivery Strategy, this document is a resource to provide a road map for each jurisdiction. Appointed and elected officials should use this resource as they deliberate land development issues and help their respective citizenry understand the benefits of proper community planning.





## COMMUNITIES IN CONTEXT

Warren County was established by the Georgia General Assembly on December 19, 1793 - becoming Georgia's 16th county. The county was named in honor of Major General Joseph H. Warren of the Colonial Patriot Militia. General Warren's death at the Battle of Bunker Hill in 1775 was noted for galvanizing colonial forces and turning the war in favor of the colonies. As with most early Georgia counties, the land area of Warren County has been reduced over time as new counties were created during the course of the last 200 plus years. Within Warren County's current 287 square miles of land area are located the following three (3) incorporated municipal jurisdictions:

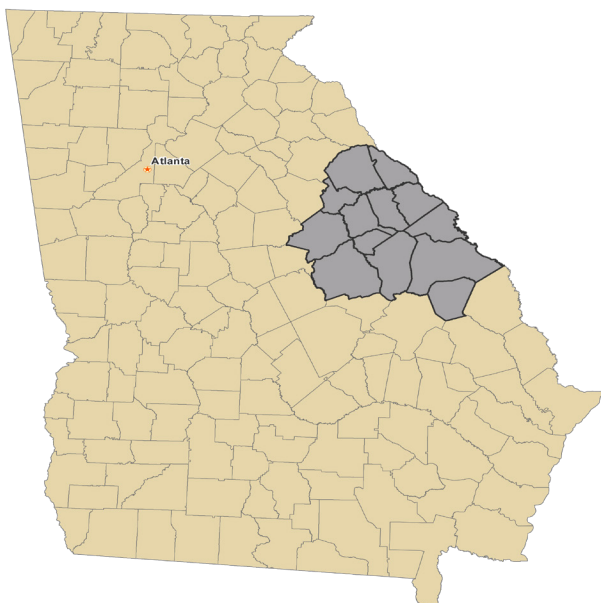
- Town of Camak (incorporated January 1, 1898)
- City of Norwood (incorporated January 1, 1888)
- City of Warrenton (incorporated December 8, 1810)

In addition to these municipalities, other crossroad settlements have existed in Warren County – the most prominent of which is the mill community of Jewell located on the Ogeechee River at the border with Hancock County.

The Governor's Office of Planning and Budget projects that Warren County, like many other rural CSRA counties, will experience gradual population decline heading into the year 2030. Counties with larger urbanized areas such as Richmond and Columbia are expected to increase in population due to the recent announcement of a key expansion at Fort Gordon and associated private sector growth in cyber-related technologies. It is possible, however, that congestion and housing affordability will make some rural communities more attractive than is presently anticipated. Anecdotally, Warren residents already indicate a recent up-tick in "large tract" acquisitions. They cite the appeal of the slower-paced lifestyle to recent retirees, proximity to the urban amenities of Augusta and Atlanta, and affordable land costs as the main reason that more people are choosing to make a home in Warren County. Warren County and its contained cities and towns comprise what has been described as a "mosaic of distinctive places" providing a window into Georgia's rural heritage - remaining ideal for outdoor recreation and historic tourism opportunities.

While the county's "rural heritage" remains as a tangible community asset – with its many acres of rolling farm and woodland, and inventory of historic buildings – this condition is largely a pleasant accident. Development patterns have changed with increasing speed – with regional and national economies attracting and concentrating jobs and people into urbanized areas. Rural communities left behind by the demographic shifts that have followed this prosperity become silhouettes of their former selves. Warren County is no exception. How can those empty buildings be filled again, and vibrancy and activity return to the streets of Warrenton, Camak, and Norwood? How can inactive fields be made productive again? How can the ruins of abandoned homes be removed on a shrinking tax base, and new investment attracted in its place? What will it take to return jobs to rural population centers?

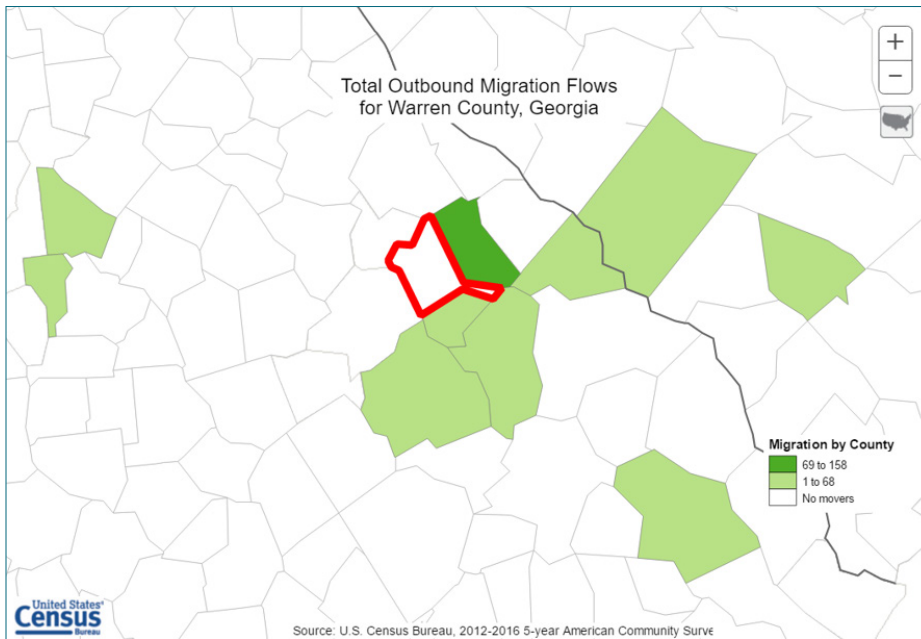
It is in this context, and these questions, under which the Warren County joint comprehensive plan has been initiated. Reinvigorating – or at least stabilizing – communities that have declined over time through locally generated ideas is one of the overarching goal of this planning process.



## WARREN COUNTY BY THE NUMBERS

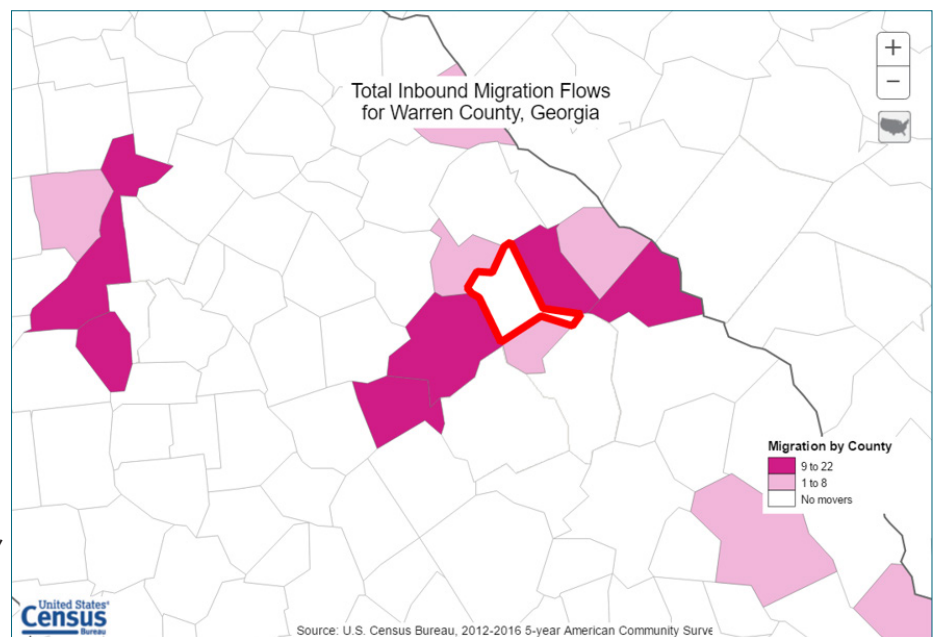
According to the American Community Survey (ACS), the county has seen its population decline in the period from 2000 to 2017. The majority of this exodus appears to have been from the unincorporated county. All three contained jurisdictions had lost population at the time of the 2010 census, but have since seen small rebounds in the years that followed. The City of Warrenton is estimated to have experienced a net loss of only about 1% of its population. The relative stability of the City populations could carry implications for the importance of a compact pattern of development and resulting proximity to business and services.

Census migration data reveals that those leaving Warren County in recent years have departed most frequently for next door neighbor McDuffie County. To a lesser extent, out-migrants have also taken up residence in Jefferson, Glascock, Washington and Richmond County when relocating



within the region. Alternatively, Warren County has received the largest numbers of in-migrants from Richmond, McDuffie, and Hancock Counties within the region, and from Baldwin, Fulton and Clayton Counties outside the region. Demographics Changes in the County's demographics have occurred, which speak to new needs that should be addressed through the comprehensive planning process. Two trends are evident: the loss of young adults aged 35-44 and families with young children, and an increase in retirement-age residents.

Though speculative, the loss of young adults and families with young children could be associated with factors like primary and secondary school quality, an increasing desire for suburban or urban amenities, or scarcity of jobs meeting the needs of young professionals. Alternatively, an increase in retirement-age population could be the result of a desired rural lifestyle and relatively low cost of living. Each community should assess its changing demographics, consider its priorities, and adopt policies that will move the community and its residents closer to a desired end.





## 2000-2017 Population Change in Warren County

Population	2000	2010	2017	2000-2017 Population Change	2000-2017 Population Percent Change
Warren County	6,336	5,834	5,410	-926	-14.6%
Unincorporated Warren County	3,859	3,520	3,011	-848	-22.0%
Camak	165	138	148	-17	-10.3%
Norwood	299	239	257	-42	-14.0%
Warrenton	2,013	1,937	1,994	-19	-0.9%
Georgia	8,186,453	9,687,653	10,201,635	2,015,182	24.6%

Source: U.S. Census Bureau

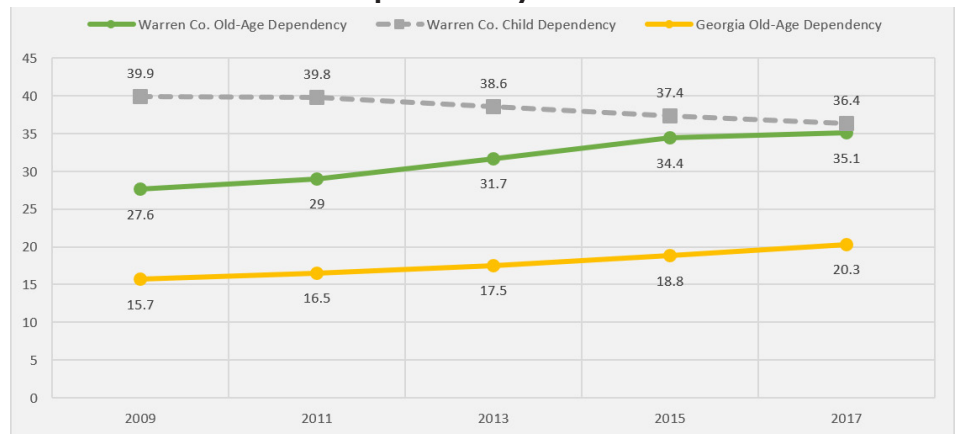
### Aging Population

Warren County has seen a marked increase in the share of the population aged 55-74. There is also a corresponding decline in the share of population aged 45 to 59. This suggests that while some population change between these age groups is due to aging in place, others can only be new entrants to the community. This supports anecdotal evidence of the desirability of Warren County for recent retirees leaving more urban areas of the region. Of 13 counties in the CSRA region, only 3 have a similarly high proportion of population aged 65 and older: Taliaferro, Lincoln and Wilkes. These 4 counties all have approximately 20%, while the regional average is approximately 13.2%.

The aging of America's population is a phenomenon that the Planning field has anticipated for many years as the Baby Boomers, those born between 1946 and 1964, edged toward retirement. Now, as this group enters its twilight years, many communities are faced with the task of ensuring adequate facilities and services are in place to care for the growing senior population and their unique needs. Often limited in income, limited in mobility and having a relatively high dependence on health and other social services, this population will require an increasing share of local attention and resources in the coming years.

The following chart illustrates the rate at which Warren County's demographic gap is widening. The Old-Age Dependency Ratio is a measure that looks at the population aged 65 and older as a proportion of the working-age population, aged 18-64. Essentially, it is a metric reflecting the number of residents 65 and older supported by younger, working-age residents. As of 2017, this ratio had risen to 35.1 from 27.6 in 2009. Warren County's population is older than the State of Georgia, and the rate of old-age dependency has increased at a faster pace than the State. Added to this, the County's child-dependency ratio has declined steadily since 2009, signaling a decline in population under 18 in relation to those aged 18 to 64.

### Dependency Ratios



### Educational Attainment

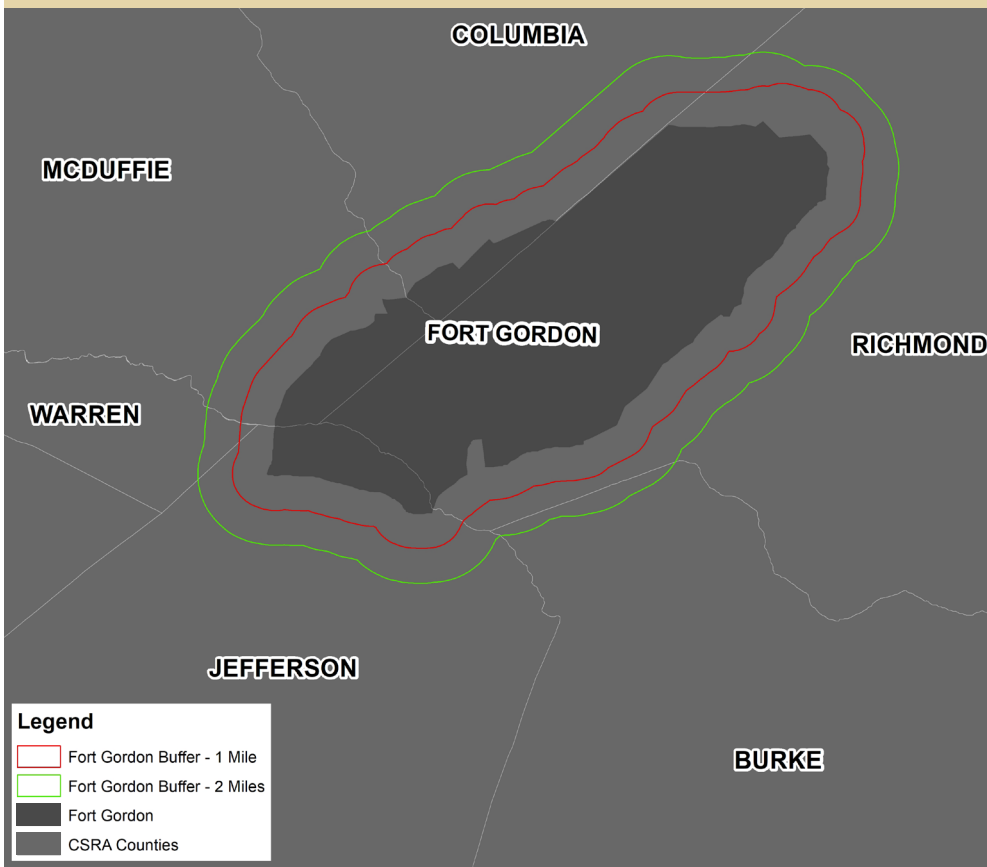
Though shrinking, Warren County's population has become more educated. Those failing to obtain at least a high school diploma now make up a smaller proportion of the population than they did in the year 2000. Also, the county has gained residents possessing both Bachelor's and advanced degrees. Overall, more than 75% of residents now have at least a high school diploma, up from 57.1% in 2000.

## A FORT GORDON NEIGHBOR

Fort Gordon is the Augusta area's largest employer and drives the regional economy. Occupying approximately 55,600 acres in four counties (Jefferson, Augusta-Richmond, McDuffie, and Columbia), Fort Gordon is the largest communications training facility in the Armed Forces and is the focal point for the development of tactical communications and information systems. Fort Gordon is also home to members of the other Armed Forces and is a center for joint forces training and operations. According to the Fort Gordon Alliance, Fort Gordon accounts for about 24,000 civilian and military jobs and generates over \$2.4 billion dollars in economic activity and tax revenue annually.

Fort Gordon was recently designated the Army Cyber Center of Excellence, and several thousand new soldiers and contractors are expected to our area in the coming years. This growth at Fort Gordon will directly affect the counties adjacent to Fort Gordon and will likely have extended effects across the region as these new residents search for housing, recreation, and retail opportunities and require local public services. The region is working to provide a skilled workforce capable of occupying some of the jobs that will be associated with growth in cyber and in Fort missions in general.

The relationship between military installations and surrounding communities has become strongly interrelated, and it is no longer possible for either entity to avoid one another when particular challenges arise. Neither local governments nor Fort Gordon can afford the costs associated with poor land use compatibility. Both need to work collaboratively in order to address issues that affect the localities' ability to grow in an orderly and organized manner, enabling it to provide adequate services to residents, and Fort Gordon's ability to adequately operate and train its troops.



Currently, local governments are required to inform Fort Gordon and take comment on rezoning requests within 3,000 feet of the installation per the State Zoning Procedures Law. To address impacts of land use and encroachment on Fort missions, McDuffie, Augusta-Richmond, Burke, Columbia, and Jefferson counties are participating in a Joint Land Use Study (JLUS). Recommendations from the forthcoming final JLUS report will be included in a future version of this document as implementation activities as deemed appropriate.



## PRIOR PLANS

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

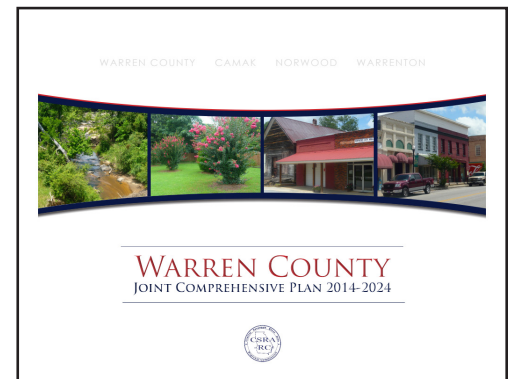
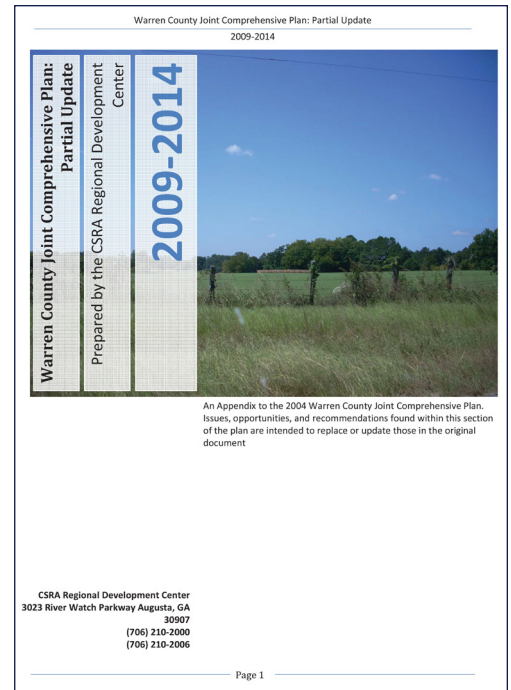
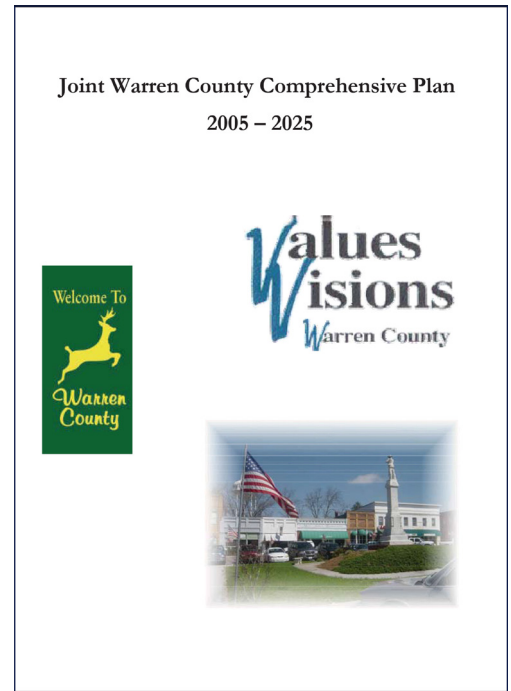
Prior versions of Warren County comprehensive plans have diminished in relevance as implementation recommendations have either been completed or, due the passage of time, the importance of certain recommendations are not longer important. This new comprehensive plan document addresses relative community changes since the prior plan was adopted.

The Joint Warren County Comprehensive Plan 2005-2025 was prepared by the Central Savannah Area Regional Development Center (CSRA - RDC) and adopted in 2005, in a format consistent with standards established by the Georgia Department of Community Affairs (DCA) prior to 2005. The document outlined county and municipal conditions that existed at the time, and formulated goals regarding housing, land-use, economic development, and transportation systems. Data provided in the document was to be used by community leaders to make coordinated decisions regarding public expenditures and land use.

Warren County Joint Comprehensive Plan: Partial Update 2009-2014 was generated in 2009 - once again with the assistance of the now titled, Central Savannah River Area Regional Commission (CSRA-RC). Prepared in response to changes to DCA requirements, this partial update included a "Quality Community Objectives Assessment" and an "Analysis of Areas Requiring Special Needs" in conjunction with the identification of new issues and opportunities and an updated plan implementation program.

Continuing the trend, the Warren County Joint Comprehensive Plan 2014-2024 was created with assistance from CSRA-RC. This plan updated the previous 2009 plan, including new Character Areas and maintaining the Special Areas previously developed in 2009 (despite them no longer being required).

These and other locally coordinated community planning documents serve as the initial reference point for the new comprehensive plan which will supersede all prior plans.



## **PLAN COORDINATION, COMPONENTS AND PROCESS**

The CSRA-RC is the county's selected planning coordinator for the Warren County Comprehensive Plan 2019-2029. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs' 2018 Minimum Standards and Procedures For Local Comprehensive Planning which became effective in October 2018.

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

- Community Goals
- Community Needs and Opportunities
- Community Work Program
- Community Involvement Overview
- Broadband Services
- Economic Development
- Land Use
- Housing
- Natural and Cultural Resources
- Community Facilities and Services

All state-required comprehensive planning components and additional electives listed are distributed throughout the Warren County Comprehensive Plan in different sections.

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. Figure 1 (on page 10) provides a list of the required procedures and provides a brief description of each.

## **PUBLIC INVOLVEMENT**

Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. One significant part of the process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. A committee of stakeholders was created and was comprised of community leaders from a cross-section of the county. The primary purpose of this committee was assuring that CSRA-RC staff reflected the aforementioned shared vision, goals, and objectives of the community.

Two public hearings were also held as a part of this process. Public hearings were held jointly at the Warren County Community Services Building on the following dates:

February 11, 2019

May 13, 2019

Additional public input involved additional communication channels including social media, website, community newsletter, and physical posting in the community services building.

***The members of the Warren County stakeholder committee for this planning process were:***

John Graham - Chairman, Warren County BoC  
Pamela Lester - Clerk, Warren County BoC  
Jamie Sikes - Mayor, Town of Camak  
Margaret Pinion - Clerk, Town of Camak  
Lonnie Drake - Mayor, City of Norwood  
Pamela McCord - Clerk, City of Norwood  
Chris McCorkle - Mayor, City of Warrenton  
Marry Ann Mosley - Administrator, City of Warrenton  
O.B. McCorkle - Executive Director, Warren Co. Development Authority & Chamber of Commerce  
Michael Thigpen - Warren County Planning & Zoning  
Ron Sellers - Chief of Police, City of Warrenton Police Department  
Sammy Purvis - Chief Deputy, Warren County Sheriff's Office  
Emma Sinkfield - Executive Director, Warren County Quality of Life  
Antonio Hill - Assistant Superintendent, Warren County Board of Education  
Tiffany Walker - Nurse Manager, Warren County Health Department  
Tammy Cheely - County Extension Agent, Warren County Extension Office

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective:

- January 22, 2019
- February 26, 2019
- March 18, 2019
- April 29, 2019

**FIGURE 1: PLANNING PROCESS FOR THE WARREN COUNTY COMPREHENSIVE PLAN**

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

# NEEDS and OPPORTUNITIES



The stakeholder committee members met several times with CSRA-RC staff over the course of the plan creation process and actively participated in facilitated discussions to help define community needs, establish community goals, and create community work program activities. One key item created during the process was the SWOT analysis (strengths, opportunities, weaknesses, and threats) for the county and each municipality. Combined with data collected by Regional Commission staff, the SWOT analysis directly informed the crafting of the county needs and opportunities. It also provided support for long-term goals and work program activities developed further along in the process.

This section of the Plan contains the locally agreed upon list of [needs and opportunities](#) the communities intend to address and will be updated every five (5) years. In contrast to the long-term focus of the Community Goals element, the Needs and Opportunities element conveys the relatively short-term imperatives which will require direct attention from the community in the following five years.



## STRENGTHS

- Available, affordably-priced land
  - Jurisdictions work together
    - Location
- BoE and technical college partnership
- Available water/sewer inside city limits
  - Presence of historic resources
    - Supportive citizens
- TSPLOST, especially the 25% discretionary funds
  - Charming small town feel

## WEAKNESSES

- Blighted areas
  - Lack of code enforcement
- Aging or non-existent infrastructure (water/sewer, broadband, etc.)
  - Small tax base
- Lack of industry and commercial business and associated jobs
- Lack of adequate and affordable housing for ownership or rental



# OPPORTUNITIES

- Broadband deployment
- Consolidation of services
- Water/Sewer expansion in unincorporated areas and improvement in incorporated areas
  - TSPLOST renewal
- Business recruitment near the interstate
  - Established industry expansion

# THREATS

- Unfunded mandates
  - Drug trafficking
- Declining population
  - Loss of jobs



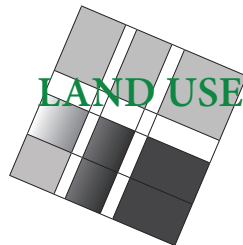
## ECONOMIC DEVELOPMENT

Needs

- More job opportunities
- Increased downtown retail/commercial in municipalities
- Terrestrial broadband access
- Workforce development

Opportunities

- Existing sites with access to sewer and water in incorporated areas that could support commercial development/redevelopment or industrial/warehousing
- Available land close to interstate interchanges which could support industrial/warehousing activities
- To expand the farm-to-school program
- Increased course offerings at Oconee Fall Line Technical College and Warren County Career Academy
- Growing agri-tourism sector
- Presence of resource extraction industries
- Telemedicine development to improve healthcare for residents with limited resources and limited transportation
- Collaborate at a multi-jurisdictional level to promote tourism throughout the county
- City center buildings that may be structurally sound and can be renovated



Needs

- Improve code enforcement to address vacant, dilapidated, and abandoned housing

Opportunities

- Land within Warren County that has the potential to be used as farmland, silva-culture, kaolin mining, and other uses
- Special areas provide the community an opportunity to focus on the particular needs of defined areas
- Utilize character areas to help guide development of certain land uses in designated areas throughout the county



## HOUSING

Needs

- Review land use ordinances for consistency and impediments to providing housing in areas where its needed
- Examine the condition of vacant housing to determine rehab/reuse ability
- Removal or renovation of abandoned and dilapidated housing
- Reinvestment in neighborhoods
- Assess housing conditions throughout Warren County
- Address absentee property owners who neglect their properties through fines, code enforcement, etc.
- Repair and rehabilitation of aging homes

Opportunities

- Create mixed-use buildings, with residences on the second floor, in downtown areas
- Develop a streamlined and coordinated code enforcement system



## COMMUNITY FACILITIES and SERVICES

Needs

- Expand or improve infrastructure in areas identified for potential for industrial development
- Consistent transportation services' access to major metropolitan areas
- Ensure staff receive proper training to enable them to enforce ordinances
- Increased north-south transportation links via highways
- Review the Solid Waste Management Plan (including the land suitability map) and make changes as needed
- Increased level of service and physical facilities for aging residents

Opportunities

- Reuse options for vacant or underutilized public buildings
- Expand utilities beyond municipal limits and increase service area
- Combine water/sewer systems between Warrenton and Warren County
- A perceived lack of law enforcement presence in areas allows for increased drug activity
- Increase recreational options for all county residents
- Utilize Tree City USA designations and associated funds for new city/town projects
- Regional TSPLOST initiative reauthorization in 2022
- Increase pedestrian facilities like sidewalks in municipal limits where necessary and appropriate, particularly in Camak and Norwood
- Expand current rail transportation to serve additional warehouse or manufacturing needs
- Expand course offerings at the local schools and technical college to meet needs of local and regional employers and new technology





## NATURAL and CULTURAL RESOURCES

Needs

- Fully inventory historic resources and develop preservation plans for high priority sites
- Renovate the Knox Theater and other event spaces in order to provide the community with additional attractors and potential revenue generators

Opportunities

- The Ogeechee River is a natural resource as a regional recreational attraction
- Promote the Scenic Byway designation of Highway 16
- Utilize potential greenspaces to create additional parks and recreation area
- Expand the activity of the Warren County School System's teaching garden program

# COMMUNITY GOALS

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This section of the Plan includes the following:

- A *List of Community Goals*, divided by topic area, that represent the long-term, overarching concepts which should guide day-to-day decision-making for years into the future, beyond the community work program. These goals include broad statements of understanding and intent regarding the communities' long-term growth and development vision.
- A *List of Supporting Policies* that accompany each goal, which serves as ongoing guidance and direction for local officials for making decisions consistent with achieving that goal.

Goals and policies were developed jointly for the county and cities.

## ECONOMIC DEVELOPMENT

**Goal** - To have a diverse local economy built on a prepared workforce, business attraction and retention, creation of new employment opportunities and utilization of natural and cultural resources

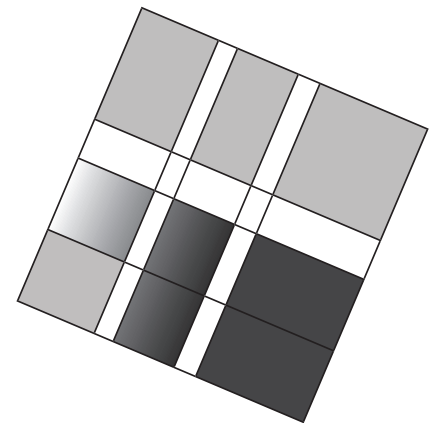
- Focus on upgrading infrastructure for and attracting new industry to the industrial parks.
- Work with the Development Authority and other strategic partners to further develop the tourism side of the economy.
- Maintain an updated list of available sites suitable for development.
- Promote the sustainability and expansion of existing agri-tourism efforts.
- Encourage business development in established Enterprise Zones.
- Market properties to industries that extract natural resources.
- Implement applicable strategies from the regional CEDS.



## LAND USE

**Goal** - To promote preferred land uses and development patterns, while ensuring efficient and effective use of available land throughout the County

- Periodically review land use ordinances and update as needed.
- Maintain updated digital and paper zoning maps.
- Encourage staff and planning commissioner attendance at planning and zoning trainings.
- Periodically review zoning ordinance provisions and other regulatory tools to ensure that they do not restrict infill or redevelopment by creating barriers to the development of affordable housing. Such regulations include minimum floor areas, minimum lot sizes and standards, garage stall requirements, permit fees, etc.
- Coordinate new development with siting of public facilities and utilities.
- Annually review the Comprehensive Plan character areas and update if desired development patterns have changed.
- Update GIS data as changes (like rezonings) occur.



## BROADBAND SERVICES

**Goal** - To ensure that all residents, businesses and institutions have access to quality, affordable high speed Internet throughout the county

- Provide residents, businesses and institutions with opportunities to discuss their broadband.
- Pursue funding opportunities to expand and/or improve access
- Pursue the “Broadband Ready” site designation for important community buildings, as defined in the 2018 ACE Act.
- Seek opportunities to partner with neighboring jurisdictions to create or expand high speed Internet infrastructure where feasible.

## HOUSING

**Goal** - To guarantee that development and redevelopment provides housing opportunities that meets the needs of all citizens regardless of age, ethnicity, race, gender, physical ability or income

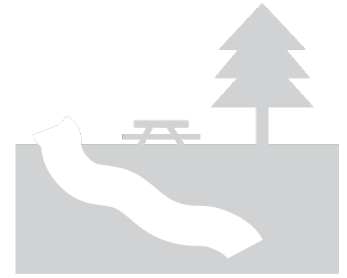
- Maintain an adequate supply of residential land, providing opportunities for various housing types, consistent with policies for annexation, transportation, land use and the environment.
- Promote new infill housing development consistent with the style and type of housing in the surrounding neighborhood by developing underutilized or undeveloped lots within existing developed neighborhoods.
- Encourage joint public and private participation through local, state and federal programs to help cover the financial gap between affordable housing and the actual cost of developing housing.
- Facilitate the development of low-interest loan programs to assist low-to-moderate income homeowners with housing maintenance.
- Promote redevelopment projects that will add to the diversity in terms of housing types and price ranges of housing supply.
- Promote housing rehabilitation and adaptive re-use in appropriate areas.
- Eliminate land use conflicts through code enforcement and housing maintenance assistance and redevelopment to ensure the integrity and long-term viability of residential neighborhoods is protected.
- Integrate and disperse affordable housing units throughout the municipalities so that they are not concentrated in one area.
- Promote creative mixed-use development in and near downtowns that integrates housing with public places, retail and service commercial.
- Utilize incentives where appropriate to promote development of desired housing types.



## NATURAL and CULTURAL RESOURCES

**Goal** - To adequately protect sensitive natural areas and cultural resources while encouraging public access and visitation

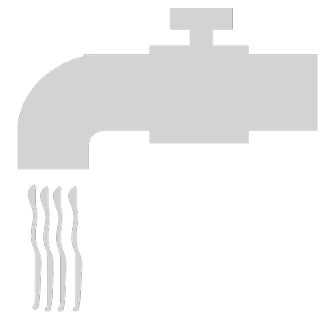
- Monitor naturally sensitive areas for pollution and or degradation.
- Create, review and update natural resource protection ordinances as needed.
- Prevent landfills from being developed near or adjacent to streams, rivers, and/or creeks.
- Encourage development away from naturally sensitive areas.
- Consider the negative effects of development on cultural resources during the planning process.
- Promote the Scenic Byway and other scenic views and sites.
- Periodically update historic resource surveys.
- Encourage expansion of existing trails and parks where feasible.
- Conduct activities to maintain the "Tree City" certification.



## COMMUNITY FACILITIES and SERVICES

**Goal** - To provide for the delivery of public services to the residents of Warren County and its municipalities in a more uniform and efficient manner

- Support infrastructure improvements that contribute to a strong and healthy neighborhood identity.
- Update and renovate public buildings and look for opportunities to reuse vacant ones.
- Replace road, fire protection, public works and public safety equipment as needed.
- Pave roads within municipal limits and in designated county areas.
- Maintain quality water and sewer infrastructure and make improvements as needed.
- Maintain adequate water, sewer, flood and drainage throughout the county.
- Pave roads within municipal limits and in designated county areas.
- Identify potential passive and active recreation opportunities and apply for funding to develop them.
- Maintain and update e911 maps regularly.





BROADBAND

SERVICES



## WHAT IS BROADBAND?

The Federal Communications Commission (FCC) defines 'broadband' as high-speed Internet that is always on and faster than traditional dial-up access. The term includes several high-speed transmission technologies such as DSL, cable modem, fiber, wireless, and satellite. Regardless of its method of transmission, a connection is considered to be broadband only if its minimum download speed is 25 Mbps, and minimum upload speed is 3 Mbps.

## THE ACE ACT

In 2018, the Georgia General Assembly passed "Achieving Connectivity Everywhere (ACE) Act" as Senate Bill 402. One part of the new law requires that each local government in the state incorporate a "Broadband Services Element" into its local comprehensive plan. The act requires local governments to plan for Broadband whereby the Act provides some guidance for deployment of infrastructure planning. The Act also enables local governments to take advantage of applying for financial incentives for broadband services, if they meet criteria. The Act enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.

In order to encourage economic development and attract technology-enabled growth in Georgia, DCA is developing the Georgia Broadband Ready designation program. Communities will have the opportunity to become a Georgia Broadband Ready community or site. In the Act, Broadband services are defined as the provision of access to the Internet or computer processing, information storage, and protocol conversion.

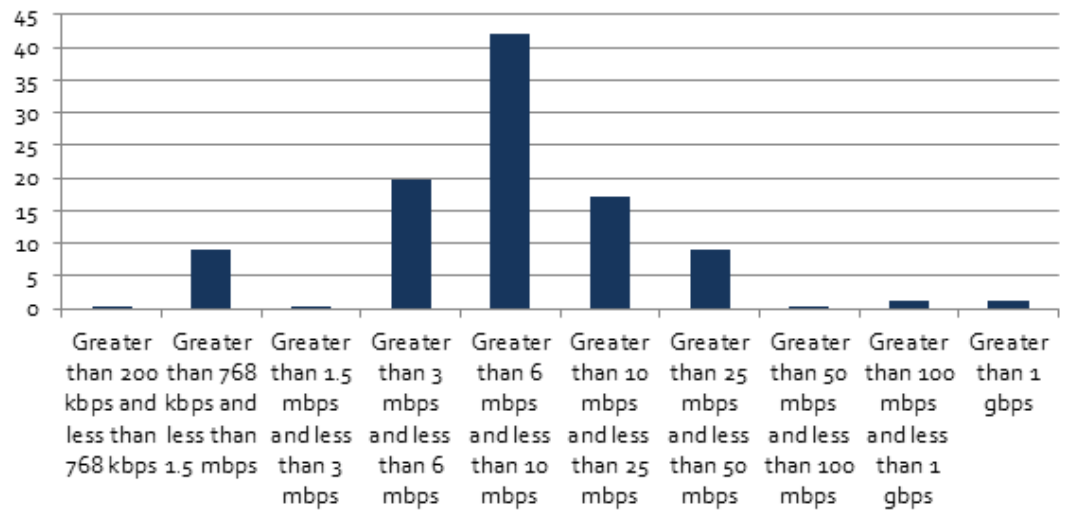
The ACE Act provides for competitively awarded grants to eligible applicants. DCA is currently developing an application program that considers such priorities as: the effectiveness of the partnership between an eligible applicant and a qualified broadband services provider, the benefit to the unserved area in terms of the population served and the capacity and scalability of the technology to be deployed, and the total project cost and the ability to leverage other available federal, local, and private funds. One other important point is to serve 90 percent of any locations requesting broadband services in any unserved area for which a funding award is received.

## LOCAL AND REGIONAL CONNECTIVITY

Explosive growth in wireless and fiber-optic communication has provided many urban areas in Georgia with excellent broadband infrastructure. In many larger cities of the state, there are multiple providers who compete by offering lower prices and faster broadband speeds. However, not all the regions of the state have benefited from fiber-optic growth. Most areas of the CSRA outside of the urbanized parts of Columbia and Augusta-Richmond counties lag in both choice and quality of service. The disparity increases as you move west across the region toward Hancock County. Most of these areas are not served by any land broadband service provider, making slower satellite Internet service the only option. One major challenge facing the rural areas in particular is download speeds (actual versus maximum advertised). Modern business and home-use needs require ever-growing download speeds, and it is not uncommon in many major urban areas for the vast majority of speeds to be between 100 mbps and 1 gigabit. The graph below presents download speeds for the CSRA region. Over one-third of the region's download speeds are greater than 10Mbps (primarily in the urban area), compared to less than 10% in the rural areas. According to the Federal Communications Commission (FCC), a minimum download speed for a household using 2 devices at once for functions like email, browsing, and Internet radio is 3-8 Mbps (Megabits per second). The figures on page 23 are FCC listed general guidelines for minimum download speeds.

In today's high-tech economy, broadband infrastructure is as vital to business development decisions as water, sewer and transportation systems. Broadband is critical in attracting and cultivating new employers as well as keeping existing businesses competitive. From small businesses to large manufacturers, broadband is a critical element in operating efficiency and access to the global marketplace. The CSRA RC considers broadband the region's top infrastructure priority and has been aggressively pursuing state and federal funding to remedy this deficiency by extending broadband infrastructure to areas of the region that currently lack it. Several communities have indicated an interest in the state's new Broadband Ready designation, and RC staff will be working with cities and counties to update comprehensive plans and undertake other activities to achieve the designation and extend services.

### Percentage of Connections in the CSRA by Download Speed



Source: CSRA Digital Economy Plan, 2014

### FCC Published Minimum Download Speeds for Households

	<i>Light Use</i> (Basic functions: email, browsing, basic video, VoIP, Internet radio)	<i>Moderate Use</i> (Basic functions plus one high-demand application: streaming HD video, multiparty video conferencing, online gaming, telecommuting)	<i>High Use</i> (Basic functions plus more than one high-demand application running at the same time)
1 user on 1 device	Basic	Basic	Medium
2 users or devices at a time	Basic	Medium	Medium/Advanced
3 users or devices at a time	Medium	Medium	Advanced
4 users or devices at a time	Medium	Advanced	Advanced

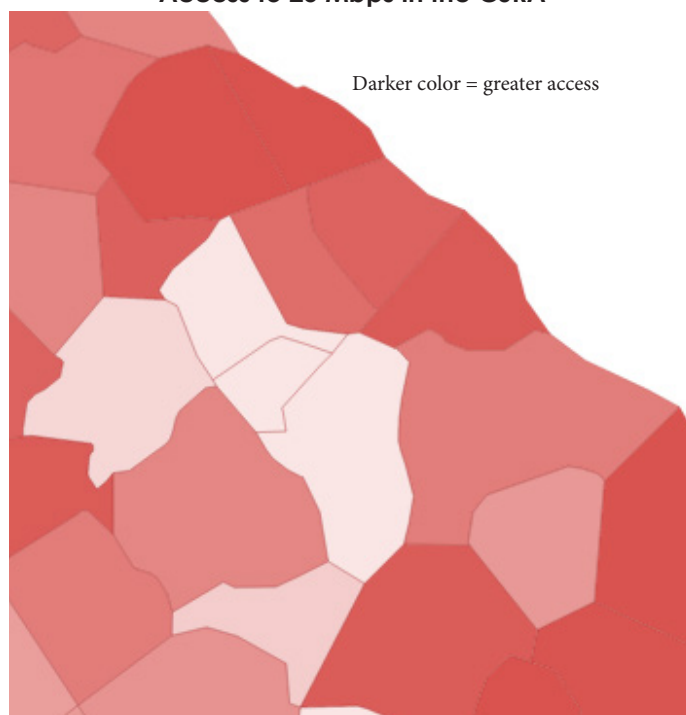
Source: <https://www.fcc.gov/research-reports/guides/household-broadband-guide>

## FCC Published Minimum Download Speeds Overall

Activity	Minimum Download Speed (Mbps)
<b>GENERAL USAGE</b>	
General Browsing and Email	1
Streaming Online Radio	Less than 0.5
VoIP Calls	Less than 0.5
Student	5 - 25
Telecommuting	5 - 25
File Downloading	10
Social Media	1
<b>WATCHING VIDEO</b>	
Streaming Standard Definition Video	3 - 4
Streaming High Definition (HD) Video	5 - 8
Streaming Ultra HD 4K Video	25
<b>VIDEO CONFERENCING</b>	
Standard Personal Video Call (e.g., Skype)	1
HD Personal Video Call (e.g., Skype)	1.5
HD Video Teleconferencing	6
<b>GAMING</b>	
Game Console Connecting to the Internet	3
Online Multiplayer	4

Vast regional and intra-regional disparities exist in the availability of broadband-speed Internet services across the State. While several CSRA counties enjoy almost 100% broadband coverage, others are among those least covered in the State. According to Broadband NOW, 0.1% of Warren County's population has access to service that meets the FCC's definition of broadband. Further, beyond availability is a second and equally problematic issue of affordability. Even with some form of Internet service available, more than 50% of Warren County households have no Internet connection at all (ACS, 2017).

### Access to 25 Mbps in the CSRA



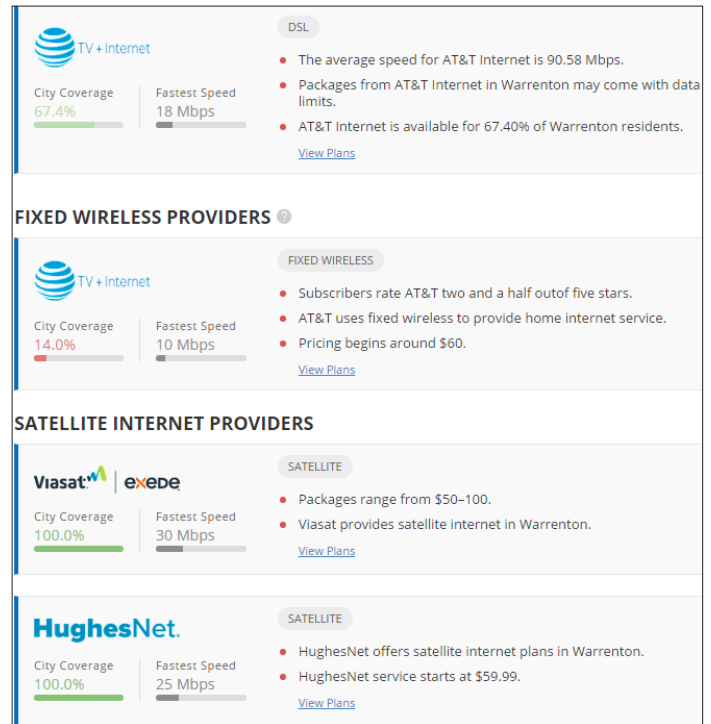
Source: Broadband Now; accessed April 2019

Throughout the County, residents and business owners have access to only one fixed-line provider, offering DSL service at speeds ranging from 5 to 18 Mbps, depending on zip code. Two providers offer fixed wireless service with speeds ranging from 3 to 10 Mbps. Finally, two satellite providers advertise full coverage of the County offering connectivity at 25 Mbps or greater. Mobile (cellular) services are available from three major carriers. No Warren County residents have access to fiber service yet.

Warren County's joint action plan for pursuing broadband connectivity across the county includes utilizing the policies identified in the Broadband Services portion of the Community Goals element of this plan, as well as the broadband-related actions identified in the Community Work Program. This includes participation in the East GA Broadband Initiative. This project will establish a fiber line from the Augusta area to the Atlanta area. This project is a joint effort of multiple cities, counties and Planters Communications. This effort will have a POP (point of presence) building in each county along the route. This will allow for future development of broadband in all counties and cities along this route.

The county is working with Planters Communications and applying for a Re-Connect grant from USDA. This grant will help provide approximately 100-120 miles of fiber along many roads within the county. This grant is due May 31, 2019.

## Residential Internet Providers in the Warrenton Zipcode



Source: Broadband Now; accessed April 2019



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# COMMUNITY

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## FACILITIES and SERVICES



Creating and maintaining sufficient community facilities should be an important component to any community plan. An assessment of the availability and adequacy of community facilities is important to understanding a community's ability to sustain its local population, attract future residents and accommodate future demands. Topics discussed in this section of the plan include: water supply, sewer, public safety, fire, libraries, parks, roads, railroads, and educational facilities.



## WATER SUPPLY AND TREATMENT

Accessibility to potable water is a fundamental need for communities to exist. Having a surplus of potable water allows for growth which can be a favorable factor in attracting new businesses and industries to an area.

Warren County does not operate a public water system, and water system size and capacity varies among the different municipalities. Warren County contracts with the City of Warrenton to maintain and operate the county water system. The county and city have agreed to develop a joint agreement for water and sewer services. Additionally, private wells and links to the McDuffie County water system (primarily along the eastern border of the county) provide water to some unincorporated parts of the county.

The City of Warrenton operates a water system comprised of an intake station at Paul Marshall Lake. This facility is permitted to withdraw 750,000 gallons per day (gpd) of water by the Georgia Environmental Protection Division. Warrenton also has the capacity to treat 1,000,000 gpd and is capable of storing up to 1,000,000 gpd. Demand at its peak is 450,000 gpd. Warrenton has a sufficient water supply for residents and emergency needs and a surplus of supply for other needs. The Town of Camak purchases 25,000 gpd of water from Warrenton to serve its residents, and its water is stored in a Warrenton water tank. The City of Norwood operates two deep-water wells to supply its residents with potable water. Norwood can supply 1,000,000 gpd; however, average demand hovers near 20,000 gpd. Norwood currently operates only one of its two water tanks which has a 100,000 gallon capacity.

Warren County, Warrenton and Norwood have a surplus of potable water that can be used to serve a growing population when needed and the requirements of most new industries and businesses. County-wide population loss has increased water supply for the majority of the county. Withdrawal amounts should be adjusted to levels consistent with population and industry changes.

## SEWERAGE AND WASTEWATER TREATMENT

A functioning sewerage system and waste-water treatment facility is as fundamentally necessary as a water system and can serve as an attractor for new businesses and industries.

Warren County no longer operates a water or sewerage system. The County contracts with the City of Warrenton to maintain and operate the county sewer system. The county and city have agreed to develop a joint agreement for water and sewer services.

For several years the jurisdictions in Warren County have worked to provide citizens with greater access to public sewer. The Town of Camak has successfully completed two phases of sewer line extensions through funding from Community Development Block Grants (CDBG). The Town has applied for funding for its final phase that would connect all of Camak to sewer. The Camak sewer system lines connect to those of the City of Warrenton and provide access to residents in



unincorporated Warren County. McDuffie County also provides some residents in unincorporated areas sewer service. This is limited to residents near the county border along Highway 12.

Warrenton and Norwood operate the only sewerage systems in the county and are currently operating below their capacity. Population trends also suggest that existing usage will decline. However, both Warrenton and Norwood continue to have enough capacity to supply sewer services to potential new businesses. The City of Warrenton currently operates a sewer treatment plant which has the capacity to treat a total of 500,000 gallons per day. The current daily demand is near 250,000 gpd. The City of Norwood operates a drip soil absorption system which uses traditional gravity pipe system channel wastewater to the drip system. This system provides Norwood with a capacity of 50,000 gpd. The system currently operates near 25,000 gpd. This system in conjunction with a 400,000 gallon storage pond, provides Norwood its wastewater and sewerage needs.

## **PUBLIC SAFETY**

There are two (2) law enforcement agencies operated by local jurisdictions. The Warren County Sheriff's Department is located at the Warren County Public Safety Center located at 169 Hwy 80N. The Sheriff's Office has the Elected Sheriff, Chief Deputy and 6 patrol deputies. The office does not have a K9 unit. The Sheriff's Office provides law enforcement services to the unincorporated areas of the county and the cities of Camak and Norwood.

The City of Warrenton operates a police department which is operated out of City Hall. The police department currently has six (6) full time officers and four (4) part-time officers. The Warren County Sheriff and Warrenton Police Department contract with McDuffie County to house inmates because the County does not operate a jail.





## FIRE PROTECTION AND EMS

Warren County currently operates six (6) volunteer fire stations. The headquarters station is located at the Public Safety Center. The other five (5) stations are located in different areas of the County. Camak and Norwood each have one fire station. The other three (3) stations are spread throughout unincorporated Warren County: a station in Beall Springs area on Mauldin Road, a station in Ricketson area on Quaker Road and a station in Panhandle area located on Purvis School Road. The fire service is provided by volunteer firefighters. This group provides fire service, rescue service and first responder service to the citizens within the unincorporated limits of the county and the cities of Norwood and Camak. The City of Warrenton operates one fire station which is staffed by volunteer fire fighters.

The Warren County fire department has a current split rating of 6/9 from the Insurance Services Organization (ISO). The Warrenton Fire Department has an ISO rating of 6. The fire stations in both Camak and Norwood have an ISO rating of 5. ISO ratings are not legal standards, but provide recommendations that allow insurance companies to set fire insurance rates.

The EMS service is located at the Public Safety Center. The EMS service has three (3) EMS units available to respond to calls. Two units are equipped to respond as ALS units and one is equipped to respond as a BLS unit. The EMS service also has cross trained employees in EMS and Fire services. The EMS crews support the Fire Department with fire suppression services.

## PARKS AND RECREATION

Public parks and recreation facilities are located in Warrenton, Camak, and Norwood. These municipalities contain approximately 20 acres of active and passive parks and are looking to expand. Additionally, Warren County is currently working with the Warren County School Board to improve recreational facilities and provide additional venues. Areas considered for conservation are potential sites for increased passive recreation.

The City of Warrenton contains multiple recreational areas including, two (2) downtown parks that contain playground equipment and tennis courts. Cedar Park has playground equipment, a basketball court and community building. The Memorial Park, located in Camak is an excellent example of a passive park and should be replicated in other areas. The Town of Camak and City of Norwood were both recently designated as a Tree City USA. Camak plans to do some additional upkeep and fencing at its park. Norwood is working to develop a veteran's park adjacent to City Hall, slated for completion in 2020.





## ROAD NETWORK

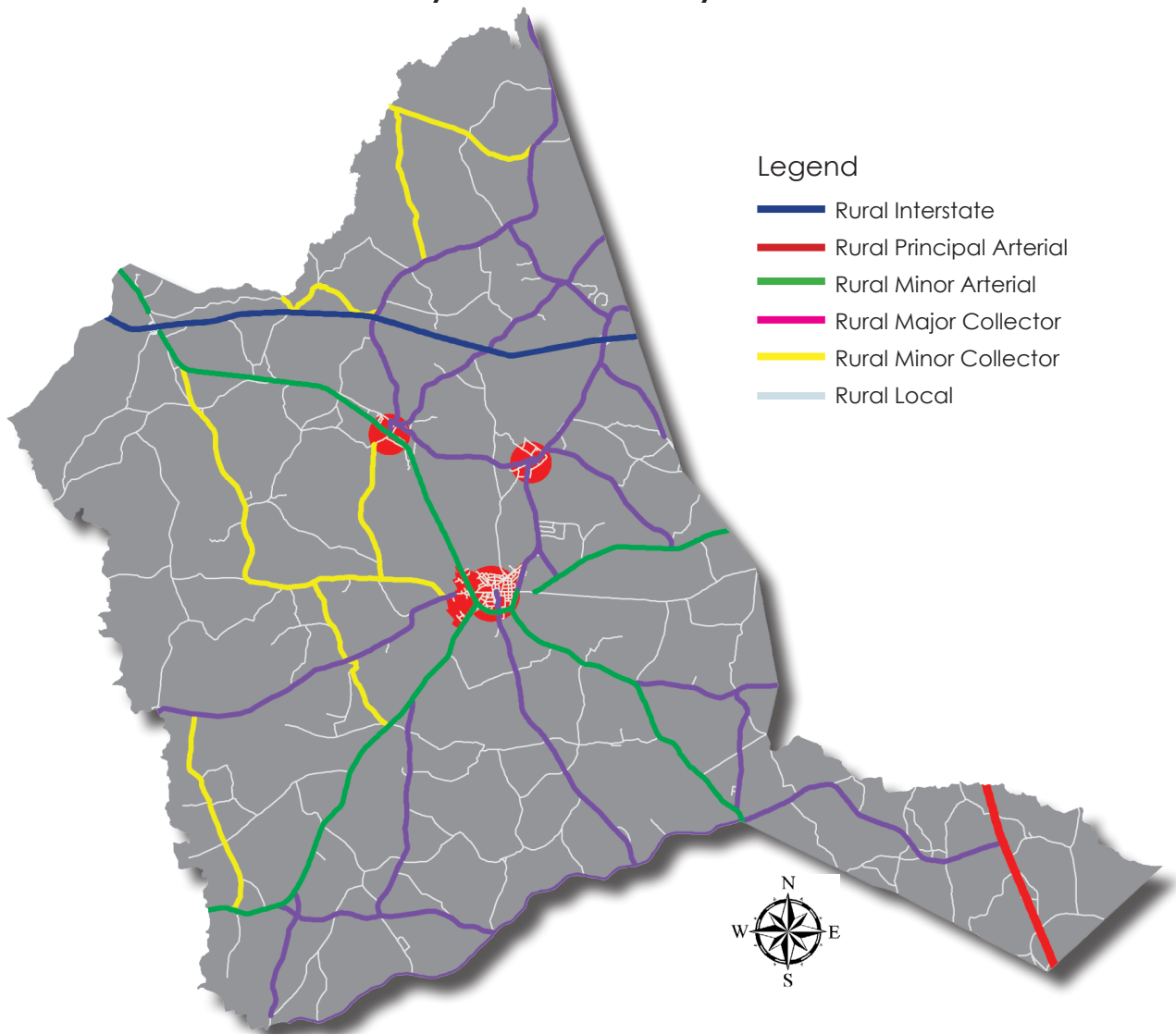
The CSRA has a small network of interstates and four-lane U.S. highways that provide east-west and north-south access to regional and national markets. Interstates 20 and 520, as well as U.S. 1 and U.S. 25 link the CSRA's major cities to each other as well as to the state's major cities, such as Atlanta, Macon, and Savannah.

Warren County currently contains over 400 miles of roadways which are all classified by the Georgia Department of Transportation (GDOT) as rural. The total lane mileage, which is defined as roadway mileage multiplied by the number of lanes, is 875.

Functional Classification	Mileage	Lane Mileage
Rural Interstate	13.048	52
Rural Principal Arterial	4.673	9
Rural Minor Arterial	39.650	83
Rural Major Collector	97.362	196
Rural Minor Collector	35.946	72
Rural Local	232.044	463
<b>Totals</b>	<b>422.723</b>	<b>875</b>

Source: Georgia Department of Transportation Office of Transportation Data, 2017

## Functional Classification of Roadways in Warren County



Source: Georgia Department of Transportation Functional Classification Map

The east-west road system includes Interstate Highway 20 (I-20) which provides roadway access to the cities of Augusta and Atlanta. It has been noted by stakeholders that east-west connections are satisfactory. North-south roadway connections, however, do not provide the same level of convenient access.

The county is seeking to increase the total number of roadway miles by adding an I-20 frontage road (currently underway). The purpose of this addition is to open a vast swath of land to potential industrial or commercial businesses.

The County is also currently participating in the statewide MAP-21 effort (originating from the Moving Ahead for Progress in the 21st Century Act of 2012) to gather data on local roads. No state highways are included. The program website defines it as: "The Georgia MAP-21 program is a unique collaborative effort bringing together the Georgia Department of Transportation (GDOT), the University of Georgia's Carl Vinson Institute of Government ITOS Division (ITOS), and the Georgia Association of Regional Commissions (GARC). The work conducted under this program will help meet the state's Federal reporting requirements under the new MAP-21 initiative. The Regional Commissions that make up the GARC will work with their constituent county and city governments to verify, and in some cases collect, 7 road characteristic data elements where available in local data. ITOS will support these efforts by GARC through two-way data dissemination between GDOT and GARC and will perform QA/QC processes." The 7 data elements needed to support MAP-21 reporting are divided up between those needing verification and those to be collected.

#### Data Elements Requiring Verification

**Ownership** - What Jurisdiction does the road belong to. GDOT's data is verified against local data where available

**Operation** - Is the road One-Way, Two-Way, or does it have Reversible lanes. GDOT's data is verified against local data where available

**Number of Lanes** - Number of through lanes on the roadway. GDOT's data is verified against local data where available

**Surface Type** - Is the road paved or unpaved. GDOT's data is verified against local data where available

**Median Type** - Is the median grass, soil, or concrete. GDOT's data is verified against local data where available

#### Data Elements to be collected:

**Traffic Control Devices** - What type of device controls the intersection; stop sign, traffic light, yield. GDOT's data is verified against local data where available. This data element is slightly different in that there will also be an effort to collect this information if local sources do not have it.

**Road Name** - The name of the road for all local roads. This data element will be collected directly from local sources.

## SAFETY AND VEHICULAR TRANSPORTATION

The number of annual automobile crashes has dramatically increased throughout the CSRA Region since 2012. The majority of crashes occur in the more urbanized areas of the region; this makes sense since the majority of vehicular activity occurs in those areas. The adjacent table depicts crash data from the Governor's Office of Highway Safety and reflects the stark difference in the urban and rural areas with regard to incidence of crashes. Augusta-Richmond County has consistently led the region since 2013. Warren County has one of the lower overall counts of vehicular crashes, but it has seen that number rise and fall over the period of 2012 - 2016. Warren County roadways generally have low levels of traffic. This allows for long-rides through scenic countrysides. The County also hosts one cycling event annually to take advantage of these roadway conditions.

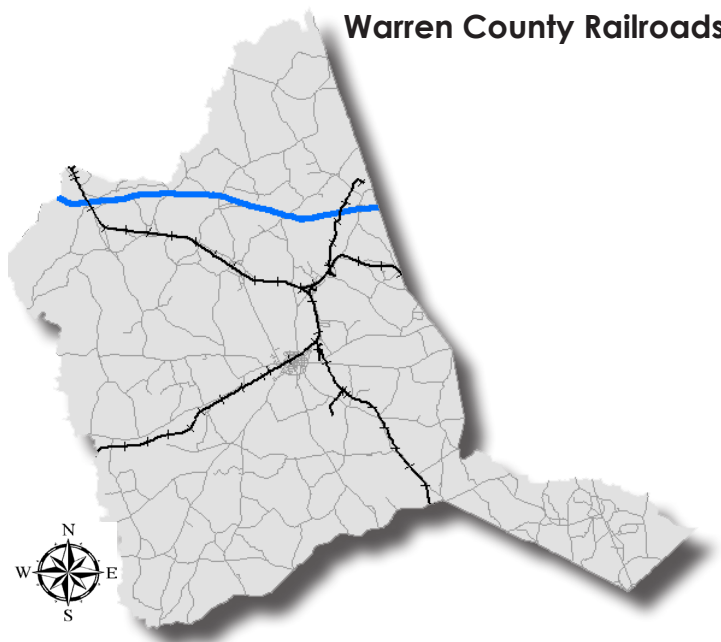
With a push to add more bicycle and pedestrian facilities to area roads, the Georgia Hands-Free Driving law, and redesigned roadways, residents hope to see a decrease in the number of crashes over the next few years.

Annual Total Number of Vehicular Crashes in the CSRA by County					
	2012	2013	2014	2015	2016
Glascocock	16	19	20	36	54
Hancock	40	45	46	60	50
Taliaferro	54	59	61	67	47
<b>Warren</b>	<b>123</b>	<b>137</b>	<b>119</b>	<b>183</b>	<b>151</b>
Lincoln	124	76	55	93	129
Jenkins	149	150	148	98	102
Wilkes	177	202	169	238	267
Washington	216	107	516	535	629
Jefferson	244	275	236	212	247
Burke	327	280	460	371	661
Richmond	333	1,315	8,879	9,541	9,957
McDuffie	347	600	589	724	757
Columbia	373	336	379	353	4,051
CSRA Total	2,523	3,601	11,677	12,511	17,102

Source: Governor's Office of Highway Safety, Georgia Traffic Safety Facts



Warren County Railroads



## RAILROAD NETWORK

Three railway companies currently operate rail lines throughout Warren County. These railroad companies and miles of track are:

- CSX Transportation - approx. 37 miles
- Norfolk Southern - approx. 10 miles
- Georgia Woodland - approx. 1.22 miles

In total, these railway companies operate approximately 49 miles of rail lines throughout Warren County primarily to move freight. These rail companies serve local industries by transporting lumber and aggregate from local lumber yards and quarries.

Railroads are part of the culture of Warren County. The Town of Camak celebrates Railroad Days annually to celebrate the importance of rail lines in the founding of Camak. Proceeds from Railroad Days are used for town improvement projects approved by the Railroad Days Committee.



## ALTERNATIVE MODES OF TRANSPORTATION

Fixed-route public transit in the CSRA is limited to Augusta-Richmond County. Warren County, like the rest of the CSRA, is served with demand-response service, paid for in part by state and federal agencies that provide transportation benefits, such as Medicare and Medicaid.

CSRA cities and counties have also been active in implementing numerous bicycle and pedestrian improvements, including the development of a bicycle and pedestrian plan in 2005. The plan designated a regional bicycle network and recommend actions to improve pedestrian facilities, particularly in downtown areas. Today, some areas like downtown Warrenton have bike lanes, other areas have more extensive networks. Warren County would like to pursue a multiuse trails plan in the future.



There is currently no comprehensive sidewalk inventory for Warren County and its municipalities; condition and length varies throughout. The Jewell community is the only area within unincorporated Warren County that contains pedestrian facilities. This sidewalk connects the Jewell community to the Ogeechee River. The sidewalk is currently covered with vegetation; however, it is in decent condition.

Sidewalks are available in the incorporated jurisdictions in downtown and neighborhood areas. The City of Norwood and Town of Camak both have road segments where pedestrian traffic has created a dirt path, and sidewalk access in the municipalities is limited. The Town of Camak has several sidewalk segments that together measure over 1,000 feet along Lazenby Road and Railroad Street. This sidewalk is poised to be linked to other areas of the Town, and Town officials indicate desire to extend sidewalks as funds become available. The City of Norwood is increasingly concerned about its aging residents ability to get around town safely on foot and would like to do an assessment to decide on the best places to plan for sidewalks.

The City of Warrenton has the most extensive network of pedestrian facilities in Warren County. The city has over 3 miles of sidewalks. The largest segments are located in city center and in residential areas near downtown. These facilities provide necessary pedestrian connections to downtown. Sidewalk facilities are not linked to neighborhoods north of the railroad tracks, and many neighborhoods located in the southern area of the city have no access to sidewalk facilities. Warrenton officials will discuss bike and ped facilities in target areas during the URP process.

Warren County communities should focus on repair and maintenance of sidewalks in existing areas as well as seek opportunities to expand into new areas.



## TRANSPORTATION AND LAND USE CONNECTION

Because transportation and land use are directly connected, governments must consider the impacts and effects that decisions on future land development and transportation infrastructure management have on one another. Land use and transportation planning in the region must coordinate if the jurisdictions ever hope to achieve more sustainable communities. This coordinated planning effort allows us to create places with a balance of uses, mixed uses, preserved local character, and greater access to recreation, employment, services, transportation options, and so much more.

While the transportation system serves automobiles relatively well, it is less friendly to other users. Many streets are designed only with vehicle traffic in mind, making them unsafe or unpleasant for pedestrians and cyclists. Moreover, development patterns in many cases continue to separate uses and rely on arterial roads to make connections. These two factors limit mobility for residents and contribute to inactivity and growing obesity levels for children and adults in the region. As a matter of practice, communities with zoning, subdivision regulations and other land use-related controls should consider, among other things, the following:

- Creation of Planned Unit Developments classification in the ordinance
- Encourage conservation subdivisions and cluster developments
- Providing incentives or requiring that linkages be made between new developments and bike/ped/recreation facilities
- Allow mixed uses in certain zoning districts
- Allowing /encouraging the upper floors of downtown buildings for residential and the ground floor for commercial/office
- Implementing a Complete Streets policy and design guidelines
- Utilizing the expansion of water/sewer infrastructure as a means to guide growth to desired areas
- Examine the street networks around senior centers for walkability/usability
- Perform walk audits with Safe Routes to School (SRTS) at local schools to address issues

As previously mentioned, counties like Warren may experience migration from more urban areas because of lower housing costs, less traffic, and charming rural character. These individuals may live in Warren and commute back to Fort Gordon, Augusta-Richmond County or Columbia County. Considerations for roadway impacts and land use changes to accommodate these changes is important.

With that said, it must be noted that the goal of transportation planning is not to build roadways that never experience congestion. Communities have to consider the future and the fact that targeting improvements and expanding road capacity can encourage unintended development. Some areas may need to do a "road diet" and actually remove an automobile travel lane in certain areas (like downtowns) and replace it with on-street parking, wider sidewalks, bike lanes or other traffic calming measures.

Thanks to the passage of the Transportation Improvement Act (TIA, aka TSPLOST) in 2012 - much-needed transportation improvements have taken place across the entire region, either through the projects designated on the region's final project list, or through the 25% discretionary funds. TIA represents a 1% transportation sales tax to fund regional and local transportation improvements, of which 75% of funds go to a predefined project list. Discretionary funds are used on a variety of projects, such as airports, roads, bridges, bike lanes, and pedestrian facilities. The funds can be used on any new or existing transportation projects, including operation and maintenance or as a match for state and/or federal funds.

The CSRA TIA Project list at a glance as of December 2018:

Total Projects: 84

Projects Under Construction: 16

Projects Completed: 40

TIA Funds Budgeted (2011 Dollars): \$713,019,813

Total Expenditure to Date: \$160,234,172

Tax Revenue Collected o Date: \$376,616,735

TIA Projects by County	
County	Number of Projects (on the approved TIA investment list)
Burke	5
Columbia	8
Glascocock	1
Hancock	3
Jefferson	3
Jenkins	1
Lincoln	2
McDuffie	3
Richmond	50
Taliaferro	1
Warren	2
Washington	2
Wilkes	3
Source: GDOT	

Projects from the 2012 TIA list are staggered into three (3) “bands” covering different points of the 10-year collection window: Band 1 (2013-15), Band 2 (2016-19), and Band 3 (2020-22). Types of projects include; road widening, road resurfacing, bridge restoration or replacement, bike/ped facilities, public transit operations and maintenance, intersection improvements, sidewalks, signals, medians, frontage roads, truck routes, and passing lanes.

Warren County's two (2) projects represent the two phases of the construction of an I-20 frontage road. This project is “blended” and has funding from non-TIA sources.

Communities across the board are supportive of TIA and elected officials have begun conversations about a TIA 2022, facilitated by the Regional Commission.

**More information on the TIA program such as project status and budgets can be found at [www.ga-tia.com](http://www.ga-tia.com).**



## LIBRARY AND CULTURAL FACILITIES

The CSRA has seven (7) different library systems serving the region, counting a total of 37 libraries.

Warren County operates one library located in 10 Warren Street in Warrenton. The library is part of the Clarks Hill Regional Library system. The library currently operates with two (2) full time employees who oversees a collection of approximately 13,500 books and audio & video media. Public computers with Internet access are available to patrons and is currently the most popular service offered. In 2004, the library was renovated to repair the roof and improve the interior. The library should be considered for the “Broadband Ready” site designation as a part of the broadband deployment process.

The Old Warren County Gym and Cultural Center is located near downtown and provides residents a site for performances and minor athletic events. This site is listed on the National Register of Historical Sites and is a treasured asset to the community.

The Knox Theater is another community asset. Although currently not in use due to renovations, the Knox Theater has potential to be the local performing arts venue and a significant revenue generator for the community once renovations are complete. Warren County has taken the lead on researching available grants for the costly, but much-needed project.



## EDUCATIONAL FACILITIES

Warren County contains four (4) schools which provide classes for students beginning in pre-kindergarten to the 12th grade. The Warren County School System contains Freeman Elementary, Warren County Middle School, and Warren County High School (middle school and high school are located on the same site). Briarwood Academy is a private school offering classes from pre-kindergarten to 12th grade.

The adjacent table outlines enrollment levels for all county public schools as of March 2018. Population data revealed that households with children are among the cohort leaving the county and declines in school enrollment affirms this. The Warren County School System has contracted by approximately 600 students since the year 2000. Briarwood Academy has seen the same level of reduction in enrollment. The may be attributed to it being a private school with regional ties.



Enrollment in Public Schools	
School	2018
Warren County High School	144
Warren County Middle School	130
Freeman Elementary School	336
<b>TOTAL</b>	<b>610</b>
<i>Source: Georgia Department of Education</i>	

Despite the drops in enrollment, the school system continues to progress in a number of ways. One of the largest accomplishments of the school system has been the establishment of its school garden program. The school has utilized the old band field to plant 3 acres of food crops and a starter fruit orchard. The program teaches students K-12 different aspects of the food system from healthy food choices and crop production to land management, horticulture and agri-business. The gardens also present a cost savings for the school, as much of the produce grown goes right back into the lunch room for meals such as fresh salads. An aspiration of the program is to develop an outdoor classroom that can be opened up for a small farmer's market. The Warren County School System has been contacted by other schools looking to start/improve garden programs as well. This program can serve as an excellent model and should be supported in its efforts to grow and serve the students.

The Warren County School Board in cooperation with community leaders have created the Warren County Career Academy. This institution provides educational opportunities not found in traditional classrooms. Vocational training in welding, computer literacy, construction, and nursing is provided. Program graduates are able to work in their chosen field or seek further training with a firm foundation of their chosen field. Per the Warren County School System website, one of the goals of the Career Academy is "To provide a seamless career program from elementary to middle to high school to the technical college with entry into the identified pathways at the high school level, followed by dual/joint enrollment at the off campus Career Academy Center to further support the appropriate preparation for student success throughout school and into employment." Oconee Fall Line Technical College and Oglethorpe Power are two of the Career Academy's partners.

## **SOLID WASTE MANAGEMENT**

Prepared in accordance with the Georgia Comprehensive Solid Waste Management Act (1990), the joint Warren County, Camak, Norwood, and Warrenton Solid Waste Management Plan (the "SWMP") was adopted by all four (4) participating communities by January, 2005. The SWMP was prepared in accordance with state-wide solid waste management planning standards and procedures. The document evaluates Warren County communities' ongoing waste disposal streams, collection and disposal methods, land limitations in relation to the siting of solid waste handling and disposal facilities; and, proposes implementation strategies for the purposes of meeting local and state goals regarding adequate solid waste handling capacity and possible waste reduction.

The county has one manned collection site for solid waste. This site also is set up for receiving recycling materials (plastic, paper, cardboard, glass). The County is considering other recycling options such as electronics in the future.

Warren County no longer has an active landfill; solid waste is delivered to the McDuffie County inert landfill. The county continues to handle all groundwater and methane monitoring for the closed Warren County Landfill. This landfill was closed in 1995. The Town of Camak and City of Norwood offer residents curbside pickup and delivered to the landfill by a third party. Warrenton has a contract for the pick-up and disposal of solid waste with a private contractor. Warrenton picks up yard waste and transports it to the landfill.

# ECONOMIC DEVELOPMENT



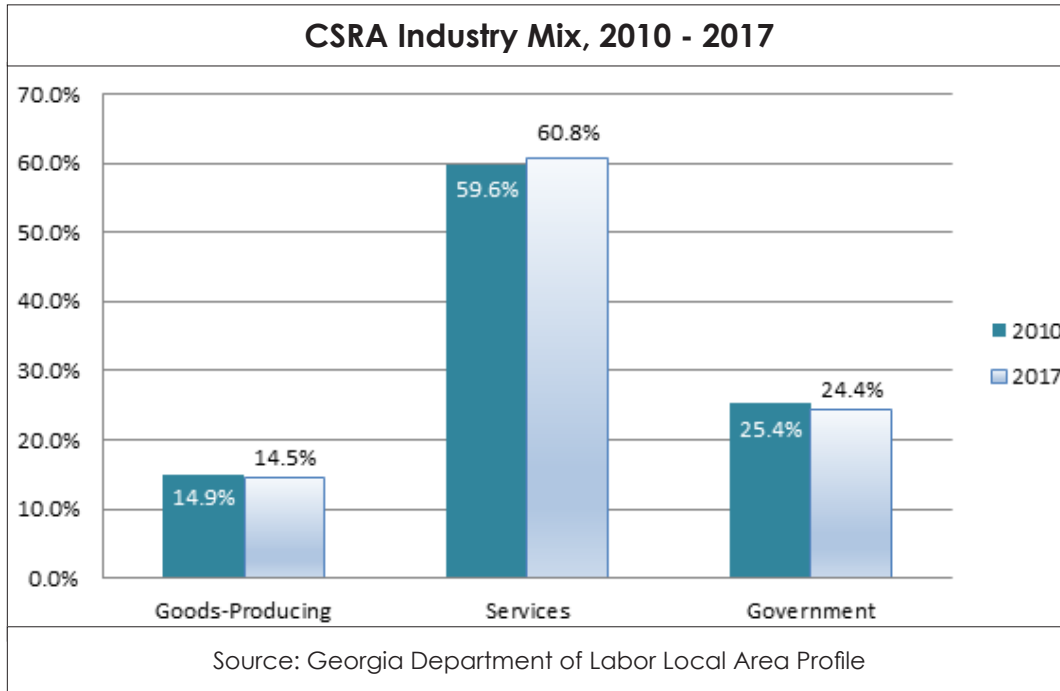
The economic engine driving Warren County and its contained jurisdictions contains multiple components. An expansion of the tax base is an expressed desire for the county and contained jurisdictions.

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

The following analysis provides information which could aid community leaders in making planning and policy decisions to advance Warren County's economic development goal. This section briefly discusses employment, location of employment, pay, and opportunity zones.

## THE REGIONAL ECONOMY AND WARREN COUNTY

The CSRA's employment base is largely a mix of small businesses across a variety of sectors. There are 9,298 businesses in the region, employing 198,473 CSRA residents. The majority of businesses employ ten or fewer people. Major employers such as utility firms, education institutions, and government agencies supplement the small business sector of the economy.



### Industry Mix

A majority of jobs in the region are in service-producing industries. Approximately 60 percent of the CSRA's jobs are in this sector, followed by government (24.4 percent) and goods producing (14.5 percent). These data highlight the move toward service industries that has occurred over several decades. Major regional employers include Fort Gordon, Savannah River Site, Augusta University, Plant Vogtle, and several area hospitals.

### Location Quotient

Location quotients are analytical tools used to determine which industries are concentrated in a region by comparing each industry's share of employment to the same measure for the nation as a whole.

Location Quotient, CSRA and the United States, 2018					
Industry	CSRA		United States		Location Quotient
	Jobs	Percent	Jobs	Percent	
Natural Resources & Mining	2,014	1.5%	1,872,879	1.6%	0.96
Construction	7,124	5.3%	6,686,142	5.5%	0.96
Manufacturing	15,035	11.2%	12,296,697	10.2%	1.10
Trade, Transportation & Utilities	30,733	22.9%	27,002,877	22.4%	1.02
Information	2,130	1.6%	2,796,947	2.3%	0.68
Financial Activities	5,018	3.7%	7,953,761	6.6%	0.57
Professional & Business Services	22,763	16.9%	20,024,917	16.6%	1.02
Education & Health Services	25,818	19.2%	21,654,265	18.0%	1.07
Leisure & Hospitality	19,019	14.2%	15,556,625	12.9%	1.10
Other Services	4,397	3.3%	4,387,613	3.6%	0.90
Unclassified	296	0.2%	271,898	0.2%	0.98
<b>Total</b>	<b>134,347</b>		<b>120,504,621</b>		

Source: US Bureau Labor Statistics Quarterly Census of Employment and Wages; Omits jobs classified as non-disclosed.



The CSRA's location quotient for a particular industry (i.e. manufacturing) is the ratio of the manufacturing share of total employment in the region to the manufacturing share of total employment in the United States. If the ratio is greater than 1, the industry is of more importance in the region than the U.S. as a whole and is, therefore, likely to be an exporting industry. The table on the previous page presents location quotients for the CSRA and the nation. The CSRA's primary export sectors are manufacturing, leisure and hospitality, and education and health services, all with location quotients at or above 1.

The relatively low location quotients for information (0.68) and finance (0.57) suggest the region has not achieved its full employment potential in these sectors. With efforts to deploy broadband in the County, these sectors represent increased opportunity. Additionally, Fort Gordon was recently designated the Army Cyber Center of Excellence, and several thousand new soldiers and contractors are expected to the CSRA region in the coming years. The region is working to provide a skilled workforce capable of occupying some of the jobs that will be associated with growth in cyber. Expanded partnerships with the technical college system and the school district can help prepare Warren County residents to enter these fields.

The CSRA economy was built on traditional industries such as manufacturing. Though many firms have departed, the legacy of this critical sector remains. It is still often the largest single generator of jobs in many communities – Warren County included. As Warren County's local economy is relatively small, often consisting of just one or two firms in a given industry sector, the Bureau of Labor Statistics declines to disclose some data in the interest of protecting firm privacy and confidentiality. To be specific, data for eleven of twenty 2-digit NAICS sectors is suppressed, including key local sectors such as Agriculture and Forestry, Mining and Extraction, and Healthcare and Social Assistance. However, even after extensive suppression, the data reveals the industry distribution of approximately 62% of local jobs. Of the 62% known, the manufacturing sector employs the greatest proportion, at 43%, followed by Wholesale Trade at 42%. Retail is a distant 3rd with a 10% share of local jobs. After two consecutive years of greater than 10% growth, Manufacturing fell by 4.6% from 2016 to 2017. Wholesale trade grew by 8.9% from 2014 to 2015, held constant through 2016, and grew slightly in 2017, up 3.4%. Finally, after posting single-digit declines from 2014 to 2016, retail trade regained lost ground in 2017 with a small up-tick of 1.6%. Warren County is actively working to improve its industrial parks/sites and recruit tenants.

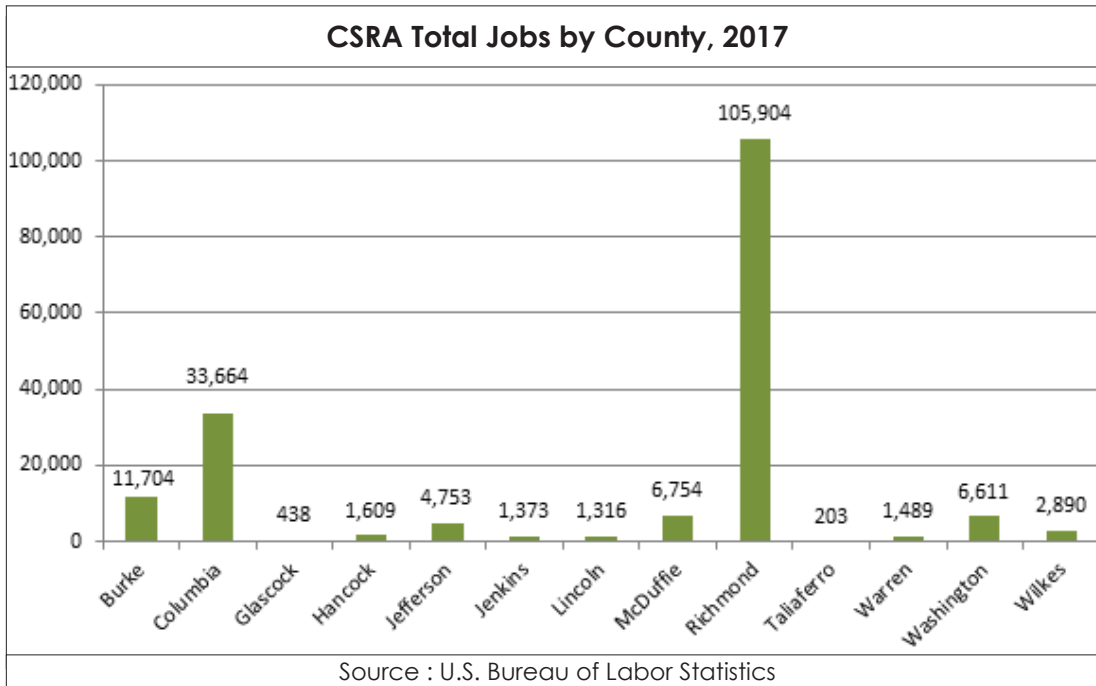


#### A Growing Local Agri-Business and Agri-Tourism Industry

- Warren County has a rich agricultural heritage that is protected by an established zoning plan. This adds up to a developing agri-tourism industry.
- The Foundation of this industry is the Jimmy Stewart & Friends Annual Spring and Fall Trail Ride. This is a three day event that offers camping, trail riding, and entertainment.
- River View Farm is home of the Mayfield Grist Mill. Besides being a growing agri-tourism business with a yearly festival and supplying fresh ground corn meal and their famous hushpuppy mix, the Grist Mill is also a historic place.
- Five-Points Ranch grows and sells grass fed beef and pecans.
- Kent County Line Cattle grows and sells natural grain finished beef and has a facility to tour.
- Fat Cat Farms, LLC produces wine grapes and strawberries.
- Georgia Lamb at Hadden Ranch grows and sells quality lamb cuts and packages for the freezer.
- The newest addition is Six Acres Farm. The farm produce and market fresh eggs, pasture raised poultry and grass fed beef. It also offer field trips, a photographer for events and goat yoga.

## Job Creation

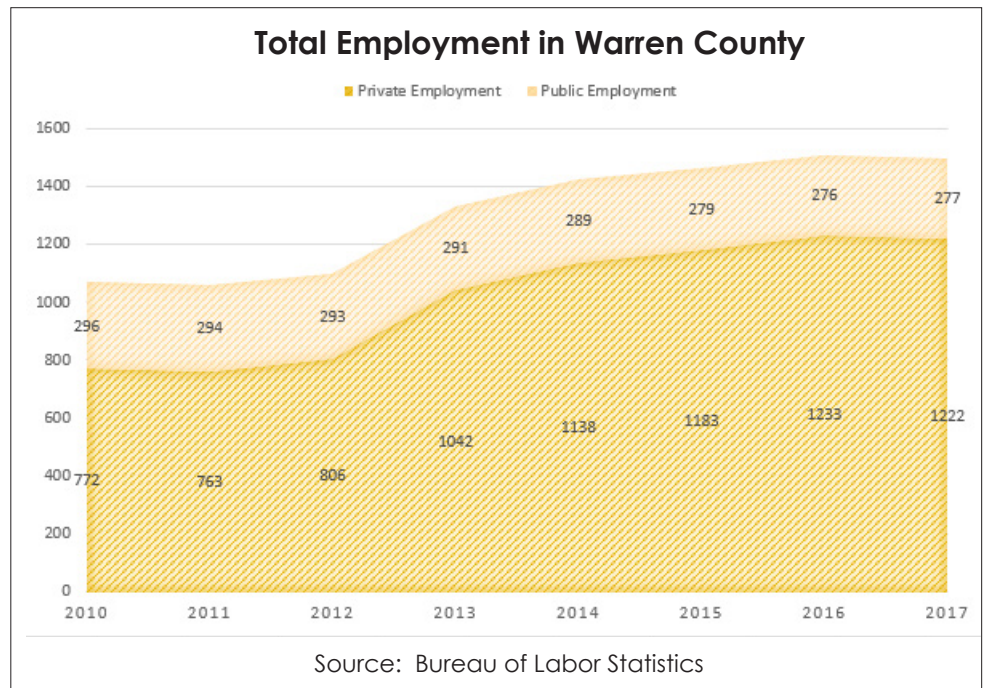
Overall, between 2010 and 2017, the region has seen an increase in the number of jobs. The majority of the CSRA's jobs are located in the more urban counties. Together, Augusta-Richmond and Columbia counties account for approximately 78% of jobs within the region. This can be viewed as a negative for Warren County governments as the location of jobs in these other counties may



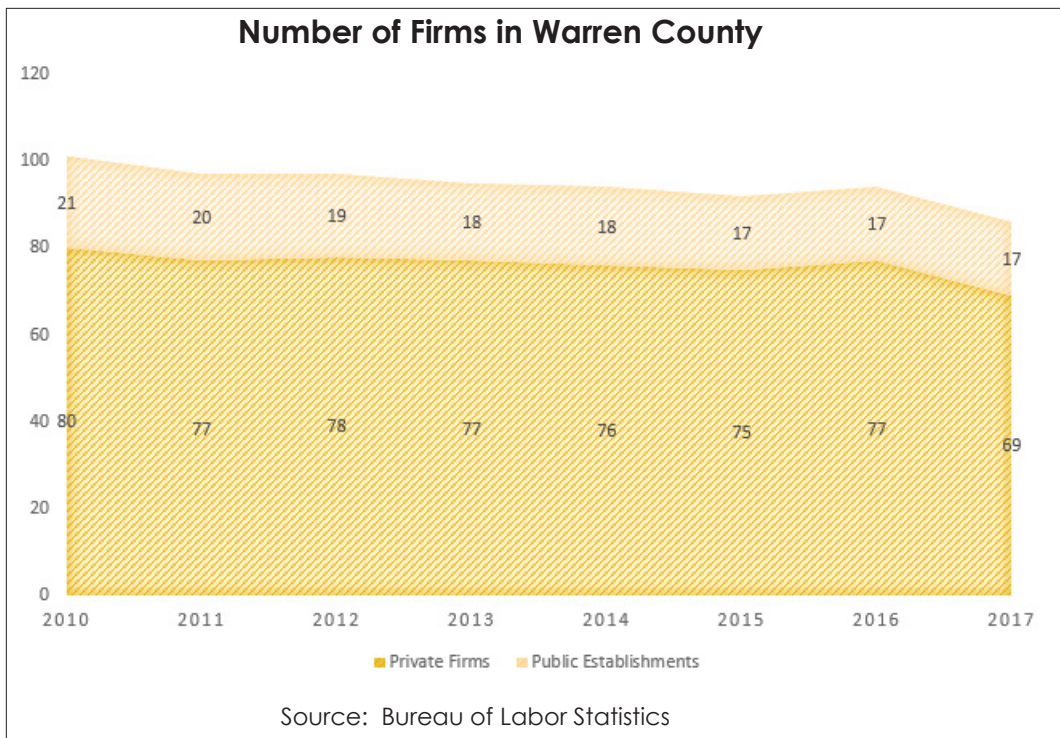
pull away younger workers and others looking for greater job opportunity. However, an important distinction must be made between the firms operating and jobs available in a given community, and the jobs performed by that community's residents. The long-touted imbalance between jobs and housing means that many people commute vast distances each day, crossing multiple

municipal boundaries to reach their place of employment. This also underscores the regional nature of employment, accentuating the fact that residents are often constrained by wages and housing prices to live in one area, while constrained by the availability of suitable jobs to work in another. According to 2016 ACS 5-year estimates, the average travel time to work for Warren County residents is approximately 27 minutes. Under this view, the creation of jobs in urban areas can also be viewed positively, as some of those workers may choose to live in Warren County and commute. County officials can also seek opportunities to recruit companion industry jobs to those located in the urban areas.

The BLS reports that Warren County's employers added jobs year on year from 2012 to 2016, with the first decline seen in 2017. The local economy saw an overall increase in jobs from an annual average of 1,099 in 2012, to peaking at an annual average of 1,509 in 2016. This dropped slightly in 2017 to 1,489. Throughout the same period, the public sector held to a relatively constant proportion of total employment, while growth occurred in the private sector.







The annual jobs decline reported in 2017 is likely due to a few key firms leaving the local economy. For the same period from 2012 to 2016, the number of privately held firms hovered near 77 before dropping to just 69 in 2017. The number of public sector establishments began at a high of 19 in 2012 and dropped to 17 by the 2017.

Economic Developers understand the cost of recruiting new business versus expanding an existing business. Having taken a survey of industries presently operating locally, their contributions to the economy, and their state of health, development of an existing industry program, or business retention and expansion program (BREP), is an identified DCA Best Practice under the Quality Community Objective of Economic Prosperity. As Warren County's recent historic industry data demonstrates, existing firms are a reliable source of new jobs. Every effort should be made to support and enhance existing local industries.

**WHERE WARREN COUNTY RESIDENTS WORK**

As previously mentioned, complex, interwoven social and economic realities underlie the spatial imbalance of jobs and housing. For some, where to live is a choice, while for others, their place of residence is a matter of familial or economic constraint. Though we can only speculate as to the reason, more working-age people live in Warren County than there are available jobs. The U.S. Census Bureau, through the American Community Survey (ACS), offers a look at the work done by Warren County residents (by industry sector) and whether it's inside or outside the county. As a significant proportion of the County's residents are employed outside the County, these numbers are more-so a reflection of regional economic activity.

Of the approximately 2,107 civilian employed individuals living in Warren County in 2017, the single greatest share of residents were employed in manufacturing, at 25.4%. This represents a decline from 29% in 2010. The next largest industry was Education, Health and Social Services with a 22.8% share of the workforce, and Retail Trade ranked third with 13.8%. Interestingly, only 32% of the employed population worked inside of Warren County in 2017; while the remaining residents worked outside the County. In 2010, 36% of employed residents commuted outside the county. The large numbers of outside-County employment indicate that most of the jobs located in Warren County are not filled by residents. Fully understanding this disconnect will help all jurisdictions plan better for the future.

## INCOME AND WAGES

Household incomes have risen since 2010 for Warren County as a whole. The County as a whole saw an increase in average annual household income of nearly \$10,000 over the 17-year period. Though shrinking, Warren County's population as a whole has become more educated. Those failing to obtain at least a high school diploma now make up a smaller proportion of the population than they did in the year 2000. Also, the county has gained residents possessing Bachelor's and graduate degrees.

The average percentage change in average household income for Norwood and Camak between 2000 and 2017 were well in excess of the state average for the same period. This could be due to the small number of households in those communities, wherein small shifts have a greater effect than in larger areas. Warrenton experienced a significant rise and fall of average household income, ending at \$33,842 in 2017. Despite an increase in income over the study period, the gap between the County average and the state average has grown from approximately \$20,000 to nearly \$30,000, reflecting a slower rate of income growth at the county level.

Average Household Income					
	2000	2010	2017	2000-2017 Change	2000-2017 Percent Change
Warren County	\$36,947	\$37,217	\$46,586	\$9,639	26.1%
Camak	\$34,092	N/A	\$49,212	\$15,120	44.4%
Norwood	\$29,697	\$21,261	\$46,062	\$16,365	55.1%
Warrenton	\$30,994	\$41,135	\$33,842	\$2,848	9.2%
Georgia	\$56,625	\$66,620	\$74,763	\$18,138	32.0%

Source: U.S. Census Bureau

Consistent with the national economic trends, the CSRA region is gradually shifting more so toward service provision than production of goods. The significance of goods-producing employers can readily be seen in a comparison of wages, however. For Warren County wages in both categories have increased. Those in goods-producing sectors have enjoyed a comfortable increase of nearly \$200 weekly since 2015 over those in the service-related sectors. This becomes part of the important conversation when deciding which employers to recruit.

Average Weekly Wage in Warren County				
	2015	2016	2017	2018 (Q2)
<b>All industries</b>	\$776	\$785	\$800	\$823
Service-providing	\$699	\$700	\$726	\$708
Goods-producing	\$896	\$905	\$910	\$980

Source: Bureau of Labor Statistics

## FEDERAL OPPORTUNITY ZONES

Federal Qualified Opportunity Zones were created in an effort to spur economic growth in low-income communities by allowing investors to defer federal tax liability by re-investing capital gains from other investments and placing those funds into approved investment vehicles in designated areas for a minimum period of time (5, 7, or 10 years). In 2018, the U.S. Department of Treasury designated 260 census tracts within Georgia as Qualified Opportunity Zones, 27 of which are located in the CSRA region. Poverty and income were used to determine eligible tracts. Warren County contains one census tract (9704) that is designated as a Qualified Opportunity Zone under this new program, and should seek to create opportunities for private investment. A significant portion of that tract is designated for community growth and industrial development in the future (see “Land Use” section).



## ENTERPRISE ZONES

The state Enterprise Zone program began as a result of the Enterprise Zone Employment Act, enacted in 1997 by the General Assembly. The program encourages private business reinvestment and rehabilitation in areas suffering from disinvestment, underdevelopment, and economic decline.

The Enterprise Zone area must meet at least three of the following five criteria:

1. Pervasive poverty established using the most current United States decennial census prepared by the U. S. Bureau of Census.
2. Unemployment Rate (average for preceding yr.) at least 10% higher than State or significant job dislocation.
3. Underdevelopment evidenced by lack of building permits, licenses, land disturbance permits, etc. lower than development activity within local body's jurisdiction.
4. General distress and adverse conditions (population decline, health and safety issues etc.).
5. General Blight evidenced by the inclusion of any portion of the nominated area in an urban redevelopment area.

Four (4) areas in the CSRA region have designated Enterprise Zones:

Augusta-Richmond County

**Town of Camak**

City of Thomson

City of Washington

Incentives include local property tax exemption and local abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying businesses.

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# HOUSING

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Housing types and condition vary across the county. Examining this information is important because housing conditions within a community provide insight into its economic and social health. Both new housing development and renovated existing housing are present in a vibrant community. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life. Providing safe, adequate, affordable housing for residents is a priority for Warren County. This section of the plan examines the regional and local housing mix, occupancy, housing value, age of housing stock, and cost burden.



## REGIONAL HOUSING OUTLOOK

Housing will become an increasingly vital matter for the CSRA region as it approaches a season of anticipated growth in its urban areas. One of the reasons for the projected growth is Fort Gordon, home of the U.S. Army Signal Corps and the U.S. Army Cyber Command. It remains the largest employer and driver of the regional economy, with an estimated workforce of 26,000 military, civilian and contractor employees, and an estimated economic impact of \$2.26 billion. Completion of the Cyber Command Headquarters by 2020 will bring an additional 1,200 military and civilian personnel. The mixture of short and long-term personnel will require housing solutions that satisfy both sets of needs and expectations.



Housing Types in the CSRA, 2012-2016				
County	Total Units	Single Family	Multi-Family	Manufactured
Burke	8,082	55.9%	11.4%	32.7%
Columbia	45,623	87.9%	6.2%	5.8%
Glascocock	1,105	51.8%	2.2%	4.6%
Hancock	2,813	56.2%	6.4%	37.4%
Jefferson	5,855	61.5%	11.2%	27.3%
Jenkins	3,554	65.0%	4.1%	30.8%
Lincoln	3,457	63.5%	3.4%	33.1%
McDuffie	8,067	66.9%	10.8%	22.3%
Richmond	72,470	68.0%	24.4%	7.6%
Taliaferro	748	55.4%	6.0%	38.6%
Warren	2,204	51.9%	13.8%	34.3%
Washington	7,381	62.1%	7.7%	30.2%
Wilkes	3,975	72.5%	9.6%	17.9%

Source: US Census Bureau, 2012-2016 ACS 5-Year Estimates

The CSRA's housing stock includes both owned and rental units and mix of housing types. The majority of the region's housing stock is classified as single-family. Approximately 36 percent of occupied housing units in the CSRA are rental units and 64 percent are owner units, which represents some regional capacity to address different housing needs. A quick glimpse at median gross rents across counties in the region reveals a dynamic and varied housing market. This is both a strength and a weakness. Individuals who come to the region for work and have the means to do so can have their choice of urban, suburban, rural or even waterfront lifestyle. On the other hand, varied rents also reflect deep gaps in community quality and availability from one jurisdiction to the next that ultimately have implications for those whose choices are more limited. The region's vacancy rate is relatively

high 18 percent, a figure that has increased since 2010, when it stood at 15 percent. According to the 2010 distribution of vacant housing units, almost 36 percent were unavailable for purchase or rent. In addition, a significant portion of housing is substandard. Observations, resident conversation and housing inventories suggest that the region's housing stock is not adequate.

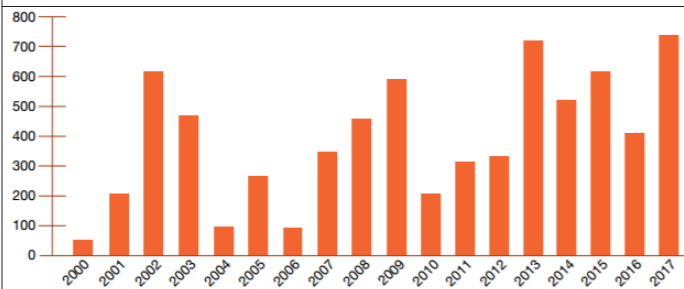




The Department of Housing and Urban development (HUD), has defined a subset of the CSRA region as the Augusta Housing Market Area (HMA). This area includes the following counties: Augusta-Richmond, Columbia, Burke, Lincoln, McDuffie, Edgefield, and Aiken counties. Although Warren is not included in the measurements, understanding what's projected to happen in this growth area is important. Writing in mid-2017, HUD described the Augusta HMA housing market as “balanced” for the three-year forecast period leading into 2020.

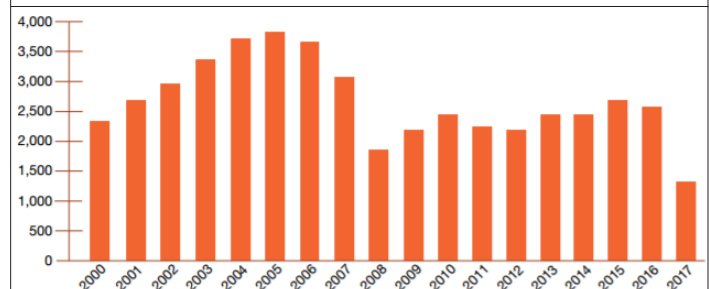
Accounting for anticipated annual growth of 4,300 jobs within its 7-county Housing Market Area, HUD estimated a demand of 6,825 homes for sale and 2,200 market rate rental units within the study area. With an estimated 800 homes to be sold and 880 units for rent under construction, the analyst speculated that demand would be met largely through existing units currently vacant throughout the HMA. Nonetheless, the anticipated job growth and resultant demand for housing may widen the affordability gap that already exists for residents. Stakeholders have noted that former military personnel, retirees and others find the lower property taxes and calmer lifestyle attractive. These residents represent another group who may migrate away from the increasingly higher-priced areas. As a receiver county for those looking for less expensive housing, more acreage, and/or a slower pace, these conditions should serve as a signal for Warren County to prepare itself for potential residential growth.

### Multi-Family Units Permitted in the Augusta HMA



Source: U.S. Census Bureau, Building Permits Survey and 2017 Comprehensive Housing market Analysis

### Single-Family Home Permitted in the Augusta HMA



Source: U.S. Census Bureau, Building Permits Survey and 2017 Comprehensive Housing market Analysis

### Estimated Demand for New Market-Rate Rental Housing in the Augusta HMA

One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
700 to 899	400	850 to 1,049	300	1,100 to 1,299	85
900 to 1,099	260	1,050 to 1,249	300	1,300 to 1,499	120
1,100 or more	220	1,250 to 1,449	300	1,500 to 1,699	65
		1,450 to 1,649	50	1,700 to 1,899	50
		1,650 or more	50	1,900 or more	15
<b>Total</b>	<b>880</b>	<b>Total</b>	<b>990</b>	<b>Total</b>	<b>330</b>

Source: U.S. Census Bureau, Building Permits Survey and 2017 Comprehensive Housing market Analysis

## UNIT TYPES

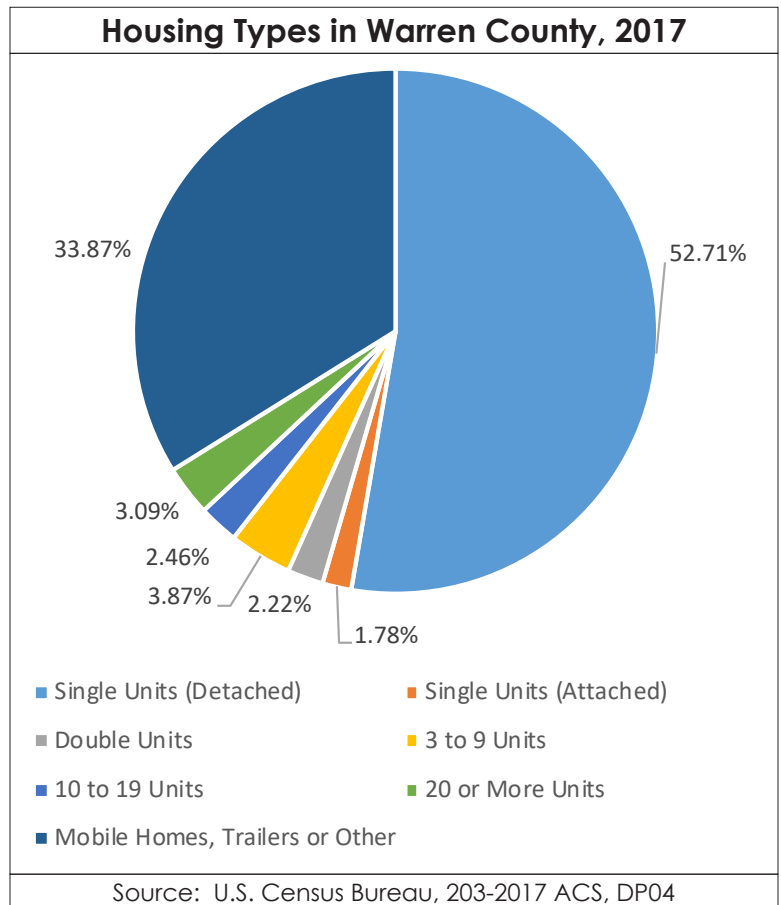
Like most of the region, housing in Warren County consists primarily of single-family, detached dwelling units and manufactured homes/trailers. According to ACS estimates, these single-family units made up 86.6% of all housing units in the County in 2017. Based on the general development patterns, demand for these particular housing types will likely continue into the future in most areas of the County.

Housing Types in Warren County, 2000-2017								
Warren County	2000	Percent (%)	2010	%	2017	%	2000-2017 Change	2000-2017 Percent Change
Total Housing Units	2,767		2,965		2,973		206	7.4%
Single Units (Detached)	1,522	55.0%	1,825	61.6%	1,567	52.7%	45	3.0%
Single Units (Attached)	48	1.7%	11	0.4%	53	1.8%	5	10.4%
Double Units	101	3.7%	56	1.9%	66	2.2%	-35	-34.7%
3 to 9 Units	68	2.5%	126	4.2%	115	3.9%	47	69.1%
10 to 19 Units	29	1.0%	0	0.0%	73	2.5%	44	151.7%
20 or More Units	26	0.9%	15	0.5%	92	3.1%	66	253.8%
Mobile Homes , Trailers or Other	973	35.2%	932	31.4%	1,007	33.9%	34	3.5%

Source: U.S. Census Bureau

In 2016, the City of Warrenton began work on a Housing Improvement Initiative to address current and future housing needs within the city. Its goal was and is to eliminate slum and blight, to prevent slum and blight in older deteriorating neighborhoods, to increase home ownership among city residents and to provide affordable housing for existing residents and new incoming persons.

With these goals in mind, the City applied for membership to the Georgia Initiative for Community Housing (GICH). They were not selected in 2016 but reapplied and were selected to join GICH in 2017. Warrenton will be a junior in February 2019.



The members of the GICH committee conducted a housing assessment, and upon completion of the assessment the RC produce a Housing Action Plan (HAP). The HAP contained the results of the current conditions of the City's existing housing stock. The HAP assessed current and future housing needs, recommended actions to meet the above stated goals, and identified funding sources to achieve desired outcomes. Thus, the study provided a solid foundation for the city, community organizations and the private sector to address current and future housing needs. The next step for the City is completion of an Urban Redevelopment Plan with the CSRA RC. The next step for the County is pursuing GICH along with the City.

Units in Structure, 2015 & 2018 in Warrenton					
Category	ACS 2015	%	Category	City Data 2018	%
<b>Total Housing Units</b>	980	100.0	<b>Total Housing units</b>	823	100%
<b>Single Units (detached)</b>	531	54.2%	<b>Single Units</b>	449	54.6%
<b>Single Units (attached)</b>	24	2.4%	<b>Duplex</b>	12	0.15%
<b>Double Units</b>	93	9.5%	<b>Triplex</b>	3	0.003%
<b>3 to 4 Units</b>	30	3.1%	<b>Multi-unit sites</b>	192	23.3%
<b>5 to 9 units</b>	17	1.7%			
<b>10 to 19 Units</b>	22	2.2%			
<b>20 or more Units</b>	59	6.0%			
<b>Mobile/ Manufactured Home</b>	204	20.8%	<b>Mobile/ Manufactured Home</b>	167	20.1%

Source: U.S. Census Bureau, ACS 2015 and 2018 City data (HAP)

The City of Warrenton had a total 980 housing units in 2015, according to the 2011-2015 American Community Survey. Based on the data collected for the 2018 HAP there are 823 housing units in the City.

## AGE OF HOUSING

Warren County's housing stock shows signs of aging. The majority of housing in the county was built either in 1939 or earlier (20%), or in the 40-year period from 1960 to 1999 (64%). This is common in other rural counties in the region. Only 4.3%, less than 300 homes, were built in Warren County since the year 2000. Unincorporated Warren County and the City of Warrenton have seen the bulk of new development occurring in the 2000s, with an estimation of just under 200 homes in the County, and approximately 39 in Warrenton. The County and municipalities should explore options to improve community quality and rejuvenate the slow local housing market.

### Age of Housing

Housing Age	Warren County		Unincorporated Warren County		Camak		Norwood		Warrenton		Georgia	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
1939 - Older	336	20.4%	186	10.9%	30	39.0%	45	31.3%	75	20.3%	181,777	5.1%
1940-1949	115	3.7%	79	4.8%	0	6.1%	5	0.0%	31	7.2%	118,413	3.3%
1950-1959	197	7.8%	112	6.8%	2	0.0%	10	2.2%	73	13.6%	256,153	6.9%
1960-1969	485	10.2%	272	15.9%	14	14.6%	5	15.9%	194	13.1%	374,195	9.8%
1970-1979	761	20.4%	415	24.5%	13	12.2%	36	23.6%	297	14.4%	582,333	15.2%
1980-1989	310	17.0%	215	12.9%	5	25.6%	20	11.5%	70	14.3%	715,437	18.2%
1990-1999	482	16.3%	199	11.8%	24	2.4%	26	9.3%	233	14.2%	890,400	21.5%
2000-2009	212	2.8%	169	10.0%	0	0.0%	4	6.0%	39	1.4%	944,048	13.7%
2010-2013	51	1.5%	38	2.3%	0	0.0%	0	0.0%	13	1.6%	98,822	6.3%
2014 or later	24				0		0		0		41,710	
<b>Total</b>	<b>2,973</b>	<b>100.0%</b>	<b>1,709</b>	<b>100.0%</b>	<b>88</b>	<b>100.0%</b>	<b>151</b>	<b>100.0%</b>	<b>1,025</b>	<b>100.0%</b>	<b>4,203,288</b>	<b>100.0%</b>

Source: U.S. Census Bureau, 2013-17 ACS Estimates

## MEDIAN RENTS

Median rents across Warren County and its municipalities have increased since the year 2000. In 2017, the median rent in the county was \$548. This amount varies based on location, but is still significantly lower than the Georgia median of \$927. A difference of over \$100 was reported between Warrenton and

Camak. This difference speaks to the varied nature of the housing market, including availability and condition of units, in Warrenton and other locations throughout the County. Each of the communities should consider a HAP or housing inventory to better determine housing condition and forward steps such as grants for housing rehab or new construction.

	2000	2010	2017	2000-2017 Change	2000-2017 Percentage Change
Warren County	\$316	\$502	\$548	\$232	73.4%
Camak	\$325	\$408	\$588	\$263	80.9%
Norwood	\$269	\$338	N/A	N/A	N/A
Warrenton	\$317	\$448	\$474	\$157	49.5%
Georgia	\$613	\$808	\$927	\$314	51.2%

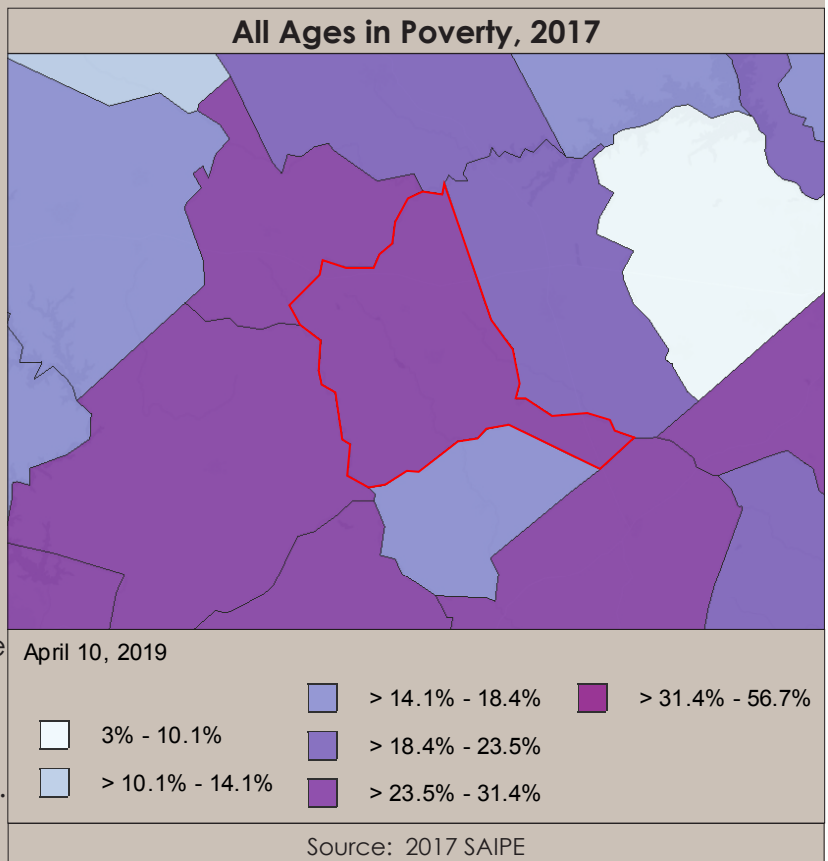
Source: U.S. Census Bureau, 2000 SF1, 2011 ACS and 2017 ACS

## COST BURDENED HOUSEHOLDS

Despite rising incomes, some Warren County residents still find it difficult to make ends meet. According to HUD housing affordability data (CHAS), at least 31.2% of Warren County households spend more than 30% of their monthly income on housing costs. HUD defines this as being "housing cost burdened." Additionally, 17.1% of households are considered to be severely cost burdened, spending in excess of 50% of monthly income on housing costs. These families or householders often have difficulty affording necessities such as food, clothing, transportation or medical care.

That many residents experience cost burden is further confirmed by metrics like the poverty rate and medical insurance coverage for the population aged 18 to 64. According to 2017 Census Bureau Small Area Income and Poverty Estimates (SAIPE), 27.9% of Warren County residents have a family income that is beneath the corresponding poverty threshold; further, 15.6% of the Warren County population between the ages of 18 and 64 lacks medical insurance coverage. Conditions become increasingly difficult when households account for transportation costs.

In areas where residents are low-income, housing repair can be a major issue. Some home owners have been able to utilize Community HOME Investment Program (CHIP) grants for housing rehab, although issues of heir property has been a problem. As it reviews ordinances, Warren County should examine heir property subdivision regulations as a measure of making the process easier for those with heir property.





## FUTURE HOUSING NEEDS

Future housing needs are determined by three factors: population growth, vacancy rates, and persons-per-household trends. By projecting expected population increases and expected future household sizes and calculating the resultant number of units needed, future housing needs can be estimated.

Warren County has a need for more housing options, particularly for those who are working lower-wage jobs, retired, aging in place, and in poverty. Housing constructed through CHIP could fill some of this need. The demand for affordable housing is rising in the region as a whole, and although many residents want to see single-family homes in their area, apartments, duplexes, and other multi-family options are necessary. For Warrenton in particular, projects from Georgia DCA indicate the need for single units will decline and the need for more multi-unit housing will increase. Information on this and other metrics can be found in the Warrenton HAP.

## OCCUPANCY AND HOME VALUES

Owner occupancy of homes in Warren County is high across municipalities at approximately 70% or greater, with the exception of Warrenton, which contains a more or less even mixture of owners and renters. Figures provided by the ACS are consistent with anecdotal reports that some residents who've moved from other counties or other states to Warren County often choose to move to the County because of the affordability of larger tracts on which to establish single-family homesteads. A high rate of home ownership is also positive in that it provides an incentive for property owners to maintain and improve their homes.

Jurisdiction	Owner Occupied	Renter Occupied	Vacant
<b>Warren County</b>	<b>71.5%</b>	<b>28.5%</b>	<b>22.4%</b>
Unincorporated Warren County	79.6%	20.4%	25.5%
Camak	76.2%	23.8%	26.7%
Norwood	76.7%	23.3%	20.2%
Warrenton	54.7%	45.3%	16.2%

Source: U.S. Census Bureau



	Warren Co.	Uninc.	Camak	Norwood	Warrenton
Less than \$50,000	36%	35%	14%	62%	34%
\$50,000 to \$99,999	37%	30%	75%	29%	54%
\$100,000 to \$149,999	8%	10%	7%	5%	4%
\$150,000 to \$199,999	8%	10%	4%	2%	6%
\$200,000 to \$299,999	4%	6%	0%	0%	1%
\$300,000 to \$499,999	4%	7%	0%	0%	0%
\$500,000 to \$999,999	1%	1%	0%	1%	1%
\$1,000,000 or more	1%	1%	0%	0%	0%

Source: U.S. Census Bureau

Possibly due to housing condition and/or market changes due to the housing crash of 2009 (associated with the recession), home values in Warrenton and Camak have decreased since 2010. The majority of homes in Warren County as a whole are valued less than \$100,000, with the median value at \$62,300 according to the 2017 ACS. This represents a slight increase since the 2010 Census.

The greatest distribution of high-value homes can be found in the unincorporated County, where the majority of homes built since the year 2000 are also located. The second greatest concentration can be found in the Town of Camak, which has the highest proportion of homes built in 1939 or earlier. This may point to the value and condition of historic properties and the neighborhoods in which they are located in the Town.

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# LAND USE

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Land use and development patterns are the result of interaction between transportation and infrastructure development, demographic trends, economic circumstances and social attitudes. These often encourage communities to meet certain needs through the designation of land for particular uses. Substantial in-migration, historic events, technological changes in areas such as transportation and construction, and the availability and cost of land, water, energy and Internet also influence existing and future development patterns. Land uses can ensure that land is distributed to meet the future needs of residents. The purpose of the Land Use Element is to ensure that the distribution of land uses meets the future economic, social, physical, and environmental needs of Warren County and its municipalities. This section of the plan includes two important sets of maps:

- Character Area Maps: These maps and supporting narratives provide a description of preferred land use districts for varying sections of Warren County.
- Special Area Maps: Specific corridors, neighborhoods, and districts within Warren County jurisdictions that require special attention for development or redevelopment considerations are identified by map, and described by supporting narrative. Rather than through a mapping exercise, these areas were initially identified through site visits and tours - and refined later in the planning process where necessary.

The Character Area and Special Area maps can assist local governments in making development decisions that complement long-term goals and policies established in this planning process and avoid the emergence or continuance of inefficient development patterns.

# EXISTING and FUTURE LAND USE

The understanding of established and potential future uses of land in Warren County and its contained jurisdictions should be a priority to address changing conditions. An analysis of the existing and future land use maps of Warren County establishes that little land use changes have occurred since the last plan. The majority of land in the county is still zoned agricultural or residential. There are, however, targeted areas for industrial development. There's also plans to expand community infrastructure and target growth on the eastern side of the county; associated with that is the planned consolidation of zoning ordinances and code enforcement between Warren County and the City of Warrenton. These represent a change from the previous 2014 Plan. Lastly, the County is pursuing broadband deployment through the installation of fiber optic cable along county rounds. No other major changes were noted during the planning process. Despite lags or decline in population over the years, some areas have grown in population, increased infrastructure service area and annexed land.

Transportation is one of the strongest influences on land use patterns. Travel behavior and the existence of roads have a direct impact on the location of new development. Warren County benefits from having multiple points of access to I-20. Growth and job opportunities in these nearby counties, coupled with inexpensive land in the Warren County, may serve as a catalyst for residential development along the commuting corridors to other areas of the region.

Additionally, in downtown areas, all the municipalities contend with the need and desire to recruit businesses in order to promote revitalization and prevent or resolve issues of vacant commercial structures.

Industrial land in the County includes mining sites and industrial parks. The municipalities and county are seeking to better connect and expand existing industry and plan for the future as new projects such as highway widening and broadband deployment happen. One industry that has seen regional growth is solar, and there are opportunities to grow this industry in the county.

As these communities continue to change, awareness of the impacts of Fort Gordon's growth and expansion remain important. Land use regulations and patterns that encourage appropriate growth and development will become increasingly important. Currently, the land located within two miles of Fort Gordon is slated for industrial development. Recommendations from the forthcoming JLUS report will be examined and incorporated into this plan and other documents in the future as necessary.

In 2014, three goals are provided for the future land use map. These goals are still valid moving forward. They are:

- Develop orderly and comparable land uses
- Minimize negative impacts associated with new developments
- Coordinate new developments with public facilities



**LAND USE DESIGNATIONS:** The following is a list and description of land use categories used in Warren County and its contained municipalities.

- Residential: Land designated primarily for single-family and multi-family housing dwelling units. Areas are organized based on residential density.
- Commercial: Land designated primarily for non-industrial businesses including, office, sales, service, and entertainment facilities.
- Industrial: Land designated to manufacturing and processing plants, factories, warehousing, mining or mineral extraction activities, or similar uses.
- Public/Institutional: Land designated for certain federal, state, or local land uses.
- Mixed Use: For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community.
- Transportation/Communication/Utilities (TCU): Land designated for major transportation routes, public transportation, power generation plants, communication infrastructure, transportation hubs and other similar uses.
- Parks/Recreation/Conservation: Land designated for active or passive recreational uses. These uses include passive or active parks, greenways trails, recreation centers, or other similar uses.
- Agriculture/Forestry: Land designated for farming (including but not limited to pastures, farmsteads, specialty farms, livestock production or other similar uses) and other agricultural pursuits. This also includes land designated for commercial timbering or other similar rural uses.
- Undeveloped/Vacant

# CHARACTER AREAS

The 2019 Comprehensive Plan incorporates a Character Area Map as its principal means by which the long-term land use goals and policies of Warren County, Warrenton, Camak, and Norwood are represented. The Character Area Map presented herein, is an update to (and supersedes,) the prior character area map that was included in the participating jurisdictions' last comprehensive plan document from 2014.

All character areas from the 2014 Plan were maintained in this Plan. However, Warren County and its contained municipalities have made some adjustments to areas based on changing conditions and desire to grow in different ways.

The contained municipalities of Camak, Norwood, and Warrenton may have an over abundance of land designated for residential use. There is potential to re-designate a portion of this land for other needs including commercial or some type of special district to allow an different or imaginative use. Character areas developed that account for land within, and in close proximity, to municipalities, remain purposely broad.

The goals stated for future land use in Warren County are excellent standards to base changes to land use throughout the county. However, Warren County and its contained municipalities have understood that a future land use map may not be able to incorporate the complexity of uses which may be limited by the existing future land use categories. Warren County and the City of Warrenton plan to update their digital zoning maps as a part of the joint ordinance process. Warren County stakeholders determined that more specific land use policies for areas of existing population concentrations is best addressed through corridor, district, or neighborhood-specific special area planning processes as the need arises.

When interpreting how best to use the 2019 Comprehensive Plan's Character Area Map and supporting narratives, the reader should be mindful of the following three (3) parameters:

## **Character Area Boundaries**

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

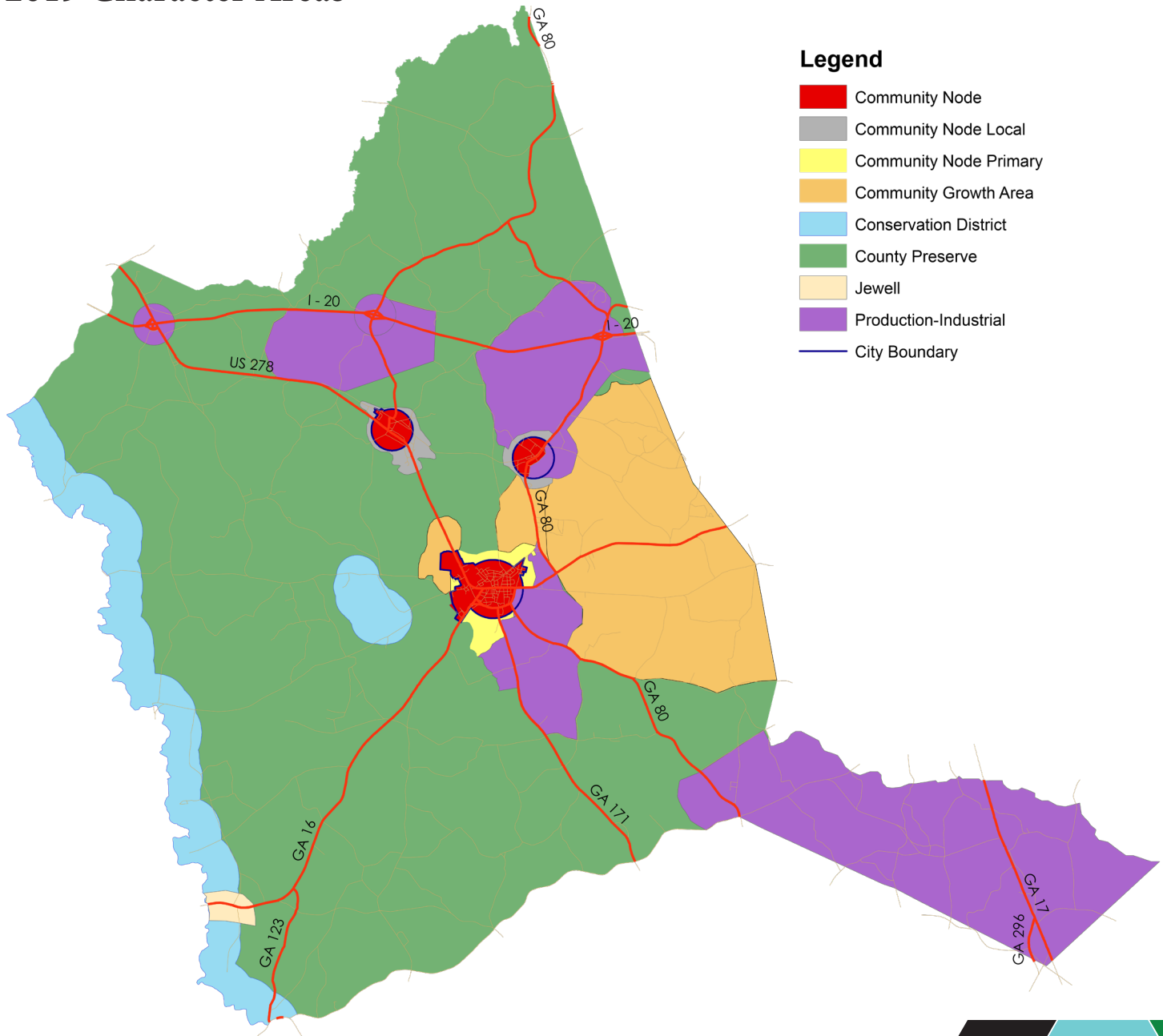
### **Character Area Narratives**

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

### **Relationship to Special Areas**

Special Areas discussed should be viewed as "overlays" to the Character Area Map in the same manner as overlay districts in a zoning ordinance. Should conflicts exist between character area narratives, and Special Area narratives, the latter should typically (but not exclusively) be given greater weight.

## **2019 Character Areas**



# CHARACTER AREA: Community Growth

## General Description

The Community Growth character area is primarily located between the three county municipalities and the area to the McDuffie County border. This character area continues to represent where residential growth is being focused as infrastructure improvements continue to be found throughout and there are strong transportation links with McDuffie County.

## Land Uses and Zoning Categories

- Commercial
- Low Density Residential
- Medium Density Residential

## Implementation Measures

- Limit new infrastructure to these areas.
- Provide incentives for individuals to move to the area.
- Continue to work collaboratively to provide services.





# CHARACTER AREA: Community Node

## General Description

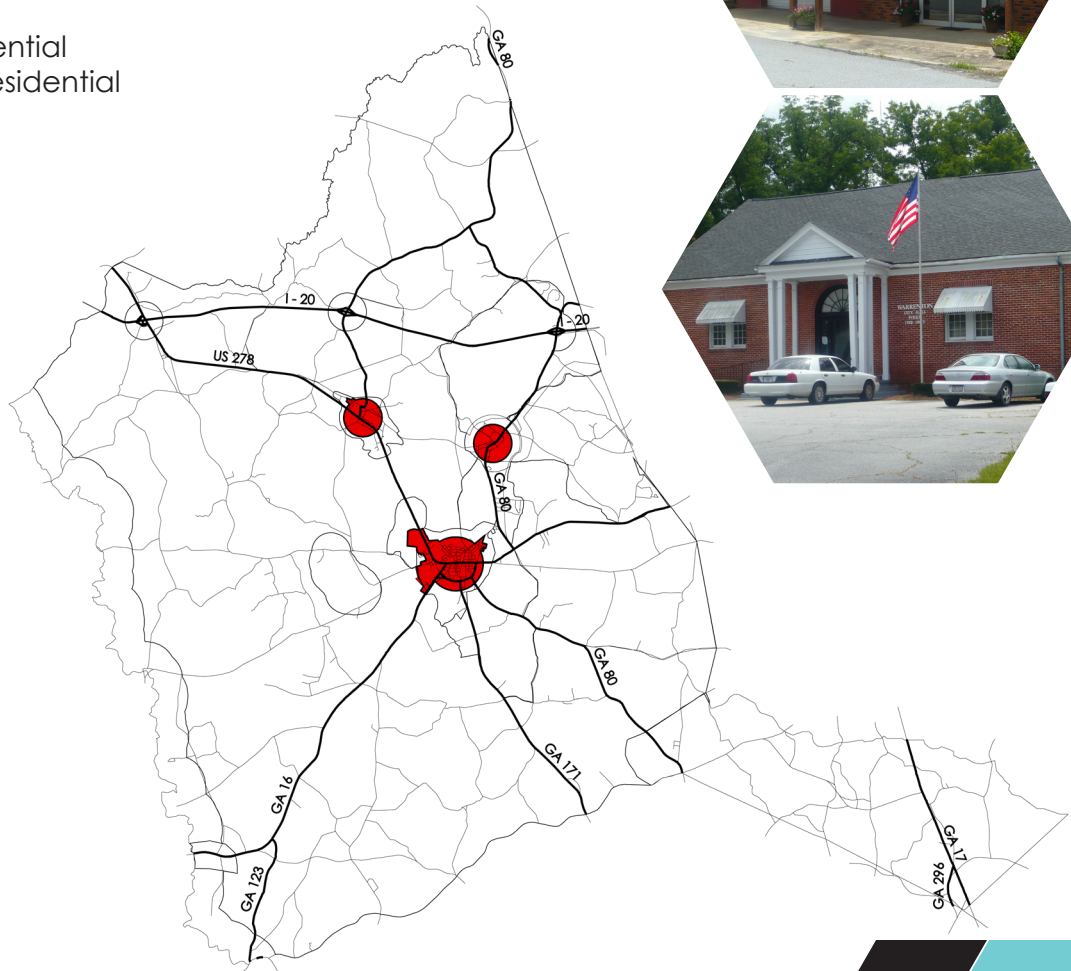
The Community Node character area contains the cities of Camak, Norwood, and Warrenton. These areas contain multiple land uses and serve as the foundation for growth of the Community Node-Local character area and the Community Node-Primary character area. Small to medium size lot residential and commercial uses are primarily located within this character areas. Commercial use is declining in this character area; efforts to recruit business are ongoing.

## Implementation Measures

- Identify areas near current infrastructure which could support increased activity.
- Provide incentives for certain commercial uses to locate in these areas.
- Provide information regarding these areas to potential commercial businesses.

## Land Uses and Zoning Categories

- Commercial
- High Density Residential
- Medium Density Residential



# CHARACTER AREA: Community Node (Local)

## General Description

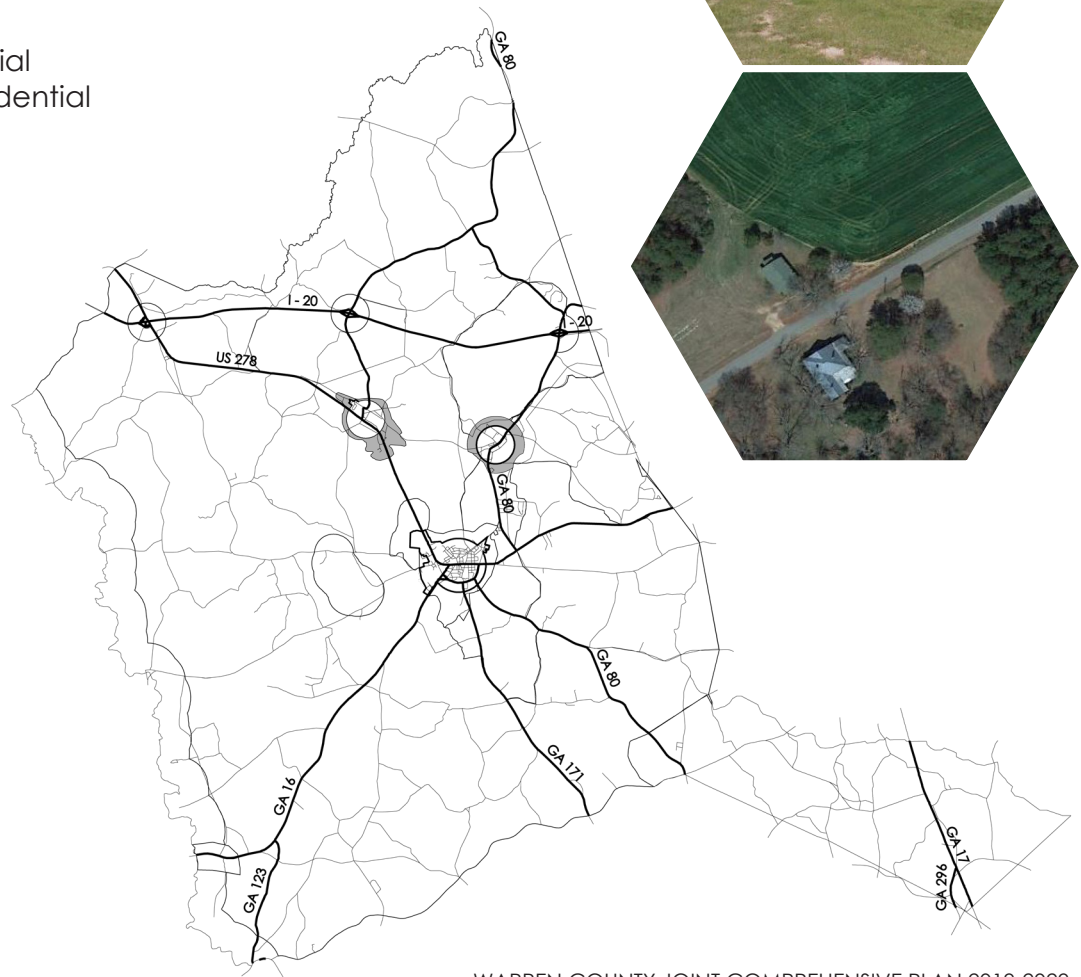
The Community Node (Local) character area surrounds Camak and Norwood. These municipalities have much smaller populations and are more rural in nature when compared to Warrenton, thus the distinction between this character area and the Community Node (Primary) character area. These areas are comprised of large lot residential, forestry, and agricultural uses. These areas are prime for commercial development as there is currently limited commercial activity in these jurisdictions. Agricultural uses and residential uses can be complimented with limited commercial uses.

## Implementation Measures

- Identify areas near current infrastructure which could support increased activity
- Provide incentives for certain commercial uses to locate in these areas.
- Provide information regarding these areas to potential commercial businesses.

## Land Uses and Zoning Categories

- Commercial
- Low Density Residential
- Medium Density Residential



# CHARACTER AREA: Community Node (Primary)

## General Description

The Community Node (Primary) character area surrounds the City of Warrenton. This area is comprised of large lot residential, forestry, and agricultural uses. Warrenton has focused commercial uses along the southern border of the City. This use should expand in this character area once commercial development begins to migrate to the area.

## Implementation Measures

- Identify areas near current infrastructure which could support increased activity
- Provide incentives for certain commercial uses to locate in these areas.
- Provide information regarding these areas to potential commercial businesses.

## Land Uses and Zoning Categories

- Commercial
- Residential with varied density





# CHARACTER AREA: Conservation

## General Description

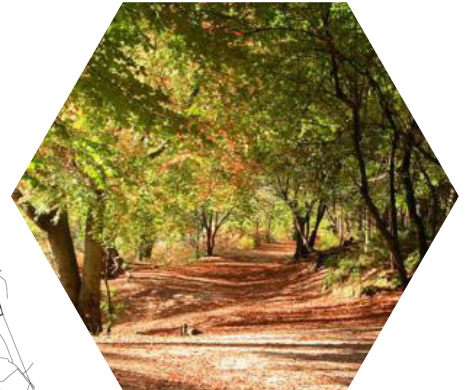
The Conservation character area is predominantly rural, undeveloped land that is used for agriculture or rural residential that act as a buffer to environmentally sensitive lands - particularly those in close proximity to the Ogeechee River corridor. The rural character of land should be retained within the Conservation character area through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions, and agricultural uses, may complement efforts to provide for the conservation of wild lands and riparian corridors.

## Land Uses and Zoning Categories

- Large Lot Residential
- Forestry
- Agriculture
- Passive Recreation

## Implementation Measures

- Implement ordinances to protect areas surrounding the pond and river
- Seek assistance from state agencies to provide information regarding conservation
- Provide access point to recreation along the river





# CHARACTER AREA: County Preserve

## General Description

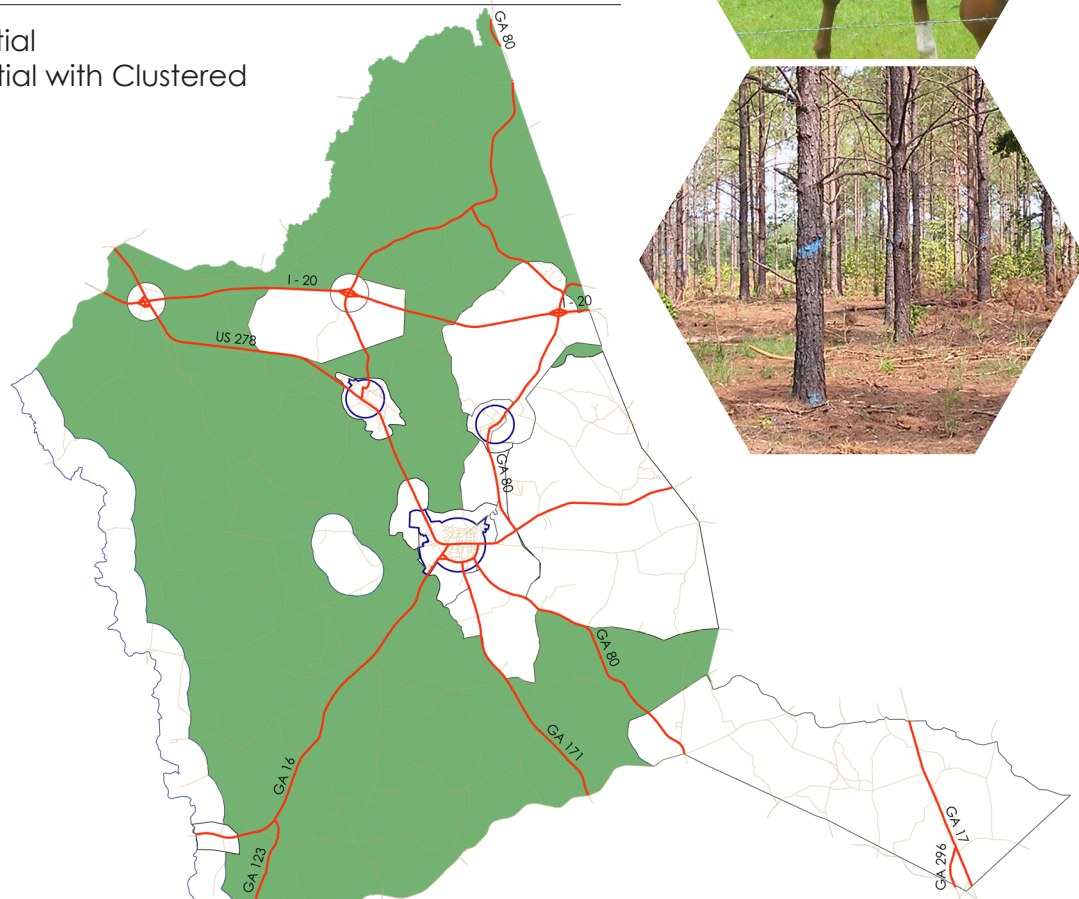
The County Reserve character area is the single largest character area established within Warren County. It's largely defined by agricultural and forestry uses - with low-density residential uses scattered throughout. The emphasis of this character area will be to preserve the pastoral nature of existing open space - encouraging the productive use of naturally regenerative resources (e.g. crops, pasture, silviculture) as opposed to building and other hard-scape development. Residential development should occur at low-densities - either on large lots or within clustered developments that preserve open space. Commercial enterprise should be largely limited to agrarian and recreational enterprises in order to leverage the economic value of open space retention.

## Implementation Measures

- Adopt polices to limit development in this area for the protection of regenerative revenue.
- Enforce limited residential development in these area.

## Land Uses and Zoning Categories

- Low Density Residential
- Medium Lot Residential with Clustered Development
- Agriculture
- Forestry
- Recreation



# CHARACTER AREA: Jewell

## General Description

Originally built around a prosperous textile mill, the community of Jewell contains a number of structures significant not only to the history of Warren County but the state of Georgia as well. The former municipality of Jewell is listed as an historic district in the National Register of Historic Places. The land use objective of the Jewell character area is to allow for residential rehabilitation and infill, as well as small-scale commercial and recreational enterprise. All of which that supports the economic viability of the area in a manner that complements and enhances the historic built context.

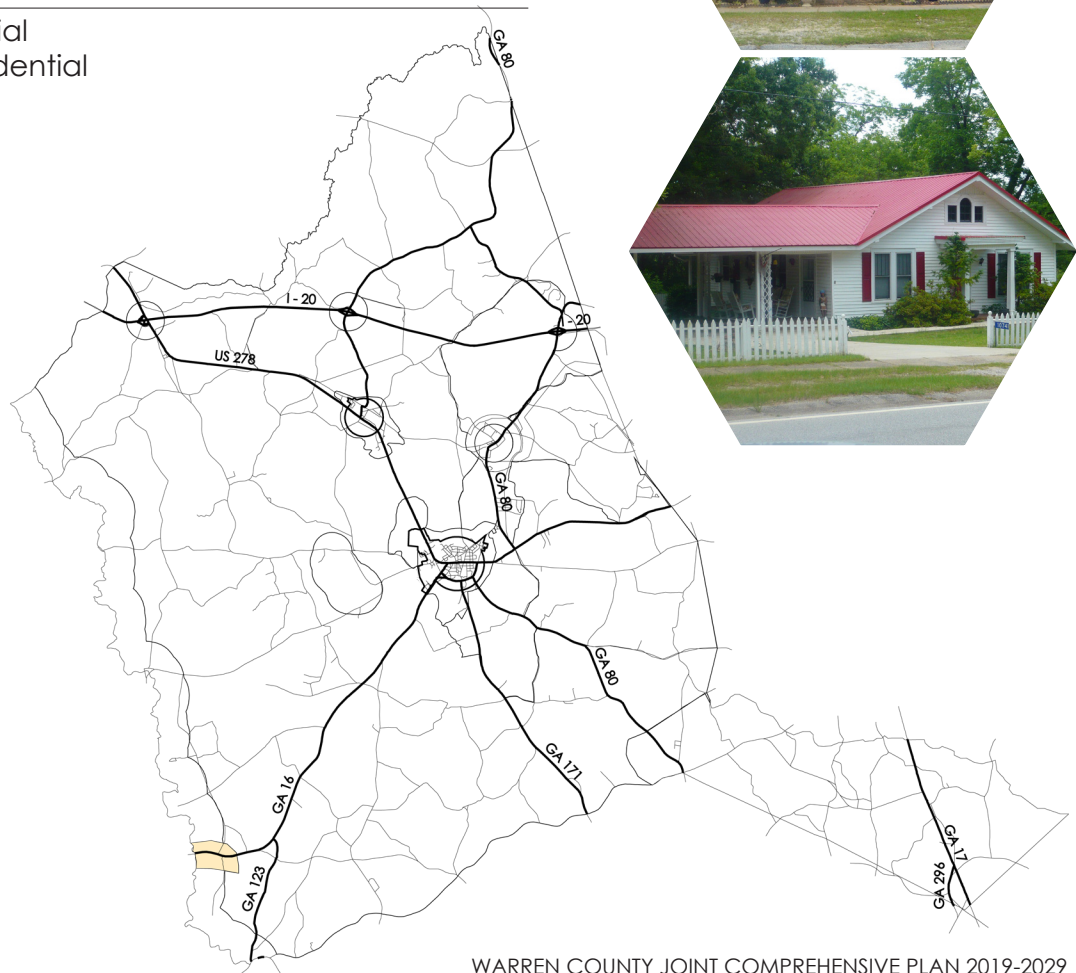


## Implementation Measures

- Continue to support historic preservation efforts in this community
- Create a visitor's area in Jewell outlining activities in the area and on the river
- Implement polices to preserve the existing character of the area

## Land Uses and Zoning Categories

- Low Density Residential
- Medium Density Residential
- Forestry
- Recreation



# CHARACTER AREA: Production-Industrial

## General Description

The production character area delineates where large scale manufacturing, or resource extraction and processing facilities, exist within Warren County and should be encouraged in the future. These areas not only define where the majority of goods are produced within Warren County, but also where the majority of the county's direct jobs and revenues are generated. Production character areas are largely sited away from existing or projected residential areas large so conflicts from the negative by-products of industry are minimized. This character area has a high degree of access to all major transportation facilities within the county (current and projected) and will be home to most of the mining and industrial uses within Warren County.



## Implementation Measures

- Offer incentives for industries to locate in these area
- Provide and maintain necessary infrastructure to these areas.

## Land Uses and Zoning Categories

- Industrial
- Commercial
- Forestry





## SPECIAL AREA MAPS

Prior versions of the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning required the identification of "areas requiring special attention" (hereafter "Special Areas.") The general intent of state standards in regard to Special Areas was that localities would develop specific and unique strategies to abate negative and prevalent conditions in a particular area; or, conversely to create, enhance and promote positive conditions. Potential Special Areas were much more limited in geographic scope than companion Character Areas, and could be categorized according to any of the following: Areas of significant natural or cultural resources.

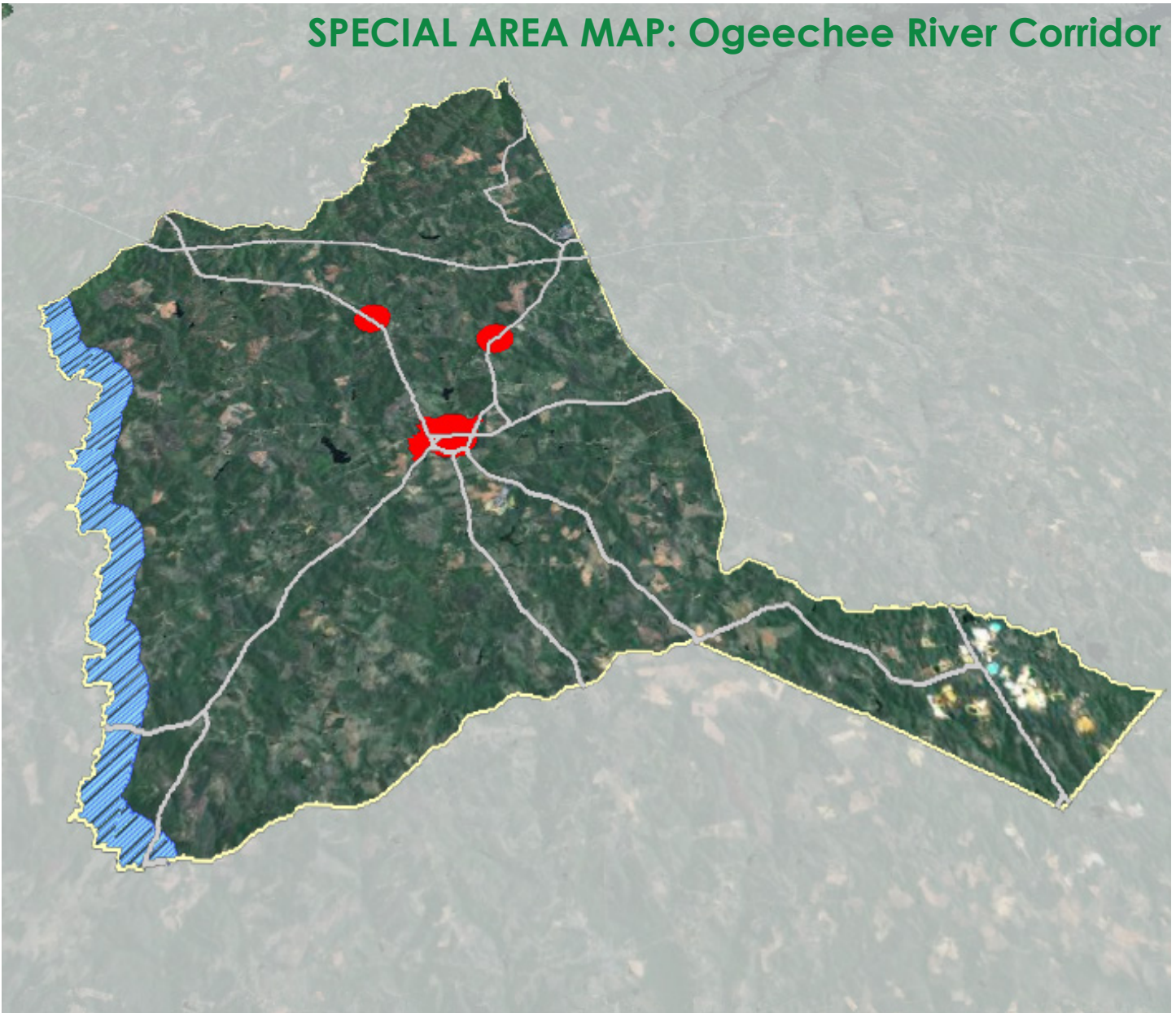
- Areas where rapid development or change of land use is likely.
- Areas where development may out-pace community resources and services.
- Areas in need of redevelopment.
- Large abandoned structures or sites.
- Areas with significant infill opportunities.
- Areas with significant disinvestment.

Although no longer required, participants in the 2019 Comprehensive Plan planning process have opted to continue to incorporate Special Areas into this Plan document. Doing so is an acknowledgment that there do indeed remain constrained geographic areas within Warren County communities that require focused and unique strategies (not shared by the community as a whole) in order to generate improved or enhanced development or conservation conditions. Further, the identification of Special Areas is the preferred method of participating municipalities to identify targeted land use goals, objectives, and implementation strategies. Given that the previous comprehensive plan failed to even create character areas for Warrenton, Camak and Norwood, the of existence of broad character areas for municipalities (and the identification accompanying Special Areas) is a substantial leap forward in generating a land use vision for the area. The 2019 Comprehensive Plan includes the following Special Areas: [Ogeechee River Corridor](#), [Warren County Scenic By-Way](#), [Downtown Camak](#), [Downtown Norwood](#), [Potential Warrenton Redevelopment Area](#).

The Comprehensive Plan Special Area maps and narratives are located on the following pages. When interpreting how best to use the maps and narratives, the reader should be mindful of the following three (3) parameters:

- Special Area Boundaries. Mapped and textual descriptions of Special Areas are conceptual only. Implementation of strategies to address Special Area issues may effect highly variable geographic areas. Such variability is necessary given that the true scope and scale of Special Area conditions is often only possible to identify upon the initiation of more detailed studies or other actions. Amendment of the Special Area map herein should not be necessary to accommodate Comprehensive Plan implementation so long as the applicable action is seeking to address one (1) or more conditions described in any given Special Area narrative.
- Special Area Narratives. The narratives associated with each map corresponds to each Special Area Map and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals section of the Plan. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future. Some specific strategies based on the Special Area narratives have been incorporated into the Community Work Program component of this document.
- Relationship to Character Areas. Special Areas should be viewed as "overlays" to the Plan's Character Areas Map in the same manner as overlay districts in a zoning ordinance. Should conflicts exist between Character Area narratives, and Special Area narratives, the latter should typically (but not exclusively) be given greater weight.

## SPECIAL AREA MAP: Ogeechee River Corridor



### Condition

The Ogeechee River corridor represents the western boarder of the county and provides numerous recreational opportunities and natural resources to the Warren County area.

### Intent

The area has the potential to provide tourism revenue and the county in conjunction with the Chamber of Commerce should invest in upgrading facilities along the river to provide visitors a positive experience while visiting.



## SPECIAL AREA MAP: Warren County Scenic By-Way (Piedmont Ext.)



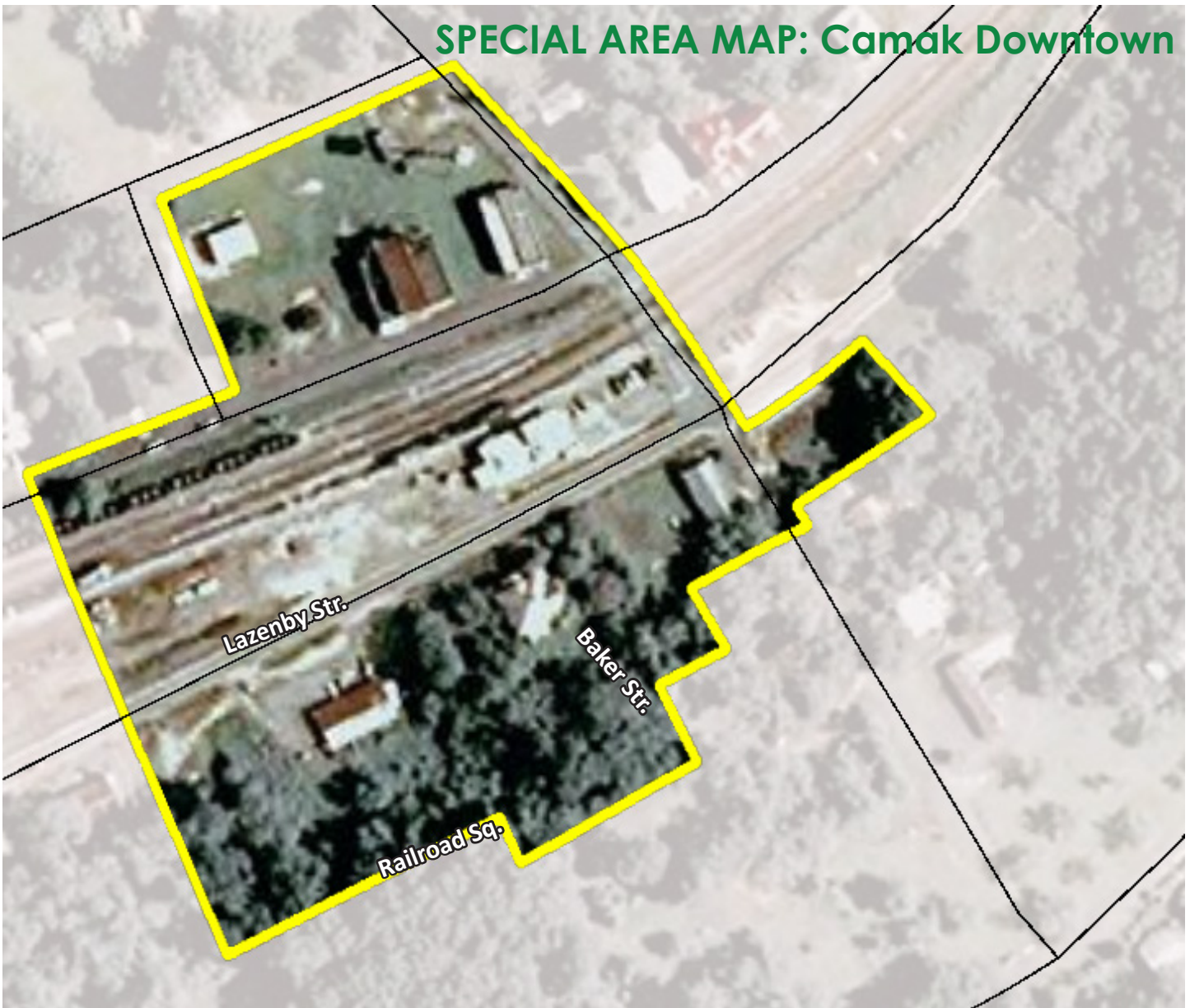
### Condition

The Warren County Scenic By-Way - Piedmont Extension allows those who travel this roadway impressive plethora of views including landscapes, impressive woodland scenes, and the area surrounding the Ogeechee River.

### Intent

The intent of this special area is to continue to enhance this particular area to continue to provide residents a pleasant recreational area and attract visitors to travel along the corridor.

## SPECIAL AREA MAP: Camak Downtown



### Condition

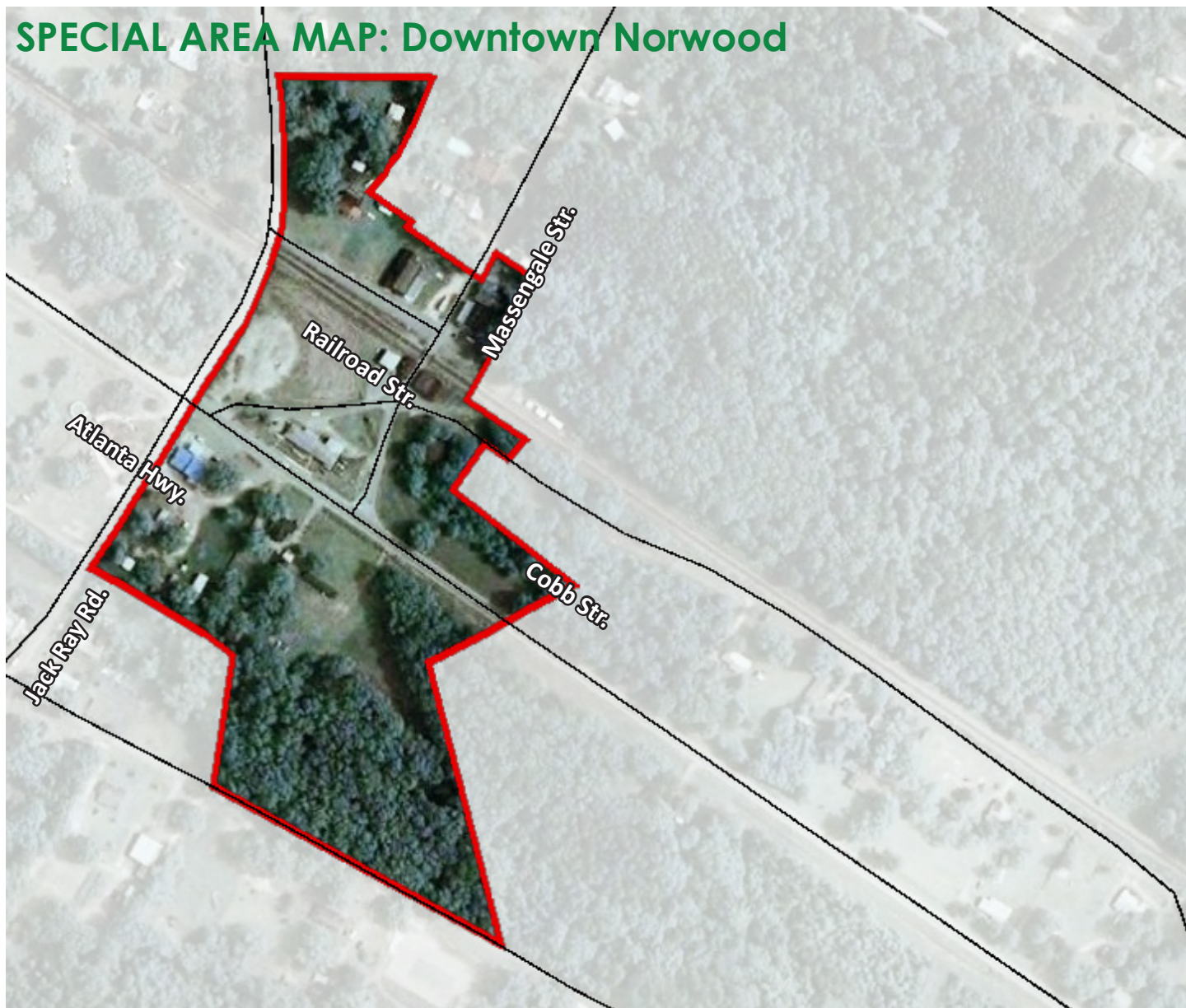
The historic downtown core of Camak, bisected on the south by the CSX railway, is characterized primarily by vacant commercial buildings and some dilapidated houses. With a relatively small population base from which to draw, very few businesses can be supported by the citizens of the community. No large scale employment prospects exist to expect the near-term creation of new direct jobs, and the establishment of new retail and commercial services to fill vacant spaces. The result is a high percentage of vacant and structurally unsound buildings being scattered about the downtown core serving as places for vagrants and presenting other potential environmental and public safety hazards.

### Intent

The conditions for future private investment in Downtown Camak will be created through the proactive abatement and clearance of abandoned and dangerous buildings in order to stabilize community land values. Cooperation between municipal and county authorities will enhance health and nuisance code enforcement in order to enhance the “look” of the community to ensure the readiness of the city to attract and accommodate future development prospects.



## SPECIAL AREA MAP: Downtown Norwood



### Condition

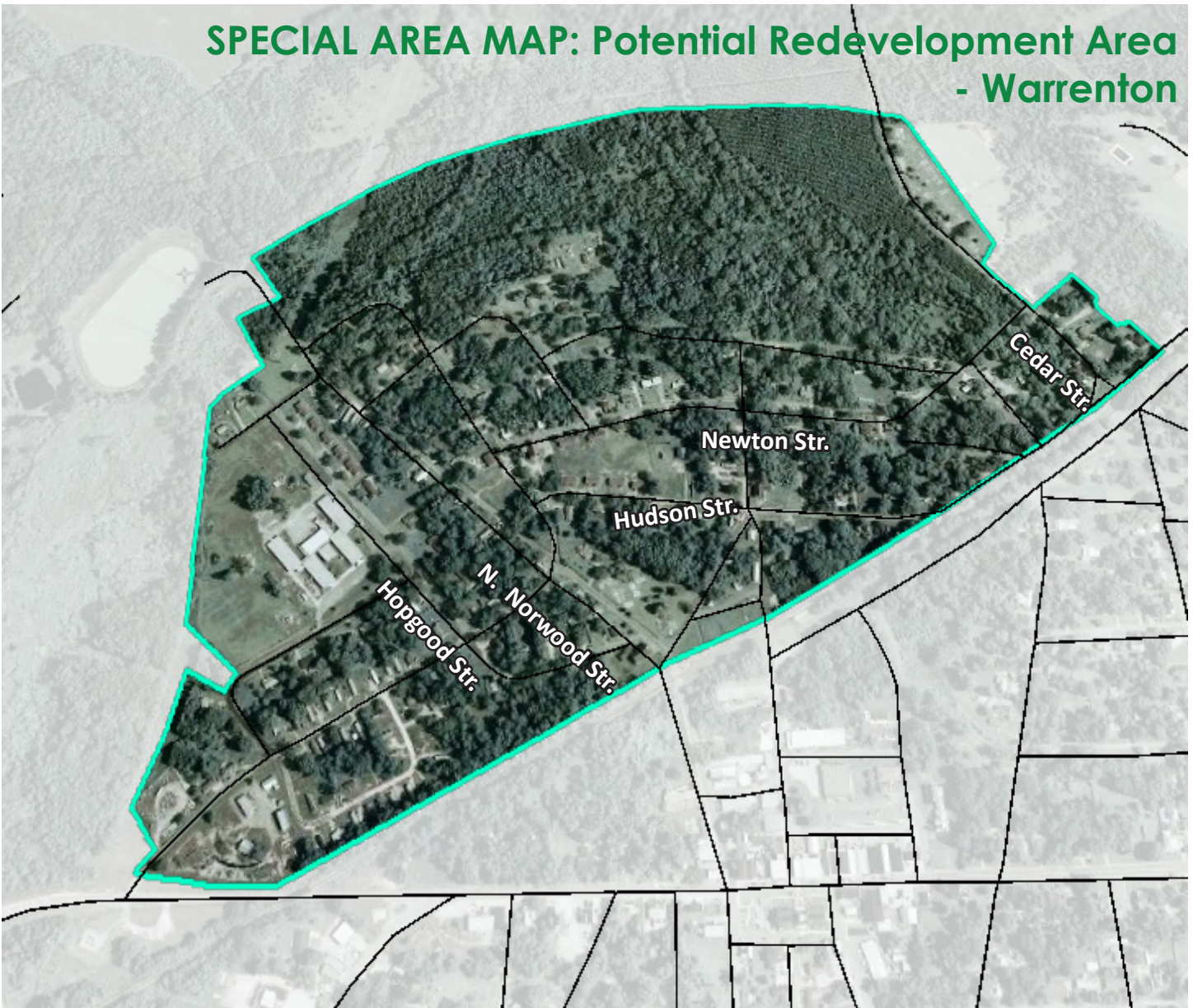
The historic downtown core of Norwood, bisected on the south by US Highway 278, is characterized primarily by large vacant land and buildings. With a relatively small population base from which to draw, very few businesses can be supported by the citizens of the community. No large scale employment prospects exist to expect the near-term creation of new direct jobs, and the establishment of new retail and commercial services to fill vacant spaces. The result is a high percentage of vacant and structurally unsound buildings being scattered about the downtown. These buildings have become a focal point for loitering.

### Intent

The conditions for future private investment in Downtown Norwood will be created through the pro-active abatement and clearance of abandoned and dangerous buildings in order to stabilize community land values. Cooperation between municipal and county authorities will enhance health and nuisance code enforcement in order to enhance the “look” of the community to ensure the readiness of the city to attract and accommodate future development prospects.



## SPECIAL AREA MAP: Potential Redevelopment Area - Warrenton



### Condition

The area of Warrenton located bounded by South Railroad Street to the south, the city limits to the north, Cedar Street to the east and the area surrounding Hopsgood Street is an area which suffers from blight (extreme blight in some areas). This section of the city contains multiple groups of occupied and abandoned dilapidated buildings, mobile homes, and under-utilized utilities infrastructure.

### Intent

In addition to downtown Warrenton, this area may be a prime candidate for the creation of a redevelopment area plan. Based on several visual surveys of the neighborhood it seems that this type of plan may prove useful in providing the city a means of acquiring funding to improve certain conditions in this area.

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# NATURAL and CULTURAL RESOURCES



The concentration of population within municipalities allows for the majority of land area in the county to be a primary natural resource. Forest, rivers, prime agricultural lands, and a rich deposit of kaolin provides the county an abundance of resources.

Natural and cultural resources are community assets that contribute to the vitality and sustainability of the county and have the potential to draw visitors who value natural beauty and historic preservation. They can also be connected to similar resources in other counties for regional tourism. As conditions change, it is important to focus efforts on protecting natural features like watersheds. Additionally, when development decisions are made, the cultural resources that make the county unique and tell its story must also be considered.

This section includes information on the following: public water supply, watersheds, flood plains, soil types, and cultural resources.

## PUBLIC WATER SUPPLY

The potable water supply in Warren County and its municipalities is primarily supplied by deep water wells and surface lake extraction (further explained in the “Communities Facilities” section). In combination with extraction and filtration, these naturally occurring water sources are key in allowing residents to have potable water and in many areas throughout the county remain self-sufficient. These naturally occurring water sources have multiple components which allows these naturally occurring water sources to occur. These components include:

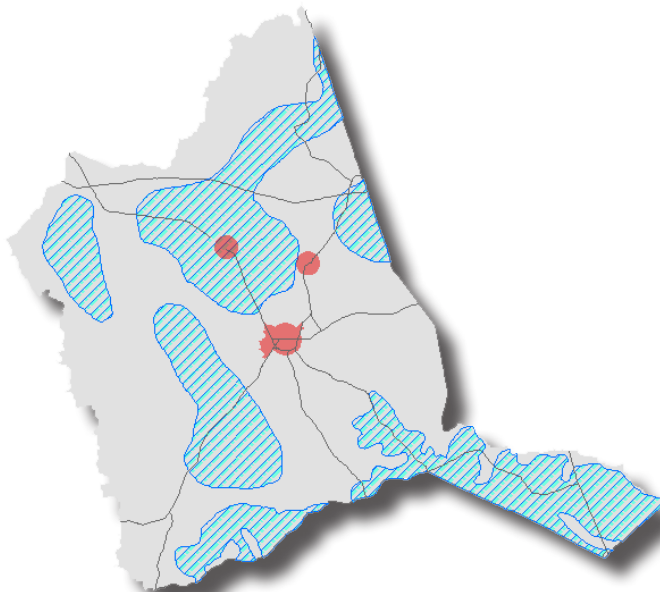
- Watersheds: Land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.
- Groundwater Recharge Areas: Specific surface areas where water passes through the ground to replenish under ground water sources.
- Aquifer: Underground water source consisting of permeable or unconsolidated material from which water can be extracted.

The map at the right illustrates the location of the three watersheds that are partially located in Warren County. These watersheds are: Upper Ogeechee, Little River, and Brier Creek.

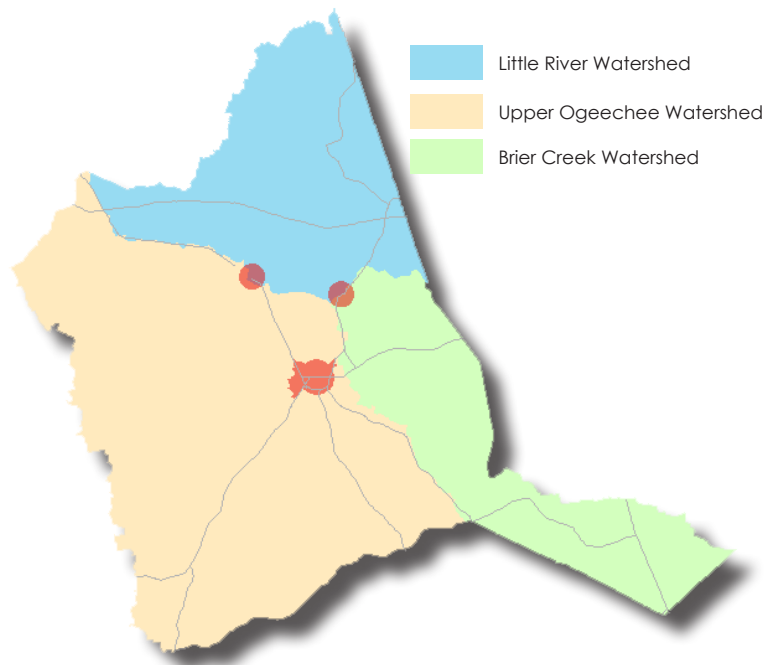
### Groundwater Recharge

The map below illustrates ground water recharge areas. These areas are sensitive areas that should be provided special attention and protection due to the reliance of these underground water sources for a majority of residents.

### Groundwater Recharge Areas Located in Warren County



### Watersheds Located in Warren County



The danger of toxic or hazardous waste contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas. The Georgia Department of Natural Resources recommends that local governments adopt criteria for groundwater protection as part of their land use regulations.



### Wetlands

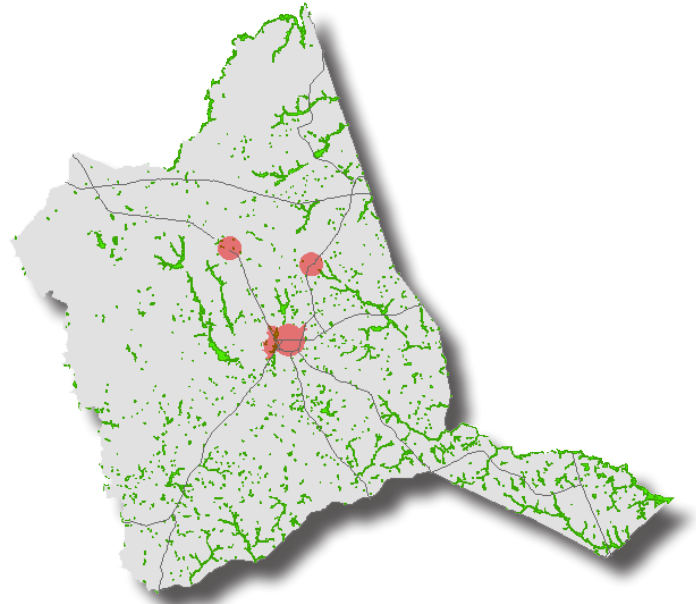
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and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

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

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

Wetlands located in Warren County are illustrated in the map to the right. Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

### **Wetlands Located in Warren County**

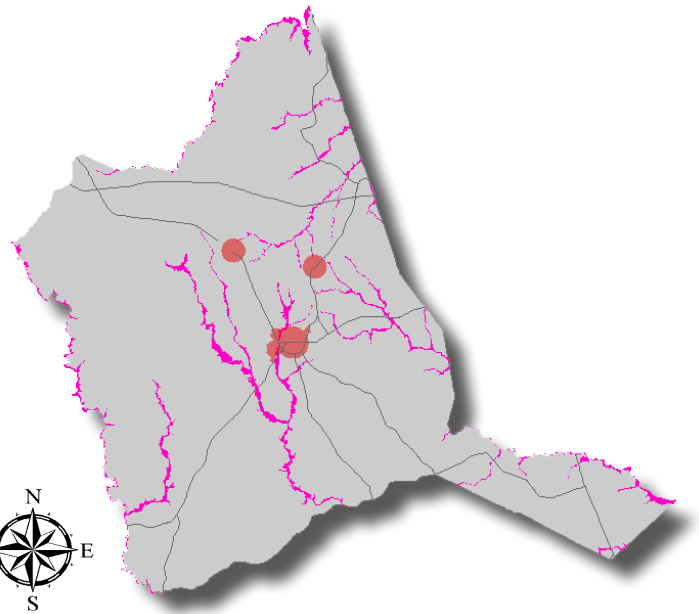


### **Flood Plains Located in Warren County**

### Flood Plains

Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge.

There are a limited number of flood plains located in Warren County. The map at the right shows the designated flood areas as determined by the U.S. Federal Emergency Management Agency's Flood Insurance Rate Map. Areas delineated in the 100 year flood plain include portions of west Warrenton and limited areas in north Camak and Norwood.



### Soil Types

The United States Department of Agriculture's Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas which represents a succession of soil layers of varying thickness and physical chemical properties. Three of these profiles are contained in Warren County.

Those are:

Southern Piedmont:

Characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

Carolina & Georgia Sand Hills:

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

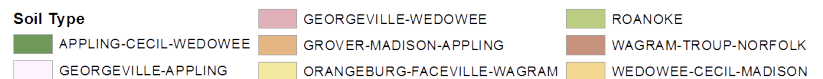
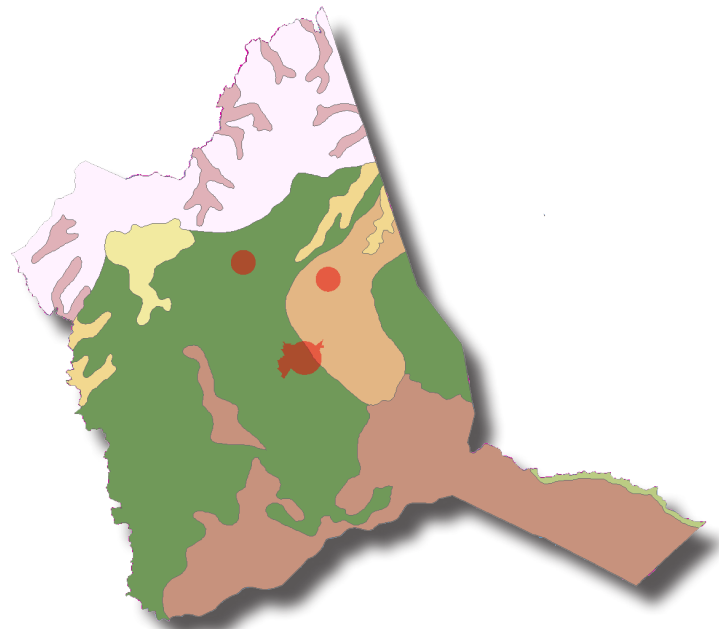
Southern Coastal Plain:

Characterized by gently sloping well-drained sandy loam to sandy soils over friable and sandy clay loam to clay subsoils that are sticky when wet. This area has fair to good suitability for residential development and commercial industry uses.

Different types of soils are represented in Warren County. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. The following are the eight (8) types of soils found:

- Appling-Cecil-Wedowee
- Georgeville-Appling
- Georgeville-Wedowee
- Grover-Madison-Appling
- Orangeburg-Faceville-Wagram
- Roanoke
- Wagram-Troup-Norfolk
- Wedowee-Cecil-Madison

The map at the right indicates the location of each the eight (8) soil types found in Warren County. A description of each soil type can be found in the Appendix document.



## CULTURAL RESOURCES

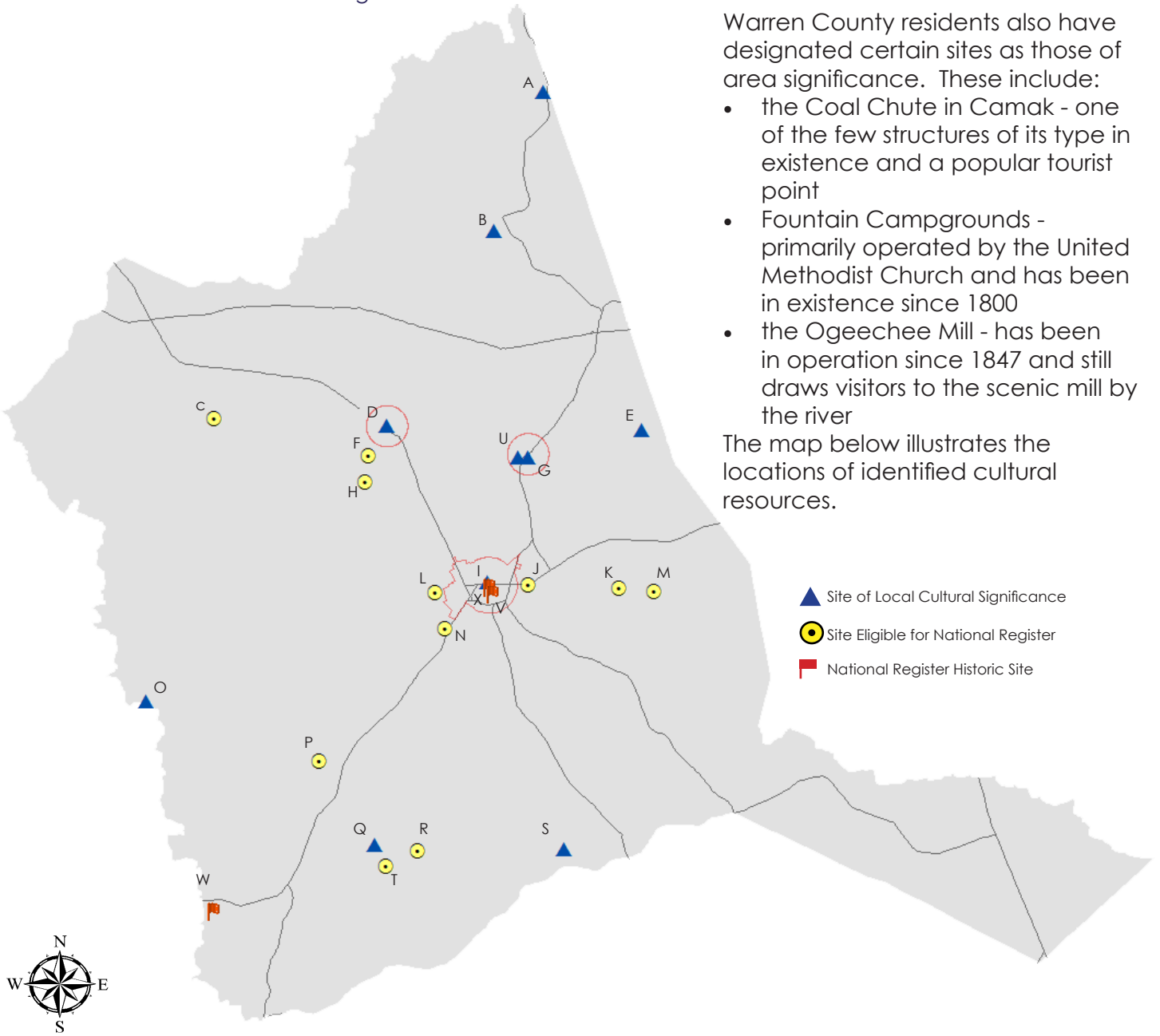
Warren County has a significant number of historic sites, structures, objects, and buildings either has national or local cultural significance and can be touted as a cultural resource. Five of these cultural resources are currently listed on the National Register of Historic Places. These include the following.

- Warrenton Downtown Historic District
- Warren County Courthouse (Currently non-contributing due to additions)
- Warren County Gymnasium / Cultural Center
- Jewell Historic District
- Roberts-McGregor House (Demolished although still listed)

In addition to those resources on the National Register of Historical Place there are ten (10) additional residential structures in the county which are eligible to be listed on the National Register, based on a study conducted by the University of Georgia. These are listed on the map on the next page.



Historic Sites & Places of Cultural Significance



Warren County residents also have designated certain sites as those of area significance. These include:

- the Coal Chute in Camak - one of the few structures of its type in existence and a popular tourist point
- Fountain Campgrounds - primarily operated by the United Methodist Church and has been in existence since 1800
- the Ogeechee Mill - has been in operation since 1847 and still draws visitors to the scenic mill by the river

The map below illustrates the locations of identified cultural resources.

ID	PLACE	SYMBOL
A	Fountain Campground	▲
B	Cadley	▲
C	Hubert House	●
D	Norwood Historic District	▲
E	Mesena	▲
F	Residence #52 (Norwood Vicinity)	●
G	Camak Historic District	▲
H	Residence #51 (Route 45)	●
I	Downtown Warrenton	▲
J	Al Kitchen's House	●
K	Stevenson Place #64	●

L	Residence #48	●
M	Residence #62	●
N	Residence #67	●
O	Ogeechee River Mill	▲
P	Residence #84	●
Q	Beall Springs	▲
R	Log Residence #70	●
S	Old Johnson Cemetery	▲
T	Residence #68	●
U	CSX Coal Chute	▲
V	Warren County Courthouse	■
W	Jewell	■
X	Warren County Gym/Cultural Center	■

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# COMMUNITY WORK PROGRAM

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This section of the Plan includes the following:

- A *Report of Accomplishments*, based on activities included in the previous work program from 2014
- A new *Community Work Program* that identifies the specific activities Warren County and its municipalities intend to undertake from 2020 to 2024

Although this is a joint plan, each community has its own work program.

## 2014-2018 REPORT OF ACCOMPLISHMENTS

Activities from the 2014 Community Work Program (CWP) are assigned the following identifiers to acknowledge the status of each activity as:

- Completed: the listed activity has been concluded
- Ongoing: the listed activity has started and is continuing
- Postponed: the listed activity has not been started or halted for some reason
- Not Accomplished: the listed activity has not moved forward and will not be a part of the 2020 Community Work Program.

The Report of Accomplishments is structured to adhere to the Georgia Department of Community Affairs' minimum standards for local comprehensive planning. Items regarded as policies are not included in the 2020 community work program and have been incorporated into the "Community Goals" section of the plan, reworded, or included in another policy.

## 2020 COMMUNITY WORK PROGRAM

The Community Work Program is the key implementation tool for addressing the needs and opportunities identified during this planning process. The Community Work Program is also structured to adhere to the DCA minimum standards. Consistent with state rules, the 2019 Comprehensive Plan's Community Work Program includes the following information:

- Description of each activity
- Timeframe for initiating and completing the activity
- Responsible party for implementing the activity
- Estimated Cost (if any) of implementing the activity
- Funding Source(s), if applicable

The following pages are organized by community, where each jurisdiction's report of accomplishments is followed by the community work program. Within the CWP, the acronym TBD stands for to be determined.



# REPORT OF ACCOMPLISHMENTS: WARREN COUNTY

## Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Market county properties to industries that extract natural resources.		X			This activity is regarded as an on-going policy of the Development Authority and will not be a part of the 2020 Community Work Program (CWP).
Place sewerage facilities near interchange exit 165 for potential occupants.		X			More funding is needed to finish the extension.
Evaluate potential workforce needs for industries located in the county.		X			
Create and implement a marketing plan promoting cycling routes and walking trails in the county.		X			More funding is needed.
Develop and adopt a county-wide Occupational Tax ordinance.			X		This activity wasn't completed due to a lack of capacity. This activity is revised in the 2020 CWP as "Develop and adopt a county-wide Occupational Tax ordinance with Warrenton."
Implement the applicable strategies of the regional "Comprehensive Economic Development Strategy."		X			This activity is regarded as an on-going policy of the Development Authority and will not be a part of the 2020 CWP.
Create a tourist center along the Ogeechee River in conjunction with the Scenic Byway.			X		This activity wasn't completed due to a lack of funding.
Initiate a Category 3 (Multi-activity grant) - Community Development Block Grant (CDBG) for economic development for downtown development of Norwood and Camak			X		This activity was postponed to establish more capacity and planning. In the 2020 CWP, this activity is revised as "Initiate a multi-activity Community Development Block Grant (CDBG) for economic development for downtown development of Warrenton, Norwood and/or Camak.
Investigate the feasibility of instituting a hotel/motel tax in Warren County				X	This activity was not completed because there are no hotels in the county.
Adopt an ordinance requiring building permits for all new construction			X		This activity was postponed because efforts to establish one joint set of ordinances between Warrenton and the county has begun. In the 2020 CWP, this activity has moved to the Land Use section.

## Housing

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct a redevelopment planning initiative in order to address dilapidated and vacant housing issues in special areas within Warrenton, and portions of Warren County (see "Special Areas" [p. III-25 - p.III-29]).			X		The City has started, but the County has postponed in order to establish greater capacity. In the 2020 CWP, this activity is revised as "Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warren County, as defined by Special Areas in the comp plan, GICH committee, URP, or RAS."

## Housing (continued)

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Unify nuisance code enforcement among all Warren county jurisdictions			X		This activity has been postponed to allow time for more planning and code updates. In the 2020 CWP it is revised as "Unify nuisance code enforcement between Warren County and Warrenton and other municipalities if feasible."
Initiate an application for a Category 2 (Housing) - Community Development Block Grant for rehabilitation and reconstruction of housing structures in targeted redevelopment areas.			X		This activity has been postponed until target areas are identified.
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing in order to provide more housing options (including affordable housing).			X		This activity has been postponed until target areas are identified.
Rehabilitate existing, structurally sound housing near downtown into senior housing				X	This was targeted for the City of Warrenton and has been moved to its 2020 CWP.
Establish incentives for preservation and rehabilitation of existing historical housing stock.				X	No historical housing in the County has been identified for rehab.

## Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Begin advertising services offered by the Senior Center.	X				
Seek private donations from area businesses to supplement funding for the Senior Center.				X	This activity wasn't accomplished because the County decided not to seek private funding.
Develop a welcome center near the Ogeechee River			X		This activity has been postponed due to a lack of funding. In the 2020 CWP, this activity has moved to economic development as "Create a welcome center along the Ogeechee River in conjunction with the Scenic Byway."
Continue to seek funding to supplement the operation of EMS, fire, and public safety		X			This activity is regarded as an on-going policy and will not be a part of the 2020 CWP.
Purchase equipment for Public Safety Departments and Public Works as needed		X			This activity has been divided into a series of specific strategic purchases in the 2020 CWP.
Complete renovations to the walking trail.			X		This activity was postponed due to a lack of funding.
Complete the construction of a splash pad.				X	This activity was not accomplished due to a lack of funding.
Renovate the Rickeson, Beall Springs, and Norwood Fire Stations			X		This activity was postponed due to a lack of funding.
Create a regional Fire, Emergency Management, and EMS service with surrounding counties		X			Working on the structure
County sewer extension to the Silvertown neighborhood near Hwy. 80 N	X				Completed all three phases
Camak sewer extension Phase I-III		X			This activity is spearheaded by the City and is not carried into the County 2020 CWP.

## Transportation

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Construct an access road/frontage road shall be constructed parallel to I-20.		X			Phase I is set to be bid in late 2019, and Phase II is in design. This activity is revised in the 2020 CWP as "Complete Phase I and II of I-20 Frontage Rd."
Identify and promote cycling routes throughout the county.		X			Currently working with Hometown Warrenton
Initiate discussion with local rail companies to investigate the possibility of extending rail lines to potential industrial sites.	X				The Development Authority has started working with rail companies.
Develop and initiate a school plan for Safe Routes to School.			X		This activity was postponed due to a lack of capacity.
Initiate a study regarding multi-use trails connecting municipalities.			X		This activity was postponed due to a lack of funding.

## Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Inventory publicly owned properties for potential reuse.	X				
Promote agricultural based tourism for Agricultural businesses located throughout the county.		X			Added new Tour Director; his activity is regarded as an on-going policy and will not be a part of the 2020 CWP.
Guide residential development, the placement of infrastructure to areas on the county which are deemed appropriate.		X			This activity is regarded as an on-going policy and does not appear in the 2020 CWP.
Complete renovations to the Knox Theater.			X		This activity was postponed due to a lack of funding.

## Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Implement the strategies of those housing needs assessments and property inventories, and redevelopment planning initiatives, that were initiated as recommended by this community work program.				X	This activity wasn't accomplished because no assessments in the County were performed.
Facilitate land use and development activities in a manner that ensures consistency with the "Land Use Plan" component of the comprehensive plan.		X			This activity is regarded as an on-going policy and does not appear in the 2020 CWP.
Create an Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties			X		This activity was postponed due to lack of capacity. In the 2020 CWP, this activity is revised as "Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties."
Adopt an ordinance creating a joint planning commission.		X			In the 2010 CWP, this activity is revised as "Work jointly with Warrenton to develop joint Planning Commission, joint land use, joint ordinances, joint code enforcement, and joint building inspection department."
Continue to update GIS data with appropriate changes		X			Working with Tax Assessor's Office; regarded as an on-going policy and does not appear in the 2020 CWP.



# COMMUNITY WORK PROGRAM: WARREN COUNTY

## Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Place sewerage facilities near interchange exit 165 for potential occupants.		X				County, Development Authority	\$500,000	SPLOST, Grants
Evaluate potential workforce needs for industries located in the county.	X					County	\$2,500	Local Funds
Create and implement a marketing plan promoting cycling routes and walking trails in the county.		X				County	\$5,000	Local Funds
Develop and adopt a county-wide Occupational Tax ordinance in collaboration with Warrenton.		X				County, City	\$2,500	Local Funds
Create a welcome center along the Ogeechee River in conjunction with the Scenic Byway.					X	County, Development Authority	\$500,000	Grants
Improve the Centerpointe Industrial site -	X		X	X		County, Development Authority	\$28.5 million	varies
with new roads	X						\$12 million	TSPLOST, Federal Funds
with water and sewer			X				\$16 million	SPLOST, Grants, USDA Loans
with broadband				X			\$500,000	SPLOST, Grants
Improve the Camak industrial site -	X	X	X			County, Development Authority	\$2.3 million	SPLOST, Grants
with new roads		X					\$800,000	
with water and sewer	X						\$1 million	
with broadband			X				\$500,000	
Provide the RC with a list of important County locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X					County	\$2,500	Local Funds
Initiate a Multi-activity Community Development Block Grant (CDBG) for economic development for downtown development of Warrenton, Norwood and/or Camak			X			Cities, Development Authority	\$750,000+	SPLOST, Grants

## Natural and Cultural Resources

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Complete renovations to the Knox Theater.					X	County	\$1,000,000	Grants

## Housing

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Work jointly with Warrenton and try to establish joint GICH communities.			X			County, City	\$2,500	Local Funds
Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warren County, as defined by Special Areas in the comp plan, GICH committee, URP, or RAS."	X	X	X	X		City, County, RC	\$10,000	Local Funds, Grants and Loans, DCA
Unify nuisance code enforcement between Warren County and Warrenton and other municipalities if feasible.	X	X	X			County, City, RC	TBD	Local Funds, DCA
Review County neighborhoods and designate target areas for housing rehabilitation and reconstruction.			X			County	\$5,000	Local Funds
Initiate an application for a Housing - Community Development Block Grant for rehabilitation and reconstruction of housing structures in targeted redevelopment areas.				X		County	\$1 million	Grants
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing in order to provide more housing options (including affordable housing).			X			County	\$2,500	Local Funds

## Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Upgrade Solid Waste/Recycling Facility		X				County	\$25,000	SPLOST
Vehicle storage shed at Road Department			X			County	\$10,000	SPLOST
Community Service Building upgrades		X				County	\$200,000	Grants/Loans
Courthouse upgrades		X				County	\$50,000	General Fund, Grants
New Fire Station on the west side of county			X			County	\$500,000	Grants/Loans
New 911 and Emergency Operations Center				X		County	\$1,300,000	Grants/Loans
New Fire Station on east side of county					X	County	\$500,000	Grants/Loans
New 911 and Emergency Operations Center				X		County	\$1,300,000	Grants/Loans
New Fire Station on east side of county					X	County	\$500,000	Grants/Loans
New Extension service facility				X		County	\$300,000	Grants
Renovate the Rickeson, Beall Springs, and Norwood Fire Stations			X			County	\$750,000	Grants/Loans

## Community Facilities (continued)

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Create a regional Fire, Emergency Management, and EMS service with surrounding counties		X				County	\$5,000	General Fund
Upgrade motor grader			X			County	\$225,000	SPLOST
Upgrade tractor with bush cutter	X					County	\$160,000	SPLOST
Upgrade dump truck				X		County	\$175,000	SPLOST
Upgrade truck fleet			X			County	\$75,000	SPLOST
Upgrade Fire Trucks and equipment		X				County	\$400,000	SPLOST, Grants, Loans
Upgrade Cardiac Monitors for EMS	X					County	\$50,000	SPLOST, Grants
Upgrade EMS units		X				County	\$200,000	SPLOST, Grants
Upgrade rescue units/equipment					X	County	\$150,000	SPLOST, Grants
Upgrade brush trucks			X			County	\$100,000	SPLOST, Grants
Develop a joint agreement for water and sewer services with City of Warrenton.	X					Warrenton and County	\$5,000	General Funds
Complete renovations to the walking trail.		X				County	\$10,000	General Fund, Grants
Provide the RC with a list of school gardens and farmer's markets for inclusion in regional food asset mapping.	X					County, RC	Staff Time	Local Funds, DCA

## Transportation

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Complete Phase I and Phase II of 1-20 Frontage Road.			X			County, GDOT	\$12,000,000	Federal Funds, TSPLOST
Upgrade Transit vans.	X		X			County, GDOT	\$120,000	Federal Funds, General Fund
Initiate a study regarding multi-trails connecting municipalities				X		County	\$5,000	Grants
Develop a list of projects for the next regional TSPLOST initiative.	X	X				County, Cities	TBD	TSPLOST, Local Funds
Identify and promote cycling routes throughout the county.		X				County, Cities	Staff time	Local Funds
Develop and initiate a school plan for Safe Routes to School if feasible.	X	X				County, Warrenton, RC, SRTS Resource Center	Staff time	Local Funds, GDOT, SRTS

## Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X					County, RC	Staff time	Local funds, DCA
Evaluate city buildings like community centers to determine which may be improved to become a "Broadband Ready" site under the ACE Act.	X					County, RC	Staff time	Local funds, DCA
Adopt a resolution stating that Warren County desires to be fully served by broadband capability through broadband deployment.		X				County, RC	Staff time	Local funds, DCA
Participate in the East Georgia Broadband initiative.	X	X				County	Staff time	Local Funds
Apply for funding to install fiber optic cable along county roads.	X	X				County, Private Sector, RC	Staff time	Local Funds, Grants

## Land Use

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2019	2020	2021	2022	2023			
Work jointly with Warrenton to develop joint Planning Commission, joint land use, joint ordinances, joint code enforcement, and joint building inspection department.	X	X	X	X		City, County, RC	TBD	Local Funds, DCA
Adopt an ordinance requiring building permits for all new construction.		X				City, County	\$1,000	Local Funds
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.			X			Cities, County	Staff time	Local Funds



# REPORT OF ACCOMPLISHMENTS: CAMAK

## Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Initiate a Category 3 (Multi-activity grant) - Community Development Block Grant (CDBG) for economic development for downtown development of Norwood and Camak.		X			
Rehabilitate a building in downtown Camak or Norwood as retail spaces for area businesses.		X			
Coordinate with area tourism office to recruit local niche vendors to sell their wares in rehabilitated downtown property.		X			

## Housing

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Initiate multi-jurisdictional ordinances to address delinquent residential property owners	X				
Initiate a system of fines for absentee residential property owners of dilapidated/ vacant properties.	X				
Unify nuisance code enforcement among all Warren county jurisdictions			X		This activity has been postponed to allow time for more planning and code updates. In the 2020 CWP it is revised as "Determine the feasibility of unifying nuisance code enforcement with Warren County and Warrenton and share service if possible."
Acquire and clear vacant lots and dilapidated housing structures in Camak, Norwood and Warrenton.		X			The City is currently working with an attorney.
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing		X			

## Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Purchase equipment for Public Safety Departments and Public Works as needed		X			This activity is regarded as an on-going policy and will not be a part of the 2020 CWP.
Repair and increase linear footage of sidewalks.		X			In the 2020 CWP this activity is revised as "Repair and increase linear footage of sidewalks in downtown and other unserved areas."
Incorporated communities should apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.		X			Phase I & II are completed; grant application was submitted in 2019 for Phase III.
Camak sewer extension Phase I-III.		X			In the 2020 CWP this activity is revised as "Complete Camak sewer extension Phase III, where the target area is a residential neighborhood comprised of portions of Highway 80 N., Church Street, Nelson Street, Old Camak Road, East Guill Street, and Bell Street. The proposed Phase III Target Area is the final continuation of the City's sewer extension project as both Phase I and II are complete and contain the pump stations and gravity sewerage backbone required for the system."

## Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Inventory publicly owned properties for potential reuse.	X				

## Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Facilitate land use and development activities in a manner that ensures consistency with the "Land Use Plan" component of the comprehensive plan.		X			This activity is regarded as an on-going policy and does not appear in the 2020 CWP.
Create an Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.		X			This activity was postponed due to lack of capacity. In the 2020 CWP, this activity is revised as "Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties."
Adopt an ordinance creating a joint planning commission.		X			The feasibility of this activity is being examined.

# COMMUNITY WORK PROGRAM: CAMAK

## Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Initiate a multi-activity CDBG for economic development for downtown development of Camak.		X	X			Warren County, RC, Camak, Chamber	\$300,000+	CDBG, Local Funds
Rehabilitate a building in downtown Camak as retail spaces for area businesses.			X	X	X	Warren County Chamber, City	TBD	Redevelopment Fund
Coordinate with area tourism office to recruit local niche vendors to sell their wares in rehabilitated downtown property.				X	X	Warren County Chamber, City	Staff time	Local funds
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X	X	X			City, RC	Staff time	Local funds, DCA
Work with Warren County to develop the Camak Industrial Park.	X	X	X			County, City	TBD	Local funds, Grants and loans, private

## Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Evaluate public buildings like community centers to determine which may be improved to become a "Broadband Ready" site under the ACE Act.	X	X	X			City, County, RC	Staff time	Local funds, DCA
Adopt a resolution stating that Camak desires to be fully served by broadband capability through broadband deployment.	X					City, RC	Staff time	Local funds, DCA
Participate in East GA Broadband Initiative with Warren County and other jurisdictions	X	X	X	X		City, County, Private Sector	TBD	Local Funds, Grants, Private

## Housing

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Conduct a housing needs assessment or housing inventory to understand existing housing conditions, under-utilized properties, and vacant housing structures.		X	X	X		City, RC	Staff Time	Local Funds, Grants
Determine the feasibility of unifying nuisance code enforcement with Warren County and Warrenton and share service if possible.	X	X	X			County, City, RC	TBD	Local Funds, DCA
Acquire and clear vacant lots and dilapidated housing structures in Camak.	X	X	X	X		City	Varies	Local Funds, Grants
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing.			X	X		Warren County, All Municipalities	Staff Time	Local Funds

## Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Repair and increase linear footage of sidewalks in downtown and other unserved areas.			X	X	X	City	\$100,000	TSPLOST, Local Funds
Apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.	X	X	X			City	TBD	CDBG, Local Funds
Complete Camak sewer extension Phase III, where the target area is a residential neighborhood comprised of portions of Highway 80 N., Church Street, Nelson Street, Old Camak Road, East Guill Street, and Bell Street. The proposed Phase III Target Area is the final continuation of the City's sewer extension project as both Phase I and II are complete and contain the pump stations and gravity sewerage backbone required for the system.	X	X	X			Camak, Warren County	\$645,992	CDBG, Local Funds, Loans and Grants
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X	X				City, RC	Staff Time	Local funds, DCA
Expand and improve Camak city park, including fencing and vegetation control in nearby areas.	X	X	X			City	TBD	Local funds, Grants

## Transportation

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Construct a road to the new Camak Industrial Park.						City, County, RC	TBD	Local funds, Grants and Loans
Participate in discussions for the next regional TSPLOST initiative.	X	X				City, RC	Staff Time	Local funds, DCA

## Land Use

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.	X	X	X			All Municipalities & Warren County	Staff time	Local funds
Adopt an ordinance creating a joint planning commission.		X	X	X		City, County, RC	\$5,000	Local funds



# REPORT OF ACCOMPLISHMENTS: NORWOOD

## Economic Development

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Initiate a Category 3 (Multi-activity grant) - Community Development Block Grant (CDBG) for economic development for downtown development of Norwood and Camak			X		This activity will be explored through the Development Authority and appears in the 2020 CWP for Warren County.
Rehabilitate a building in downtown Camak or Norwood as retail spaces for area businesses.			X		This activity was postponed due to lack of funding.
Coordinate with area tourism office to recruit local niche vendors to sell their wares in rehabilitated downtown property.			X		This activity has been postponed until property rehab begins.

## Housing

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Initiate multi-jurisdictional ordinances to address delinquent residential property owners	X				
Initiate a system of fines for absentee residential property owners of dilapidated/ vacant properties.		X			
Unify nuisance code enforcement among all Warren county jurisdictions		X			This activity has been postponed to allow time for more planning and code updates. In the 2020 CWP it is revised as "Determine the feasibility of unifying nuisance code enforcement with Warren County and Warrenton and share service if possible."
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing			X		This activity was postponed to perform assessments of current properties first; that activity has been added to the 2020 CWP.

## Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Purchase equipment for Public Safety Departments and Public Works as needed		X			This activity is regarded as an on-going policy and will not be a part of the 2020 CWP.
Repair and increase linear footage of sidewalks.			X		This activity has been postponed due to lack of funding. In the 2020 CWP, this activity is revised as "Repair and increase linear footage of sidewalks in unserved or under-served areas."
Incorporated communities should apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.			X		This activity was postponed due to lack of funds.

## Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Inventory publicly owned properties for potential reuse.		X			

## Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Create an Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties				X	This activity was postponed due to lack of capacity. In the 2020 CWP, this activity is revised as "Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties."
Adopt an ordinance creating a joint planning commission.		X			The feasibility of this activity is being examined.

# COMMUNITY WORK PROGRAM: NORWOOD

## Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X	X	X			City, RC	Staff time	Local funds, DCA

## Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Evaluate public buildings like community centers to determine which may be improved to become a "Broadband Ready" site under the ACE Act.	X	X	X			City, County, RC	Staff time	Local funds, DCA
Adopt a resolution stating that Norwood desires to be fully served by broadband capability through broadband deployment.	X					City, RC	Staff time	Local funds, DCA
Participate in East GA Broadband Initiative with Warren County and other jurisdictions	X	X	X	X		City, County, Private Sector	TBD	Local Funds, Grants, Private

## Housing

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Conduct a housing needs assessment or housing inventory to understand existing housing conditions, under-utilized properties, and vacant housing structures.		X	X	X		City, RC	Staff Time	Local Funds, Grants
Determine the feasibility of unifying nuisance code enforcement with Warren County and Warrenton and share service if possible.	X	X	X			County, City, RC	TBD	Local Funds, DCA
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties.		X	X			All municipalities	Staff Time	Local Funds
Examine community housing to determine what areas are in need of rehabilitation.		X	X			City	Staff Time	Local Funds
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing.			X	X		Warren County, All Municipalities	Staff Time	Local Funds

## Natural and Cultural Resources

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Inventory publicly owned properties for potential reuse.	X	X				City, RC	Staff Time	Local funds, DCA
Explore the feasibility of becoming a Tree City USA	X					City	Staff Time	Local Funds

## Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Evaluate the community to determine areas in need of sidewalks, particularly where elderly residents live.	X	X				City, RC	Staff time	Local Funds, DCA
Repair and increase linear footage of sidewalks in unserved or under-served areas.		X	X	X		City	\$100,000	TSPLOST, Local Funds
Apply for a Community Development Block Grant for targeted water and sewerage improvements and building clearance.	X	X	X			City	TBD	CDBG, Local Funds
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X	X				City, RC	Staff Time	Local funds, DCA
Upgrade retention ponds throughout the City and extend sewer service along Atlanta Hwy.		X	X	X	X	City	TBD	Local funds, Grants
Complete development of Veteran's Park adjacent to City Hall.	X					City	TBD	Local funds, Grants, Loans
Conduct flood and drainage improvements throughout the City, including but not limited to Old Greensboro Rd and Massengale Street.	X	X		X		City	TBD	Local funds, Grants, Loans

## Transportation

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Participate in discussions for the next regional TSPLOST initiative.	X	X				City, RC	Staff Time	Local funds, DCA



## Land Use

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.	X	X	X			All Municipalities & Warren County	Staff time	Local funds
Adopt an ordinance creating a joint planning commission.		X	X	X		City, County, RC	TBD	Local funds

# REPORT OF ACCOMPLISHMENTS: WARRENTON

## Housing

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Conduct a housing needs assessment for the Cities of Norwood and Warrenton, and Town of Camak to understand existing housing conditions, under-utilized properties, and vacant housing structures.	X				This was completed for Warrenton but not the other cities.
Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warrenton, and portions of Warren County (see "Special Areas" [p. III-25 - p.III-29]).		X			In the 2020 CWP this activity is revised as "Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warrenton, as defined by Special Areas in the comp plan, GICH committee, URP, or RAS."
Initiate multi-jurisdictional ordinances to address delinquent residential property owners			X		This activity has been postponed until the Charter/COA update. In the 2020 CWP, this activity is revised as "Initiate multi-jurisdictional ordinances to address delinquent residential property owners as a part of City charter/COA update."
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties.			X		This activity has been postponed until the Charter/COA update. In the 2020 CWP, this activity is revised as "Initiate multi-jurisdictional ordinances to address delinquent residential property owners as a part of the City charter/COA update."
Amend the zoning ordinance to reflect the allowance of mixed-use building downtown to allow for loft apartments		X			
Unify nuisance code enforcement among all Warren county jurisdictions			X		This activity has been postponed to allow time for more planning and code updates. In the 2020 CWP it is revised as "Unify nuisance code enforcement between Warren County and Warrenton and other municipalities if feasible."
Initiate an application for a Category 2 (Housing) - Community Development Block Grant for rehabilitation and reconstruction of housing structures in targeted redevelopment areas.	X				
Acquire and clear vacant lots and dilapidated housing structures in Camak, Norwood and Warrenton.		X			
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing	X				
Rehabilitate existing, structurally sound housing near downtown into senior housing			X		This activity has been postponed due to lack of funding.

## Land Use

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Develop and adopt guidelines for new commercial development along Warrenton's southeast edge.		X			This has begun with amusements-go cart track. In the 2020 CWP, this activity is will be part of the joint ordinance development activity with Warren County.
Create access management ordinance for the purpose of limiting curb cuts on major thoroughfares				X	This activity was not accomplished due to a lack of local interest.
Amend subdivision regulations and zoning ordinance to require new developments to connect to existing sidewalks.			X		This activity has been postponed until joint ordinance development begins. In the 2020 CWP, this activity is will be part of the joint ordinance development activity with Warren County.

## Community Facilities

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Purchase equipment for Public Safety Departments and Public Works as needed		X			This activity is regarded as an on-going policy and will not be a part of the 2020 CWP.
Repair and increase linear footage of sidewalks.		X			In the 2020 CWP, this activity is revised as "Repair and increase linear footage of sidewalks in downtown and other unserved areas."
Incorporated communities should apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.		X			In the 2020 CWP this activity is revised as "Apply for a multi-activity CDBG grant for targeted water and sewerage maintenance and building clearance as defined by Special Areas in the comp plan, GLCH committee, URP, or RAS."
Codify the City of Warrenton Ordinance.		X			
Adopt a policy of community policing to increase police visibility.		X			In the 2020 CWP, this activity is revised as "Utilize citizens to facilitate Clean Community Ordinance."
Initiate USDA partially funded sewerage grant to increase capacity	X				
Complete renovations to the walking trail.		x			
Complete the construction of a splash pad.				x	This activity is not accomplished due to a lack of local interest.
Add flood and drainage improvements (curb and gutter and stormwater infrastructure) throughout the city - in, but not limited to, Academy Street, Beall Springs Street, and Shoals Street.		X			A grant application has been submitted.

## Natural and Cultural Resources

Activity	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Inventory publicly owned properties for potential reuse.	X				

# COMMUNITY WORK PROGRAM: WARRENTON

## Economic Development

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Create an Urban Redevelopment Plan.	X					City, RC	+/- \$20,000	Local funds, DCA
Create a Revitalization Area Strategy and apply for funds to assist with implementation of the Urban Redevelopment Plan.	X	X	X			City, RC	Staff time	Local funds, Grants
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X	X	X			City, RC	Staff time	Local funds, DCA

## Broadband

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Evaluate public buildings like community centers to determine which may be improved to become a "Broadband Ready" site under the ACE Act and apply for funding.	X	X		X		City, County, RC	Staff time	Local funds, Grants
Adopt a resolution stating that Warrenton desires to be fully served by broadband capability through broadband deployment.	X					City, RC	Staff time	Local funds, DCA
Participate in East GA Broadband Initiative with Warren County and other jurisdictions to install fiber optic cable for business and residential use.	X	X	X	X		City, County, Private Sector	TBD	Local Funds, Grants, Private

## Housing

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Unify nuisance code enforcement between Warren County and Warrenton and other municipalities if feasible.	X	X	X			County, City, RC	TBD	Local Funds, DCA
Acquire and clear vacant lots and dilapidated housing structures in Warrenton.	X	X	X	X		City	Varies	Local Funds, Grants
Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warrenton, as defined by Special Areas in the comp plan, GICH committee, URP, or RAS.	X	X	X	X		City, RC	TBD	Local Funds, Grants and Loans, DCA

## Housing (continued)

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Initiate multi-jurisdictional ordinances to address delinquent residential property owners as a part of City Charter/COA update.	X	X				City, RC	\$10,000 - \$15,000	Local Funds
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties as a part of City Charter/COA update.	X	X	X			City	Staff Time	Local Funds
Amend the zoning ordinance to reflect the allowance of mixed-use buildings downtown to allow for loft apartments.		X	X			Warrenton	Staff Time	Local Funds
Acquire and clear vacant lots and dilapidated housing structures in Warrenton.	X		X		X	City	Varies	Local Funds, Grants, Fees/Fines
Review and update policies that focus on the rehabilitation of existing housing rather than developing new housing.			X			City	Staff Time	Local Funds
Rehabilitate existing, structurally sound housing near downtown into senior housing.				X	X	City	\$300,000 annually	Grants
Work jointly with Warren County and try to establish joint GICH communities.			X			County, City	TBD	Local Funds
Begin holding credit counseling and/or home buyer education workshops, as recommended in 2018 Housing Action Plan Update.		X				City, GICH, non-profits, private sector	Varies	Local Funds, Grants, Private Funds
Initiate an application for a Housing CDBG for rehabilitation and reconstruction of housing structures in targeted redevelopment areas based on the URP and RAS.	X	X	X	X		City, GICH, RC, non-profits	Varies	Local Funds, Grants

## Natural and Cultural Resources

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Renovate/Restore the historic Warrenton City Hall.					X	City	+/- \$650,000	Grants, Donations
Support County efforts to renovate the Knox Theater.	X	X	X	X	X	City	Staff time	Local funds

## Transportation

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Participate in discussions for the next regional TSPLOST initiative.	X	X				City, RC	Staff Time	Local funds, DCA



## Community Facilities

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Evaluate the community to determine areas in need of sidewalks, particularly where elderly residents live.	X	X				City, RC	Staff time	Local Funds, DCA
Repair and increase linear footage of sidewalks in downtown and other unserved areas.			X	X	X	City	Varies	TSPLOST, Grants, Local Funds
Apply for a multi-activity CDBG grant for targeted water and sewerage maintenance and building clearance as defined by Special Areas in the comp plan, GICH committee, URP, or RAS.	X	X		X		City	Staff time	CDBG, Local Funds
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X	X				City, RC	Staff Time	Local funds, DCA
Codify the City of Warrenton Ordinance	X	X				City	\$5,000 - \$10,000	Local Funds
Utilize citizens to facilitate the Clean Community Ordinance.	X					City	Staff Time	Local Funds
Complete renovations to the walking trail.		X				Warren County, School Board, City	\$10,000	Local Funds, Grants
Add flood and drainage improvements (curb and gutter and stormwater infrastructure) throughout the city - in, but not limited to, Academy Street, Beall Springs Street, and Shoals Street.	X	X	X			City	\$750,000	CDBG, Local Funds, CHIP
Develop a joint agreement for water and sewer services with Warren County.	X					City, County	\$5,000	Local Funds

## Land Use

Activity	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2020	2021	2022	2023	2024			
Work jointly with Warren County to develop a joint Planning Commission, joint land use ordinances/regulations, joint code enforcement, and a joint building inspection department.	X	X	X	X		City, County, RC	TBD	Local funds, DCA
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.			X			All Municipalities & Warren County	Staff time	Local funds

# APPENDIX

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The stakeholder committee met several times over the course of the plan creation process and actively participated in facilitated discussions and group exercises to define community needs, establish community goals, and create community work program activities. One key item created during the exercises was the SWOT analysis (strengths, opportunities, weaknesses, and threats) of the county. Combined with data collected by Regional Commission staff, the SWOT analysis directly informed the crafting of the county needs and opportunities. It also provided support for long-term goals developed further along in the process.

# COMMUNITY INVOLVEMENT

## IDENTIFICATION OF STAKEHOLDERS

Stakeholder input and feedback was used directly in plan involvement at every phase, from the SWOT analysis to the specific implementation measures that form the community work program. Identified stakeholders represent a variety of disciplines and backgrounds and helped to guide plan development. These individuals include policy makers and others able to affect the plan, those affected by the plan, and partners in plan implementation.

### **STAKEHOLDER COMMITTEE MEMBERS:**

- John Graham - Chairman, Warren County BoC
- Pamela Lester - Clerk, Warren County BoC
- Jamie Sikes - Mayor, Town of Camak
- Margaret Pinion - Clerk, Town of Camak
- Lonnie Drake - Mayor, City of Norwood
- Pamela McCord - Clerk, City of Norwood
- Chris McCorkle - Mayor, City of Warrenton
- Marry Ann Mosley - Administrator, City of Warrenton
- O.B. McCorkle - Executive Director, Warren Co. Development Authority & Chamber of Commerce
- Michael Thigpen - Warren County Planning & Zoning
- Ron Sellers - Chief of Police, City of Warrenton Police Department
- Sammy Purvis - Chief Deputy, Warren County Sheriff's Office
- Emma Sinkfield - Executive Director, Warren County Quality of Life
- Antonio Hill - Assistant Superintendent, Warren County Board of Education
- Tiffany Walker - Nurse Manager, Warren County Health Department
- Tammy Cheely - County Extension Agent, Warren County Extension Office

### **PARTICIPATION TECHNIQUES**

During the process, the RC gathered information and comments from stakeholders and the public through multiple events such as public hearings and steering committee input. CSRA RC staff utilized both print and digital distribution channels, which served to support each other in the process, either as a conduit for sending information or an opportunity to gather resident input.

The County staff also utilized social media and the county website to post plan updates and information on webpages and the Facebook page for the community service building. The Regional Commission also utilized its website to make plan documents available.

### **STAKEHOLDER COMMITTEE MEETINGS**

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective:

- January 22, 2019
- February 26, 2019
- March 18, 2019
- April 29, 2019

Warren County Joint Comprehensive Plan  
1st Public Hearing  
February 11, 2019, 2p.m. | Community Services Building

NAME	EMAIL	JURISDICTION REPRESENTED
Mary Ann Mosley	mmosley@warrencountyga.gov	City of Camak
John R Graham	jgraham@classicsouth.net	Warren Co BOC
Pamela H. Lester	plaster@classicssouth.net	Warren Co BOC

Warren County Joint Comprehensive Plan  
1st Stakeholder Committee Meeting  
January 22, 2019, 6:30p.m. | Community Services Building

NAME	EMAIL	JURISDICTION REPRESENTED
Chris McConroe	CHRIS@WARRENCOUNTYGA.GOV	Warren Co
Pamela H. Lester	plaster@classicssouth.net	Warren

Warren County Joint Comprehensive Plan  
1st Stakeholder Committee Meeting  
January 22, 2019, 6:30p.m. | Community Services Building

NAME	EMAIL	JURISDICTION REPRESENTED
John Graham	jgraham@classicsouth.net	Warren Co
Peter L Johnson	Peter.L.Johnson.3024@gmail.com	Warren Co
Leslie Drake	DRAKE7@bellsouth.net	Norwood
Richard Brasley Jr		Warren Co
Margaret Pinnix	cityofcamak@bellsouth.net	Camak
Ray Pinnix	cityofnorwoodga	Norwood
Pam McCoid	cityofnorwoodga@gmail.com	Norwood
Michelle TH-SPHM	wcplanning@classicssouth.net	Warren Co
Janie Sikes	camakmayor@bellsouth.net janie@barnettsouthern.com	Camak
O.B. McConroe	development@warrencountyga.com omcconroe	Warren Co
Emma Sinkfield	associationga@bellsouth.net	Warren Co

Warren County Joint Comprehensive Plan  
2nd Public Hearing  
May 13, 2019, 2p.m. | Community Services Building

NAME	EMAIL	JURISDICTION REPRESENTED
John Graham		Warren Co BOE
Pamela H. Lester	plester@classicsouth.net	Warren Co BOE
Regina Pyles	rpyles@csra-c.org	CSRA RC
Mary A. Mosley		City of Warrenton

Warren County Joint Comprehensive Plan  
4th Stakeholder Committee Meeting  
April 29, 2019, 6:30p.m. | Community Services Building

NAME	EMAIL	JURISDICTION REPRESENTED
John Graham	jgraham@classicsouth.net	Warren Co
Chris McConkie	chris@warrenton.org	Warrenton
Pam McCord	cityofnorwoodge@gmail.com	Norwood
Mary Ann Mosley	mmosley@warrenton.org	Warrenton
M. CHARL THOMPSON	wcplanning@classicsouth.net	Warren Co.
Hannie M. Drake	Drake7@bellsouth.net	Norwood
Jamie Sikes	jamie@barnettsouthern.com	Camak

Warren County Joint Comprehensive Plan  
3rd Stakeholder Committee Meeting  
March 18, 2019, 6:30p.m. | Community Services Building

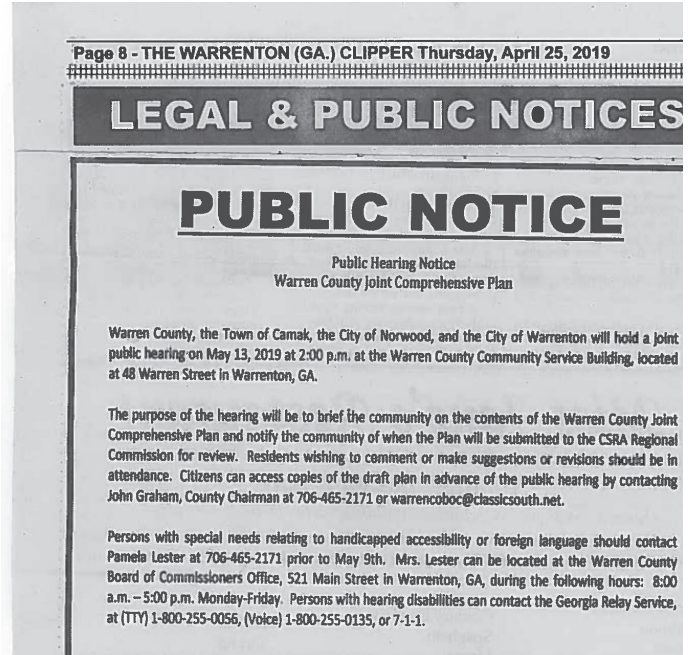
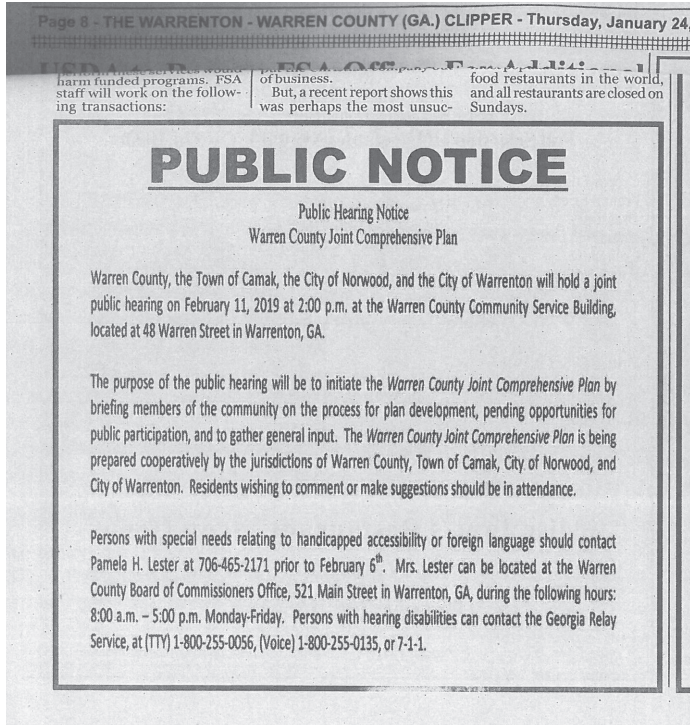
NAME	EMAIL	JURISDICTION REPRESENTED
Pam McCord	cityofnorwoodge@gmail.com	Norwood
Mary Ann Mosley	mmosley@warrenton.org	Warrenton
John Graham	jgraham@classicsouth.net	Warren Co.
Paul Johnson	City of NORWOOD (City Council)	WARREN CO.
Chris McConkie	chris@warrenton.org	Warrenton
Rob L Johnson	rita.johnson324@gmail.com	
Richard Binley	RichardBinley52@aol.com	Warrenton Co.
Michael Hester	wcplanning@classicsouth.net	Warren Co.
Sammy Cheely	tcheely@uga.edu	Warren Co. Extension
Jamie Sikes	jamie@barnettsouthern.com	Camak
Hannie M. Drake		Norwood



## PUBLIC HEARINGS

Two public hearings were also held as a part of this process. Public hearings were held jointly at the Warren County Community Services Building on the following dates:

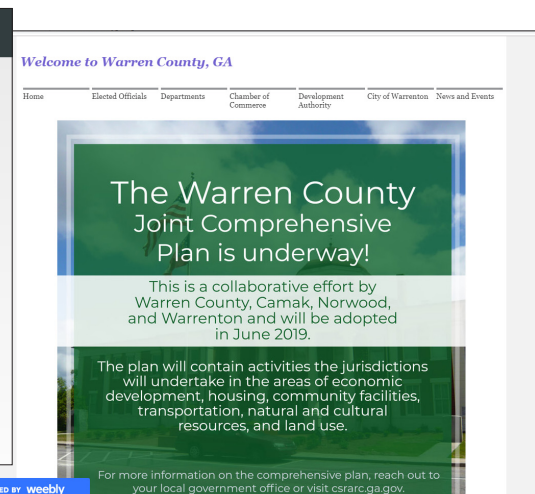
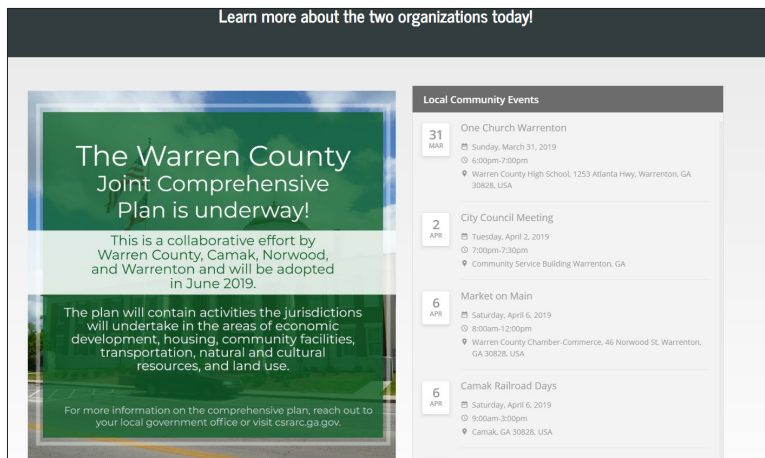
February 11, 2019  
 May 13, 2019



## SOCIAL MEDIA, WEB, AND OTHER COMMUNICATION

The Regional Commission utilized its website to provide links to past and current plan documents.

The county also utilized a consistent graphic format for announcing plan availability and posted it in several different online locations. The County and municipalities also compiled summaries/notes and powerpoints from stakeholder meetings and provided them to the commission and council respectively. The space outside the County Planning Department office was also utilized to post information for passers-by.





Home // Planning //

COMPREHENSIVE PLANNING

LOCAL UPDATE OF CENSUS ADDRESSES (LUCA)

MAPPING (GIS)

PLANNING DOCUMENTS

PLANNING

TRANSPORTATION

## Comprehensive Planning



In Georgia, all local governments are required to establish Comprehensive Plans (updated every 5 years), which include a community work program of activities for the next 5 years. The RC assists with each of these throughout the year. Currently, we are working on comprehensive plan updates for Warren County and Wilkes County. These plans are created collaboratively between each county and its municipalities. A public hearing is held to initiate the planning process; a second public hearing is held once the plan is drafted to receive final public comments on the draft.

The Warren County and Wilkes County plans are scheduled for June 2019 adoptions. The final plan will include data, information and activities in the areas of economic development, broadband, housing, community facilities, natural and cultural resources, and land use, as well as community goals, needs and opportunities, and a 5-year work program of activities.

Click [here](#) for copies of current community plans from across the region.

**Warren County Chamber of Commerce**  
Published by Jeffrey Fowler [?] · Just now ·

**The Warren County Joint Comprehensive Plan is underway!**

This is a collaborative effort by Warren County, Camak, Norwood, and Warrenton and will be adopted in June 2019.

The plan will contain activities the jurisdictions will undertake in the areas of economic development, housing, community facilities, transportation, natural and cultural resources, and land use.

For more information on the comprehensive plan, reach out to your local government office or visit [csrarc.ga.gov](http://csrarc.ga.gov).

**Warren County Chamber of Commerce**  
Nonprofit Organization

[Send Message](#)

PLANNING

LOCAL UPDATE OF CENSUS ADDRESSES (LUCA)

PLANNING DOCUMENTS

REGIONAL PLANNING

TRANSPORTATION

## Planning Documents

[View published](#) [New draft](#) [Moderate](#)

The Commission completes major planning documents and reports throughout the year. We will also post plans, written by the Commission, local government or other entities, here for review during public comment periods.

### Urban Redevelopment Plans

[2015 Millen Urban Redevelopment Plan](#)

### Comprehensive Plans

[Warren County 2014 Comprehensive Plan](#)

[Warren County 2019 Comprehensive Plan DRAFT](#)

[Wilkes County 2014 Comprehensive Plan](#)

[Wilkes County 2019 Joint Comprehensive Plan DRAFT](#)

[Jefferson County Joint Comprehensive Plan 2018 - 2028 \(adopted in 2019\)](#)

[Augusta-Richmond County Comprehensive Plan 2035 \(adopted in 2018\)](#)

**East Georgia Housing Authority Partners is at Warren County Community Service Building.**  
February 26 · Warrenton ·

Working on the Joint Warren County, Warrenton, Camak and Norwood.





*City of*  
**Warrenton**  
*Values Visions*

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### City Notices

**The Warren County Joint Comprehensive Plan is underway!**

This is a collaborative effort by Warren County, Camak, Norwood, and Warrenton and will be adopted in June 2019.

The plan will contain activities the jurisdictions will undertake in the areas of economic development, housing, community facilities, transportation, natural and cultural resources, and land use.

For more information on the comprehensive plan, reach out to your local government office or visit [csrarc.ga.gov](http://csrarc.ga.gov).

*City of*  
**Warrenton**  
*Values Visions*

City of Warrenton  
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Phone: (706) 465-3282

**A Resolution of the Town of Camak for the Adoption of the  
Warren County Joint Comprehensive Plan 2019-2029**


**WHEREAS**, the Camak Town Council, the governing authority of Camak, Georgia in conjunction with the City of Norwood, Georgia, the City of Warrenton, Georgia and Warren County, Georgia, has prepared the *Warren County Joint Comprehensive Plan 2019-2029* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,


**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Camak Town Council that the *Warren County Joint Comprehensive Plan 2019-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 10<sup>th</sup> day of June, 2019

  
\_\_\_\_\_  
Jamie Sikes, Mayor  
City of Camak

**ATTEST:**

  
\_\_\_\_\_  
Margaret Pinion, Clerk  
Town of Camak



**RESOLUTION 2019-06-01**

**A Resolution of Warren County for the Adoption of the  
Warren County Joint Comprehensive Plan 2019-2029**

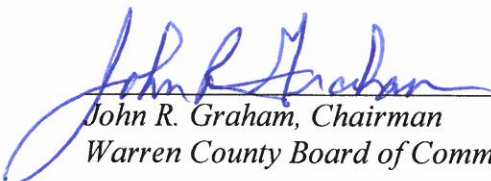
**WHEREAS**, the Warren County Board of Commissioners, the governing authority of Warren County, Georgia in conjunction with the Town of Camak, Georgia, the City of Norwood, Georgia and the City of Warrenton, Georgia has prepared the *Warren County Joint Comprehensive Plan 2019-2029* to replace their prior joint comprehensive plan and joint comprehensive plan update and,


**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Warren County Board of Commissioners that the *Warren County Joint Comprehensive Plan 2019-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 17<sup>th</sup> day of June, 2019

  
\_\_\_\_\_  
John R. Graham, Chairman  
Warren County Board of Commissioners

**ATTEST:**  
  
\_\_\_\_\_  
Pamela H. Lester, Clerk  
Warren County



**A Resolution of the City of Norwood for the Adoption of  
The Warren County Joint Comprehensive Plan 2019-2029**

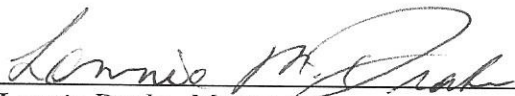
**WHEREAS**, the Norwood City Council, the governing authority of Norwood, Georgia in conjunction with the Town of Camak, Georgia, the City of Warrenton, Georgia and Warren County, Georgia, has prepared the *Warren County Joint Comprehensive Plan 2019-2029* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

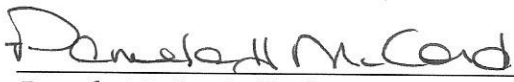
**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Norwood City Council that the *Warren County Joint Comprehensive Plan 2019-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 24<sup>th</sup> day of June, 2019

  
\_\_\_\_\_  
Lonnie Drake, Mayor  
City of Norwood

**ATTEST:**

  
\_\_\_\_\_  
Pamela McCord, Clerk  
City of Norwood



**A Resolution of the City of Warrenton for the Adoption of the  
Warren County Joint Comprehensive Plan 2019-2029**

**WHEREAS**, the Warrenton City Council, the governing authority of Warrenton, Georgia in conjunction with the Town of Camak, Georgia, the City of Norwood, Georgia and Warren County, Georgia, has prepared the *Warren County Joint Comprehensive Plan 2019-2029* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, the *Warren County Joint Comprehensive Plan 2019-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the Warrenton City Council that the *Warren County Joint Comprehensive Plan 2019-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 27<sup>th</sup> day of June, 2019



\_\_\_\_\_  
Chris McCorkle, Mayor  
City of Warrenton

**ATTEST:**



\_\_\_\_\_  
Mary Ann Mosley, City Administrator  
City of Warrenton