

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Screven County

RC: Coastal Regional Commission

Submittal Type: 2024 Comprehensive Plan Update

Preparer: ☒ RC ☐ Local Government ☐ Consultant:

Cover Letter Date: 3/6/25

Date Submittal Initially Received by RC: 3/6/25

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**

WILL BOYD
District 4
Chairman

J.C. WARREN
District 5
Vice Chairman



LORI BURKE
County Manager
Finance Officer

AARON MEYER
County Attorney

SCREVEN COUNTY BOARD OF COMMISSIONERS

EDWIN LOVETT
District 1

ROSA ROMEO
District 2

MIKE DIXON
District 3

ALLISON WILLIS
District 6

BEN THOMPSON
District 7

January 14, 2025

Dionne Lovett, Executive Director
Coastal Georgia Regional Commission
1181 Coastal Drive SW
Darien, Georgia 31305

RE: 2025-2030 Comprehensive Plan Update Submittal

Dear Ms. Lovett,

Enclosed you will find a copy of the Screven County Joint 2025-2030 Comprehensive Plan Update per the State of Georgia's procedures outlined in Section 110-12-1.04 for Comprehensive Planning.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulation our plan.

In accordance with applicable schedule deadlines, Screven County is planning to adopt this update at the TBD, County Commission Meeting. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,

Will Boyd, Chairman
Screven County Board of Commissioners



City of Sylvania

104 South Main Street, Sylvania, Georgia 30467

Tel: (912) 564-7411

Email: csylv@planters.net

Fax: (912) 564-2121

Mayor
Preston Dees

Mayor Pro Tem
Cynthia Scott

City Council
John Bolton
James Kirkland
Eddie Lovett
Laura Mills
Tripp Sheppard

City Manager
Stacy Mathis

City Attorney
Hugh Hunter

City Clerk
Blair Causey

December 20, 2024

Dionne Lovett, Executive Director
Coastal Georgia Regional
Commission 1181 Coastal Drive
SW
Darien, Georgia 31305

RE: 2025-2030 Comprehensive Plan Update Submittal

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In accordance with applicable schedule deadlines, the City of Sylvania is planning to adopt this update at a regularly scheduled council meeting later in 2025. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,

Preston Dees
Mayor of Sylvania



TOWN OF NEWINGTON

P. O. BOX 268
NEWINGTON, GA 30446

TELEPHONE 912-857-3115

FACSIMILE 912-857-5424

ALBERT S. PERKINS III, MAYOR
VONETTE LANE PERKINS, CLERK
ASHBY L. ZYDONYK, POLICE CHIEF

January 14, 2025

Dionne Lovett, Executive Director
Coastal Georgia Regional Commission
1181 Coastal Drive SW
Darien, Georgia 31305

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I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulation our plan.

In accordance with applicable schedule deadlines, the Town of Newington is planning to adopt this update at a regularly scheduled council meeting later in 2025. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,

A handwritten signature in blue ink that reads "Albert Perkins" followed by "mayor" in a smaller, cursive script.

Albert Perkins
Mayor, Town of Newington

City of Oliver
P.O. Box 221
Oliver, GA 30449

"Ever Climbing and Rewarding"

Justine T. Brown, Mayor

(912) 857-3789

Melba Barber, Clerk

Facsimile

(912) 857-4662

cityofoliver@planters.net

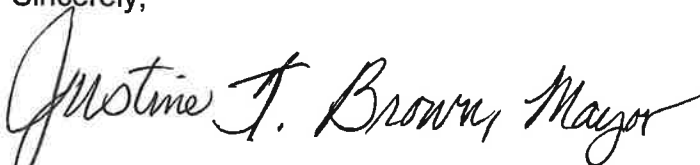
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I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulation our plan.

In accordance with applicable schedule deadlines, the City of Oliver is planning to adopt this update at a regularly scheduled council meeting later in 2025. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,



Justine Brown
Mayor of Oliver



Town of Hiltonia

2386 Waynesboro Hwy
Hiltonia, GA 30467

Phone: 912-829-3999

Fax: 912-829-3988

email: townofhiltonia@gmail.com

January 14, 2025

Dionne Lovett, Executive Director
Coastal Georgia Regional Commission
1181 Coastal Drive SW
Darien, Georgia 31305

RE: 2025-2030 Comprehensive Plan Update Submittal

Dear Ms. Lovett,

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I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulation our plan.

In accordance with applicable schedule deadlines, the City of Hiltonia is planning to adopt this update at a regularly scheduled council meeting later in 2025. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,

A handwritten signature in blue ink that reads "Bobby Mobley".

Bobby Mobley
Mayor of Hiltonia

Town of Rocky Ford



P.O. Box 1 · Rocky Ford, GA 30455
912-863-7121
townofrockyford@gmail.com

January 14, 2025

Dionne Lovett, Executive Director
Coastal Georgia Regional Commission
1181 Coastal Drive SW
Darien, Georgia 31305

RE: 2025-2030 Comprehensive Plan Update Submittal Dear Ms. Lovett,

Enclosed you will find a copy of the Screven County Joint 2025-2030 Comprehensive Plan Update per the State of Georgia's procedures outlined in Section 110-12-1.04 for Comprehensive Planning.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulation our plan.

In accordance with applicable schedule deadlines, the Town of Rocky Ford is planning to adopt this update at a regularly scheduled council meeting later in 2025. Feel free to contact me should you have any questions or concerns or if you require further information.

Sincerely,

Ken Mock
Mayor of Rocky Ford

RESOLUTION TO ADOPT
THE SCREVEN COUNTY JOINT 2025-2030 COMPREHENSIVE PLAN

WHEREAS, Screven County is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

WHEREAS, Screven County is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, The Screven County Joint 2025-2030 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COMMISSIONERS OF SCREVEN COUNTY HEREBY adopts the Screven County Joint 2025-2030 Comprehensive Plan.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 11th day of February, 2025.

APPROVED FOR ADOPTION



Will Boyd, Chairman

ATTEST:



Lori Burke, County Manager

**RESOLUTION TO ADOPT
THE 2025-2045 SCREVEN COUNTY AND CITIES OF SYLVANIA, NEWINGTON,
HILTONIA, OLIVER, AND ROCKY FORD JOINT COMPREHENSIVE PLAN**

WHEREAS, City of Sylvania is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

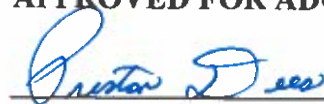
WHEREAS, City of Sylvania is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2025-2045 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE MAYOR AND COUNCIL OF SYLVANIA HEREBY adopts the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2025-2045.

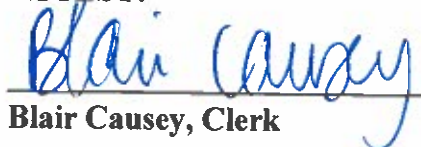
BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 18 day of February, 2025.

APPROVED FOR ADOPTION



Preston Dees, Mayor

ATTEST:


Blair Causey, Clerk



**RESOLUTION TO ADOPT
THE SCREVEN COUNTY JOINT 2025-2030 COMPREHENSIVE PLAN**

WHEREAS, The Town of Newington is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

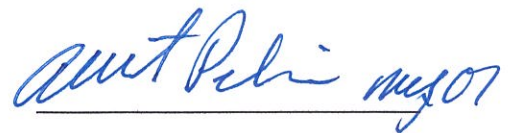
WHEREAS, The Town of Newington is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, The Screven County Joint 2025-2030 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE COUNCIL OF NEWINGTON HEREBY adopts the Screven County Joint 2025-2030 Comprehensive Plan.


BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 13th day of February, 2025.

APPROVED FOR ADOPTION

A handwritten signature in blue ink, appearing to read "Albert Perkins Mayor".

Albert Perkins, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Vonette Perkins, Clerk".

Vonette Perkins, Town Clerk

RESOLUTION TO ADOPT
THE SCREVEN COUNTY JOINT 2025-2030 COMPREHENSIVE PLAN

WHEREAS, The Town of Hiltonia is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

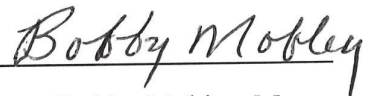
WHEREAS, The Town of Hiltonia is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, The Screven County Joint 2025-2030 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,


NOW, THEREFORE, BE IT RESOLVED THE COUNCIL OF HILTONIA HEREBY adopts the Screven County Joint 2025-2030 Comprehensive Plan.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 10 day of February, 2025.

APPROVED FOR ADOPTION


Bobby Mobley, Mayor

ATTEST:


Shannon Phillips, Town Clerk

**RESOLUTION TO ADOPT
THE SCREVEN COUNTY JOINT 2025-2030 COMPREHENSIVE PLAN**

WHEREAS, The Town of Rocky Ford is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

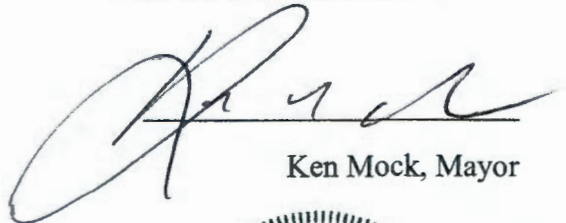
WHEREAS, The Town of Rocky Ford is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, The Screven County Joint 2025-2030 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

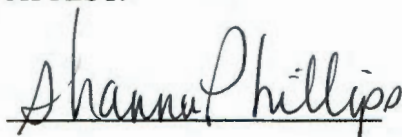
**NOW, THEREFORE, BE IT RESOLVED THE COUNCIL OF ROCKY FORD
HEREBY** adopts the Screven County Joint 2025-2030 Comprehensive Plan.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 11 day of February, 2025.

APPROVED FOR ADOPTION


Ken Mock, Mayor

ATTEST:



Shannon Phillips, Town Clerk



RESOLUTION TO ADOPT

THE SCREVEN COUNTY JOINT 2025-2030 COMPREHENSIVE PLAN

WHEREAS, The City of Oliver is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

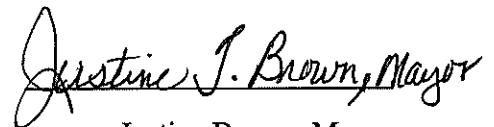
WHEREAS, The City of Oliver is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, The Screven County Joint 2025-2030 Comprehensive Plan was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,


NOW, THEREFORE, BE IT RESOLVED THE COUNCIL OF OLIVER HEREBY adopts the Screven County Joint 2025-2030 Comprehensive Plan.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 3rd day of March, 2025.

APPROVED FOR ADOPTION


Justine Brown, Mayor

ATTEST:


Melba Barber, City Clerk

SCREVEN COUNTY JOINT COMPREHENSIVE PLAN

January 14, 2025

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1.0 INTRODUCTION

The State of Georgia has instituted minimum standards and procedures to provide a framework for the development, management, and implementation of local comprehensive plans at the local, regional, and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity.

County and city comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role of counties and cities in fostering communities that are well-planned and cohesive. County and city comprehensive planning enhances coordination at many levels.

As it relates to the local benefits of comprehensive planning, the highest and best use of a comprehensive plan is to show important relationships between community issues. A local comprehensive plan is fact based and creates an environment of predictability for business and industry, property owners, investors and for its residents. A comprehensive plan is an important tool for economic development initiatives.

The Screven County and the Cities of Sylvania, Oliver, Rocky Ford, Newington, and Hiltonia Comprehensive Plan 2019-2039 contains goals, policies, and strategies to address challenges and leverage strengths. The Plan also includes a five-year work program with specific activities to usher in economic development, combat blight, improve facilities, and provide access to the area's most tangible resources. The work program identifies partners to collaborate on these efforts. Some of these efforts are ongoing in current programs, while many others require new efforts and actions to make them a reality. When viewed in its entirety, the Plan provides direction for action in planning the viability of the County and City's future.

As stated in the standards and procedures for local comprehensive planning, it is essential that local planning should recognize that:

- Assets can be accentuated and improved.
- Liabilities can be mitigated and changed over time; and
- Potential can be sought after and developed.

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

The Screven County Joint Comprehensive Plan is the official guiding document for the future of Screven County and all the cities it encompasses. The comprehensive plan serves the following functions:

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

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

- Land will be developed.
- Housing will be improved and made available.
- Businesses will be attracted and retained.

The Comprehensive Plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.

1.1 PURPOSE

In the interest of providing healthy and successful communities that are vital to the State's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning activities through the Georgia Planning Act of 1989. The State has given authority to the Department of Community Affairs (DCA) to set the minimum standards for local comprehensive planning and to provide oversight of the planning processes. The purpose of the minimum standards is to provide a framework for development, management, and implementation of local comprehensive plans.

The purpose of comprehensive planning at the community level is to bring together all sectors within Screven County, including residents, the business community, and non-profit organizations to develop a strategy that aims to make Screven County an attractive place to invest, conduct business, and raise a family. The Comprehensive Plan is intended to provide policy direction and guidance for elected officials, appointed officials, and the public to inform the decision-making processes. This Plan articulates a vision for the future and creates a roadmap for residents, property owners, investors, businesses and industry, and anyone interested in future plans and goals. The plan is also intended to assist in recognizing the need for, and the subsequent implementation of, important economic development and revitalization initiatives and allows the City to maintain its "qualified local government status," making the City eligible for selected state funding and permitting programs.

1.2 PLANNING SCOPE

The 2024 Screven County Joint Comprehensive Plan update was prepared by City and County Staff and the Coastal Regional Commission with invaluable input from stakeholders and the public. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning which became effective in March 2014.

Screven County and all the cities within the county met the minimum standards and procedures required by DCA including Community Goals, Needs and Opportunities, Broadband, and Community Work Program. Additionally, the municipalities exceeded these requirements by conducting additional analysis on other planning elements making this plan an essential tool for future development based on implementation of the recommendations contained herein.

2.0 BACKGROUND

2.1 HISTORY OF SCREVEN COUNTY

Screven County, Georgia, was established on December 14, 1793, and was named after General James Screven, a Revolutionary War hero who fought for Georgia's independence. Located in the eastern part of the state, Screven County played a significant role in early Georgia history due to its location near the Savannah River, which made it an important area for agriculture and trade during the 18th and 19th centuries.

The county's economy was historically rooted in cotton farming and timber. Following the Civil War, like much of the South, Screven County underwent significant changes during Reconstruction, with a shift toward sharecropping and small-scale farming. The introduction of the railroad in the late 1800s helped facilitate economic recovery and growth, connecting the region to larger markets.

In the 20th century, Screven County diversified its economy, incorporating industries like poultry farming and manufacturing while maintaining its agricultural heritage. Today, Screven County balances its rural character with a focus on community development, preserving its historical significance while looking toward future growth opportunities.

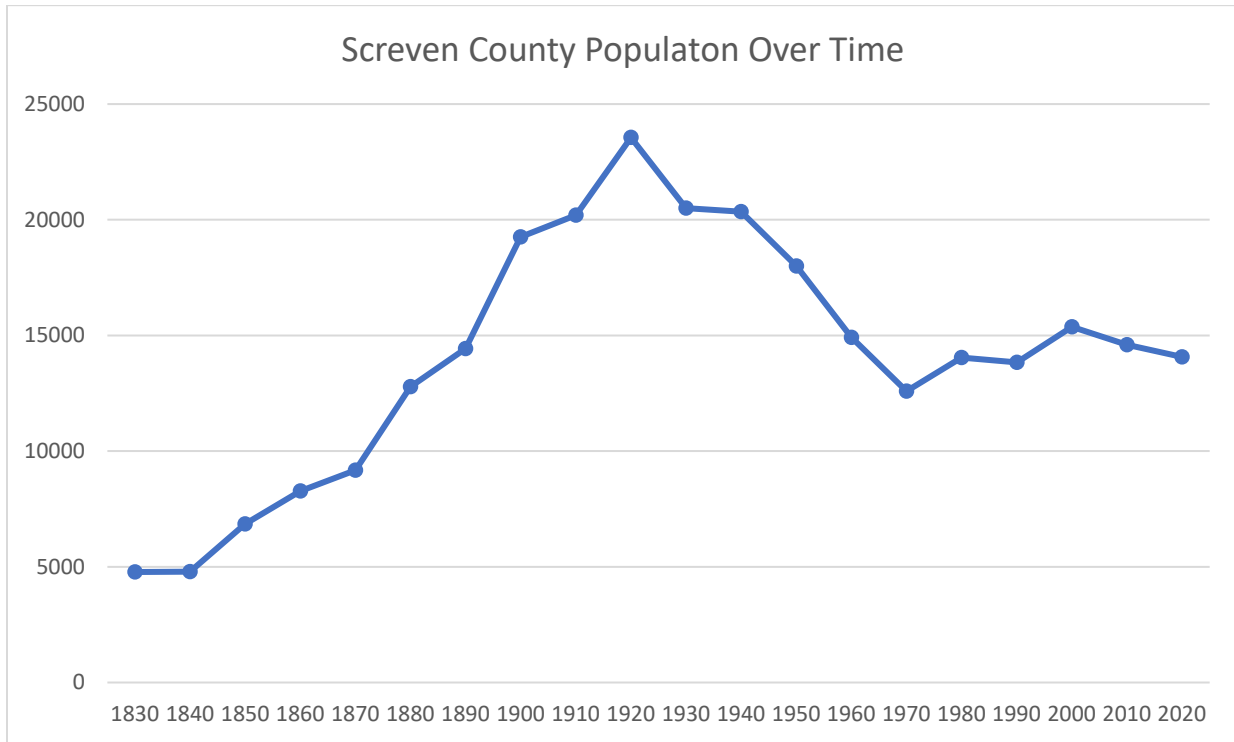
2.2 PEOPLE OF SCREVEN COUNTY

In support of this Comprehensive Plan, a demographic study was conducted to identify trends in population, housing, employment, and community health.

2.2.1 *Population*

The dynamics of Screven County's past and present population, population trends and population projections provide essential information in the decision-making process for certain plans and projects taking place over the next few years. The population of Screven County has been generally decreasing since its peak in 1920. This decline may start to reverse, in part due to impacts from the Hyundai Plant in neighboring Bryan County, and continued expansions at the Port of Savannah in Chatham County. If Screven County reverts to growth, the local governments must continue to evaluate their needs and resources for the provision of services, housing, and other amenities such as parks necessary to meet the needs a growing population while addressing the Community Goals of the Comprehensive Plan.

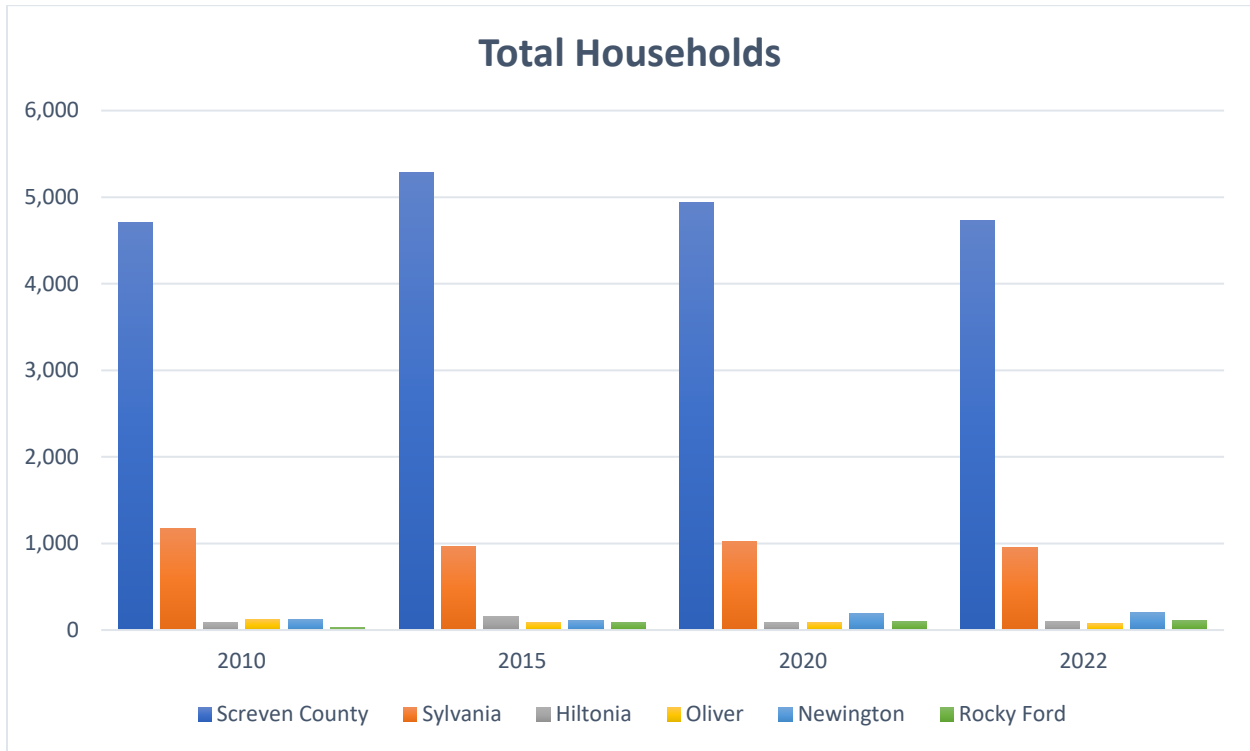
Figure 2.1 Source: U.S. Decennial Census



2.2.2 Households

Screven County has experienced a steady decline in overall population since the year 2000. Figure 2-2 shows that is adding new households at a faster rate than both Screven County and the State of Georgia over the last 10 years.

Figure 2.2 - Source: ACS 5-Year Estimates Data Profiles



2.2.3 Age

The median age of residents has increased between 2012 and 2022, by 2.2 years for a median age of 41.9 in Screven County in 2022.

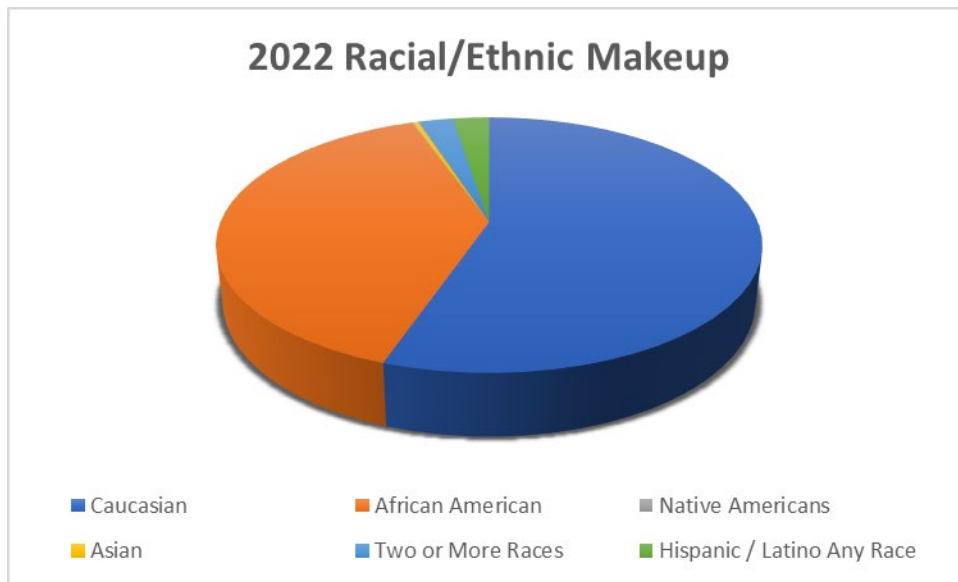
Table 2.1 Source: ACS 5-Year Estimates Data Profiles

Median Age			
	2012	2022	Difference in Median Age (2012 - 2022)
Screven County	39.7	41.9	+ 2.2
Georgia	35.4	37.2	+ 1.8

2.2.4 Racial and Ethnic Composition

According to the U.S. Census Bureau, the population in Screven County is diversifying but remains to be dominated by two major groups: White and African Americans. In 2022 Caucasians comprised about 57% and African Americans remained at about 40% of the total population. A growing Hispanic / Latino Population comprised about 3% of the total population. Two or more races, and other smaller racial categories comprised the rest of the growth in diversity of Screven County.

Figure 2.3 - Source: Source: 2022 ACS 5-Year Estimates Data Profiles



3.0 COMMUNITY ENGAGEMENT

Screven County and its municipalities have developed this Comprehensive Plan to use as a tool to guide the city, while recognizing and preserving the unique characteristics of its communities. This Comprehensive Plan highlights the City's growth, historic neighborhoods, and business centers that continue to expand, while also encouraging the kind of economic revitalization that will improve the quality of life for its residents.

3.1 STAKEHOLDER COMMITTEE PROCESS

Through the community engagement process, the Stakeholder Committee came together to identify priority goals, strategies, and action items that have been incorporated into this Comprehensive Plan and, most importantly, informed the prioritization of the Community Work Plan action items.

A total of one individual stakeholder committee meeting was held throughout the planning process. The date of the meeting and topics covered are summarized below.

3.2 PUBLIC HEARINGS AND STAKEHOLDER WORKSHOPS

The Department of Community Affairs minimum planning standards require that two public hearings be held throughout the comprehensive planning process, at the beginning and end of the planning process. Below is a summary of the topics discussed at each public meeting. Stakeholder meetings were also open to the public, with chances for public comment at specific times in each meeting.

- **Public Hearings and Meetings**

A public hearing was held on August 27, 2024, at a regularly scheduled Screven County Commission meeting. The Coastal Regional Commission delivered a presentation that introduced the comprehensive planning process, the purpose of updating the plan, and what Screven County can expect to see as they go through this process. The presentation discussed the minimum planning requirements as defined by the DCA.

Immediately following the initial public hearing, the CRC conducted stakeholder meetings with representatives from the county and various cities within Screven County. During the stakeholder meeting sessions, CRC staff and stakeholders discussed updates to the Vision and Goals, Needs and Opportunities, Strengths, Weaknesses, Opportunities, and Threats Analysis, Broadband, and Land Use and Character Areas.

A second public hearing was held on TBD, 2024 at a regularly scheduled Screven County Commission meeting. The Coastal Regional Commission delivered a presentation that summarized the update to the Comprehensive Plan. The plan was transmitted to DCA.

4.0 VISION & GOALS

This section of the Comprehensive Plan presents the desired direction for Screven County's growth and quality of life for the future. Screven County and its municipalities have adopted the following vision to guide future development and decision making.

4.1 VISION STATEMENTS

Screven County

Screven County has strong roots in tradition, character, and heritage; and prides itself on the quality of life its citizens enjoy. Screven County is a safe haven for all; young and old; welcoming and gracious to each visitor; and promotes a healthy, vibrant, and diverse community aimed at smart growth, quality education, and maintaining a rural character. Screven County is dedicated to preserving places that seize upon local heritage; focused on new commercial and industrial development opportunities; guided by its citizens in community decision-making; and promotes parks, trails, and recreational areas for all to enjoy.

City of Sylvania

The City of Sylvania is a community of choice for living, working, and leisure through effective leadership and retention of the highest quality of life for its citizens: a place where everyone works together to make Sylvania a great place to live. We strive to preserve our history, while being business friendly, and further seek to improve the quality of life as a safe and vibrant community for our citizens.

City of Newington

Known as a hospitable community, Newington has strong roots in tradition, character and heritage, and strives to balance its quiet residential nature with continuing commercial and economic development, and to maintain its rural, hometown appeal while accommodating future growth.

Newington desires to become a community where residents enjoy an availability of progressive employment opportunities, a range of housing options, shopping, dining and entertainment options, transportation alternatives, ample community facilities and recreational opportunities, and all of the amenities that help to create a self-supporting and thriving community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Newington will be an even better place to live, work, and visit.

City of Oliver

City of Oliver Known as a close-knit community, Oliver has strong roots in tradition, character, and heritage; and strives to maintain its rural atmosphere while preparing for future growth.

Oliver desires to become a community where residents enjoy an availability of employment opportunities; a range of housing options; a choice of shopping, dining and entertainment; transportation alternatives; ample community and recreational facilities; and all of the amenities that help maintain the City's economic viability as a thriving community.

This vision will be accomplished through investing in public infrastructure and services; creating better recreational and social options; developing strategies for improving housing and implementing additional affordable housing policies; as well as encouraging local and regional business opportunities. As a result, Oliver will be an even more desirable place to live, work and visit.

City of Rocky Ford

Rocky Ford is a community anchored by a safe, small-town atmosphere, and known for its quality of life. The town prides itself for citizens who enjoy a more relaxed pace of life, but also want the excitement of being part of an evolving community.

This vision will be accomplished through investment in public infrastructure and services, promoting recreational and social opportunities, improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Rocky Ford will become a desirable place to call home.

City of Hiltonia

Hiltonia has strong roots in tradition, character, and heritage, and strives to be known as a family-oriented community.

Hiltonia envisions a community where its citizens take pride and ownership in the town. A town that offers its citizens opportunities for employment, recreational activities, shopping, dining and all of the amenities that makes for a thriving, successful community.

4.2 GOALS

The goal of the Comprehensive Plan is to establish a guide that ensures that the characteristics that make the city unique may be preserved and strengthened in future years. Stakeholders and other planning participants have identified the planning goal for this Comprehensive Plan. The "Community Goals" component of the Community Agenda document includes the following elements:

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

4.3 SCREVEN COUNTY GOALS

4.3.1 Economic Development

1. Utilize the Comprehensive Economic Development Strategy as a guide for future development.
2. Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
3. Continue to support Screven County Chamber of Commerce and Industrial Development Authority in attracting new businesses and industries to the County.
4. Consider the growth of the area's regional ports and their economic impacts.

5. Promote tourism as economic development
6. Promote a livable community through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
7. Promote new development with an emphasis on small business commercial, light industrial, and public open space.

4.3.2 Housing

Explore opportunities to partner with private companies and nonprofits to offer affordable housing for residents.

Research and consider incentives to developers to provide affordable housing.

Explore regulations encouraging residential developments with an appropriate mix of housing styles and types.

Support an education and outreach program for the public to promote quality housing and encourage homeownership.

Explore opportunities to partner with Habitat for Humanity to rehabilitate homes, especially for elderly housing needs.

4.3.3 Efficient Land Use

1. The city will continue to grow by looking for undeveloped land outside current city limits that can efficiently accommodate growth.
2. Promote patterns of development throughout the city that afford residents alternatives to getting to school, shopping, recreational centers, and homes other than vehicular transportation.
3. Provide opportunity to redevelop and reinvest in blighted areas.

4.3.4 Sense of Place

1. Protect, conserve, and enhance our cultural and historic resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.
2. Promote and protect the County's many cultural and historic sites and structures through the adoption of protective legislation.

4.3.5 Resource Management

1. Provide reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
2. Consider recommendations for the inspection and maintenance of septic tanks as outlined in the Statewide Water Management Plan.
3. Consider incentives to encourage environmentally friendly practices, such as green growth guidelines, smaller lot sizes and conservation subdivisions.
4. Protect, conserve, and enhance our natural resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.

5. Improve water quality by following the guidelines as outlined in the Coastal Supplement for the Georgia Stormwater Management Manual.

4.3.6 Transportation

1. Explore opportunities for providing transportation to all citizens.
2. Encourage increased access to the Savannah and Ogeechee Rivers and connectivity to local walking and bicycle trails to facilitate eco-tourism and outdoor recreational opportunities.
3. Continue to participate in the Coastal Georgia Regional Development Center's Regional Public Transit Plan.

4.3.7 Regional Cooperation

1. Increase County's cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations regarding planning and development.
2. Continue to support the efforts of the Chamber of Commerce and Screven County Industrial Development Authority.
3. Consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.
4. Support sharing services and information with other public entities within the jurisdiction.
5. Pursue joint processes for collaborative planning and decision-making.

4.3.8 Community Health

1. Encourage proposed development to locate in areas adequately served by public and community facilities.
2. Explore the implementation of regulations that serve as a way for new growth to pay for itself.
3. Evaluate development projects for the impact on public facilities and services.
4. Encourage and support enhanced solid waste reduction and recycling initiatives.
5. Explore opportunities to increase recreational activities by considering potential sites for parks and other organized recreational opportunities.
6. Ensure adequate supplies of quality water through protection of groundwater resources.
7. Encourage additional opportunities for public access to the County's waterways.

4.4 CITY OF SYLVANIA GOALS

4.4.1 Economic Development

1. Identify and develop opportunities to encourage economic growth through partnership with the City, DDA, IDA and Chamber of Commerce.
2. Promote a livable city through encouraging expansion of housing options, mixed use developments and associated job opportunities.
3. Promote existing incentive programs to attract new business.

4.4.2 Housing

1. Support opportunities for missing middle housing, work force housing, multifamily housing, and housing for seniors.

2. Look for opportunities to promote new developments by providing an incentive program.

4.4.3 Efficient Land Use

1. Encourage infill housing, higher density options and compatible mixed-use development that are complementary to existing architectural styles.
2. Define the main corridors to the City and develop a corridor of appropriate signage, landscaping and lighting.
3. Promote the protection of the existing character of downtown as new growth occurs.

4.4.4 Resource Management

1. Support and promote the recreation center, the amphitheater and farmer's market.
2. Continue to repair and replace aging infrastructure, maintain the existing water and sewer system, and prepare for expansion of utilities as needed.

4.4.5 Transportation

1. Create multi-use walking trails where appropriate.
2. Increase walkability throughout the city through construction of sidewalks, implementing traffic calming measures where needed, and increasing connectivity between neighborhoods.
3. Add parking in the downtown in a manner that does not diminish the historic character of the city.

4.4.6 Local Preparedness

1. Expand the existing fire, police, and public safety capabilities.
2. Continue maintenance and look for expansion opportunities for the stormwater system.

4.4.7 Regional Cooperation

1. Continue to cooperate with the County to preserve Briar Creek Battlefield.
2. Partner with the County, School District and non-profit organizations to provide youth programs.

4.5 TOWN OF NEWINGTON GOALS

4.5.1 Economic Development

1. Utilize the CEDS as a guide for future development.
2. Support programs for retention, expansion and creation of businesses that enhance its economic well-being.
3. Encourage economic development and redevelopment opportunities.
4. Encourage the development of its Town Center as a vibrant center for culture, government, dining, residential and retail diversity.
5. Promote an atmosphere in which entrepreneurial enterprise, education and healthcare are nurtured in the community.

4.5.2 Housing

1. Eliminate substandard or dilapidated housing in its community.

2. Encourage infill housing development and redevelopment in existing neighborhoods.
3. Exploring opportunities for creating affordable housing opportunities to ensure that all those who work in the community have a viable choice or option to live in the community.
4. Encourage a variety of residential types and densities for its residents.

4.5.3 Efficient Land Use

1. Promote efficient use of land through development that contributes to the rural character of the Town.
2. Encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
3. Promote recreational and greenspace land use as an integral facet of our community's land use plan.
4. Promote opportunities for passive recreation.
5. Implement our Comprehensive Plan and adhere to our Future Development Map.
6. Prepare for population changes through long-range comprehensive planning
7. Encourage and promote commercial and residential development opportunities that meet the needs of the current population.

4.5.4 Sense of Place

1. Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
2. Consider adopting corridor overlay districts to facilitate guidelines along gateways.
3. Encourage homeownership and community pride.

4.5.5 Resource Management

1. Explore opportunities to increase our cultural activities by considering potential sites for community functions and cultural gatherings.
2. Protect, conserve, and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map and Zoning Ordinance.
3. Improve water quality by following the guidelines as outlined in the Coastal Supplement for the Georgia Stormwater Management Manual.

4.5.6 Transportation

1. Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
2. Support alternative transportation options for the community.
3. Encourage connectivity between road networks and pedestrian/bike paths.

4.5.7 Regional Cooperation

1. Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.

2. Consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

4.5.8 Community Health

1. Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
2. Maximize the use of existing facilities and services.
3. Encourage and facilitate innovative solutions to providing community schools.
4. Invest in parks and open space to encourage private reinvestment in its Town Center.
5. Explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.

4.6 CITY OF OLIVER GOALS

4.6.1 Economic Development

1. Utilize the CEDS as a guide for future development.
4. Support programs for retention, expansion and creation of businesses that enhance its economic well-being.
5. Encourage economic development and redevelopment opportunities.
6. Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
7. Encourage the development of its commercial areas as a vibrant center for dining, residential, and retail diversity.
8. Promote an atmosphere in which entrepreneurial enterprise, education, and healthcare are nurtured in the community.
9. Promote strong economic development with commercial growth, and education, healthcare and recreation programs.

4.6.2 Housing

1. Eliminate substandard or dilapidated housing in its community.
2. Encourage infill housing development and redevelopment in existing neighborhoods.
3. Exploring opportunities for creating affordable housing opportunities to ensure that all those who work in the community have a viable choice or option to live in the community.
4. Encourage a variety of residential types and densities for its residents.

4.6.3 Efficient Land Use

1. Promote efficient use of land through development that contributes to the rural character of the Town.
2. Encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
3. Promote recreational and greenspace land use as an integral facet of our community's land use plan.
4. Promote opportunities for passive recreation.
5. Implement our Comprehensive Plan and adhere to our Future Development Map.

6. Prepare for population changes through long-range comprehensive planning
7. Encourage and promote commercial and residential development opportunities that meet the needs of the current population.
8. Research and explore options for the adoption of a zoning ordinance for the City.

4.6.4 *Sense of Place*

9. Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
10. Consider adopting corridor overlay districts to facilitate guidelines along gateways.
11. Encourage homeownership and community pride.

4.6.5 *Resource Management*

3. Protect, conserve, and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map.

4.6.6 *Transportation*

1. Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
2. Support alternative transportation options for the community.
3. Encourage connectivity between road networks and pedestrian/bike paths.

4.6.7 *Regional Cooperation*

1. Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.
2. Consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

4.6.8 *Community Health*

1. Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
2. Maximize the use of existing facilities and services.
3. Explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.
4. Make efficient use of existing infrastructure actively prepare for future growth.

4.7 CITY OF HILTONIA GOALS

4.7.1 *Economic Development*

1. Utilize the Comprehensive Economic Development Strategy as a guide for future development.
2. Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
3. Promote a livable town through encouraging expansion of housing options, compatible mixed use and associated job opportunities.

4. Encourage intergovernmental cooperation between local/county government's economic development organizations; downtown development authorities and economic development organizations.
5. Support local businesses and entrepreneurial opportunities.

4.7.2 Housing

1. Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment.
2. Support the elimination of substandard or dilapidated housing in the City and replace with affordable standard housing.
3. Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
4. Create affordable housing opportunities for community residents.

4.7.3 Efficient Land Use

1. Promote the efficient use of land by encouraging well designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of Hiltonia.
2. Encourage redevelopment and infill development in appropriate areas.
3. Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.

4.7.4 Sense of Place

1. Promote agritourism opportunities within the Town.
2. Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
3. Consider adopting corridor overlay districts to facilitate guidelines along gateways.
4. Encourage homeownership and community pride.

4.7.5 Regional Cooperation

1. Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations regarding planning and development.

4.7.6 Community Health

1. Encourage proposed development to locate in areas adequately served by public facilities.

4.8 TOWN OF ROCKY FORD GOALS

4.8.1 Economic Development

1. Utilize the Comprehensive Economic Development Strategy as a guide for future development.
2. Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.

3. Promote a livable town through encouraging expansion of housing options, compatible mixed use and associated job opportunities.
4. Encourage intergovernmental cooperation between local/county government's economic development organizations; downtown develop authorities and economic development organizations.
5. Support local businesses and entrepreneurial opportunities.

4.8.2 Housing

1. Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment.
2. Support the elimination of substandard or dilapidated housing in the City and replace with affordable standard housing.
3. Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
4. Create affordable housing opportunities for community residents.

4.8.3 Efficient Land Use

1. Promote the efficient use of land by encouraging well designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of Rocky Ford.
2. Encourage redevelopment and infill development in appropriate areas.
3. Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.

4.8.4 Sense of Place

1. Promote recreational opportunities along the Ogeechee River.
2. Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
3. Consider adopting corridor overlay districts to facilitate guidelines along gateways.
4. Encourage homeownership and community pride.

4.8.5 Regional Cooperation

1. Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.

4.8.6 Community Health

1. Encourage proposed development to locate in areas adequately served by public facilities

5.0 NEEDS AND OPPORTUNITIES

5.1 INTRODUCTION

A list of needs and opportunities regarding economic development, development patterns, natural, cultural and historic resources, community facilities and services, and transportation and housing is included in this section. These lists were generated over the course of the 2024 Comprehensive Plan process.

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

5.2 SCREVEN COUNTY NEEDS AND OPPORTUNITES

5.2.1 *Economic Development*

- Screven County would like to create more jobs and economic opportunities through industrial development.
- There is an opportunity for eco-tourism and heritage tourism that take advantage of the natural and historic resources.
- Screven County needs more development within the industrial park.
- Screven County needs to encourage development of small commercial centers to serve neighborhoods.
- Screven County would like to promote development of housing with convenient access to major employers and educational institutions.

5.2.2 *Development Patterns*

- Screven County is experiencing development patterns that are not conducive to smart growth practices. This type of development includes single family residences on large lots served by septic systems and private wells, consuming sizable amounts of agricultural lands.
- Screven County would like to encourage and attract new industrial growth.
- Screven County would like to promote development of vacant sites and abandoned structures within the County.

5.2.3 *Natural, Cultural and Historic Resources*

- There is a need for protection and preservation efforts.
- Opportunity to partner with Georgia Department of
- Natural Resources for utilizing state land for recreational park purposes and off-road trail systems.

5.2.4 Community Facilities and Services

- There is a need to better utilize recreational resources for events and tournaments.

5.2.5 Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.

5.2.6 Housing

- Opportunity for infill development exists in the County where supporting infrastructure exists.
- There is a need for more diversity in housing options. Housing diversity is a significant issue in Screven County.
- A majority of the housing stock consists of single-family and manufactured homes, resulting in a largely homogeneous housing market. The County should consider ordinance amendments to encourage higher density developments that are concentrated around existing adequate infrastructure.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for neighborhood revitalization in some older neighborhoods of the County. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

5.2.7 Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.

5.3 CITY OF SYLVANIA NEEDS AND OPPORTUNITES

5.3.1 Economic Development

- Sylvania would like to create more jobs and economic opportunities through downtown development.
- There is a need for revitalization of downtown.
- Opportunity to promote development of housing with convenient access to major employers.
- There is a need to promote more commercial development.

5.3.2 Development Patterns

- Sylvania needs to increase options for housing, including senior housing

- Opportunity to develop mixed-use areas where affordability is increased and the dependence upon automobiles is decreased in favor of other modes of transportation such as walking and bicycling.

5.3.3 *Natural, Cultural and Historic Resources*

- There is a need for protection and preservation efforts.
- There is a lack of recreational opportunities in the City of Sylvania, including greenspace and trails for walking and bicycling.

5.3.4 *Community Facilities and Services*

- There is a need to better utilize recreational resources for events and tournaments.
- There is an opportunity to connect greenspace and parks in the City.
- Sylvania would like to improve gateway corridors into the city and improve the curb-appeal of commercial shopping areas.

5.3.5 *Transportation*

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities, as well as multi-use paths that can accommodate both pedestrian and bicycles where appropriate.

5.3.6 *Housing*

- Opportunity for infill development exists in the City where supporting infrastructure exists.
- There is a need for more diversity in housing options.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

5.3.7 *Intergovernmental Coordination*

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.

5.4 TOWN OF NEWINGTON NEEDS AND OPPORTUNITES

5.4.1 *Economic Development*

- Newington would like to create more jobs and economic opportunities through downtown development.

- There is a need for residential redevelopment.

5.4.2 Development Patterns

- Newington would like to adopt a zoning ordinance and actively enforce ordinances.
- There is a need for assistance in annexing additional land outside the city limits and along State Route 21 Savannah River Parkway

5.4.3 Natural, Cultural and Historic Resources

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve existing recreational areas.
- There is a need for additional greenspace and trails for walking and bicycling.

5.4.4 Community Facilities and Services

- There is a need to increase the capacity of the wastewater treatment plant for future growth.
- There is an opportunity to connect greenspace and parks in the town.

5.4.5 Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities.
- There is a need to provide more bike paths and trails.

5.4.6 Housing

- Opportunity for infill development exists in the town where supporting infrastructure exists.
- There is a need for more diversity in housing options.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

5.4.7 Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.

5.5 CITY OF OLIVER NEEDS AND OPPORTUNITES

5.5.1 *Economic Development*

- Opportunity to create more jobs and economic opportunities through redevelopment.
- Need to have a general store in the city

5.5.2 *Development Patterns*

- Oliver would like to adopt a zoning ordinance and actively enforce ordinances.
- There is a need for assistance in annexing additional land outside the city limits.

5.5.3 *Natural, Cultural and Historic Resources*

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve historic buildings within the City.
- There is a lack of recreational opportunities, including greenspace, biking and walking trails, and playgrounds.

5.5.4 *Community Facilities and Services*

- There is a need for a park, playground, and greenspace with recreational activities for the community.
- There is a need for a sewer system to support and attract additional residential and commercial development.

5.5.5 *Transportation*

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities.
- There is a need to pave roads within the City.

5.5.6 *Housing*

- There is a need for more diversity in housing options.
- Much of the housing in Oliver is comprised of Mobile Homes.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, vacant, or have inadequate water and sewer services.

5.5.7 Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.

5.6 CITY OF HILTONIA NEEDS AND OPPORTUNITES

5.6.1 Economic Development

- Hiltonia would like to create more jobs and economic opportunities through downtown redevelopment.
- There is a need for residential redevelopment.

5.6.2 Development Patterns

- There is a need for residential and commercial redevelopment.

5.6.3 Natural, Cultural and Historic Resources

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve historic buildings within the City.
- There is a lack of recreational opportunities, including greenspace, biking and walking trails, and playgrounds.
- There is an opportunity to sell the train depot

5.6.4 Community Facilities and Services

- There is a need for financial support to adequately serve the community with sewer and water.

5.6.5 Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide sidewalks and pedestrian facilities.
- There is a need to pave dirt roads and repave existing roads within the City.

5.6.6 Housing

- There is a need for more diversity in housing options.
- Much of the housing in Hiltonia is comprised of Mobile Homes.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.

- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, vacant, or have inadequate water and sewer services.

5.6.7 Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.

5.7 TOWN OF ROCKY FORD NEEDS AND OPPORTUNITES

5.7.1 Economic Development

- Rocky Ford would like to create more jobs and economic opportunities through downtown redevelopment.
- There is an opportunity for Rocky Ford to capitalize on bicycle tourism. The city is along a major route currently used by bicycle tourists.

5.7.2 Development Patterns

- There is a need for residential and commercial development.
- There is a need for assistance in annexing additional land outside the city limits.
- Need for rehabilitation for city drainage systems.

5.7.3 Natural, Cultural and Historic Resources

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve historic buildings within the City.
- There is a lack of recreational opportunities, including greenspace, biking and walking trails.
- There is an opportunity to map and preserve historic areas with artesian wells.
- There is a need to reconstruct the historic train depot.

5.7.4 Community Facilities and Services

- There is an opportunity to connect greenspace within the city.
- Complete walking trail at recreation center.

5.7.5 Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities.

- There is a need to provide bike paths and trails.
- Need to add gravel to some roads and repave existing roads.

5.7.6 Housing

- There is a need for more diversity in housing options.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.

5.7.7 Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.

5.8 SCREVEN COUNTY SWOT ANALYSIS

Strengths	Weakness
Positive aspects (<i>Internal</i>) – What are we doing well?	Negative aspects (<i>Internal</i>) – What are not doing well?
<ul style="list-style-type: none"> • Community Pride • Room to grow • Good quality of life (Country living) • Quiet / Peaceful • Great Schools • Abundance of available land • Rural charm • Good infrastructure - Industrial Park, Broadband • GSU and Ogeechee Tech • Two rivers that border county • Tourism • Low Crime • State Roads 	<ul style="list-style-type: none"> • County and City do not work well together • No jobs • No group involvement • Travel / Cars • Weak Tax Base • Lack of Industry / Small Business • Lack of High Paying Jobs • Limited Income • Population travels out of county for work • Poorly maintained local roads
Opportunities	Threats
Positive aspects that could benefit our community (<i>External</i>) – What can we leverage to do better?	Negative aspects that could harm our community (<i>External</i>) – What barriers get in our way?
<ul style="list-style-type: none"> • Industrial Development • GSU • Ogeechee Tech • Small business growth • Working together (City and County) to get jobs • Grants • Empty buildings / Infill • Working with other counties 	<ul style="list-style-type: none"> • Lack of growth, people leaving area • Companies turn down because of separation of City and County • Lack of Industry • Lack of Income opportunities • Declining school enrollment

5.9 CITY OF SYLVANIA SWOT ANALYSIS

Strengths	Weakness
<p>Positive aspects (<i>Internal</i>) – <i>What are we doing well?</i></p> <ul style="list-style-type: none"> • Friendly community and everyone comes together when needed • Low Crime Rate • Peaceful • Good / Safe Schools • Transport for Elderly • Beautiful Downtown • Slow pace of living • Viable workforce • Available broadband • One-stop-shop for utilities (Water, Sewer, Gas, Electric, Sanitation) • High Level of Public Safety (Fire and Police) • 4 Lane Highway • Established downtown (Historic) with DDA • Cooperation between City and IDA to work toward job growth 	<p>Negative aspects (<i>Internal</i>) – <i>What are not doing well?</i></p> <ul style="list-style-type: none"> • Attract more businesses • Aging sewer infrastructure • Revenue stream for projects • Lack of affordable / workforce housing • Infrastructure needs and funding (Water, Roads) • Better community events and activities • Travel out of town for work • Walkability downtown (improve sidewalks) • Wayfinding / Signage
Opportunities	Threats
<p>Positive aspects that could benefit our community (<i>External</i>) – <i>What can we leverage to do better?</i></p> <ul style="list-style-type: none"> • Grants • Highway between Savannah and Augusta • Retail • Residential Development • Land for expanding industry • Industrial Park • Port of Savannah • Mixed Use downtown • Available store fronts in the downtown • Walking Trails • Railroad • Federal Opportunity Zone • Downtown Infill • Senior Living 	<p>Negative aspects that could harm our community (<i>External</i>) – <i>What barriers get in our way?</i></p> <ul style="list-style-type: none"> • Natural Disasters • Unfunded mandates • Large trucks hurting downtown infrastructure • 65+ get property tax exemption • Environmental Regulations • Bypass that limits visitor traffic

5.10 TOWN OF NEWINGTON SWOT ANALYSIS

Strengths	Weakness
Positive aspects (<i>Internal</i>) – <i>What are we doing well?</i>	Negative aspects (<i>Internal</i>) – <i>What are not doing well?</i>
<ul style="list-style-type: none"> • Water and Sewage Service • Local high-speed internet • Dollar General • Small town community • Low crime • Sense of community both in town and in the surrounding area 	<ul style="list-style-type: none"> • Travel out of town for work and shopping • Limited income • Blight • Education • No Zoning
Opportunities	Threats
Positive aspects that could benefit our community (<i>External</i>) – <i>What can we leverage to do better?</i>	Negative aspects that could harm our community (<i>External</i>) – <i>What barriers get in our way?</i>
<ul style="list-style-type: none"> • Small-town business growth 	<ul style="list-style-type: none"> • Blight • Funding • Poverty • Lack of jobs

5.11 CITY OF OLIVER SWOT ANALYSIS

Strengths	Weakness
Positive aspects (<i>Internal</i>) – <i>What are we doing well?</i>	Negative aspects (<i>Internal</i>) – <i>What are not doing well?</i>
<ul style="list-style-type: none"> • Historical Significance • Small town feel • Low Crime Rate • Law Enforcement • 3% Increased Growth • Balanced Growth • Rural Views / Farms 	<ul style="list-style-type: none"> • Blight / Underutilized Parcels • No sewer • Limited Income • Travel out of town for work • No design guidelines • No zoning ordinance
Opportunities	Threats
Positive aspects that could benefit our community (<i>External</i>) – <i>What can we leverage to do better?</i>	Negative aspects that could harm our community (<i>External</i>) – <i>What barriers get in our way?</i>
<ul style="list-style-type: none"> • Property Value Increase • Residential Development • Commercial Development • 4-H and Cooperative Extension partnerships • Small Business Growth • Infill Development • Market as bedroom community 	<ul style="list-style-type: none"> • Blight • Funding • Lack of skilled workforce • Drug use

5.12 CITY OF HILTONIA SWOT ANALYSIS

Strengths	Weakness
<p>Positive aspects <i>(Internal)</i> – <i>What are we doing well?</i></p> <ul style="list-style-type: none"> • Hwy 24 • Zoning and Ordinances • Public Safety • Redevelopment Authority • Intergovernmental Agreements • New Town Hall 	<p>Negative aspects <i>(Internal)</i> – <i>What are not doing well?</i></p> <ul style="list-style-type: none"> • No commerce • Blight (have cleaned up, but there is more) • Low income families • Minimal revenue • No code enforcement • No property tax • Unidentified parcels • Underutilized parcels
Opportunities	Threats
<p>Positive aspects that could benefit our community <i>(External)</i> – <i>What can we leverage to do better?</i></p> <ul style="list-style-type: none"> • Retail / Infill • Gas Station (Infill, available) • Restaurants and markets 	<p>Negative aspects that could harm our community <i>(External)</i> – <i>What barriers get in our way?</i></p> <ul style="list-style-type: none"> • Crime / Drugs • Poverty • Lack of funding / development • Park abuse – needs patrol, cameras

5.13 TOWN OF ROCKY FORD SWOT ANALYSIS

Strengths	Weakness
Positive aspects (<i>Internal</i>) – <i>What are we doing well?</i>	Negative aspects (<i>Internal</i>) – <i>What are not doing well?</i>
<ul style="list-style-type: none"> • Active Community • Public Safety • Recreation Department (parks, events, tournaments) • Downtown Feel • Historical Significance (downtown and old Rocky Ford bridge) • Ogeechee River • Zoning 	<ul style="list-style-type: none"> • Limited funding • Minimal revenue • Broadband • Blight • Underutilized parcels • Limited / Low Income • Railroad blockage
Opportunities	Threats
Positive aspects that could benefit our community (<i>External</i>) – <i>What can we leverage to do better?</i>	Negative aspects that could harm our community (<i>External</i>) – <i>What barriers get in our way?</i>
<ul style="list-style-type: none"> • Artesian Wells • Markets and restaurants • Dollar General • Walking Trail 	<ul style="list-style-type: none"> • Railroad crossing - constantly blocking tracks • Residents travel out of town for work • No developable land

6.0 LAND USE

6.1 EXISTING LAND USE ANALYSIS

The Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the State of Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. Screven County and all the cities within the county administer and enforce land use and zoning regulations. Therefore, the state's land use element requirement applies to the Screven County Joint Comprehensive Plan update.

Inclusion of a land use element within a comprehensive plan document is a sound initiative. Perhaps no other comprehensive planning element better relates to a community's long-term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2024 Comprehensive Plan's "Land Use Plan" component being inclusive of multiple aspects that work together and have an influence on the community.

The Land Use Plan focuses on the principal component - **Character Areas**. During the 2024 Comprehensive Plan Update, Screven County and all the cities within the county opted to utilize Character Areas rather than Future Land Use. The Character Area Map and supporting narratives provide a description of preferred land use districts for different parts of Screven County and are the principal means by which the long-term land use goals and policies of the county are represented. The Screven County Joint Comprehensive Plan's Land Use Plan will be considered by local authorities when making land use recommendations, determinations, interpretations, and decisions in the future.

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

Looking forward, any targeted development or annexations into Screven County will need to ensure that they are following the general development strategy outlined in the Comprehensive Plan. To ensure that Screven County continues to develop with the highest and best use for land, efficient land use that ensures a healthy mix of uses and active transportation options is the development strategy will be employed under as many circumstances that seem appropriate.

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in the city should be a priority to address changing conditions. Some changes have occurred across Screven County since the last Comprehensive Plan update.

6.2 CHARACTER AREAS

When determining how best to use the 2024 Comprehensive Plan's Character Area maps and supporting narratives, the reader should be mindful of the following two (2) parameters:

1. **Character Area Boundaries:** The Character Area boundaries in this document represent general Character Area location. In this document, Character Areas follow existing parcel lines, but they are not required to. Generally, changes to Character Areas are permitted so long as the change is

compatible with nearby Character Areas. Therefore, 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 documents. Generally, a parcel should develop according to the parameters established in the specific character area in which it is located. Municipalities are strongly encouraged to initiate amendments to its Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.

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

The Character Area Map presented herein is an update to (and supersedes) the prior Character Area Map that was included in the last comprehensive plan document.

The Existing and Future Land Use Maps presented herein is an update to (and supersedes) the prior Existing and Future Land Use Maps that were included in the last comprehensive plan document.

6.3 CHARACTER AREA DESIGNATIONS

6.3.1 Character Area Summary Table

Character Area	Description
Agriculture /Forestry	This character area is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category may also include land that is utilized for some recreational uses.
Commercial	This character area is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Generally, this character area may be located along major roads and may have a higher degree of automotive orientation than Town Center / Mixed Use Character areas which are generally located in the center of town.
Conservation / Parks	This character area is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, wetlands, nature preserves, wildlife management areas, national forests, golf courses, recreational centers or similar uses.

Industrial	This character area is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Public / Institutional	This character area includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.
Rural Residential	This character area consists of rural, sparsely developed land for lower density residential development. Sometimes these neighborhoods are clustered in a rural settlement. Land in this character area will typically have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.
Suburban Neighborhood	This character area consists of areas where typical types of suburban residential subdivision development have occurred or are likely to occur. Characterized by relatively low pedestrian orientation, moderate amounts of open space, moderate degree of building separation, predominantly residential with varied street patterns, often curvilinear.
Town Center / Mixed Use	This character area is a focal point for the town it is located within, and generally contains a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.
Traditional Neighborhood	This character area consists of areas that are generally adjacent to or near the center of town. Development is characterized by relatively high levels of pedestrian orientation, smaller amounts of open space, and a smaller degree of building separation. While this area is predominantly residential, various smaller scale commercial and office uses may be present. Street patterns generally follow an established grid system.
Transportation / Utilities	This character area is for land dedicated to transportation and utilities uses. It can accommodate transportation infrastructure and public and private utilities including, but not limited to, power lines, water and wastewater facilities, electrical substations.

6.3.2 *Agriculture / Forestry*

Character Area Description

This character area is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category may also include land that is utilized for some recreational uses.

Community Vision

The rural character and scenery found in agriculture and forestry lands represents an intrinsic quality of Screven County. It is the vision of the community to maintain viable agriculture as the backbone of a functioning network of working lands, open spaces and natural areas.

Future Zoning Considerations

- **A-F** Agricultural / Forestry
- **R-R** Rural Residential
- **MHP** Manufactured Home Park

Implementation Strategies

- Preserve areas for agricultural production by designating areas for rural residential development.
- Limit potential conflicts between farms and residential subdivisions.
- Preserve large contiguous blocks of open space and natural resource areas such as recharge areas and wildlife habitat.



6.3.3 *Commercial*

Character Area Description

This character area is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Generally, this character area may be located along major roads and may have a higher degree of

automotive orientation than Town Center / Mixed Use Character areas which are generally located in the center of town.

Community Vision

The promotion and enhancement of economic mobility for residents while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- **C-1** Neighborhood Commercial District
- **C-2** General Commercial District

Implementation Strategies

- Enhancing the physical appearance of buildings with facade improvements and building elements that reflect the traditional architectural vernacular of Coastal Georgia.
- Reconfigure parking lots and circulations routes for automobiles in order to reduce conflict points and provide space for landscape buffers.
- Add trees, landscaping, and other enhancements, especially in parking lots in order to enhance the physical appearance of the development, while providing shade, and reducing stormwater runoff.



6.3.4 Conservation / Parks

Character Area Description

This character area is for land dedicated to water bodies, wetlands, natural conservation, and active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreational centers or similar uses.

Community Vision

The vision for the conservation area is preserve land for natural habitats, along with allowing for recreation by residents and visitors where possible. These natural areas serve as wildlife refuges and corridors. Great care should be taken to preserve the natural beauty, historical or ecological significance of these areas.

Future Zoning Considerations

- **CON** Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements and potential funding sources.
- Promote the areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.



6.3.5 Industrial

Character Area Description

This character area is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Community Vision

The vision for the industrial character area is to attract compatible and strategic opportunities and good, quality jobs that provide private investment to the area. The development of the Screven County Industrial Park will help to attract various economic development opportunities for the county and the region.

Future Zoning Considerations

- **I-1** Light Industrial
- **I-2** General Industrial

Implementation Strategies

- Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
- Participate in the entrepreneur friendly community initiatives such as small business incubators.
- Partner with local colleges for developing training programs based on employer input and needs.



6.3.6 Public / Institutional

Character Area Description

This character area includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Some parks and other publicly owned land are included in this character area.

Community Vision

The vision for this character area is to anchor the various communities in Screven County with buildings and facilities that the community can take pride in. While some buildings in this character area may be more utilitarian, generally the architecture of these public buildings should strive emanate a sense of stability, beauty and permanence that uplifts the surrounding areas.

Future Zoning Considerations

- **P-I** Public Institutional
- **MX** Mixed Use
- **CON** Conservation

Implementation Strategies

- Encourage mixed use of residential/professional uses.
- Maintain architectural integrity of existing historic properties within this character area.
- Construct new buildings in a style that reflects a sense of permanence.



6.3.7 Rural Residential

Character Area Description

This character area consists of rural, sparsely developed land likely to face development pressures for lower density residential development. Land in this character area will typically have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

Community Vision

The vision for this character area is to preserve and protect the City's rural character while allowing limited residential development.

Future Zoning Considerations

- **RR** Rural Residential
- **MHP** Manufactured Home Park

Implementation Strategies

- Encourage compatible architectural styles that maintain and reflect the local rural character, including but not limited to the use of steep roof pitches, metal roofs, board and batten siding, natural quality materials, and split rail fencing.
- Manufactured home parks should have an adequate landscape buffer to enhance the open spaces.
- Encourage the clustering of homes to preserve open space, and to create efficiencies when providing services.
- Preserve compatibility of traditional features of the community and protect other scenic or natural features that define the community's character, including the preservation of specimen trees.



6.3.8 Suburban Neighborhood

Character Area Description

This character area consists of areas where typical types of suburban residential subdivision development have occurred or are likely to occur. Characterized by relatively low pedestrian orientation, moderate amounts of open space, moderate degree of building separation, predominantly residential with varied street patterns, often curvilinear.

Community Vision

The vision for this character area is to encourage livable primarily residential communities with some small neighborhood serving commercial along primary roads, generally external to the existing residential neighborhood. Densities and intensities of development should be set at an appropriate level to preserve neighborhood character and quality of life, and landscape buffers should be utilized where deemed necessary.

Future Zoning Considerations

- **R-1** Single Family Residential
- **R-2** Single Family Residential
- **C-1** Neighborhood Commercial

Implementation Strategies

- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- Encourage compatible architecture styles that maintain local character. In new suburban subdivisions, architecture should strive to reduce the prominence of garage doors in the front of the home. Homes should have front porches and should orient toward the street.
- Promote the planting of street trees in front yards promote walkability by providing shade.
- Permit accessory dwelling units in the rear of the lot to add missing middle housing into this character area.



6.3.9 Town Center / Mixed Use

Character Area Description

This character area is a focal point for the town it is located within, and generally contains a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Community Vision

The vision for this character area is to enhance the traditional central business district of a city or town along with making improvements to the immediately surrounding commercial or mixed-use areas.

Future Zoning Considerations

- **C-1** Neighborhood Commercial
- **C-2** General Commercial
- **MX** Mixed Use
- **B-C-1** Business Central District
- **P-I** Public Institutional

Implementation Strategies

- The downtown area should include a medium to high density mix of retail, office, services, and employment to serve a multi-neighborhood market area. This area is meant to be active and vibrant.
- Residential development should be medium to high density and target to a broad range of income levels. Housing types may include various types of attached dwellings such as multi-family apartments, condominiums and townhomes.
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Garages should be accessed from an alley, and off-street parking should be placed at the rear of the building. On Street parking is permitted in designated spaces.
- Wide sidewalks should have street trees and be illuminated with street lighting. Benches and other pedestrian and bicycle infrastructure are highly recommended.



6.3.10 Traditional Neighborhood

Character Area Description

This character area consists of areas that are generally adjacent to or near the center of town. Development is characterized by relatively high levels of pedestrian orientation, smaller amounts of open space, and a smaller degree of building separation. While this area is predominantly residential, various smaller scale commercial and office uses may be present. Street patterns generally follow an established grid system.

Community Vision

The vision for this character area is to focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties. Where housing is well-maintained, there must be a focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- **R-1** Single Family Residential
- **R-2** Single Family Residential
- **C-1** Neighborhood Commercial

Implementation Strategies

- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Residential development should promote missing middle housing, which includes townhomes, duplexes, cottage courts, and smaller single family detached homes that target a variety of income levels.
- Promote new neighborhood activity centers at appropriate locations, which would provide a focal point for the neighborhood and neighborhood serving commercial.
- Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to work, shopping, or other destinations in the area.

- Sidewalks should have street trees and be illuminated with street lighting. Benches and other pedestrian and bicycle infrastructure are highly recommended.
- Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.



6.3.11 Transportation / Utilities

Character Area Description

This character area is for land dedicated to transportation and utilities uses. It can accommodate transportation infrastructure and public and private utilities including, but not limited to, power lines, water and wastewater facilities, electrical substations.

Community Vision

The vision for this character area is to create standards for the utility areas and the public right of way. Different roadway design standards should be utilized depending on the context of the roadway.

Future Zoning Considerations

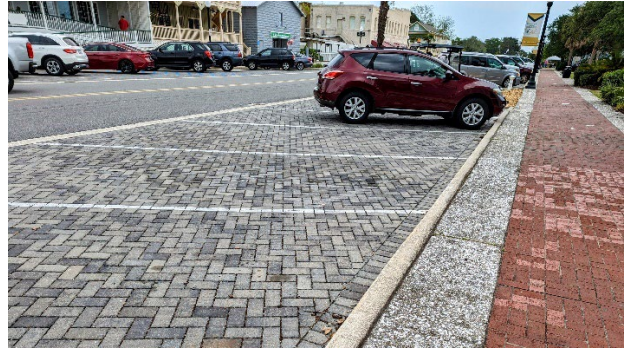
- Various Zoning Permitted

Implementation Strategies

- In towns and cities, roadways should be designed to promote slower speeds and more pedestrian activity.
- In more rural areas, roadways should be designed to allow for higher speeds, while maintaining the rural and scenic character of the area.
- Certain roadways should be enhanced to act as gateways into cities and towns, with enhanced lighting, landscaping and hardscaping, along with various wayfinding opportunities.
- Unsightly utilities and other infrastructure should be screened from the public right of way where feasible, with masonry or landscaping.

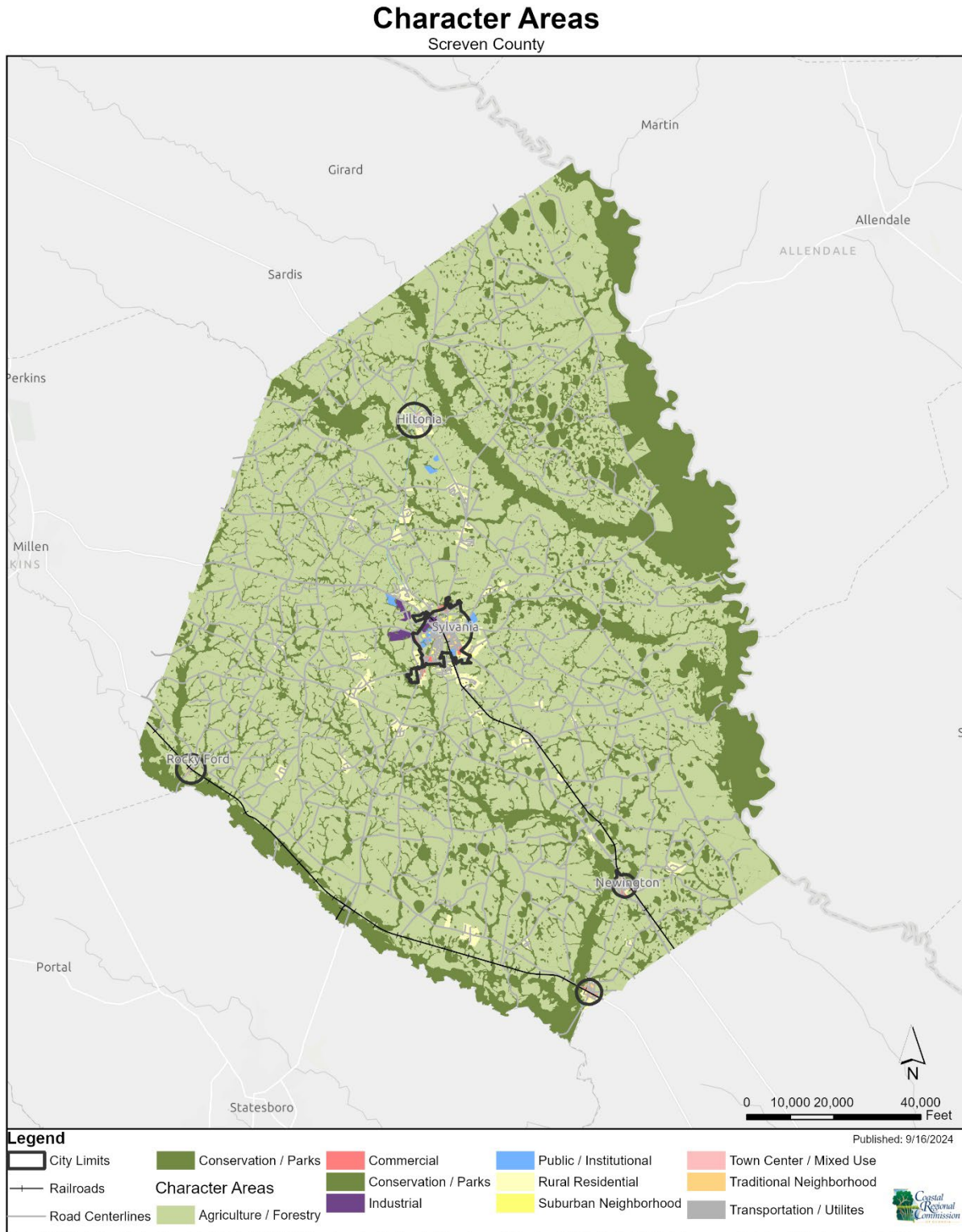
Screven County Joint Comprehensive Plan

- Overhead powerlines should be undergrounded at key locations to enhance the character of specific areas.

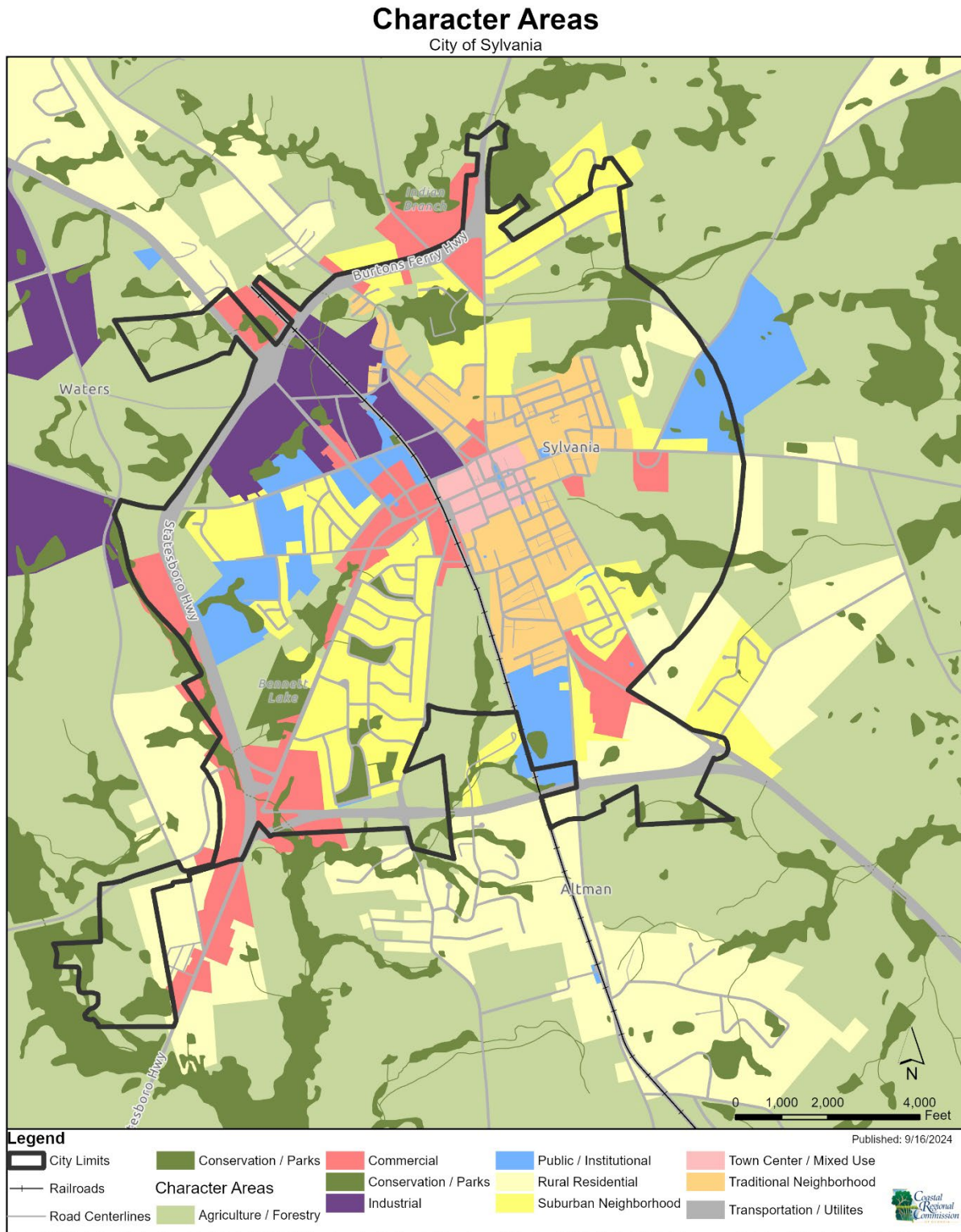


6.4 CHARACTER AREA MAPS

6.4.1 *Screven County Character Area Map*



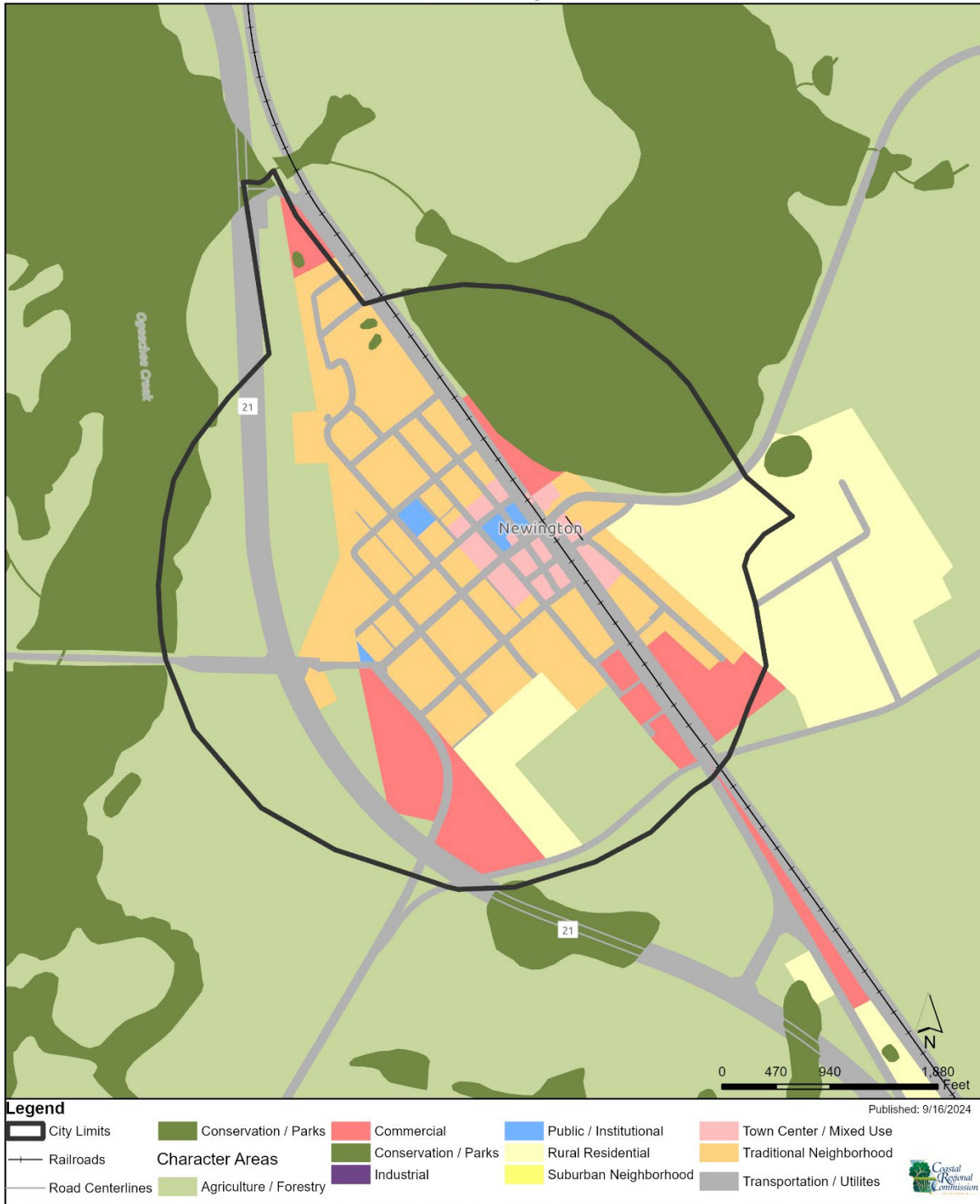
6.4.2 City of Sylvania Character Area Map



6.4.3 Town of Newington Character Area Map

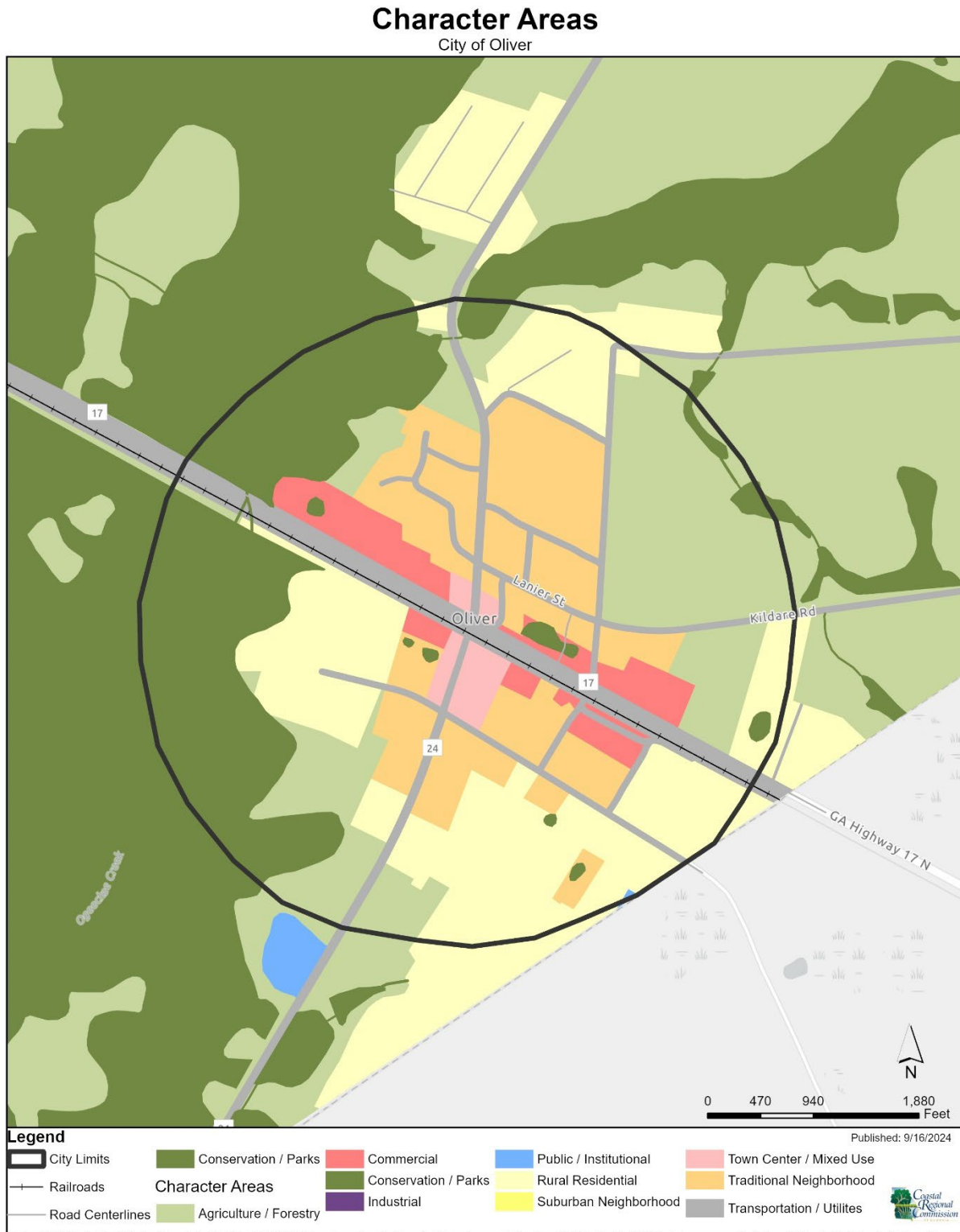
Character Areas

Town of Newington

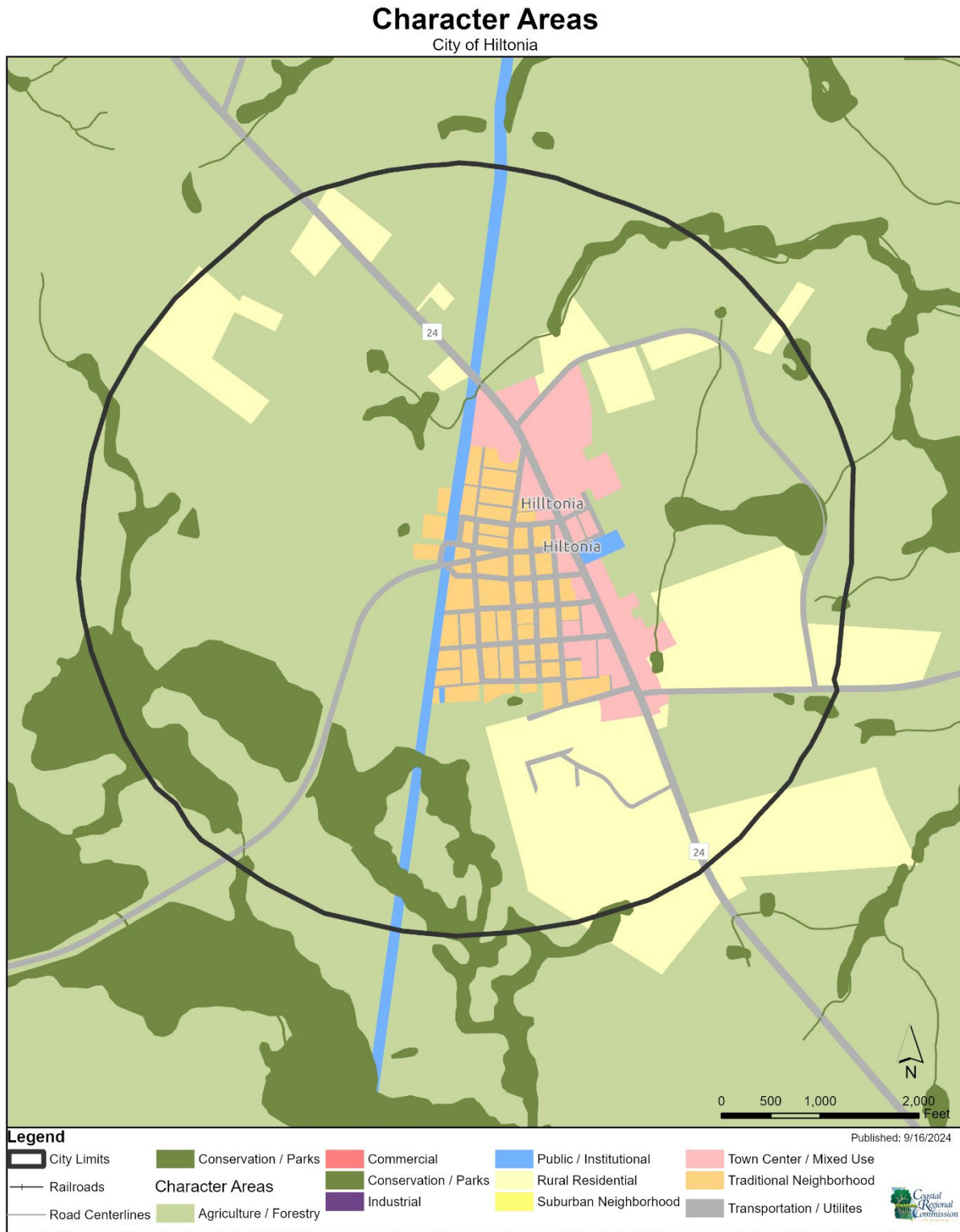


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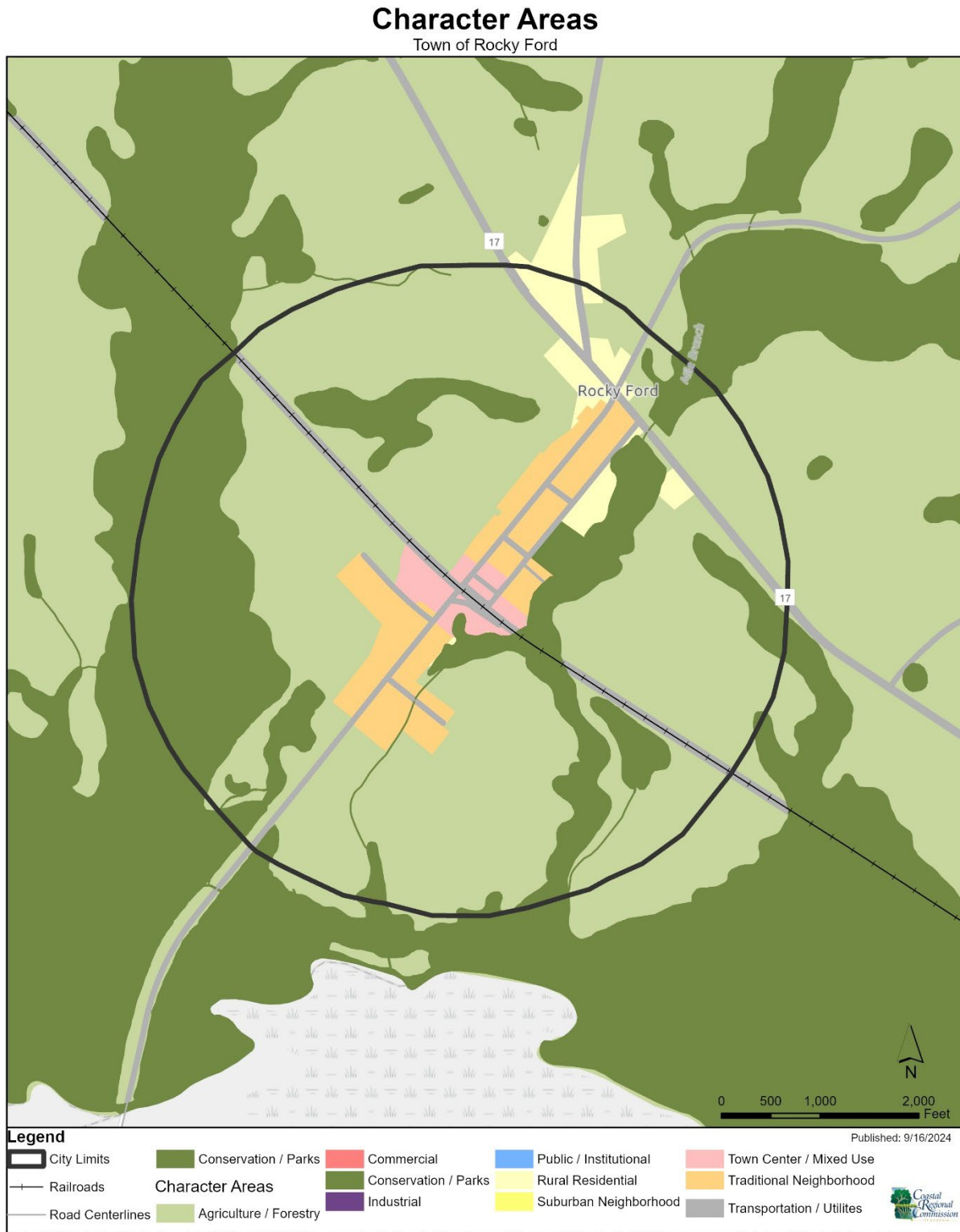
6.4.4 City of Oliver Character Area Map



6.4.5 City of Hiltonia Character Area Map



6.4.6 Town of Rocky Ford Character Area Map



7.0 ECONOMIC DEVELOPMENT

Economic Development is a vital part of creating and maintaining flourishing communities. Industry and jobs bring in money through tax revenue and exports, without which communities struggle to provide services and public goods to meet residents’ needs. A strong economy also allows governments to go beyond providing basic services into improving the quality of life of its residents.

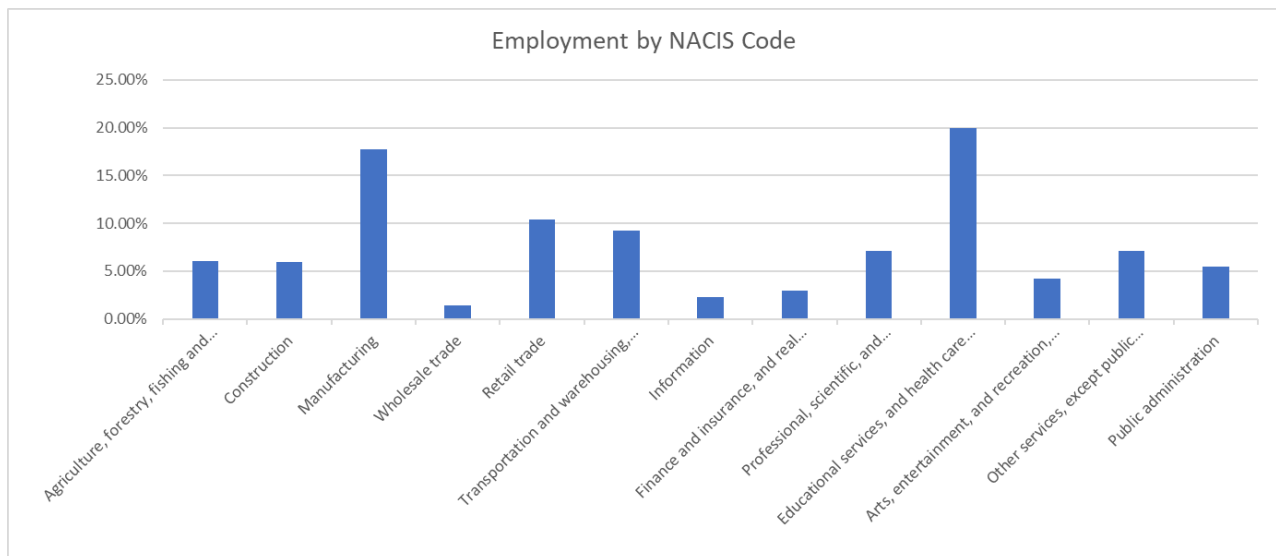
Industry gives residents the opportunity to maximize their skillsets with desirable jobs close to home and prevents residents from taking their talents to surrounding communities. Keeping workers in their home communities increases investment and time spent there, further benefiting those communities. Conversely, a lack of skilled positions detracts skilled workers from staying in or moving to a community. As the economy undergoes significant changes with the advent of new technologies, efforts will need to be made to ensure that Screven County and its workforce are well-positioned to benefit from new jobs in the industries of tomorrow.

A diverse economy strengthens communities and can be a source of protection from economic downturns and changes in industry. Communities that focus on a single industry as the heart of the economy risk damaged economies should that industry fail or leave. Screven County must prioritize economic development and workforce growth and retention to ensure that the city continues to prosper. Policies in support of economic development to promote a thriving economy, Screven County has set goals in their Community Vision to expand and diversify job opportunities and become a desirable place to do business.

7.1 ECONOMIC BASE AND OCCUPATION

As of 2022, Screven County’s workforce totaled 6,402 total individuals. In Screven County, manufacturing employs 17.7% of the workforce and approximately 20% of the workforce is employed in the educational services, and healthcare and social assistance fields. Other industry types employing significant portions of the workforce in Screven County are retail trade, transportation and warehousing.

Figure 7.1 – Source: 2022 ACS 5-Year Estimates Data Profiles



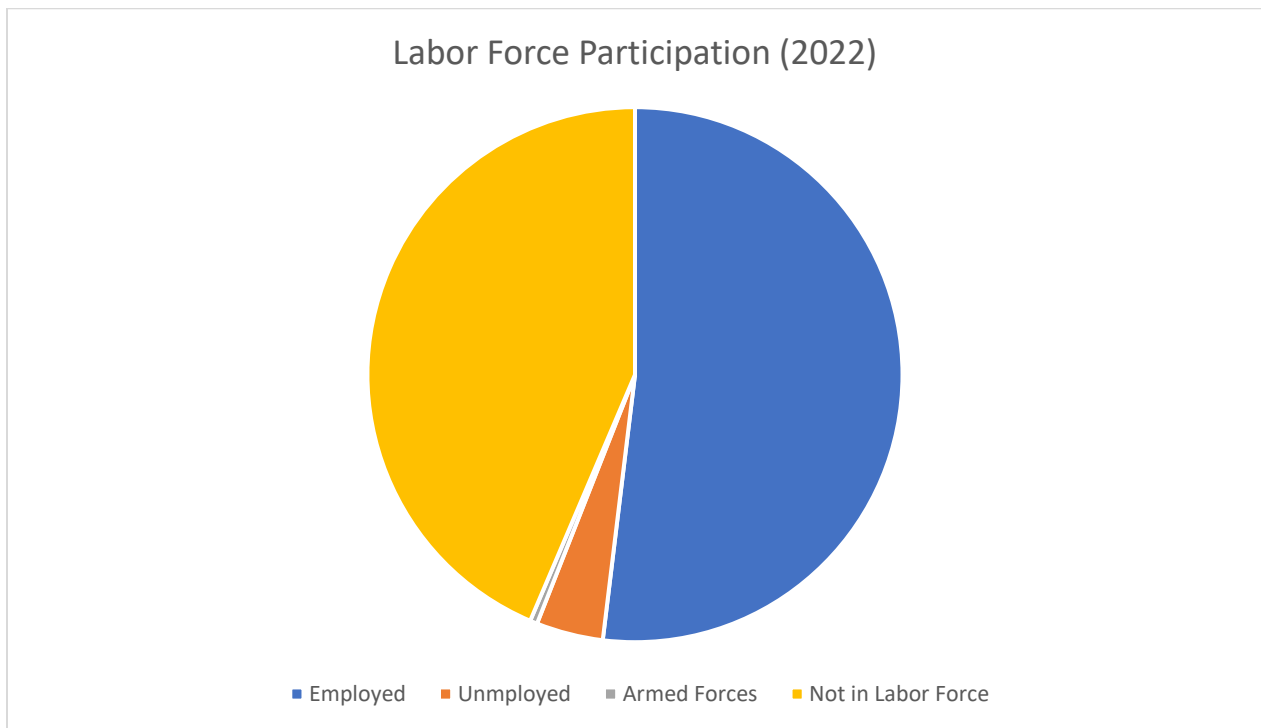
7.2 UNEMPLOYMENT RATE

Unemployment peaked at 10.7% in Screven County during the COVID-19 pandemic, but in April of 2024, the unemployment rate in Screven County stood at 2.1%. This is the lowest level of unemployment seen in at least 30 years and represents a local economy at or near full employment.

7.3 LABOR FORCE

Out of 11,351 individuals over the age of 16, the civilian labor force in Screven County was made up of 6,403 individuals, or about 56% of the population over the age of 16.

Figure 7.2 – Source: 2022 ACS 5-Year Estimates Data Profiles



7.4 WORKFORCE DEVELOPMENT ISSUES

The workforce development issues as identified in the Comprehensive Economic Development Strategy document for the Coastal Region, which threaten quality economic development in the region include the following:

- High poverty rate.
- Low rates of educational attainment.
- Inferior skill levels for high wage; and
- A poor level of occupational “soft skills.”

These factors present the risk of disinvestment and pose difficulty in recruiting new firms to the area.

Coastal Workforce

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs. Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations. Coastal Workforce is charged with ensuring that its job centers are business/customer focused and outcome-based, with the placement of job seekers who meet businesses' hiring needs being a high priority. Because Coastal Workforce maintains effective workforce development systems, it enables many quality connections, matching employers' specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.

Department of Community Affairs Economic Development

DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.

U.S. Department of Agriculture Rural Development

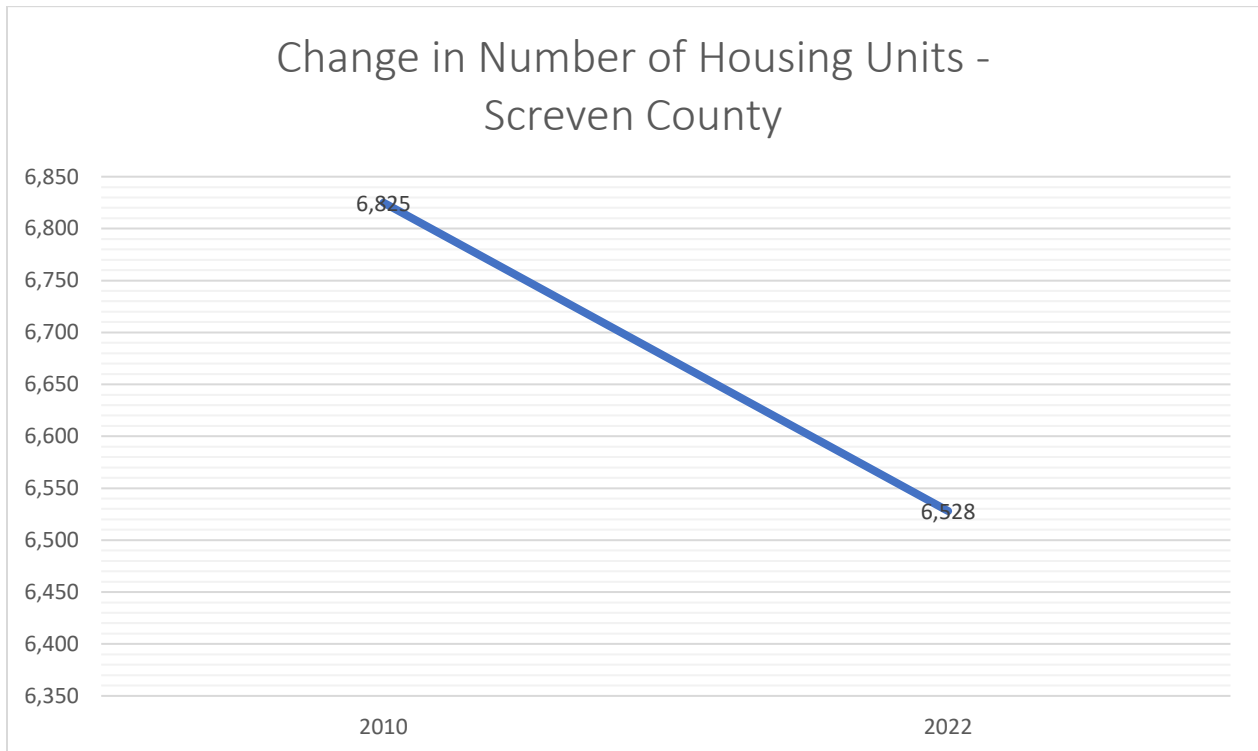
USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural area.

8.0 HOUSING

The Housing chapter provides an overview of the housing supply in Screven County. It includes a breakdown of housing types, ages and conditions, occupancy data, ownership and renter data, and housing information as it relates to demographics and income levels.

A thorough understanding of the current housing supply and how it compares to demand is important to ensure residents of Screven County have acceptable and affordable housing options. Local governments influence what type of housing developments take place in their community through regulation, and they may take that opportunity to require new housing developments to reflect the needs of citizens. New housing development should seek to fill any gaps in housing demand rather than provide housing in market sectors that are already sufficient.

Figure 8.1 - Source: U.S. Decennial Census

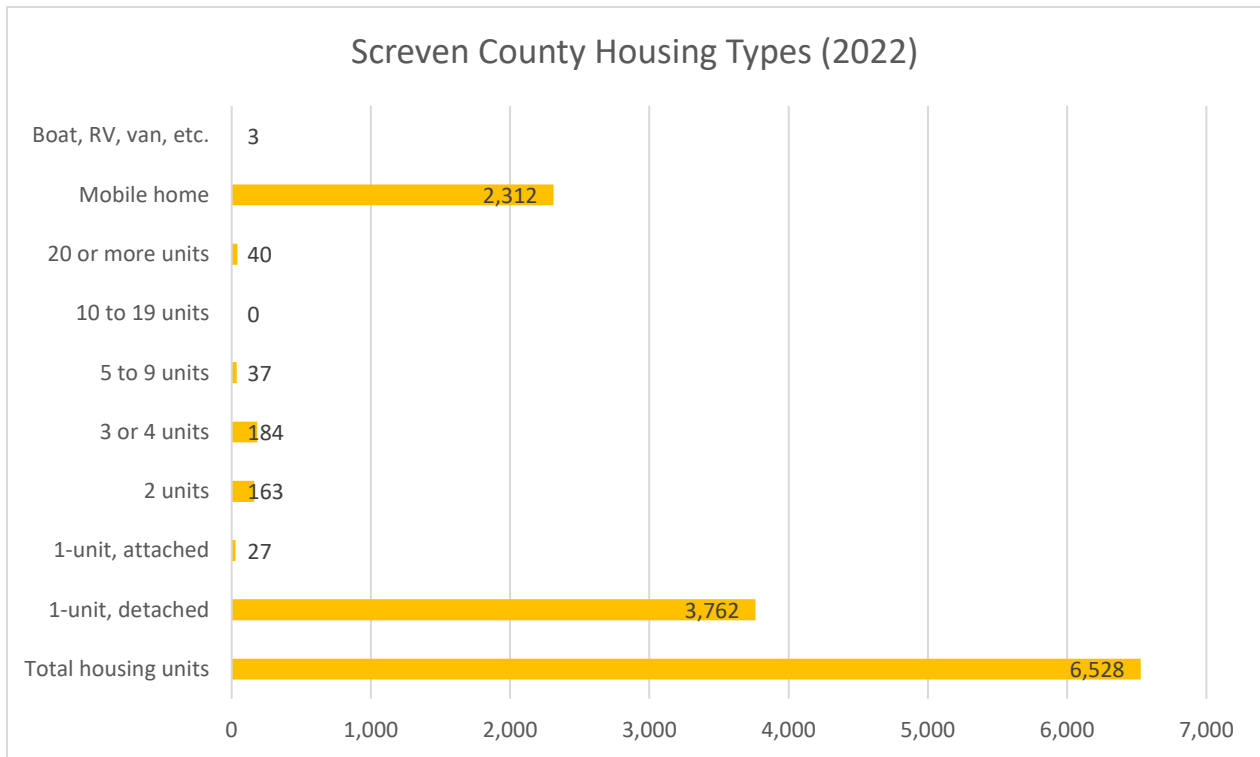


8.1 HOUSING TYPES

- Most of the occupied homes in Screven County, including the Cities of Sylvania, Newington, Oliver, Hiltonia and Rocky Ford are detached single units.
- According to the US Bureau, 2022 American Community Survey 5-Year Estimate, 57.6% of the housing units in Screven County are single family detached homes.
- The total number of housing units in Screven County is 6,528 with 3,762 of these units being single family detached.

- In Screven County and the cities of Sylvania, Newington, Oliver, Hiltonia and Rocky Ford, the percentage of multifamily units is 6.9%. This percentage consists of 1 unit attached properties, 2-unit properties, 3- or 4-unit properties, 5-to-9-unit properties, 10-to-19-unit properties, as well as 20 or more-unit properties. In addition, 35.4% or 2,312 of all housing units are mobile homes according to the US Census Bureau Data.
- 57.6 percent of housing units in Screven County are single family detached homes.
- 35.4 percent of housing units within Screven County are mobile homes.

Figure 8.2 - Source: 2022 ACS 5-Year Estimates Data Profiles



8.2 OCCUPANCY

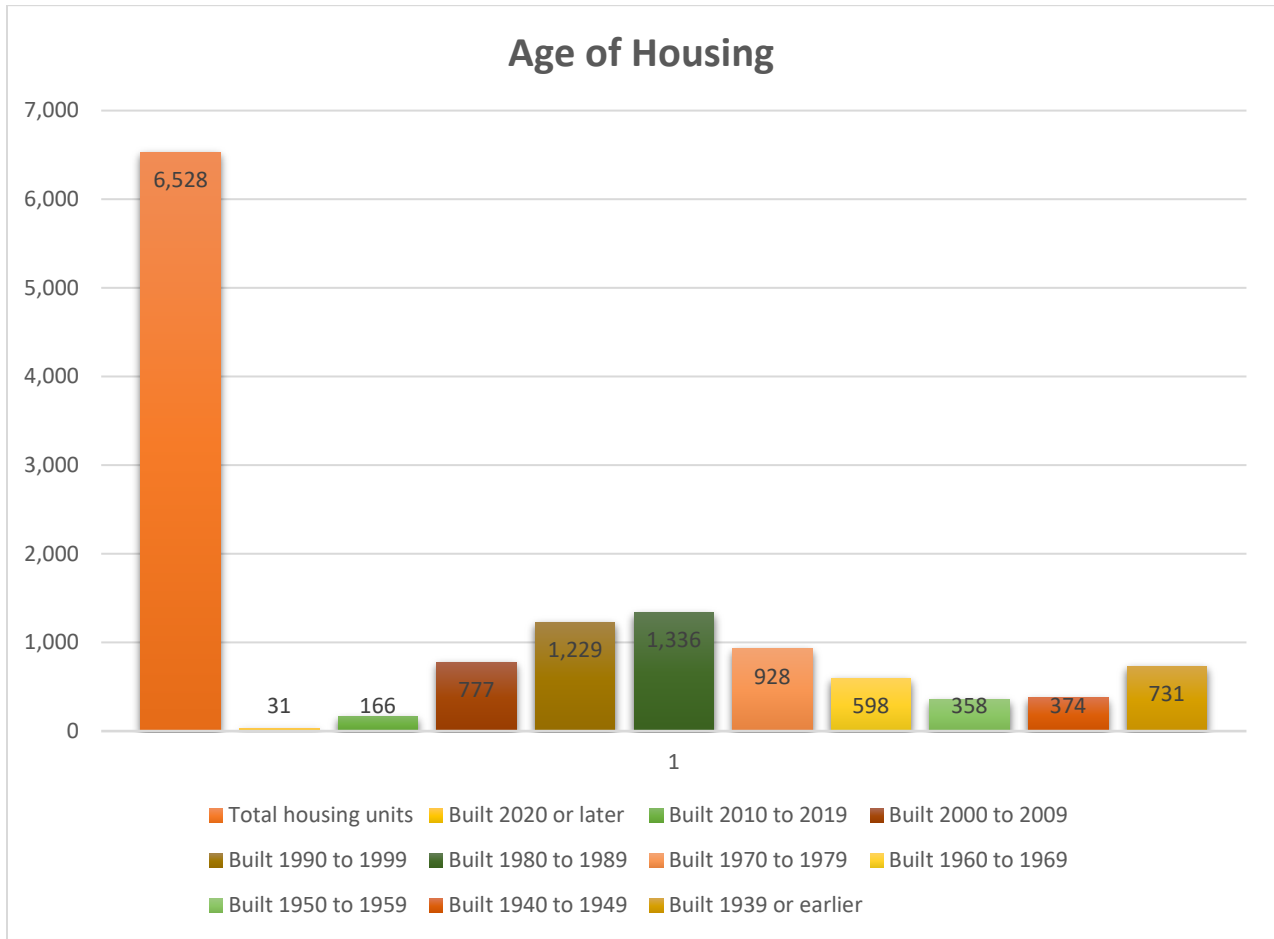
Occupancy

74.2% of housing units in Screven County were owner-occupied in 2022. This is higher than the owner occupancy rate for the State of Georgia, which was 65% in that same year. Approximately 25.8% of housing units were renter-occupied. This is lower than the renter occupancy rate for the State of Georgia, which was 35% in 2022.

Age of Occupied Housing

The largest percentage (20.4%) of structures built in Screven County was constructed between 1980 and 1989 (1,336 or 20.5%). The second largest percentage of occupied housing units in Screven County and its five cities were built between 1990 and 1999 (1,229 or 18.8%). In Screven County, 11.2% of housing units were built in 1939 or earlier.

Figure 8.3 - Source: ACS 5-Year Estimates Data Profiles



8.3 HOUSING COSTS

Screven County's median housing value in 2022 was \$107,800. This was significantly lower than below the median value of owner-occupied housing units for the State of Georgia in 2022, which was \$245,900. The average rent in Screven County was significantly lower than the state level during the same year; rent was \$632 for Screven County and \$1,221 for the State of Georgia in 2022.

Figure 8.4 - Source: ACS 5-Year Estimates Data Profiles

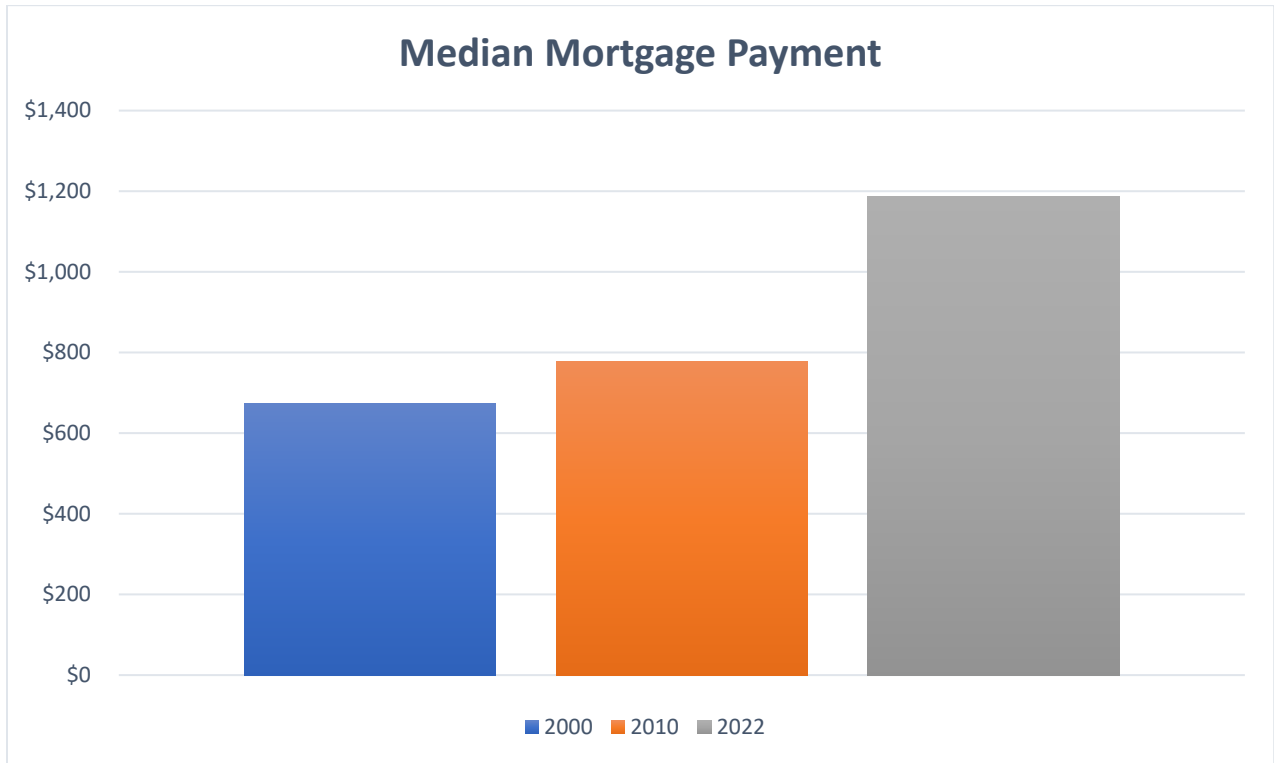


Figure 8.5 - Source: ACS 5-Year Estimates Data Profiles

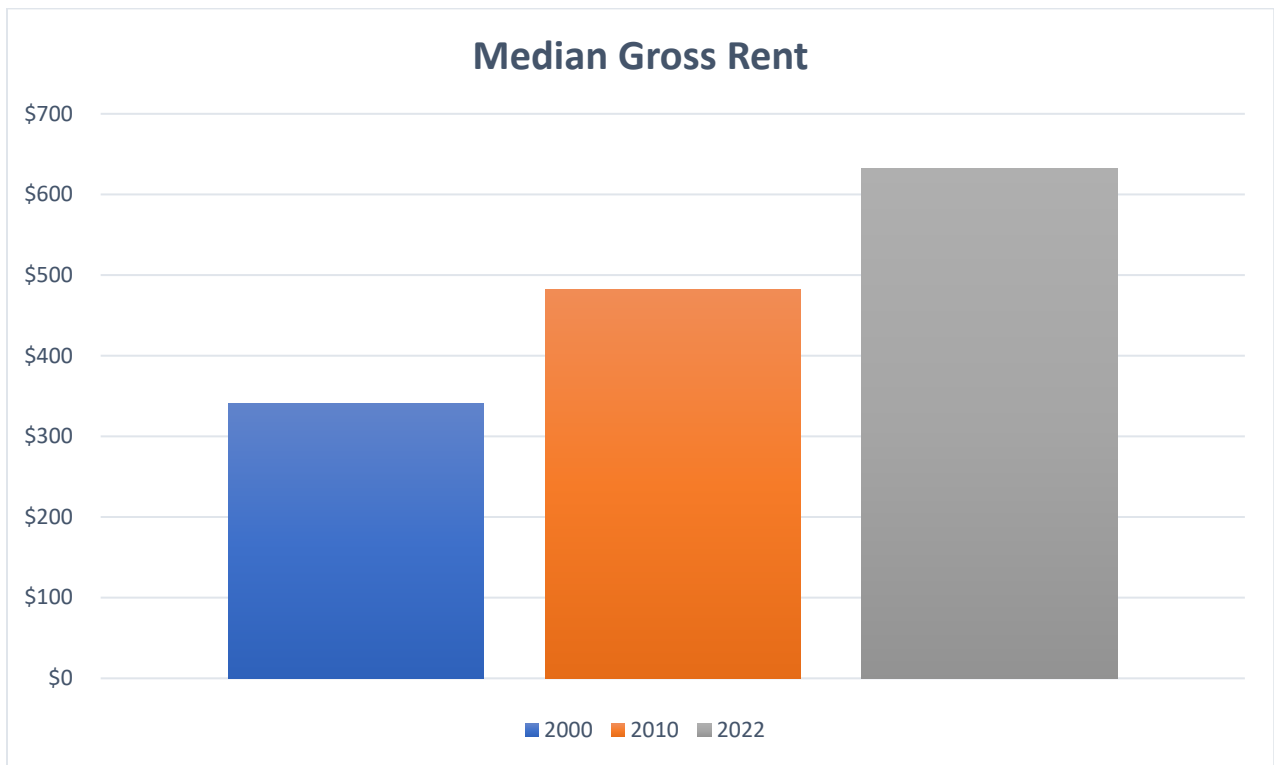
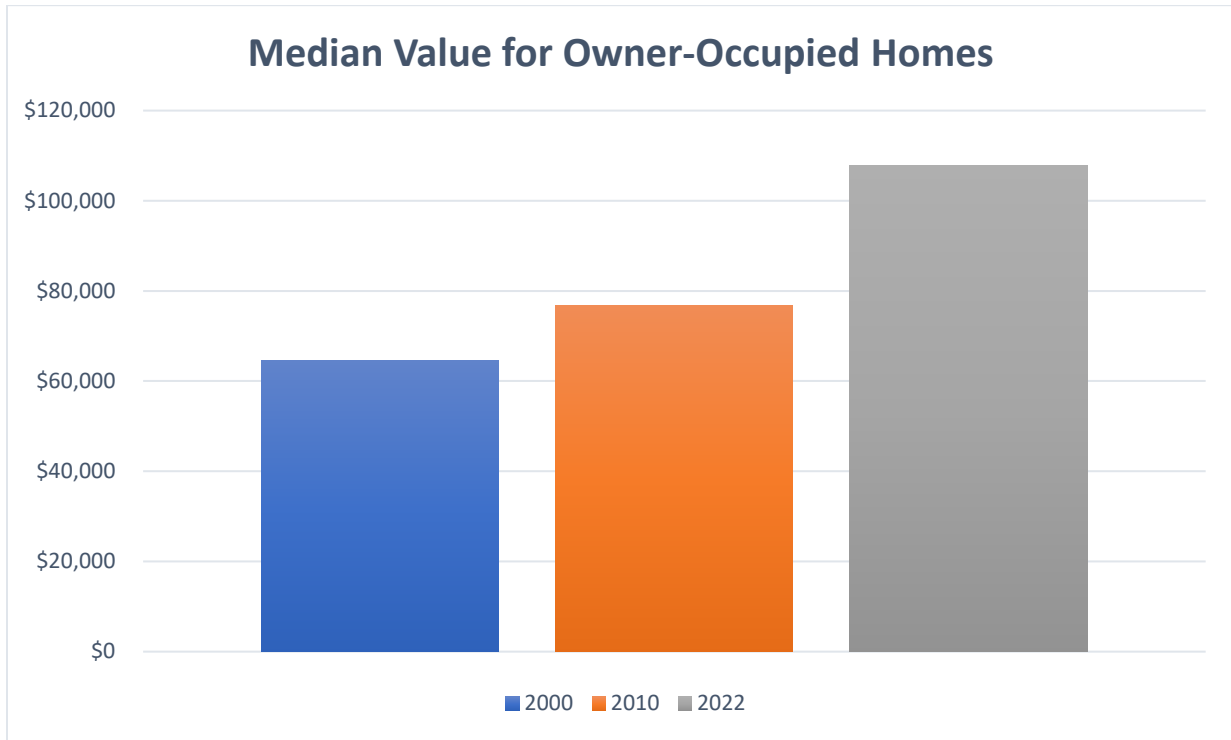


Figure 8.5 - Source: ACS 5-Year Estimates Data Profiles



8.4 COST BURDENED HOUSING

Cost-burdened households are those households paying 30 percent or more of their net income on housing costs. Based on housing costs rising at a faster rate than household income it is expected that the percentage of cost burdened housing to increase for renters and those with a mortgage.

In 2000, 34.3 percent of Screven County residents who pay rent were considered to have a Household Burden. The number of residents considered to be household burdened in 2010 was 41.6 percent and 25.6 percent in 2022. The percentage of cost burdened households who pay rent was less than the state of Georgia averages between 2000 to 2022. The averages of cost burdened residents who pay rent in the State of Georgia were 35.4 percent in 2000, 51.4 percent in 2010, and 50.4 percent in 2022.

Figure 8.6 - Source: ACS 5-Year Estimates Data Profiles

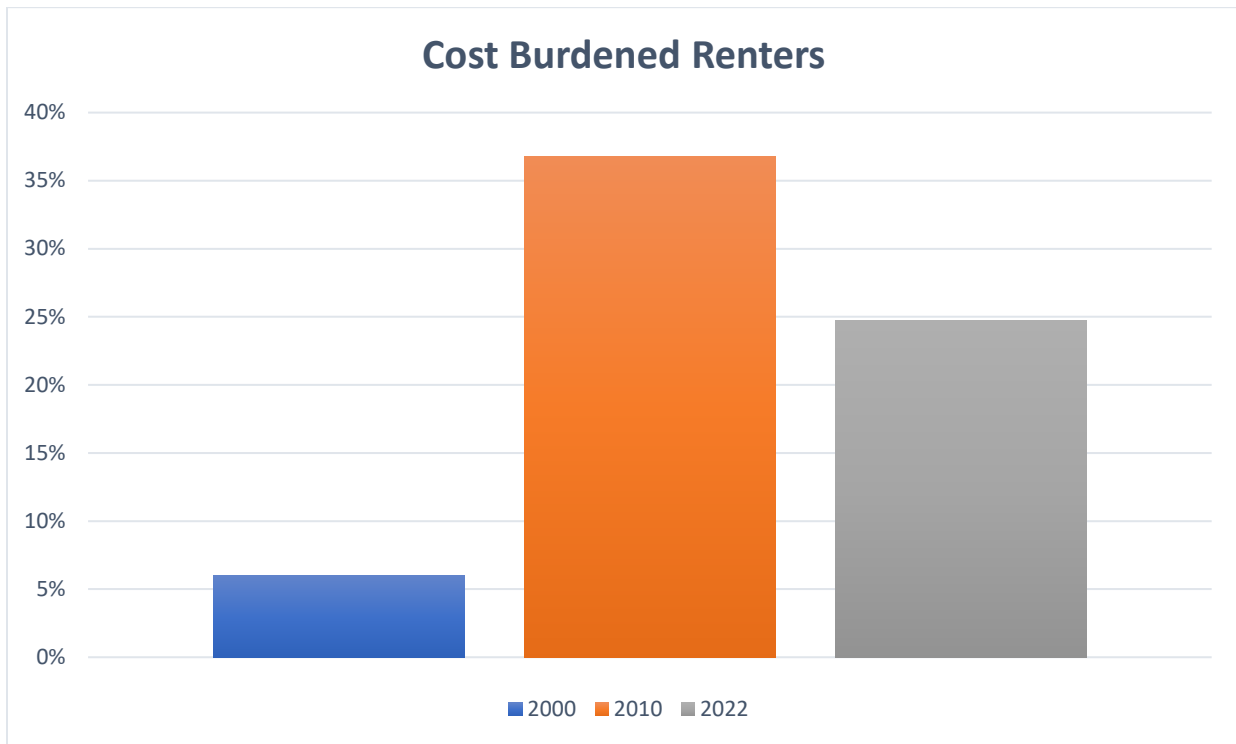
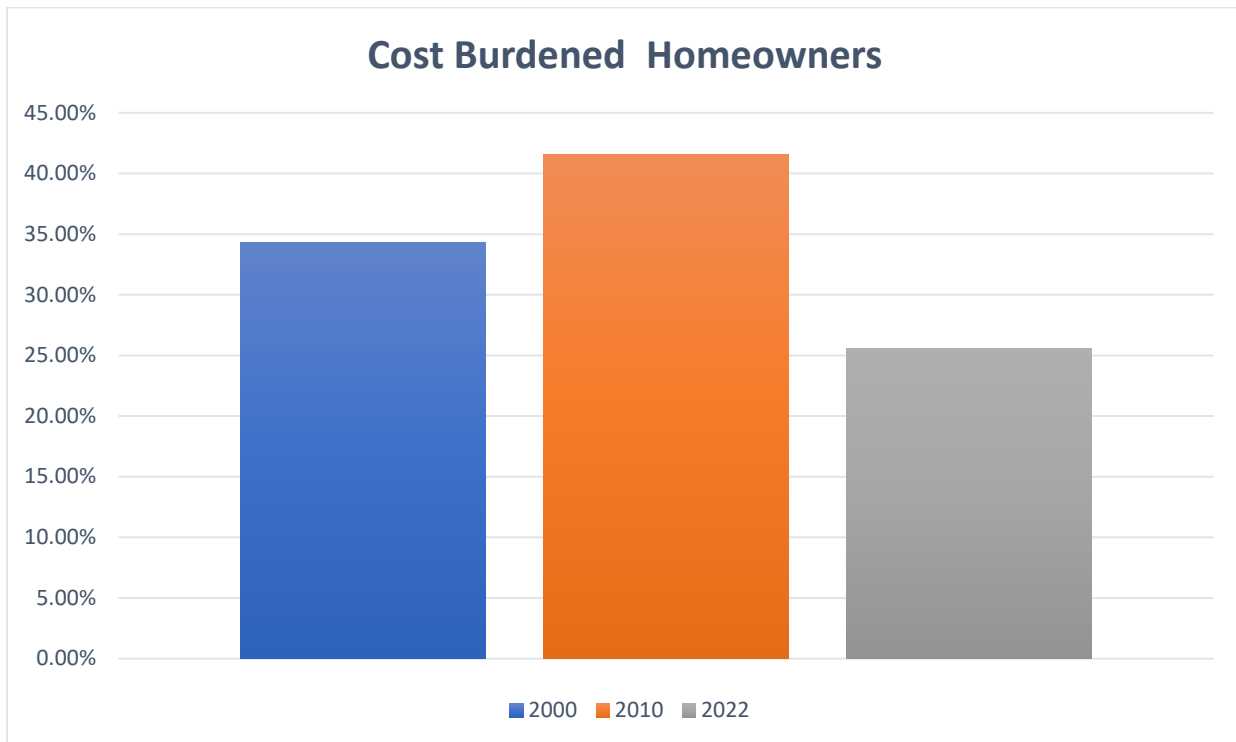


Figure 8.7 - Source: ACS 5-Year Estimates Data Profiles



8.5 CONDITION OF HOUSING

Good housing conditions are essential for people's health and affect childhood development. Condition of housing includes those units with insufficient plumbing and kitchen facilities.

In 2000, the percentage of units without complete plumbing facilities in Screven County was 0.7 percent. Also in 2000, the percentage of units without complete plumbing facilities in Sylvania, Newington and Oliver were all 0 percent; but in Hiltonia and Rocky Ford were 3.6 and 1.3 percent respectively.

The percentage of units in 2000 without complete kitchen facilities in Screven County was 0.7 percent. Also in 2000, the percentage of units without complete kitchen facilities in Sylvania, Newington and Oliver were all 0 percent; but in Hiltonia and Rocky Ford were 2.9 and 2.5 percent respectively.

In 2010, the percentage of units without complete plumbing facilities in Screven County was 0.6 percent. Also in 2010, the percentage of units without complete plumbing facilities in Sylvania, Newington, Oliver and Rocky Ford were all 0 percent; but in Hiltonia the percentage was extremely high (11.0%).

The percentage of units in 2010 without complete kitchen facilities in Screven County was 1.1 percent. Also in 2010, the percentage of units without complete kitchen facilities in all the cities were all 0 percent.

In 2022, the percentage of units without complete plumbing facilities in Screven County was 1.0 percent. Also in 2022, this percentage of units without complete plumbing facilities in Sylvania, Newington, Oliver, and Rocky Ford were all 0 percent; but in Hiltonia was 2.0 percent.

The percentage of units in 2022 without complete kitchen facilities in Screven County was 1.0 percent and 1.5 percent in Sylvania. Also in 2022, the percentage of units without complete kitchen facilities in Newington, Oliver, Rocky Ford and Hiltonia were 0 percent.

8.6 JOBS HOUSING BALANCE

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

From 2010 to 2022, Screven County had a job housing balance that increased from 0.75 to 0.90 ratio. As stated earlier, this ratio is crucial in that it allows residents to be near employment areas.

Purpose Built Communities

Purpose Built Communities is a non-profit consulting firm that works side by side with local leaders to plan and implement a revitalization effort. The goal is to break the cycle of intergenerational poverty by helping local leaders transform struggling neighborhoods, and bringing together the vital components necessary for holistic community revitalization: high quality mixed-income housing, an effective cradle-to-college education pipeline, and comprehensive community wellness resources.

Community Development Block Grant

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our

communities, and to create jobs through the expansion and retention of businesses. Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

DCA Georgia initiative for Community Housing (GICH) Program

GICH is a three-year program designed to help communities improve their quality of life and economic vitality through the development of locally driven housing and revitalization strategies. This is accomplished through technical assistance, training, and ultimately producing a community housing plan with objectives and goals.

U.S Department of Agriculture Rural Development

Low interest, fixed-rate Homeownership loans are provided to qualified persons directly by USDA Rural Development. Financing is also offered at fixed-rates and terms through a loan from a private financial institution and guaranteed by USDA Rural Development for qualified persons. Neither one of these home loan programs requires a down payment.

9.0 TRANSPORTATION

Transportation networks are central to a community's growth and wellbeing. In Screven County and its municipalities, where travel is largely car dependent, residents rely on the road network to travel within the county and to and from surrounding areas. Industries also rely on the road network for economic activity in addition to their use of alternative transportation methods including rail, air, and shipping. Each of these shapes the growth and sustainability of Screven County.

Roads and Highways

Interstates 20, 16 and 95 are located near Screven County, as well as U.S. Route 301 and State Routes 24, 21, and 17. Local roads make up the remaining road transportation network.

Means of Transportation

The U. S. Census reports on whether households have access to a personal vehicle. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Screven County, 5.4 percent of households are without a personal vehicle.

9.1 ROAD NETWORK HIERARCHY

Interstate Highways

These roads are limited access roads. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds. Though no Interstate Highways exist in Screven County, access to other states and regions is possible via Interstates 20, 16, and 95.

Arterials

These roads are major roads that are expected to carry large volumes of traffic and are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of arterials in Screven County include US Route 301, which runs north/south, and bypasses Sylvania and State Road 21, which runs East/West and also bypasses Newington and Sylvania. Commercial businesses often locate along arterials due to the volume of traffic. A well-designed arterial should make use of landscaped traffic islands in urban and suburban areas to help manage access and conflict points along the route of the road.

Collectors

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector usually goes to or coming from somewhere nearby, from a residential neighborhood to a commercial arterial for example. Instances of collector roads in Screven County include State Road 17, State Road 24 in the County and Mims Road, W Ogeechee Street, and Main Street in Sylvania.

Local Roads

These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In Screven County these are generally neighborhood streets and commercial access roads.

Intersections

Screven County and its municipalities utilize conventional traffic signals and STOP conditions to manage intersection traffic throughout the county. In general, intersections should be designed to meet at 90-degree angles, even when the general direction of the road is at a different angle, and slip lanes should generally be avoided unless there is an opportunity for a merge lane. Local governments may want to study locations where roundabouts could be utilized in the future for their ability to keep traffic flowing while increasing pedestrian safety.

9.2 ALTERNATIVE MODES OF TRANSPORTATION

Car dependence is common in Screven County, with 87% of commuters driving alone to work in a vehicle, and with 47.8% of households having two or more vehicles. Public Transportation is available through Coastal Regional Coaches, a transit system operated by the Coastal Regional Commission. Coastal Regional Coaches offers rides for a fare of \$3 one-way within the county and for a fare based on number of counties traveled throughout the rest of the region.

Railroads, Trucking, Port Facilities, and Airports

Screven County is located roughly halfway between Savannah/Hilton Head International Airport and the Augusta Regional Airport, as well as the Port of Savannah and Norfolk Southern and CSX rail lines. These transportation options, along with Interstates and US Highways, make Screven County a desirable location for industrial and commercial development.

Pedestrian & Bicycle Paths

Screven County and its municipalities have expressed a desire to improve and expand on existing bicycle and pedestrian infrastructure. Efforts should be taken to address the most immediate issues for residents, where sidewalks are needed. Additionally, high visibility crosswalks should be utilized at key crossings to enhance safety and visibility for pedestrians.

Parking

The City of Sylvania has outlined a goal to add parking in the downtown in a manner that does not diminish the historic character of the city. Currently most parking is on-street angled parking, however the city should look for opportunities to build a municipal parking lot close to downtown, with appropriate landscaping and buffering to add parking capacity if needed. Off-Street parking lots should generally be located behind buildings in a downtown setting, allowing for a better pedestrian experience along the primary frontage of the block.

Transportation and Land Use Connection

Improving the connectivity of pedestrian and bicycle networks will reduce traffic by allowing for more locally generated trips to take place without a vehicle. Additionally, increasing pedestrian activity has been

shown to induce several benefits related to public health, outdoor recreation, and more vibrant downtowns and neighborhoods.

10.0 ENVIRONMENTAL VULNERABILITY AND RESILIENCE

Resilient communities minimize any disaster's disruption to everyday life and their local economies. Resilient communities are not only prepared to help prevent or minimize the loss or damage to life, property, and the environment, but they also can quickly return citizens to work, reopen businesses, and restore other essential services needed for a full and timely economic recovery.

10.1 NATURAL HAZARDS

Portions of Screven County are located within low laying coastal plains and are susceptible to flooding from rivers and canals and are also at risk of flooding from hurricanes.

10.2 VEGETATION / OPEN WATER BUFFERS

Riparian buffers can be given a value based on their presence and allowance from open water and wetlands towards the built and developed environment. Three categories of consideration include: 100, 150, and 200-foot riparian buffers. A 100-foot riparian buffer is the recommended minimum based on literature reviews by the scientific community. As reported by the U.S. Agriculture and U.S. Environmental Protection agency in 1997, there are specific riparian widths that are associated with specific objectives. The recommended buffer width for flood control should be up to 200 feet. This buffer width provides flood and sediment control as well as wildlife habitat. Buffers narrower than 35 feet can provide some limited benefits but may require long-term maintenance since their ability to trap sediments is reduced.

10.3 VULNERABLE POPULATIONS

A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly, but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present:

- Unintentional weight loss of 10 pounds or more in the past year
- Self-reported exhaustion
- Weakness as measured by grip strength, slow walking speed and low physical activity.
- The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

10.4 INCOME AND POVERTY LEVEL

Income can directly relate to the ability of having reliable transportation, which then directly relates to a family's ability to evacuate their homes in the event of an evacuation order. Income also impinges upon

a family's ability to secure temporary lodging (hotels or motels) beyond publicly provided shelters, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster.

Screven's median household income in 2022 was \$49,941. Low and moderate income is defined as up to 80 percent of median household income, which would be \$39,952 for Screven County. Poverty levels are established by the federal government and are based upon income and family size. For Screven County, 10.0 percent of families fall below the poverty level.

Sylvania's median household income in 2022 was \$36,682. Low and moderate income is defined as up to 80 percent of median household income, which would be \$29,345 for Sylvania. Poverty levels are established by the federal government and are based upon income and family size. For Sylvania, 10.4 percent of families fall below the poverty level.

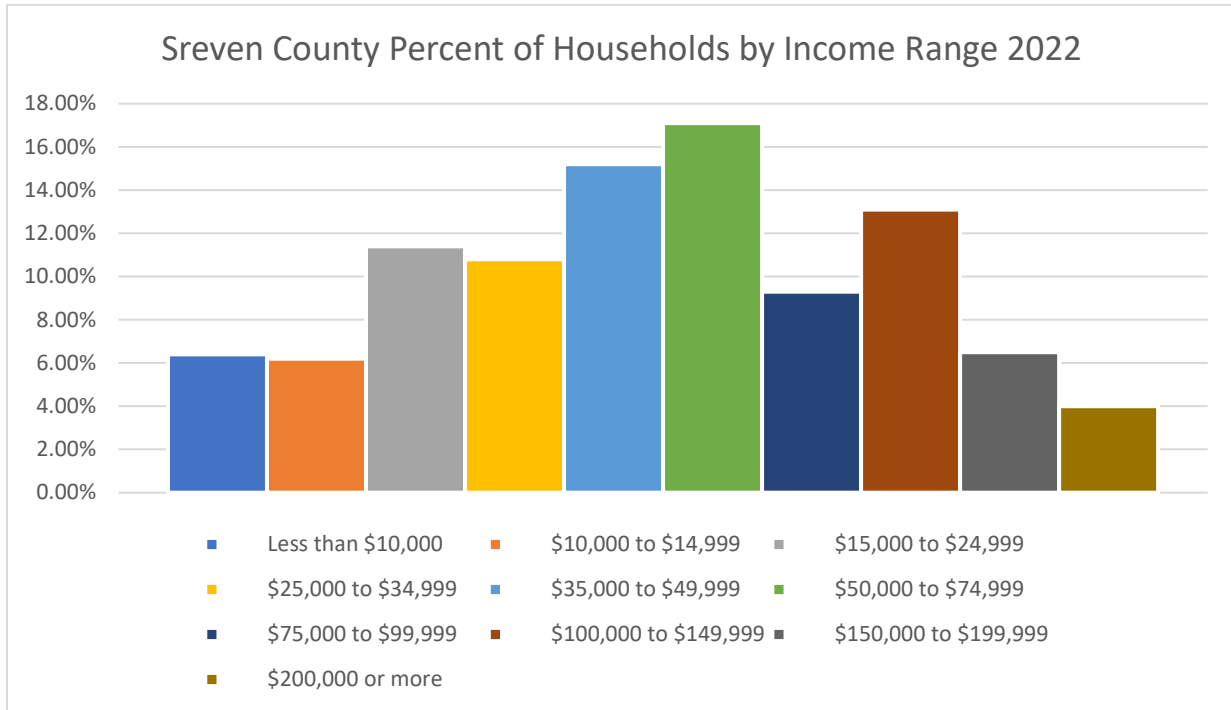
Newington's median household income in 2022 was \$70,196. Low and moderate income is defined as up to 80 percent of median household income, which would be \$56,156 for Newington. Poverty levels are established by the federal government and are based upon income and family size. For Newington, 4.1 percent of families fall below the poverty level.

Oliver's median household income in 2022 was \$56,563. Low and moderate income is defined as up to 80 percent of median household income, which would be \$45,250 for Oliver. Poverty levels are established by the federal government and are based upon income and family size. For Oliver, 23.2 percent of families fall below the poverty level.

Hiltonia's median household income in 2022 was \$40,750. Low and moderate income is defined as up to 80 percent of median household income, which would be \$32,600 for Hiltonia. Poverty levels are established by the federal government and are based upon income and family size. For Hiltonia, 16.1 percent of families fall below the poverty level.

Rocky Ford's median household income in 2022 was \$56,875. Low and moderate income is defined as up to 80 percent of median household income, which would be \$45,500 for Rocky Ford. Poverty levels are established by the federal government and are based upon income and family size. For Rocky Ford, 18.4 percent of families fall below the poverty level.

Figure 10.1 – Source: 2022 ACS 5-Year Estimates Data Profiles



10.5 MEANS OF TRANSPORTATION

The U. S. Census reports on the number of vehicles available to households. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Screven County, 5.4% percent of households do not have a vehicle.

7.8% Sylvania, 5.1% Newington, 5.6% Oliver, 0% Rocky Ford, 12.7 % Hiltonia

Georgia is 5.9% percent.

Mobile homes are especially vulnerable to storm damage due to their susceptibility to high winds and flying debris. In Screven County, 35.4% of families reside in mobile homes, with varying percentages across localities: 12% in Sylvania, 29% in Newington, 45% in Oliver, 56% in Hiltonia, and 30% in Rocky Ford. These percentages are much higher than the state of Georgia's 8.1 percent.

11.0 BROADBAND

In 2018, Georgia launched the Georgia Broadband Deployment Initiative with the intent to provide high-speed internet to rural communities statewide and other underserved areas. These communities did not meet the minimum required internet speeds of 25 Mbps download and 3 Mbps upload.

11.1 BENEFITS

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for communities that offer high speed connectivity and a detriment to economic development for areas lacking that infrastructure. The Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Comprehensive Planning.

On May 7, 2018, Gov. Nathan Deal signed into law Senate Bill 402, the “Achieving Connectivity Everywhere (ACE) Act.” This legislation outlines a multiagency strategy to provide for planning, incentives, and deployment of broadband services to unserved areas throughout the state. One provision of the ACE Act requires the incorporation of a Broadband Services Element in the local comprehensive plan of each local government in the state. This new legal requirement necessitates amendments to the minimum standards that DCA uses to implement the statute. The new requirements to address broadband went into effect on Oct. 1, 2018. Specifically, each local government must include in its local comprehensive plan an action plan for the promotion of the deployment of broadband services by broadband service providers into under-served areas within its jurisdiction.

The House Rural Development Council was created by House Resolution 389 during the 2017 Legislative Session of the Georgia General Assembly. The two-year charge for the Council was to address issues that have caused economic lags occurring in rural areas of Georgia with focus upon education, healthcare, infrastructure, and utilities. The Council reported recommendations to the General Assembly before its expiration on December 31, 2018, for future legislative development. The work and research of the House Rural Development Council is significant to the interest of Screven County and the municipalities within the county due to their rural nature.

The Council found that a lack of broadband connectivity, particularly in rural Georgia, has influence population loss. It is reported that 16% of Georgians have no access to broadband services. Expanding broadband statewide is considered vital for attracting and retaining people in rural parts of Georgia, especially for communities that are losing population.

Broadband infrastructure build-out is also important to education, health care, and general business growth. It has become a key policy initiative for the State of Georgia. The Council proposed modernizing the state and local tax structure to expand the ability of rural utilities to provide broadband services. The combined effect of infrastructure abilities and increased tax revenue would create opportunity for broadband deployment to underserved areas. Specific recommendations were as follows:

Eliminate:

- Franchise fees of 5% on cable television revenues.

- Franchise fees of 3% on landline phones.
- Sales tax of at least 7% on landline phones.
- Sales tax of at least 7% on cell phones.
- Sales tax of at least 7% on broadband equipment.

Replace with:

- 4% state and local tax on telecommunications and cable services.
- 4% state tax on direct broadcast satellite services.
- 4% state and local tax on digital goods and services.

Expansion of Providers:

- Introduce legislation to remove barriers to allow electric cooperatives to deliver broadband services.
- Introduce legislation to remove barriers to allow rural telephone cooperatives to deliver broadband services.

The Council also issued recommendations to ensure both rural and urban areas are prepared for future 5G cellphone technology. The Council found the need for a streamlined application and permitting process for attaching or “collocating” small cell technology on powerline poles or other infrastructure in the right-of-way. Small cells, which are wireless antennas, will help increase telecommunication companies’ network capacities and speeds. These technologies are essential to present and future technologies such as smart cars and smart cities. Therefore, the Council proposed a streamlined application and permitting process that will:

- Place a cap on costs and fees.
- Describe the timelines that local governments must review and approve or deny a small cell application.
- Define small cell height and size requirements.
- Give historic district and underground power-line protections for local governments.

11.2 CURRENT ACCESS

Assessment of Underserved Areas in Screven County.

The Federal Communications Commission (FCC) defines broadband as data transmission technologies that are always on and capable of simultaneously transporting multiple signals and traffic types between the Internet and users. In January 2015, the FCC upgraded the definition of broadband speeds for downloading content from 4 Mbps (Mega-bytes per second) to 25 Mbps and for uploading content from the previous rate of 1 Mbps to a new standard of 3 Mbps. The FCC notes that with the revised standard, 13% of households nationwide do not have access to broadband. It is important to note that there are no known formal public studies performed specifically for Screven County on broadband services.

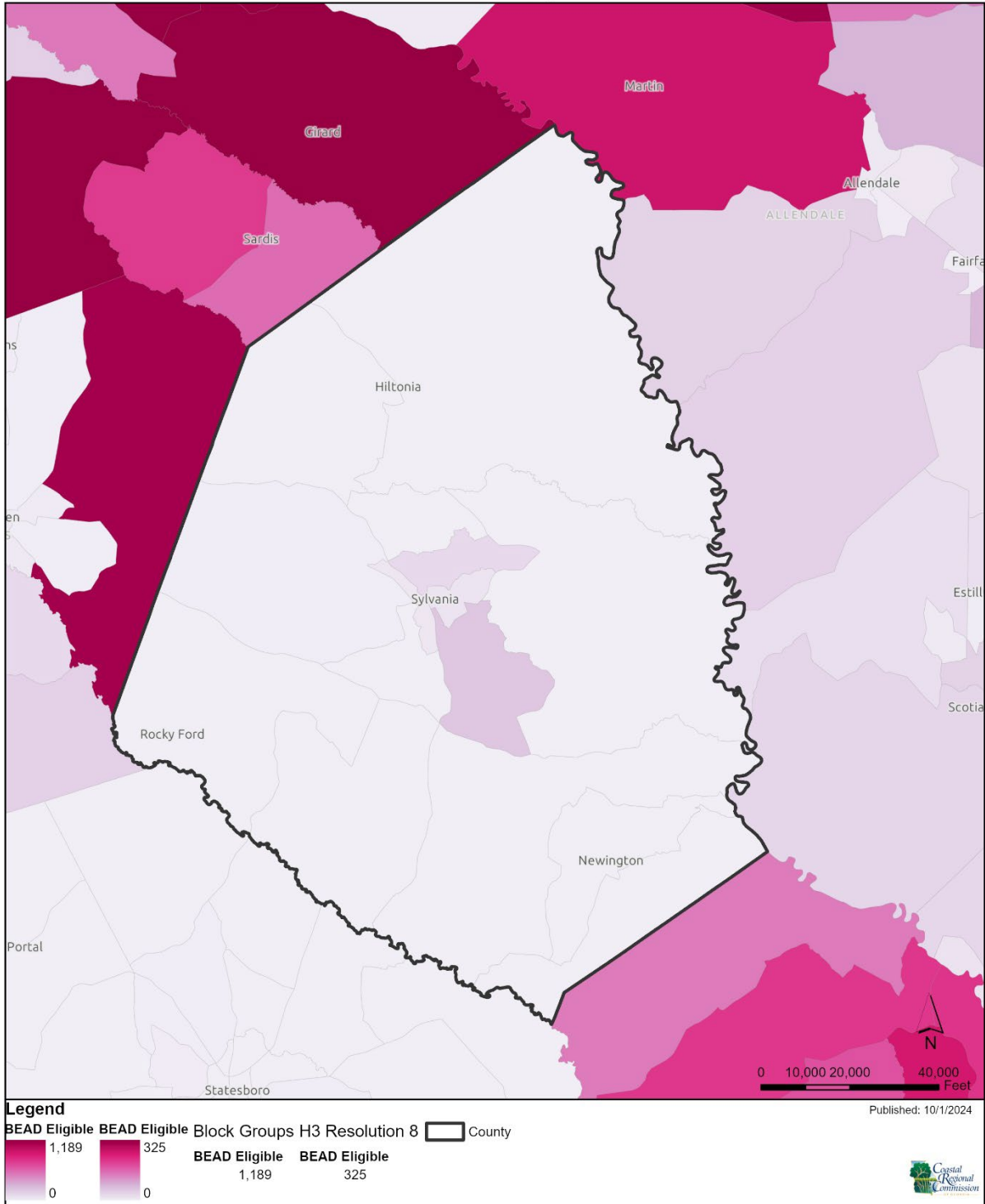
As it relates to Internet service, the State of Georgia is the 21st most connected state in the U.S. with 224 Internet providers. Almost 92% of consumers in Georgia have access to a wired connection with true

broadband speeds faster than 25 Mbps, while 88% of Georgians have access to 100 Mbps or faster broadband. The average Internet download speed in Georgia is 42.70 Mbps. As a means of visual display of unserved or under-served areas of broadband within Georgia, the state has formulated a map that displays served, unserved, and under-served locations.

A link to this information can be found here: <https://broadband.georgia.gov/maps/unserved-georgia-county>.

Broadband Map

Screven County



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12.0 COMMUNITY WORK PROGRAM

The Community Work Program (CWP) presents the specific action items designed to address the needs and opportunities identified in Section 5. It is important to note that there are numerous actions items listed within this plan and that implementation of all these elements within the 10-year time frame may not be realistic. However, the Screven County and the municipalities within the county have elected to include all recommended action items with the understanding that circumstances that currently limit options may change (e.g., future development, federal and state infrastructure programs, tax legislation, debt restructuring, etc.) and that such changes may give local governments an opportunity to consider additional action items in the future. Therefore, a complete listing of desired activities and programs is included within this plan.

12.1 ACTION ITEMS

The CWP includes the following information for each listed action item:

- **Brief Description:** A summary of the action item.
- **Timeframe:** With an understanding that local governments have limited resources to dedicate to implementation of the CWP, the city has assigned timeframe to each action item in an effort to assist with identification of the most urgent, necessary, and/or desired programs. However, it is important to recognize that all action items included herein relate to needs and opportunities identified in the plan.
- **Responsible Party:** Parties identified as being responsible for the implementation of the action items include City departments, agencies, and authorities. The responsible parties identified within this workplan are listed by the following acronyms:

Acronym	Full Name
City / Town	Local Municipality – Sylvania, Newington, Oliver, Hiltonia, Rocky Ford
County	Screven County
Chamber	Chamber of Commerce
CRC	Coastal Regional Commission
IDA	Industrial Development Authority

- **Estimated cost:** Cost, if known, for implementation of the identified action item.
- **Funding Source:** Potential or recommended funding source. It may be a specific City fund or a grant/loan program.

12.2 SCREVEN COUNTY COMMUNITY WORK PROGRAM

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
Natural, Cultural and Historic Resources					
1	Modify subdivision regulations and planned development residential district to require the preservation of sensitive natural areas and conservation of open and green space.	2024-2029	County	Staff Time	General Fund
Public Safety / Fire Department					
2	Continue to equip County Fire Stations as necessary to maintain ISO rating.	2024-2029	County	\$175,000	General Fund
3	Continue to support volunteer fire departments	2024-2029	County	Staff Time	General Fund
4	Replacement of Fire Trucks	2024-2029	County	\$450,000	General Fund
5	Continue to build new fire station.	2024-2029	County	TBD	General Fund
6	Research opportunities for transitional housing for victims of drug / opioid use	2024-2029	County	Staff Time	General Fund
Economic Development					
7	Utilize incentive packages to promote the County and existing industrial parks and attract new businesses.	2024-2029	IDA	Staff Time	IDA/ Grants
8	Work with educational partners to address workforce development challenges - preparing our students for the jobs available in Screven County.	2024-2029	County / IDA	TBD	General Fund
Housing					
9	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2024-2029	County	Staff Time	General Fund
Intergovernmental Coordination					
10	Pursue joint processes for collaborative planning and decision making.	2024-2029	County/Cities	Staff time	General Fund
11	Explore establishing informal forum with local governments in order to provide for the exchange of information.	2024-2029	County/Cities	Staff Time	General Fund
Development Patterns					
12	Protect prime agricultural lands by directing the location of new development in a manner consistent with the Future Development Map.	2024-2029	County	Staff Time	General Fund
13	Concentrate new development around commercial nodes at major intersections; areas where adequate public facilities exist.	2024-2029	County	Staff Time	General Fund

Screven County Joint Comprehensive Plan

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
14	Continue to enforce subdivision, zoning, and building construction codes.	2024-2029	County	Staff Time	General Fund

12.3 CITY OF SYLVANIA COMMUNITY WORK PROGRAM

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
Natural, Cultural and Historic Resources					
1	Develop a Land Use Plan for Old Recreation Dept.	2024-2029	City	TBD	TBD
2	Support development of a new community center.	2024-2029	City	TBD	General Fund
3	Start Tree Replacement & Additional Tree Planting affecting City Property.	2024-2029	City	\$500	General Fund
4	Develop a Walking trail/multi-use trail system.	2024-2029	City	TBD	General Fund / Grants
5	Make Energy Audits available to all Citizens' Homes and advertise more.	2024-2029	City	\$500	General Fund
6	Continue support & coordination to preserve Briar Creek Battlefield.	2024-2029	City	TBD	General Fund
7	Support Green Infrastructure.	2024-2029	City	TBD	General Fund
Community Facilities and Services					
8	Street Resurfacing Program.	2024-2029	City	\$300,000	General Fund / GDOT
9	City Cemeteries Resurfacing Roads.	2024-2029	City	\$75,000	General Fund / County
10	Continue I/I Program to determine sewer and water line deficiencies.	2024-2029	City	\$75,000	General Fund
11	Continue Fire Hydrant Replacement.	2024-2029	City	\$10,000	General Fund
12	Water/Sewer Systems Upgrades through the replacement of the water and sewer lines in low-income areas.	2024-2029	City	\$1,000,000	General Fund / Grants
13	Waste Water Plant Improvements to meet new permit levels.	2024-2029	City	\$1,000,000	General Fund / GEFA
14	City Electric System Upgrade to include replacement of transformer, poles, replacing of lines.	2024-2029	City	\$500,000	General Fund
15	Natural Gas System Upgrade and extension to industrial park.	2024-2029	City	\$600,000	General Fund / Grants
16	Develop Storm Water Management Plan to help minimize any additional stormwater runoff due to new development.	2024-2029	City	TBD	General Fund
Economic Development					
17	Work with IDA, DDA, and Chamber to identify and develop opportunities to encourage economic Growth.	2024-2029	City/IDA	Staff time	General Fund/IDA

Screven County Joint Comprehensive Plan

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
18	Promote Downtown Commercial Infill Development through the DDA incentive plan.	2024-2029	City	\$20,000	General Fund/ DDA
19	Promote the City.	2024-2029	City	\$1,000	General Fund
20	Support the DDA.	2024-2029	City	\$150,000	General Fund
Housing					
21	Develop an Affordable Housing Program.	2024-2029	City	TBD	TBD
22	Obtain Grant Funds for Home Rehab.	2024-2029	City	TBD	Grants
23	Promote Infill Development by implementing incentives.	2024-2029	City	Staff Time	TBD
24	Improve Neighborhood Connectivity through Sidewalks.	2024-2029	City	TBD	TBD
Intergovernmental Coordination					
25	Encourage Partnerships and Joint Action through quarterly meetings with County and Development Authority or more often if needed.	2024-2029	City/County/ IDA	Staff Time	General Fund/ County/ IDA
Transportation					
26	Promote walkability in the City by providing crosswalks, sidewalks & other bike & pedestrian updates.	2024-2029	City	\$10,000	General Fund/ GDOT
27	Enhance entrance to City focusing on signage, landscaping and lighting.	2024-2029	City	\$50,000	General Fund/ GDOT
Development Patterns					
28	Review Zoning Ordinance & Amend as necessary.	2024-2029	City	Staff Time	General Fund

12.4 TOWN OF NEWINGTON COMMUNITY WORK PROGRAM

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
Natural, Cultural and Historic Resources					
1	Work to create neighborhood activities, including development of parks, recreational activities and clean up as an effort to build civic involvement and community pride.	2024-2029	City	TBD	TBD
2	Incorporate Green Infrastructure guidelines to developments, neighborhood parks and recreation areas.	2024-2029	City	Staff Time / TBD	General Fund
Community Facilities and Services					
3	Make improvements to landscaping along Main Street	2024-2029	City	TBD	General Fund
4	Build a walking trail in the Town Park.	2024-2029	City	TBD	General Fund
5	Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride and utility improvements.	2024-2029	City	TBD	General Fund
Economic Development					
6	Choose business to recruit and support that best suit the community and provide employment options for Newington residents.	2024-2029	City	TBD	General Fund
7	Utilize incentive packages to promote Bypass, and to attract new businesses.	2024-2029	City	TBD	General Fund
8	Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area.	2024-2029	City	TBD	General Fund
9	Support entrepreneurship opportunities in Newington.	2024-2029	City	TBD	General Fund
Housing					
10	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2024-2029	City	TBD	General Fund
11	Work with private, non-profit and other government organizations to promote greater housing diversity.	2024-2029	City	TBD	General Fund
Water and Sewer					

Screven County Joint Comprehensive Plan

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
12	Incorporate practices and management from the Coastal Storm water Supplement.	2024-2029	City	TBD	General Fund
Intergovernmental Coordination					
13	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2024-2029	City / County	Staff Time	General Fund
14	Pursue joint processes for collaborative planning and decision making.	2024-2029	City / County	Staff Time	General Fund
15	Cooperate and integrate best practices and policies from the Coastal Regional Commission.	2024-2029	City / County / CRC	Staff Time	General Fund
Transportation					
16	Actively explore the creation of bike/walking trails and the opportunities the rail line can bring.	2024-2029	City/ CRC	TBD	General Fund
17	Research funding for Rails to Trails and greenway opportunities.	2024-2029	City/ CRC	TBD	General Fund
18	Conduct a sidewalk study.	2024-2029	City/ CRC	TBD	General Fund
Development Patterns					
19	Explore annexation of additional areas adjacent to the Bypass.	2024-2029	City	Staff Time	General Fund
20	Consider adoption of community appearance ordinances - landscaping guidelines, litter and design controls, corridor management, etc.	2024-2029	City	Staff Time	General Fund
21	Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2024-2029	City	TBD	General Fund
22	Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2024-2029	City	TBD	General Fund
23	Maintain original character of Town Center by permitting only compatible infill development and redevelopment.	2024-2029	City	Staff Time	General Fund
24	Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.	2024-2029	City	TBD	General Fund

12.5 CITY OF OLIVER COMMUNITY WORK PROGRAM

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
Natural, Cultural and Historic Resources					
1	Update City's Christmas decorations.	2024-2029	City	TBD	General Fund
2	Consider findings of forthcoming Historic Resources survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances.	2024-2029	City	Staff Time	General Fund
3	Actively explore creating more recreational opportunities, including parks, playgrounds, and bike/walking trails.	2024-2029	City	Staff Time	General Fund
Community Facilities and Services					
4	Make building improvements to City Hall.	2024-2029	City	Staff Time	General Fund
5	Continue to provide police protection.	2024-2029	City	TBD	General Fund
6	Replace street signs.	2024-2029	City	TBD	General Fund
7	Update water lines.	2024-2029	City	TBD	General Fund
Economic Development					
8	Utilize incentive packages to promote the City and nearby Parkway opportunities, and to attract new business.	2024-2029	City	TBD	General Fund
9	Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents.	2024-2029	County/ Chamber	TBD	General Fund
10	Use the CEDS as a guide for future development.	2024-2029	City / Chamber	TBD	General Fund
Housing					
11	Work with private, non-profit and other government organizations to promote greater housing diversity.	2024-2029	City	TBD	General Fund
12	Investigate available programs and funding sources to stimulate	2024-2029	City	TBD	General Fund

Screven County Joint Comprehensive Plan

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
	redevelopment and revitalization where appropriate.				
Intergovernmental Coordination					
13	Pursue joint processes for collaborative planning and decision making.	2024-2029	City/County	TBD	General Fund
14	Work with County and other cities on implementing the CEDS	2024-2029	City/County	Staff Time	General Fund
15	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2024-2029	City/County	Staff Time	General Fund
16	Work with County and other cities on collaborative process.	2024-2029	City/County	Staff Time	General Fund
17	Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning.	2024-2029	City/County / CRC	Staff Time	General Fund
Development Patterns					
18	Adopt a zoning ordinance for the City of Oliver.	2024-2029	City	Staff Time	General Fund
19	Explore annexation of additional properties and areas.	2024-2029	City	TBD	General Fund
20	Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2024-2029	City	TBD	General Fund
21	Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.	2024-2029	City	TBD	General Fund

12.6 CITY OF HILTONIA COMMUNITY WORK PROGRAM

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
Natural, Cultural and Historic Resources					
1	Actively explore options for creation of bike / walk trails.	2024-2029	Town	Staff Time	General Fund/ Grants
2	Create neighborhood activities, including development of parks, recreation activities, and cleanup as a neighborhood effort to build civic involvement and community pride.	2024-2029	Town	Staff Time	General Fund
3	Explore programs and funding sources for the rehabilitation of designated historic sites and structures.	2024-2029	Town	Staff Time	General Fund/ Grants
4	In conjunction with Screven County Community Collaborative and support, promote a technology bus that provides onsite education through computers.	2024-2029	Town	Staff Time	General Fund
5	Provide a historical sign for Town Hall.	2024-2029	Town	Staff Time	General Fund
6	Develop a community garden.	2024-2029	Town	Staff Time	General Fund
Community Facilities and Services					
7	Upgrade drainage system.	2024-2029	Town	TBD	General Fund/ Grants
8	Pave Third Avenue.	2024-2029	Town	TBD	General Fund
9	Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.	2024-2029	Town	Staff Time	General Fund
10	Locate and map sewage access points by GPS.	2024-2029	Town	Staff Time	General Fund
Economic Development					
11	Provide incentives to encourage the rehabilitation of buildings in the downtown area.	2024-2029	Town	Staff Time	General Fund
Housing					
12	Encourage home ownership and maintenance or upgrade of existing properties.	2024-2029	Town	Staff Time	General Fund
13	Encourage public investments such as CDBG, CHIP, etc.	2024-2029	Town	Staff Time	General Fund
14	Investigate available programs and funding sources to stimulate	2024-2029	Town	Staff Time	General Fund

Screven County Joint Comprehensive Plan

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
	redevelopment and revitalization where appropriate.				
15	Work with private, non-profit and other government organizations to promote greater housing diversity.	2024-2029	Town	Staff Time	General Fund
Intergovernmental Coordination					
16	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2024-2029	Town	Staff Time	General Fund
17	Pursue joint processes for collaborative planning and decision making.	2024-2029	Town	Staff Time	General Fund
18	Explore more training opportunities for town officials.	2024-2029	Town	Staff Time	General Fund
Transportation					
19	Cooperate with Coastal Regional Commission to promote the use of Coastal Regional Coach	2024-2029	Town / CRC	Staff Time	General Fund
Development Patterns					
20	Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2024-2029	Town	Staff Time	General Fund
21	Adopt community appearance ordinances, landscape guidelines, litter and design controls, corridor management, etc.	2024-2029	Town	Staff Time	General Fund
22	Maintain original character of Town by permitting only compatible infill development and redevelopment.	2024-2029	Town	Staff Time	General Fund
23	Protect prime agricultural lands by direction the location of new developments in a manner consistent with the Future Development Map.	2024-2029	Town	Staff Time	General Fund

12.7 TOWN OF ROCKY FORD COMMUNITY WORK PROGRAM

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
Natural, Cultural and Historic Resources					
1	Create walking track around softball field (loop).	2020-2021	Town	\$25,000	Grants/ Donations
2	Create walking trail from Hwy 17 to railroad tracks.	2024	Town	TBD	Grants/ Donations
3	Upgrade playground at Mel C. Mock Memorial Park.	2020-2021	Town	\$10,000	Grants
4	Create space in town hall for Historic Preservation Library.	2021	Town	Staff Time	General Fund/ Donations
Housing					
5	Encourage home ownership and maintenance or upgrade of existing properties.	2020-2025	Town	Staff Time	General Fund
6	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	Town	Staff Time	General Fund
7	Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	Town	Staff Time	General Fund
Intergovernmental Coordination					
8	Pursue joint processes for collaborative planning and decision making.	2020-2025	Town/ County	TBD	General Fund
9	Work with County and other cities on implementing the CEDS.	2020-2025	Town/ County	Staff Time	General Fund
10	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	Town/ County	Staff Time	General Fund
11	Work with County and other cities on collaborative process.	2020-2025	Town/ County	Staff Time	General Fund
12	Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning.	2020-2025	Town/ County	Staff Time	General Fund
13	Explore training opportunities for town officials.	2020-2025	Town/ County	Staff Time	General Fund
Transportation					

Screven County Joint Comprehensive Plan

Community Work Program					
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
14	Work with Norfolk Southern to alleviate train blocking route downtown.	2020-2021	Town/ County	Staff Time	General Fund
Development Patterns					
15	Consider adoption of architectural and design overlay ordinances to establish a town center.	2020-2025	Town	Staff Time	General Fund
16	Consider adoption of community appearance ordinances - landscaping guidelines, litter and design controls, corridor management, etc.	2020-2025	Town	Staff Time	General Fund
17	Beautify entrances to town with landscaping.	2021	Town	Staff Time	General Fund
18	Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2020-2025	Town	Staff Time	General Fund
19	Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2020-2025	Town	Staff Time	General Fund
20	Maintain original character of Town Center by permitting only compatible infill development and redevelopment.	2020-2025	Town	Staff Time	General Fund

12.8 SCREVEN COUNTY REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Natural, Cultural and Historic Resources							
1	Modify subdivision regulations and planned development residential district to require the preservation of sensitive natural areas and conservation of open and green space.	2020-2025	County	Staff Time	General Fund	Ongoing	
2	Continue enforcement of Part V Environmental standards related to groundwater recharge, river corridors and wetland protection.	2020-2025	County	Staff Time	General Fund	Completed	
3	Continue use of flood hazard maps and continue participation in NFIP.	2020-2025	County	Staff Time	General Fund	Completed	
4	Continue enforcement of erosion and sedimentation control regulations.	2020-2025	County	Staff Time	General Fund	Completed	
Public Safety / Fire Department							
5	Continue to equip County Fire Stations as necessary to maintain ISO rating.	2020-2025	County	\$175,000	General Fund	Ongoing	
6	Continue to support volunteer fire departments	2020-2025	County	Staff Time	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
7	Replacement of Fire Trucks	2020-2025	County	\$450,000	General Fund	Ongoing	
8	Continue to build new fire station.	2020-2025	County	TBD	General Fund	Ongoing	
Emergency Services							
9	Purchase 2 additional new ambulances.	2020-2025	County	Staff time	General Fund	Completed	
Public Works / Roads and Bridges							
10	Continue to pave county roads.	2020-2025	County	\$1.5 Million	SPLOST	Completed	
11	Continue to resurface county roads.	2020-2025	County	\$1.5 Million	SPLOST	Completed	
Public Works / Sanitation							
12	Improve and consolidate larger and more convenient recycling centers that will reduce the number of locations.	2020-2025	County	TBD	General Fund	Completed	Consolidated collection centers.
Economic Development							
13	Utilize incentive packages to promote the County and existing industrial parks and attract new businesses.	2020-2025	IDA	Staff Time	IDA/ Grants	Ongoing	
14	Continue to support efforts of the Screven County Chamber of Commerce.	2020-2025	County	Staff Time	General Fund	Completed	
15	Continue support of Development Authority efforts for business and industry development.	2020-2025	County	Staff Time	General Fund	Completed	
16	Work with educational	2020-2025	County / IDA	TBD	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
	partners to address workforce development challenges - preparing our students for the jobs available in Screven County.						
Housing							
17	Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	County	Staff Time	General Fund	Cancelled	Staff capacity
18	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	County	Staff Time	General Fund	Ongoing	
19	Continue to support the local housing authority.	2020-2025	County	Staff Time	General Fund	Completed	
20	Continue enforcement of the building and inspection regulations.	2020-2025	County	Staff Time	General Fund	Completed	
21	Continue enforcement of manufacture home ordinance.	2020-2025	County	Staff Time	General Fund	Completed	
Intergovernmental Coordination							
22	Pursue joint processes for collaborative planning and decision making.	2020-2025	County/Cities	Staff time	General Fund	Completed	
23	Explore establishing informal forum with local	2020-2025	County/Cities	Staff Time	General Fund	Postponed	Staff capacity

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
	governments in order to provide for the exchange of information.						
24	Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices.	2020-2025	County/Cities	Staff Time	General Fund	Cancelled	Vague
Transportation							
25	Continue to Participate in the Coastal Regional Commission's Public Transit Plan.	2020-2025	County / CRC	TBD	General Fund	Completed	
Development Patterns							
26	Protect prime agricultural lands by directing the location of new development in a manner consistent with the Future Development Map.	2020-2025	County	Staff Time	General Fund	Ongoing	
27	Concentrate new development around commercial nodes at major intersections; areas where adequate public facilities exist.	2020-2025	County	Staff Time	General Fund	Ongoing	
28	Continue to enforce subdivision, zoning, and building construction codes.	2020-2025	County	Staff Time	General Fund	Ongoing	

12.9 CITY OF SYLVANIA REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Natural, Cultural and Historic Resources							
1	Develop a Land Use Plan for Old Recreation Dept.	2023-2024	City	TBD	TBD	Postponed	Lack of clarity
2	Support the restoration of the historic theater building.	2020-2024	City / DDA	TBD	General Fund / DDA	Completed	
3	Support development of a new community center.	2022-2024	City	TBD	General Fund	Ongoing	
4	Start Tree Replacement & Additional Tree Planting affecting City Property.	2023-2024	City	\$500	General Fund	Ongoing	
5	Develop a Walking trail/multi-use trail system.	2023-2024	City	TBD	General Fund / Grants	Ongoing	
6	Make Energy Audits available to all Citizens' Homes and advertise more.	2020-2024	City	\$500	General Fund	Ongoing	
7	Continue support & coordination to preserve Briar Creek Battlefield.	2020-2024	City	TBD	General Fund	Ongoing	
8	Support Green Infrastructure.	2020-2024	City	TBD	General Fund	Ongoing	
Community Facilities and Services							
9	Street Resurfacing Program.	2020-2024	City	\$300,000	General Fund / GDOT	Ongoing	
10	City Cemeteries Resurfacing Roads.	2020-2025	City	\$75,000	General Fund / County	Ongoing	
11	Continue I/I Program to determine sewer and water line deficiencies.	2021, 2023	City	\$75,000	General Fund	Ongoing	
12	Continue Fire Hydrant Replacement.	2020-2024	City	\$10,000	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
13	Water/Sewer Systems Upgrades through the replacement of the water and sewer lines in low-income areas.	2020, 2022, 2024	City	\$1,000,000	General Fund / Grants	Ongoing	
14	Waste Water Plant Improvements to meet new permit levels.	2020-2024	City	\$1,000,000	General Fund / GEFA	Ongoing	
15	City Electric System Upgrade to include replacement of transformer, poles, replacing of lines.	2020-2024	City	\$500,000	General Fund	Ongoing	
16	Natural Gas System Upgrade and extension to industrial park.	2020-2024	City	\$600,000	General Fund / Grants	Ongoing	
17	Develop Storm Water Management Plan to help minimize any additional stormwater runoff due to new development.	2024	City	TBD	General Fund	Ongoing	
18	Remodel Public Safety Building & City Hall.	2020-2021	City	\$30,000	General Fund	Completed	
Economic Development							
19	Work with IDA, DDA, and Chamber to identify and develop opportunities to encourage economic Growth.	2020-2024	City/IDA	Staff time	General Fund/IDA	Ongoing	
20	Promote Downtown Commercial Infill Development	2020-2024	City	\$20,000	General Fund/ DDA	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
	through the DDA incentive plan.						
21	Promote the City.	2020-2024	City	\$1,000	General Fund	Ongoing	
22	Support the DDA.	2020-2024	City	\$150,000	General Fund	Ongoing	
Housing							
23	Develop an Affordable Housing Program.	2023-2024	City	TBD	TBD	Ongoing	
24	Obtain Grant Funds for Home Rehab.	2023-2024	City	TBD	Grants	Ongoing	
25	Promote Infill Development by implementing incentives.	2023-2024	City	Staff Time	TBD	Ongoing	
26	Improve Neighborhood Connectivity through Sidewalks.	2023-2024	City	TBD	TBD	Ongoing	
Intergovernmental Coordination							
27	Encourage Partnerships and Joint Action through quarterly meetings with County and Development Authority or more often if needed.	2023-2024	City/County/IDA	Staff Time	General Fund/County/IDA	Ongoing	
Transportation							
28	Promote the expansion to four-lanes of U.S. Highway 301 from Statesboro to the South Carolina/Georgia line through a regional committee.	2020-2024	County to initiate a regional T-SPLOST	Staff Time	Regional	Cancelled	No Regional TSPLOST
29	Promote walkability in the City by providing crosswalks,	2020, 2022, 2024	City	\$10,000	General Fund/GDOT	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
	sidewalks & other bike & pedestrian updates.						
30	Enhance entrance to City focusing on signage, landscaping and lighting.	2021, 2023	City	\$50,000	General Fund/ GDOT	Ongoing	
Development Patterns							
31	Review Zoning Ordinance & Amend as necessary.	2020-2024	City	Staff Time	General Fund	Ongoing	

12.10 TOWN OF NEWINGTON REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Natural, Cultural and Historic Resources							
1	Work to create neighborhood activities, including development of parks, recreational activities and clean up as an effort to build civic involvement and community pride.	2020-2025	City	TBD	TBD	Ongoing	
2	Incorporate Green Infrastructure guidelines to developments, neighborhood parks and recreation areas.	2020-2025	City	Staff Time / TBD	General Fund	Ongoing	
Community Facilities and Services							
3	Make improvements to landscaping along Main Street	2020-2025	City	TBD	General Fund	Ongoing	
4	Build a walking trail in the Town Park.	2020-2025	City	TBD	General Fund	Postponed	Lack of time / funding
5	Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride and utility improvements.	2020-2025	City	TBD	General Fund	Ongoing	
Public Safety/Police Department							
6	Purchase 2 new tasers.	2020-2025	City	TBD	General Fund	Completed	
Public Safety / Fire							
7	Purchase additional firefighting equipment.	2020-2025	City	TBD	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Economic Development							
8	Choose business to recruit and support that best suit the community and provide employment options for Newington residents.	2020-2025	City	TBD	General Fund	Ongoing	
9	Utilize incentive packages to promote Bypass, and to attract new businesses.	2020-2025	City	TBD	General Fund	Ongoing	
10	Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area.	2020-2025	City	TBD	General Fund	Ongoing	
11	Support entrepreneurship opportunities in Newington.	2020-2025	City	TBD	General Fund	Ongoing	
Housing							
12	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	City	TBD	General Fund	Ongoing	
13	Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	City	TBD	General Fund	Ongoing	
Water and Sewer							

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
14	Make upgrades / improvements to wastewater treatment plant to meet new permit requirements.	2020-2025	City	TBD	General Fund	Completed	
15	Incorporate practices and management from the Coastal Storm water Supplement.	2020-2025	City	TBD	General Fund	Ongoing	
Intergovernmental Coordination							
16	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	City / County	Staff Time	General Fund	Ongoing	
17	Pursue joint processes for collaborative planning and decision making.	2020-2025	City / County	Staff Time	General Fund	Ongoing	
18	Cooperate and integrate best practices and policies from the Coastal Regional Commission.	2020-2025	City / County / CRC	Staff Time	General Fund	Ongoing	
Transportation							
19	Actively explore the creation of bike/walking trails and the opportunities the rail line can bring.	2020-2025	City/ CRC	TBD	General Fund	Ongoing	
20	Research funding for Rails to Trails and greenway opportunities.	2020-2025	City/ CRC	TBD	General Fund	Ongoing	
21	Conduct a sidewalk study.	2020-2025	City/ CRC	TBD	General Fund	Ongoing	
Development Patterns							

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
22	Explore annexation of additional areas adjacent to the Bypass.	2020-2025	City	Staff Time	General Fund	Ongoing	
23	Consider adoption of community appearance ordinances - landscaping guidelines, litter and design controls, corridor management, etc.	2020-2025	City	Staff Time	General Fund	Ongoing	
24	Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2020-2025	City	TBD	General Fund	Ongoing	
25	Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2020-2025	City	TBD	General Fund	Ongoing	
26	Maintain original character of Town Center by permitting only compatible infill development and redevelopment.	2020-2025	City	Staff Time	General Fund	Ongoing	
27	Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.	2020-2025	City	TBD	General Fund	Ongoing	

12.11 CITY OF OLIVER REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Natural, Cultural and Historic Resources							
1	Landscaping for City Hall.	2020-2025	City	TBD	General Fund	Completed	
2	City beautification through landscaping.	2020-2025	City	TBD	General Fund	Completed	
3	Update City's Christmas decorations.	2020-2025	City	TBD	General Fund	Ongoing	
4	Consider findings of forthcoming Historic Resources survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances.	2020-2025	City	Staff Time	General Fund	Ongoing	
5	Actively explore creating more recreational opportunities, including parks, playgrounds, and bike/walking trails.	2020-2025	City	Staff Time	General Fund	Postponed	Not enough funding
Community Facilities and Services							
6	Make building improvements to City Hall.	2020-2025	City	Staff Time	General Fund	Ongoing	
7	Continue to provide police protection.	2020-2025	City	TBD	General Fund	Ongoing	
8	Replace street signs.	2020-2025	City	TBD	General Fund	Ongoing	
9	Pave Schoolhouse Road.	2020-2025	City	TBD	General Fund	Completed	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
10	Update water lines.	2020-2025	City	TBD	General Fund	Ongoing	
Economic Development							
11	Utilize incentive packages to promote the City and nearby Parkway opportunities, and to attract new business.	2020-2025	City	TBD	General Fund	Ongoing	
12	Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents.	2020-2025	Screven County Chamber of Commerce	TBD	General Fund	Ongoing	
13	Use the CEDS as a guide for future development.	2020-2025	City / Chamber	TBD	General Fund	Ongoing	
Housing							
14	Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	City	TBD	General Fund	Ongoing	
15	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	City	TBD	General Fund	Ongoing	
Intergovernmental Coordination							
16	Pursue joint processes for collaborative planning and decision making.	2020-2025	City/County	TBD	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
17	Work with County and other cities on implementing the CEDS	2020-2025	City/County	Staff Time	General Fund	Ongoing	
18	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	City/County	Staff Time	General Fund	Ongoing	
19	Work with County and other cities on collaborative process.	2020-2025	City/County	Staff Time	General Fund	Ongoing	
20	Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning.	2020-2025	City/County / CRC	Staff Time	General Fund	Ongoing	
Development Patterns							
21	Adopt a zoning ordinance for the City of Oliver.	2020-2025	City	Staff Time	General Fund	Ongoing	
22	Explore annexation of additional properties and areas.	2020-2025	City	TBD	General Fund	Ongoing	
23	Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2020-2025	City	TBD	General Fund	Ongoing	
24	Protect prime agricultural lands by directing the location of new developments in a	2020-2025	City	TBD	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
	manner consistent with the Future Development Map.						

12.12 CITY OF HILTONIA REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Natural, Cultural and Historic Resources							
1	Actively explore options for creation of bike / walk trails.	2020-2025	Town	Staff Time	General Fund/ Grants	Postponed	Staff capacity
2	Create neighborhood activities, including development of parks, recreation activities, and cleanup as a neighborhood effort to build civic involvement and community pride.	2020-2025	Town	Staff Time	General Fund	Ongoing	
3	Explore programs and funding sources for the rehabilitation of designated historic sites and structures.	2020-2025	Town	Staff Time	General Fund/ Grants	Ongoing	
4	In conjunction with Screven County Library, establish a literacy program.	2020-2025	Town	Staff Time	General Fund	Cancelled	Staff capacity
5	In conjunction with Screven County Community Collaborative and support, promote a technology bus that provides onsite education through computers.	2020-2025	Town	Staff Time	General Fund	Ongoing	
6	Provide a historical sign for Town Hall.	2020-2025	Town	Staff Time	General Fund	Ongoing	
7	Create a railroad trail.	2020-2025	Town	Staff Time	General Fund	Cancelled	Staff capacity

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
8	Develop a community garden.	2020-2025	Town	Staff Time	General Fund	Ongoing	
Community Facilities and Services							
9	Renovate building for use as community center.	2020-2025	Town	\$150,000	General Fund/ Private Funding	Cancelled	Old Town Hall
10	Renovate recently purchased property for use as town hall.	2020-2025	Town	TBD	General Fund	Completed	
11	Upgrade drainage system.	2020-2025	Town	TBD	General Fund/ Grants	Ongoing	
12	Pave Third Avenue.	2020-2025	Town	TBD	General Fund	Postponed	Staff capacity
13	Expand sewer system.	2020-2025	Town	TBD	General Fund	Cancelled	Staff capacity
14	Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.	2020-2025	Town	Staff Time	General Fund	Ongoing	
15	Locate and map all customer water meters by GPS.	2020-2025	Town	Staff Time	General Fund	Completed	
16	Locate and map sewage access points by GPS.	2020-2025	Town	Staff Time	General Fund	Ongoing	
17	Explore the development of Town website.	2020-2025	Town	Staff Time	General Fund	Completed	
18	Resurface Hiltonia-Perkins Road and Hwy 24.	2020-2025	Town	Staff Time	General Fund/ GDOT	Completed	
Economic Development							
19	Provide incentives to encourage the rehabilitation of buildings in the downtown area.	2020-2025	Town	Staff Time	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
20	Seek CDBG funds for youth center and housing rehabilitation.	2020-2025	Town	Staff Time	General Fund	Cancelled	Staff capacity
Housing							
21	Acquire additional low-income housing.	2020-2025	Town	Staff Time	General Fund	Cancelled	Staff capacity
22	Encourage home ownership and maintenance or upgrade of existing properties.	2020-2025	Town	Staff Time	General Fund	Ongoing	
23	Encourage public investments such as CDBG, CHIP, etc.	2020-2025	Town	Staff Time	General Fund	Ongoing	
24	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	Town	Staff Time	General Fund	Ongoing	
25	Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	Town	Staff Time	General Fund	Ongoing	
Intergovernmental Coordination							
26	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	Town	Staff Time	General Fund	Ongoing	
27	Pursue joint processes for collaborative planning and decision making.	2020-2025	Town	Staff Time	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
28	Explore more training opportunities for town officials.	2020-2025	Town	Staff Time	General Fund	Ongoing	
Transportation							
29	Actively explore options for alternative modes of transportation including walking and bicycle trails.	2020-2025	Town	Staff Time	General Fund	Cancelled	Staff capacity
30	Cooperate with Coastal Regional Commission to promote the use of Coastal Regional Coach	2020-2025	Town / CRC	Staff Time	General Fund	Ongoing	
Development Patterns							
31	Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2020-2025	Town	Staff Time	General Fund	Ongoing	
32	Adopt community appearance ordinances, landscape guidelines, litter and design controls, corridor management, etc.	2020-2025	Town	Staff Time	General Fund	Ongoing	
33	Maintain original character of Town by permitting only compatible infill development and redevelopment.	2020-2025	Town	Staff Time	General Fund	Ongoing	
34	Protect prime agricultural lands by direction the location of new developments in a manner consistent with the Future Development Map.	2020-2025	Town	Staff Time	General Fund	Ongoing	

12.13 TOWN OF ROCKY FORD REPORT OF ACCOMPLISHMENTS

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Natural, Cultural and Historic Resources							
1	Create walking track around softball field (loop).	2020-2021	Town	\$5,000	Grants/Donations	Ongoing	
2	Create walking trail from Hwy 17 to railroad tracks.	2024	Town	TBD	Grants/Donations	Ongoing	
3	Upgrade playground at Mel C. Mock Memorial Park.	2020-2021	Town	\$10,000	Grants	Ongoing	
4	Build picnic shelter at Mel C. Mock Memorial Park.	2021	Town	\$10,000	Grants	Completed	
5	Promote Community Events.	2020-2025	Town	Staff Time	General Fund	Completed	
6	Create space in town hall for Historic Preservation Library.	2021	Town	Staff Time	General Fund/Donations	Ongoing	
Economic Development							
7	Conduct economic leakage study.	2021	Town	TBD	General Fund	Cancelled	Staff capacity
Housing							
8	Encourage home ownership and maintenance or upgrade of existing properties.	2020-2025	Town	Staff Time	General Fund	Ongoing	
9	Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	Town	Staff Time	General Fund	Ongoing	

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
10	Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	Town	Staff Time	General Fund	Ongoing	
Intergovernmental Coordination							
11	Pursue joint processes for collaborative planning and decision making.	2020-2025	Town/ County	TBD	General Fund	Ongoing	
12	Work with County and other cities on implementing the CEDS.	2020-2025	Town/ County	Staff Time	General Fund	Ongoing	
13	Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	Town/ County	Staff Time	General Fund	Ongoing	
14	Work with County and other cities on collaborative process.	2020-2025	Town/ County	Staff Time	General Fund	Ongoing	
15	Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning.	2020-2025	Town/ County	Staff Time	General Fund	Ongoing	
16	Explore training opportunities for town officials.	2020-2025	Town/ County	Staff Time	General Fund	Ongoing	
Transportation							
17	Promote bicycle tourism.	2020-2025	Town/ County	Staff Time	General Fund	Cancelled	Staff capacity
18	Establish "pit stop" area at town hall for cyclists.	2020-2025	Town/ County	Staff Time	General Fund	Cancelled	Staff capacity

Screven County Joint Comprehensive Plan

Report of Accomplishments							
No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
19	Work with Norfolk Southern to alleviate train blocking route downtown.	2020-2021	Town/County	Staff Time	General Fund	Ongoing	
Development Patterns							
20	Consider adoption of architectural and design overlay ordinances to establish a town center.	2020-2025	Town	Staff Time	General Fund	Ongoing	
21	Consider adoption of community appearance ordinances - landscaping guidelines, litter and design controls, corridor management, etc.	2020-2025	Town	Staff Time	General Fund	Ongoing	
22	Beautify entrances to town with landscaping.	2021	Town	Staff Time	General Fund	Ongoing	
23	Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2020-2025	Town	Staff Time	General Fund	Ongoing	
24	Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2020-2025	Town	Staff Time	General Fund	Ongoing	
25	Maintain original character of Town Center by permitting only compatible infill development and redevelopment.	2020-2025	Town	Staff Time	General Fund	Ongoing	

13.0 REQUIRED DOCUMENTATION

13.1 STAKEHOLDER SIGN-IN SHEET



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	DATE:	Location:	Organization	Title	Name	Email
Screven County Comp Plan	08/27/2024	216 MIMS RD, SYLVANIA GA	CRC	PLANNING MANAGER	SIMON HARDT	Shardt@cr-ga.gov
			City of Sylvania	Finance Director	Madison Bazemore	mbazemore@planters.net
			"	City Manager	Jacy Mathis	csylv@planters.net
			"	Mayor	Preston Dees	pdees@planters.net
			RF	city council	Wynne Briggs	wynne6322@gmail.com
			City of Rocky Mt.	MAYOR	Ken MacL	kenmac@rockymtga.com
			Hiltonia	city council	ADRIAN MORRIS	adrianm@hiltonia.com
			Hiltonia	Hiltonia clerk	Shannon Phillips	shannon@hiltonia.com
			Coastal	Commissioner	J-C. Walker	ZEBWALKER@coastalga.net
			Screven County	Commissioner	Edwin Lovett	commissionerdistrict1@gmail.com
			Screven City	Commissioner	ANISA WILLIS	Commissionerdistrict02@gmail.com
			Screven County	Commissioner	Will Boyd	commissionerdistrict07@gmail.com
			Screven County	Commissioner	Ben Thompson	commissionerdistrict2@gmail.com
					Rosa Renee	rosarosee@gmail.com
					Rosa Renee	rosarosee@gmail.com

13.2 NOTICE FOR FIRST PUBLIC HEARING

-A-G-E-N-D-A-

FOR THE SCREVEN COUNTY COMMISSION MEETING OF: August 27, 2024

Item of Business	Action Requested of Commissioners	Previous Action of Commissioners	Action Taken
I. Call to order	9:00 A.M.		
II. Invocation			
III. Pledge of Allegiance			
IV. Agenda Approval	Consideration to approve the agenda		
V. Minutes	Consideration to approve the minutes of the August 13, 2024 Commissioners' meeting		
VI. Public Comment			
VII. Appearance(s)			
(1) Brad Clem	Discuss why his business is being charged dumping fees for residential trash when it is also being paid for by the same residents' taxes but Allgreen is paid to pick up the same trash by you		

Screven County Joint Comprehensive Plan

-A-G-E-N-D-A-

FOR THE SCREVEN COUNTY COMMISSION MEETING OF: August 27, 2024

Item of Business	Action Requested of Commissioners	Previous Action of Commissioners	Action Taken
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VIII. New Business

(1) Public Hearing

The Board of Commissioners and Municipalities to hold a public hearing to brief the community on the process used to develop the Comprehensive Plan Update, opportunities for public participation and to obtain input on the proposed planning process

IV. Commission/Staff Reports

X. Executive Session

XI. Adjournment

