



An Appendix to the 2004 Warren County Joint Comprehensive Plan. Issues, opportunities, and recommendations found within this section of the plan are intended to replace or update those in the original document

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**Contents**

Chapter 1: Introduction ..... 4

    Overview: ..... 4

    Partial Update Requirements: ..... 4

    Quality Community Objectives Assessment ..... 4

    Analysis of Areas Requiring Special Attention ..... 5

    Identification of Issues and Opportunities..... 5

    Updated Implementation Program..... 5

        Report of Accomplishments..... 5

        Short Term Work Program..... 5

        Policies ..... 5

Chapter 2: Quality Community Objectives Assessment ..... 7

Chapter 3: Identification of Issues and Opportunities..... 21

    Population..... 21

    Economic Development..... 21

    Housing ..... 21

    Natural and Cultural Resources ..... 21

    Community Facilities and Services..... 22

    Intergovernmental Coordination..... 22

    Transportation System..... 22

Chapter 4: Land Use..... 24

    INTRODUCTION..... 24

    LAND USE CATEGORIES..... 24

    CURRENT LAND USE ..... 25

    AREAS REQUIRING SPECIAL ATTENTION..... 25

    Warren County Character Areas..... 28

Chapter 5: Updated Implementation Program..... 38

    Report of Accomplishments: ..... 38

    5 Year Short-Term Work Program ..... 43

    Policies ..... 50

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# Chapter 1

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## Introduction

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## Chapter 1: Introduction

### Overview:

This partial update to the 2004 Warren County Joint Comprehensive Plan is intended to serve as a bridge between that plan and the future. Many things have changed since 2004. Not only have Warren County, Warrenton, Norwood, and Camak grown; the State of Georgia has taken a different approach to planning. These changes are reflected in the updated *Requirements for a Partial Update to the Local Government Comprehensive Plan*. Adopted in 2007, these new requirements make it easier for local governments to educate and engage the public as well as cultivate the type of development that creates communities of lasting value. As Warren County and its communities look towards the future, it is important to have an up-to-date policy guide that can reflect the communities' vision. That is the intent of this appendix. The subsequent sections are intended to replace the corresponding sections of the 2004 plan. Also included here are new concepts intended to assess the current conditions and ultimately advance Warren County and its communities closer to the ideal set forth in the State Planning Goals.

### Partial Update Requirements:

In August of 2008 Warren County, and the Cities of Warrenton, Norwood, and Camak contracted with the CSRA Regional Development Center to prepare the *Warren County Joint Comprehensive Plan: Partial Update*. Data gathering and the initial meetings of the locally appointed advisory committee began in late August of 2008. The plan was intended to be submitted to the RDC and DCA for their final review in February of 2009. As stated in the *Requirements for a Partial Update to the Local Government Comprehensive Plan* a partial update must contain the following elements:

- 1. Quality Community Objectives Assessment**
- 2. Analysis of Areas Requiring Special Attention**
- 3. Identification of Issues and Opportunities**
- 4. Updated Implementation Program**
  - a. Short Term Work Program
  - b. Policies
  - c. Report of Accomplishments

### Quality Community Objectives Assessment

The Quality Community Objectives were adopted by DCA as statements of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The assessment was created using the Quality Community Objectives Assessment tool created by the Office of Planning and Quality Growth, and illustrates strengths and needs as they relate to the 4 main and 15 sub categories that make up the Quality Community Objectives.

## **Analysis of Areas Requiring Special Attention**

Areas Requiring Special Attention are specific areas or situations where an opportunity for a community to advance toward a state planning goal. This is done through the identification of seven specific types of areas that are either deemed appropriate for development or areas where development should be discouraged. Also identified are areas where additional investment in infrastructure may be needed in order to guide or sustain future development. Warren County and its communities have identified and mapped all applicable areas and a brief synopsis of each is contained in the Land Use Section of this Plan.

## **Identification of Issues and Opportunities**

Using the Quality Community Objectives Assessment Tool, the Analysis of Areas Requiring Special Attention and the Community Improvement Strategy from the Communities of Opportunity Initiative a preliminary list of Issues and Opportunities was formed by the Advisory Committee. This list was then further refined and prioritized using input gathered from the public at the two open houses that were held on 11/11/2008 and 12/16/2008. This prioritized list formed the basis of the implementation strategy. The list of Issues and Opportunities contained in the 2004 Comprehensive Plan along with their implementation program is detailed in the Report of Accomplishments. Some issues and opportunities remain unresolved, while some have been adequately addressed.

## **Updated Implementation Program**

The implementation program for the identified issues and opportunities is presented in three parts. A Short Term Work Program, an assessment of policies that could be adopted to advance toward an action on an identified issue or opportunity, and a report of accomplishments from the previous Comprehensive Plan.

## **Report of Accomplishments**

The Report of Accomplishments looks at each individual item in the previous Short Term Work Program and identifies its current status. Activities are given one of four statuses:

1. Have been completed;
2. Are currently underway (including a projected completion date);
3. Have been postponed (explaining why); or
4. Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

## **Short Term Work Program**

This program identifies specific implementation actions that the local jurisdictions or other entities intend to take during the planning period. The program includes all ordinances, administrative systems, (historic preservation commission, design review, etc.), community improvements or investments, financing arrangements, and all programs and initiatives called for to be put into place by the plan.

## **Policies**

The policies element of the Implementation Program lists all policies that can be adopted by each jurisdiction in order to provide ongoing guidance and direction to officials for making decisions that are consistent with the State Planning Goals and address the identified Issues and Opportunities.

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# Chapter 2

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## Quality Community Objectives Assessment

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## Chapter 2: Quality Community Objectives Assessment

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Local Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community that “you are here.” Each of the fifteen Quality Community Objectives has a set of yes/no statements, with additional space available for comments. The statements focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. “No” answers may provide guidance in how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community’s policies, not an in depth analysis. There is no right or wrong answer to the questions in this assessment. Its merit lies in completion of the document, and the ensuing discussions regarding future development pattern.

Should a community decide to pursue a particular objective, it may consider a “yes” to each statement a benchmark toward achievement. Please be aware, however, that this assessment is only an initial step. Local governments striving for excellence in quality growth should consider additional measures to meet local goals

<b>Development Patterns</b>			
<b>Traditional Neighborhoods</b>			
	YES	NO	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district	X		Mixed use is allowed in the County within appropriate zoning districts.
2. Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process		X	Warren County allows for P.U.D. in all zoning districts. Warrenton, Norwood, and Camak have no such provision.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		X	The rural nature and slower pace of development have made such a provision unnecessary. As the county grows however such an ordinance may be advisable.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X	Existing old growth trees already address this issue.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		City and county employees routinely maintain all public property.
6. Our community maintains its sidewalks and vegetation so that walking is an option that some would choose.	X		Sidewalks within the county are limited to the City of Warrenton. They are maintained as needed and as funding for maintenance becomes available.
7. In some areas several errands can be made on foot if so desired.	X		The central business district of Warrenton has retained its walkability. The rest of the county is very rural in character.
8. Some of our children can and do walk to school safely.	X		The elementary school in Warrenton is accessible by walking or biking. However the majority of parents choose not to let their children walk or bike.
9. Some of our children can and do bike to school safely		X	See above
10. Schools are located in or near neighborhoods in our community	X		Elementary schools are centrally located in neighborhoods. High and middle schools are located on large lots in the county.



<b>Development Patterns</b>			
<b>Infill Development</b>			
	YES	NO	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and / or infill development.	X		As part of an ongoing effort to promote Warren County the Chamber of Commerce maintains an up to date list.
2. Our community is actively working to promote brownfield redevelopment	X		Warren County is in initial discussions with the RDC about preparing a phase 1 application for brownfield redevelopment.
3. Our community is actively working to promote greyfield development	x		As part of an ongoing effort to promote Warren County the Chamber of Commerce actively promotes greyfield redevelopment opportunities.
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		x	Because of the slow pace of growth a nodal development provision has not been necessary. However, as the communities grow one might be appropriate.
5. Our Community allows small lot development (5, 000 square feet or less) for some uses.		x	Because of the rural nature of the county and the lack of available water and sewer lot sizes have to remain larger. Camak, Norwood and Warrenton will allow for smaller lots, keeping with the traditional form of their existing neighborhoods.

<b>Development Patterns</b>			
<b>Sense of Place</b>			
	YES	NO	Comments
1. If someone were dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics	x		Warren County, Camak, Norwood and Warrenton all have a character that is defined by their agricultural and railroad past.
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas		x	Warrenton in process of establishing an historic preservation commission. All jurisdictions have a recent list compiled as part of the last Comprehensive Plan update.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		x	The slow rate of growth has not required any of the communities to regulate aesthetics. Again, in the future as the county grows it may become necessary to implement design controls.
4. We have ordinances to regulate the type and size of signage in our community.	x		Warren County regulates signage with their zoning ordinance. Warrenton doesn't have a zoning ordinance but has a sign ordinance. Camak and Norwood don't have any regulation at all.
5. We offer a development guidebook that illustrates the type of new development we want in our community.		x	The slow rate of growth has not required any of the communities to regulate aesthetics. Again, in the future as the county grows it may become necessary to implement design controls.
6. If applicable, our community has a plan to protect designated farmland	x		Warren County identifies areas specifically for agricultural use in their zoning ordinance.

<b>Development Patterns</b>			
<b>Transportation Alternatives</b>			
	YES	NO	Comments
1. We have public transportation in our community	x		Warren county transit and some private vendors provide public transit to those in need.
2. We require that new development connects with existing development through a street network, not a single entry / exit.		x	The slow rate of growth has not required any of the communities to regulate neighborhood connectivity. Again, in the future as the county grows it may become necessary to implement connectivity requirements.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	x		Within the City of Warrenton the sidewalk network provides access to most destinations.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		x	All developers are encouraged but not required to provide sidewalks in new development. As more development takes place requiring linkages by sidewalk may be advisable.
5. We require that newly built sidewalks connect to existing sidewalks whenever possible.		x	All developers are encouraged but not required to provide sidewalks in new development. As more development takes place requiring linkages by sidewalk may be advisable.
6. We have a plan for bicycle routes through our community	x		All communities participated in the CSRA Regional Bicycle Planning effort.
7. We allow commercial and retail development to share parking areas wherever possible.	x		Shared parking is an option for developers in the County. Camak, Norwood, and Warrenton don't discourage it but don't promote it either.

<b>Development Patterns</b>			
<b>Regional Identity</b>			
	YES	NO	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	x		Warren County and its communities are similar in their architectural style to the rest of the region.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	x		Timber and livestock support industries are a major connection to our surrounding region, not necessarily processing.
3. Our community encourages businesses that create products that draw on our regional heritage( mountain, agricultural, metropolitan, coastal, etc.)	x		Agri-tourism is being promoted by both the Chamber of Commerce and the County Extension Office.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	x		We are an active participant.
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	x		Agri-tourism is being promoted by both the Chamber of Commerce and the County Extension Office.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education	x		Warren County and its communities compliment and contribute to the region.

<b>Resource Conservation</b>			
<b>Heritage Preservation</b>			
	YES	NO	Comments
1. We have designated historic districts in our community.	x		The City of Warrenton has a National Register of Historic Places district. Historic resources in county are designated with state historical markers. Community of Jewell is an historic district.
2. We have an active historic preservation commission.		x	Warrenton is in the process of establishing one.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		x	Warrenton is considering an overlay district in order to enhance and preserve its historic character.

<b>Resource Conservation</b>			
<b>Open Space Protection</b>			
	YES	NO	Comments
1. Our community has a greenspace plan.		x	Because of its rural character a greenspace plan has not been needed.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	x		The county has a provision in its rural residential zoning district that allows for increased density to be traded of with preservation of open space in perpetuity.
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	x		The county utilizes the NRCS easement purchase program for agricultural land.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	x		The county has a conservation subdivision ordinance in place.

<b>Resource Conservation</b>			
<b>Environmental Protection</b>			
	YES	NO	Comments
1. Our community has a comprehensive natural resources inventory.	x		All communities had one prepared as part of the previous Comprehensive Plan update.
2. We use this resource inventory to steer development away from environmentally sensitive areas.	x		Ordinances in each community prohibit development in environmentally sensitive areas.
3. We have identified our defining natural resources and taken steps to protect them.	x		See above.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	x		All jurisdictions have passed applicable ordinances.
5. Our community has a tree preservation ordinance which is actively enforced.		x	Old growth trees meant for aesthetics are not threatened in our communities.
6. Our community has a tree-replanting ordinance for new development.		x	Trees are encouraged to be planted or preserved and replanted in new development but not required. As the community develops such an ordinance may be required.
7. We are using storm water best management practices for all new development.	x		The county has policies in place to encourage storm water best management practices for all new development.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	x		We have policies in place to protect our natural resources.

<b>Social and Economic Development</b>			
<b>Growth Preparedness</b>			
	YES	NO	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	x		We use the population projections from the previous Comprehensive Plan Update to make infrastructure decisions.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	x		All agencies have access to and use the same numbers.
3. Our elected officials understand the land-development process in our community.	x		All elected officials understand the process, but should be encouraged to further their training. (CPI, etc.)
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	x		The County just recently adopted its zoning ordinance from recommendations of the last Comprehensive Plan update. The Cities of Camak, Norwood, and Warrenton are constantly looking for ways to improve their communities.
5. We have a Capital Improvements Program that supports current and future growth.	x		A capital improvement program is in place.
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	x		Growth is encouraged in various areas based on various criteria; natural resources being one.
7. We have clearly understandable guidelines for new development.	x		Our land development codes are easy to navigate.
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	x		Public input on our processes is always welcome and encouraged. Public meetings are advertised and held at regular intervals.
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	x		Issues are discussed at public meetings.
10. We have a public-awareness element in our comprehensive planning process.	x		This is described in our Community Participation Program.

<b>Social and Economic Development</b>			
<b>Appropriate Business</b>			
	YES	NO	Comments
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	x		The Chamber of Commerce maintains this strategy.
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	x		The Chamber of Commerce has done extensive research, and uses every means necessary to recruit appropriate business to Warren County.
3. We recruit firms that provide or create sustainable products.	x		We feel this is vital to the long term success of the County.
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	x		Yes but employment options are limited among a few large employers.

<b>Social and Economic Development</b>			
<b>Employment Options</b>			
	YES	NO	Comments
1. Our economic development program has an entrepreneur support program.	x		The Chamber of Commerce has an entrepreneur support program in place.
2. Our community has jobs for skilled labor.	x		We have employment opportunities for all skill levels.
3. Our community has jobs for unskilled labor.	x		See above.
4. Our community has professional and managerial jobs.	x		See above.



<b>Social and Economic Development</b>			
<b>Housing Choices</b>			
	YES	NO	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	x		The county would allow this type of development in a P.U.D.
2. People who work in our community can also afford to live in the community.	x		For the most part labor in the county is not exported.
3. Our community has enough housing for each income level (low, moderate and above-average).		x	On the whole housing inventory is small, but currently meeting our needs. However as we grow, we will not have enough housing.
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.		x	There is no requirement that new development follow the original pattern of development. Most new development takes place in the unincorporated county.
5. We have options available for loft living, downtown living, or “neo-traditional” development.		x	Options for development of living space downtown are limited.
6. We have vacant and developable land available for multifamily housing	x		Almost all developable land is located in the unincorporated county.
7. We allow multifamily housing to be developed in our community.	x		Multifamily is allowed in several zoning districts.
8. We support community development corporations that build housing for lower-income households.	x		We are actively recruiting developers that can help us improve the quality of our low income housing. (Habitat for Humanity, etc.)
9. We have housing programs that focus on households with special needs.		x	The majority of our housing programs focus on our elderly population.
10. We allow small houses built on small lots (less than 5,000 square feet in appropriate areas.	x		The County would allow a house to be built on a small lot as part of a P.U.D. As previously stated most development will take place in the unincorporated county.

<b>Social and Economic Development</b>			
<b>Educational Opportunities</b>			
	YES	NO	Comments
1. Our community provides workforce training options for its citizens.	x		Opportunities for training and education can be found throughout the community.
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	x		Most of the training opportunities are technical in nature.
3. Our community has higher education opportunities, or is close to a community that does.	X		There is a satellite campus of Sandersville Tech located in Warrenton, and several other campuses located nearby.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		Limited because of small size of the community. A majority of opportunities for college students are entrepreneurial in nature.

<b>Governmental Relations</b>			
<b>Regional Solutions</b>			
	YES	NO	Comments
1. We participate in regional economic development organizations.	x		We participate in the Clarks Hill Partnership and Unified Development Council
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	x		We participate in the Clarks Hill Partnership and Unified Development Council
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	x		We are always willing to help out a neighbor and actively seeking ways to provide our citizens with the highest level of service in the most cost effective manner. A lot of times this goal is reached through partnering with other communities.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	x		We are always willing to help out a neighbor and actively seeking ways to provide our citizens with the highest level of service in the most cost effective manner. A lot of times this goal is reached through partnering with other communities.

<b>Governmental Relations</b>			
<b>Regional Cooperation</b>			
	YES	NO	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	x		We are jointly preparing this plan.
2. We are satisfied with our Service Delivery Strategy.	x		For the most part. There will be some small changes.
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region-wide strategies.	x		We are always willing to help out a neighbor and actively seeking ways to provide our citizens with the highest level of service in the most cost effective manner. A lot of times this goal is reached through partnering with other communities.
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	x		We are always willing to help out a neighbor and actively seeking ways to provide our citizens with the highest level of service in the most cost effective manner. A lot of times this goal is reached through partnering with other communities.

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# Chapter 3

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## Identification of Issues and Opportunities

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## Chapter 3: Identification of Issues and Opportunities

The way to address issues facing any community is to identify them first. What follows is a comprehensive list of the issues and the opportunities facing Warren County, Camak, Norwood and Warrenton. Items next to a filled in bullet are new to the Comprehensive Plan Partial Update, those next to a hollow bullet were identified in the 2004 Plan. Additionally, unless specifically noted each issue and opportunity refers to all four jurisdictions.

### Population

- Awareness needs to be created about the negative effects drug abuse has on our community
- Awareness needs to be created about the upcoming decennial census and the effects that it could have (positive & negative) on all residents of Warren County.
- Reliable and adequate funding needs to be secured to ensure the delivery of basic services to our growing senior population. (Nutrition, Recreation, Transportation, etc.)

### Economic Development

- Areas that harbor drug activities need to be revitalized /cleaned up.
- Actively work to promote the growth of business in all appropriate communities.
- Facilitate a relationship between federal, state, and local governments with business and industry to promote economic development.
- Nurture small businesses and local entrepreneurs.
- Collaborate on a multi-jurisdictional level to promote tourism throughout the region.
- Revitalize downtown Warrenton, Norwood and Camak.

### Housing

- Encourage a wide range of housing types to support persons with special needs and to accommodate varying age groups, household sizes and work force needs throughout the community.
- Preserve and rehabilitate the existing housing stock.
- Encourage housing development to locate in areas convenient to shopping, recreation facilities, schools and other community activities.
- Encourage infill-housing development, where appropriate, in suitable areas supported by necessary infrastructure.
- Our housing programs focus almost exclusively on the needs of our elderly residents
- There are very little housing options for young professionals starting off.

### Natural and Cultural Resources

- Warren County and its cities have an easily identifiable character.
- Nominate eligible historic resources to the National Register
- Prioritize historic resources for preservation and enhancement

- Preserve and enhance historic downtown districts (applies to municipalities)
- Warren County draws on its agricultural heritage to actively promote tourism opportunities.

### **Community Facilities and Services**

- The effectiveness and visibility of our law enforcement needs to improve.
- Coordinate new development with the availability of adequate water service.
- Provide service to citizens in the most efficient and cost effective manner possible
- Establish a recycling program (Warrenton, Warren County)
- Ensure that disposal facilities in the county meet regulatory requirements and can continue to support and facilitate effective solid waste handling programs.
- Continue investing in the public safety agencies to maintain an adequate level of service.
- Continue to support public and private health care providers ensuring that all of the county's needs are capably met, including all special needs communities (applies to Warren County and Warrenton).
- Coordinate facility expansion based on future population projections and local land use planning
- Continued support of the public library system and other cultural facilities to ensure adequate service is provided to existing and future populations.
- Continue to support the preservation and enhancement of cultural facilities throughout the county.

### **Intergovernmental Coordination**

- We are actively involved in cooperating with other governments on a regional level.
- Collaborate on a multi-jurisdictional level to promote tourism throughout the region.

### **Transportation System**

- Upgrade and expand existing transportation facilities, as needed, to accommodate future growth in the most efficient manner.
- Improve the mobility of pedestrians and bicyclists throughout the county.
- Children who are able choose not to walk or bike to school.
- New developments are not required to connect to existing sidewalk networks. They are encouraged (not required) to provide sidewalks within the development.
- New development has the potential to sprawl along our transportation corridors

### **Land Use**

- Mixed use development is allowed by-right in appropriate areas.
- There is a clearly defined, easily navigated PUD process that allows for a mix of uses to be developed in a variety of areas.
- Current zoning/land development regulations don't allow for small lot development where it would be appropriate ( within city limits)
- Develop orderly and compatible land uses.
- Minimize negative impacts associated with new development on environmentally sensitive areas.
- Coordinate new development with public facilities.

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# Chapter 4

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## Land Use

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## Chapter 4: Land Use

### INTRODUCTION

In order to guide growth in way that is beneficial not only to the residents of Warren County but also developers, Warren County has elected to replace their current future land use map with a future development map that utilizes the “Character Area” concept. This concept is explained in greater detail in a later section. The cities of Camak, Norwood, and Warrenton have chosen to continue to use the existing format of a future land use map until a full update is adopted in 2014. After careful consideration the three communities concluded that the future land use maps were providing adequate guidance for their land use decisions.

### LAND USE CATEGORIES

The Georgia Department of Community Affairs’ (DCA) “Standards and Procedures for Local Comprehensive Planning” includes a list of standard land use categories. The broadly defined land use categories contained in the list establish the parameters under which each local jurisdiction should classify existing parcels. The following section provides an overview of the land use categories Warren County and its jurisdictions have opted to utilize in order to inventory current land uses. A breakdown of current land uses in each is contained in Figure L-1 and Maps L.1, L.2, L.3, and L.4.

Figure L-1 :Existing Land Use Acreage Totals, Warren County and Municipalities								
Land Use	Warren Co.		Warrenton		Norwood		Camak	
	Acres	%	Acres	%	Acres	%	Acres	%
<b>Residential</b>	2,813	1.4%	481	38.6%	116	23.1%	90	18.0%
<b>Commercial</b>	312	0.2%	56	4.5%	4	0.8%	2	0.4%
<b>Industrial</b>	8,944	4.7%	59	4.7%	0	0.0%	5	1.0%
<b>Public/Institutional</b>	926	0.5%	159	12.7%	10	2.0%	21	4.2%
<b>TCU</b>	4,237	2.3%	183	14.7%	45	9.0%	80	16.0%
<b>PRC</b>	225	0.6%	22	1.8%	0	0.0%	0	0.0%
<b>Agricultural</b>	36,764	20.0%	3	0.2%	95	18.9%	43	8.6%
<b>Forestry</b>	129,247	70.3%	280	22.5%	231	46.1%	258	51.8%
<b>Total</b>	183,468	100%	1,243	100%	501	100%	499	100%

Source: Warren County Tax Assessors Office; Calculations by CSRA RDC

### Residential

The vast majority of residential property in all three jurisdictions is composed of single-family detached “stick-built” homes – although there are limited numbers of mobile homes, duplexes and multi-family structures. *Includes:* Low-density residential housing types including single-family detached dwellings, single-family attached dwellings and duplexes, and higher density, multi-family (more than three dwelling units) housing types.

### Commercial



*Includes:* All land dedicated to non-industrial business uses including retail sales, offices and general services.

### **Industrial**

*Includes:* Manufacturing facilities, processing plants, factories, warehousing and wholesale trade, mining or mineral extraction, etc.

### **Public/Institutional**

*Includes:* Government and institutional uses such as city halls, government building complexes, police and fire stations, libraries, prisons and post offices, schools, military installations, etc. Also includes private facilities such as colleges, churches, cemeteries, hospitals, etc. Some public facilities such as utility or recreational properties are classified in other more appropriate categories.

### **Transportation/Communication/Utilities**

*Includes:* Major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, etc.

### **Park/Recreation/Conservation**

*Includes:* Land dedicated for active or passive recreational uses. These public or privately owned properties may include playgrounds, parks, nature preserves, wildlife management areas, national forests, golf courses, recreations centers, etc.

### **Agriculture/Forestry**

*Includes:* Land dedicated to farming such as fields, lots, pastures, farmsteads, specialty farms, livestock production, etc; and, large-scale agriculture operations, commercial timber or pulpwood harvesting.

### **Undeveloped/Vacant**

*Includes:* Lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not yet been developed for a specific use or were developed for a specific use that has since been abandoned.

### **Mixed Use**

*Includes:* Buildings or structures developed for two or more different uses such as, but not limited to, residential, commercial, or public/institutional.

## **CURRENT LAND USE**

**Map 1** represents a current and accurate inventory of the uses of land within Warren County. During this update preparation community leaders provided the RDC with up to date information about current land uses in order to update the map. As previously stated the other three jurisdictions wish to continue to use the existing current land use maps adopted as part of the 2004 full update to guide their future land use decisions. For this reason they have not been included in this update.

## **AREAS REQUIRING SPECIAL ATTENTION**

In preparing the update of the *Warren County Joint Comprehensive Plan*, it is necessary to evaluate existing land development patterns to determine if any areas should be given special attention. By

analyzing knowledge gained from public meetings, interviews and field research, clear land use characteristics emerge.

The “areas requiring special attention” listed in this section are compiled under headings contained in the State of Georgia’s “Standards and Procedures for Local Comprehensive Planning.” All areas described in this section have been considered when formulating preliminary character area recommendations for the county. The locations of each of these can be found on **Map 2**.

Growth inevitably impacts the natural and cultural environment as well as community facilities, services and infrastructure. This section of the *Plan’s* update outlines areas where growth should be well managed due to the environmentally-sensitive nature of the land, or where historical districts and elements should be maintained as they comprise much of the identity of the County. That is not to say that development around these areas should be prohibited outright. An agreeable outcome for all interested parties is development that respects the character of Warren County while at the same time contributing to the lasting value of the community.

**1. Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development.** These areas are denoted by a 1 on **Map 1**.

- Ogeechee Wildlife Management Area
- Jewell Historic District

**2. Areas where rapid development or change of land uses is likely to occur.** These areas are denoted by a 2 on **Map 1**.

- Eastern Warren County

**3. Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation.** These areas are denoted by a 3 on **Map 1**.

- US 278 & GA 80 directly east of Warrenton

**4. Large abandoned structures or sites, including those that may be environmentally contaminated.** These areas are denoted by a 4 on **Map 1**.

- Southwest Warrenton
- Abandoned mine sites in Warren County

**No other area outlined in the Department of Community Affairs’ “Standards and Procedures for Local Comprehensive Planning” was identified by stakeholders in Camak, Norwood, Warrenton, or Warren County.**

## **CHARACTER AREAS/FUTURE DEVELOPMENT MAP**

Knowledge gained from public and stakeholder input can be translated into a future development scenario for Warren County. This scenario is presented in the form of “character areas” as recommended by the “Standards and Procedures for Local Comprehensive Planning.” Character areas not only identify existing and future land uses that may be appropriate for a particular area, they can highlight a variety of other factors such as: the form, function and style of new development; existing

features that should be incorporated into future development scenarios; and, relationships to adjacent development. In short, a character area addresses not only *WHAT* a piece of land should be used for; but, also *HOW* that land should be used. Character areas that are referenced in this section can be found on **Map 2**.

## CHARACTER AREA INTERPRETATION

Please make note of the following character area features:

### Boundaries

Unlike a parcel-specific future land use map, boundaries on a character area map are conceptual and may cross parcel lines. The character area boundaries in this document are intended to represent an approximation. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually update the future development map. As a result, it is possible to assume that small parcels located directly adjacent to one 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 not inconsistent with the recommendations provided in other sections of the existing *Comprehensive Plan* or this update. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. All jurisdictions are strongly encouraged to initiate amendments to their future development map whenever they intend to promote a development pattern in an area that is inconsistent with the adopted map.

### Relation between Jurisdictions

#### Annexation






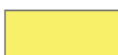

When the annexation of property from the unincorporated county into the municipal city limits of Camak, Norwood, and Warrenton occurs the “character area” that the annexed property was previously a part of in the county should be considered when assigning an appropriate land use category to the newly annexed property. An amendment of the existing current and future land use maps should be done at the time of annexation to reflect the city’s current boundaries as well as to guide decisions about future land use.

# Warren County Character Areas

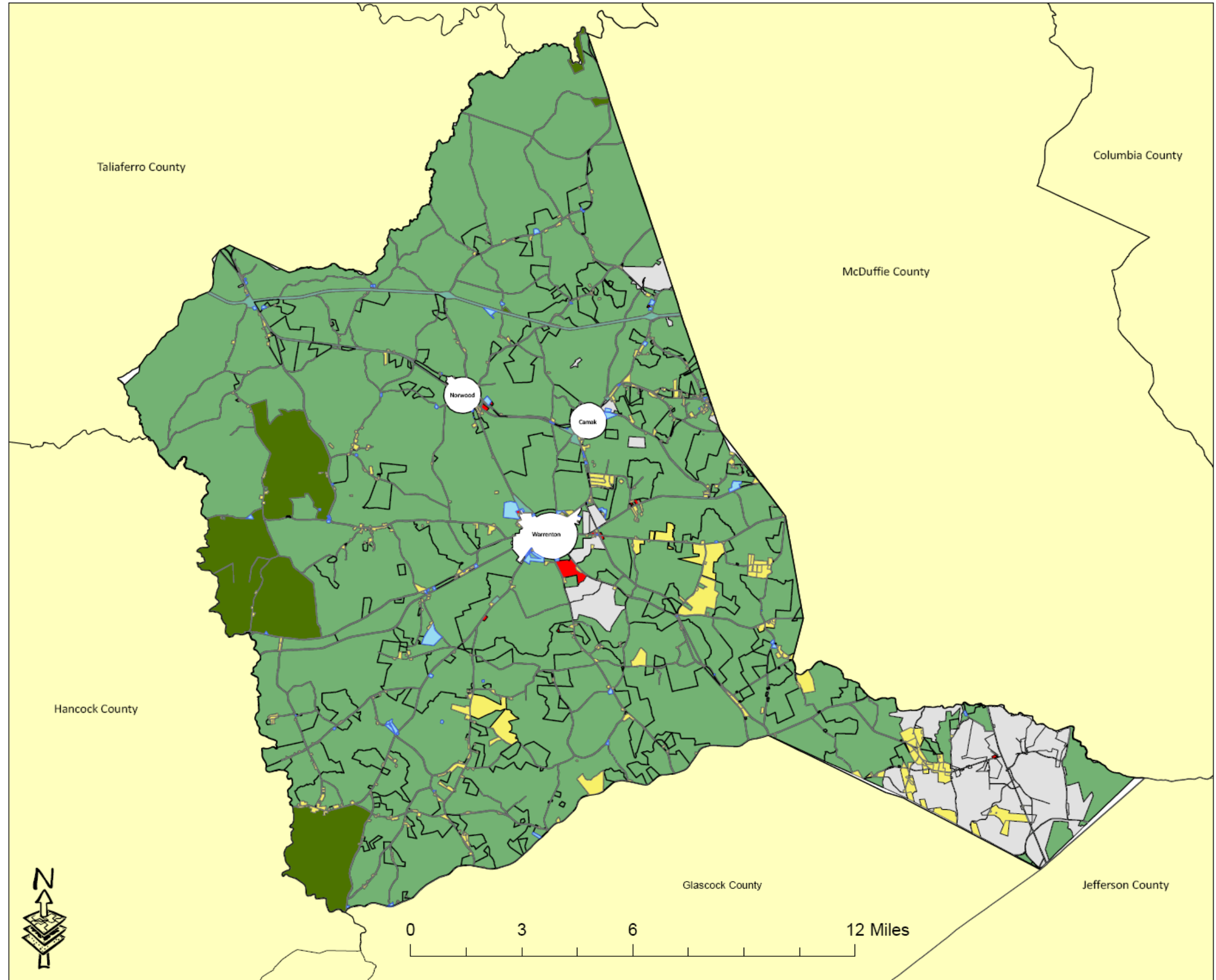
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# Map 1: Warren County, GA Current Land Use

## Current Land Use




-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Public/Institutional
-  Parks/Rec/Conservation
-  Residential
-  Trans/Comm/Utilities

Map compiled by the  
Central Savannah River Area  
Regional Development Center  
3023 Riverwatch Parkway, Suite A  
Augusta, GA 30907-2016  
(706) 210-2000  
fax (706) 210-2006  
www.csrardc.org









# Map 2: Warren County, GA Character Areas

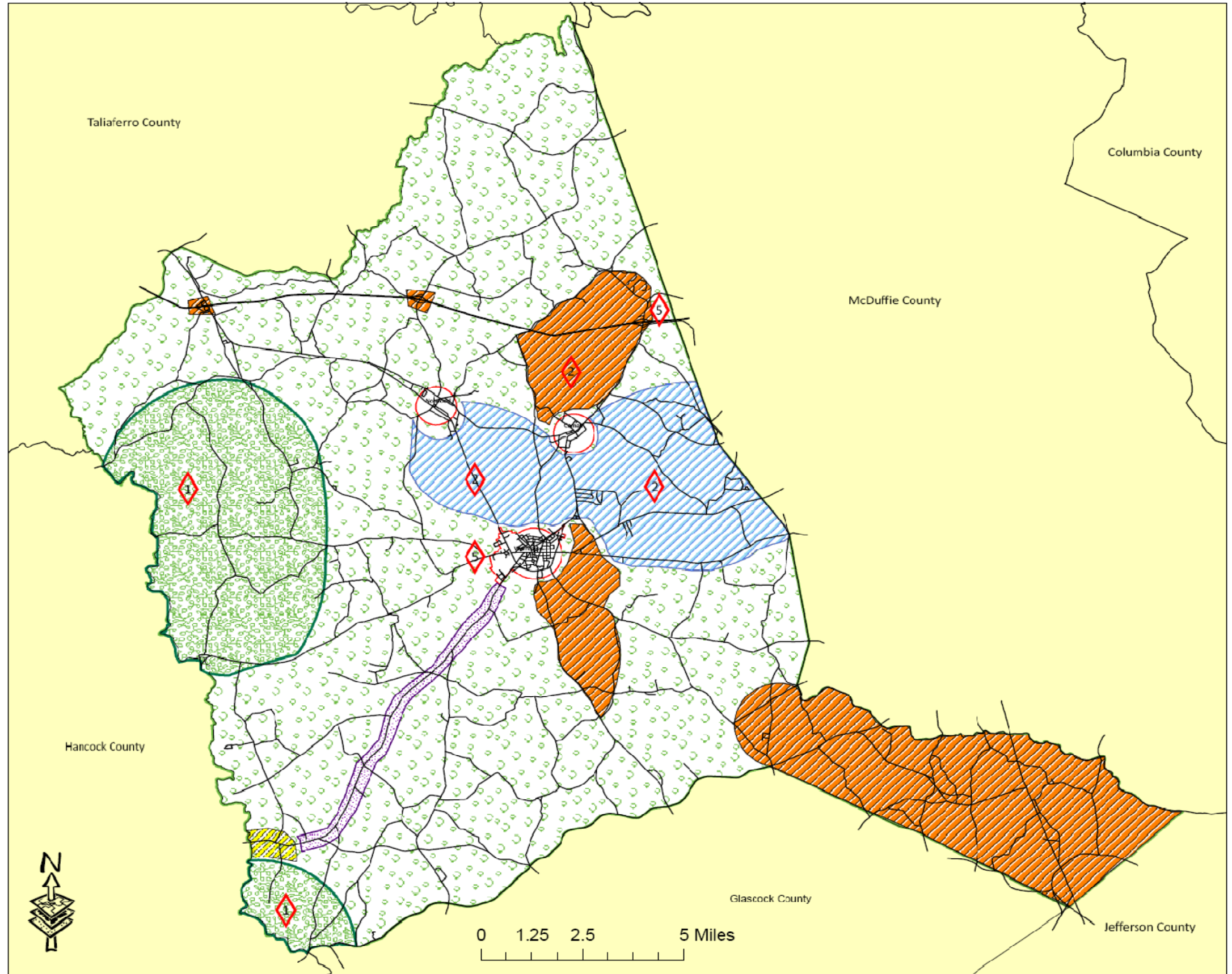
## Areas Requiring Special Attention



-  Significant Natural or Cultural Resource
-  Rapid development or change of land use likely
-  Large abandoned structures or sites

## Character Areas

-  Conservation
-  Jewell
-  Production
-  Residential Growth
-  Scenic Byway
-  County Preserve

Map compiled by the  
Central Savannah River Area  
Regional Development Center  
3023 Riverwatch Parkway, Suite A  
Augusta, GA 30907-2016  
(706) 210-2000  
fax (706) 210-2006  
www.csrardc.org



<p><b>WARREN COUNTY CHARACTER AREA: PRODUCTION</b></p>	
<p><b>GENERAL DESCRIPTION:</b></p>	
<p>The production character area is so named not only because of the goods and services that are produced within its boundaries but the jobs and revenue that are also generated. The majority of this area lies away from large scale residential development so conflicts from negative byproducts of industry are minimized. This character area has a high degree of access to all current transportation facilities within the county. This character area will be the home of most future mining and industrial uses within the county.</p>	
<p><b>EXISTING CHARACTER:</b></p>	<p><b>DEVELOPMENT PATTERN RECOMMENDATIONS:</b></p>
<ul style="list-style-type: none"> <li>➤ Large proportion of industrial (mining) properties and support facilities</li> <li>➤ Principally surrounded by areas rural in character</li> <li>➤ Some residential property mixed in and some directly adjacent.</li> <li>➤ High degree of access to existing transportation facilities.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Continued development of industrial and mining related properties</li> <li>➤ Continued development of support facilities for industrial and mining properties.</li> <li>➤ Possible upgrade in transportation network serving this area.</li> <li>➤ Upgrade to include more connections, and roads built to industrial standards.</li> </ul>
	

**WARREN COUNTY CHARACTER AREA: RESIDENTIAL GROWTH**

**GENERAL DESCRIPTION:**

Located in between the three incorporated areas within Warren County the Residential Growth Character Area should be where the majority of residential growth in Warren County is focused. Evidence of the recommended pattern is already emerging as the area to the northeast of Warrenton grows.

**EXISTING CHARACTER:**

- Some existing residential development.
- Area lies in between the three incorporated places in Warren County.
- Mostly undeveloped
- Bounded by two State highways

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Denser residential development
- Areas of mixed use to support residential development (retail, service, etc.)
- Possible expansion of community services to focus growth (water, sewer, schools, etc.)
- Build on traditional neighborhood pattern existing in Warrenton, Norwood, and Camak.





**WARREN COUNTY CHARACTER AREA: CONSERVATION**

**GENERAL DESCRIPTION:**

The Conservation character area is predominantly rural, undeveloped land that is used for agriculture or rural residential that act as a buffer to the county’s designated conservation districts. Future development in the Conservation character area should strive to retain the rural character through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions and agricultural uses should continue to be the preferred development pattern within the areas not specifically zoned for conservation.

**EXISTING CHARACTER:**

- Very large lot development surrounding conservation areas.
- Mostly agricultural and forestry land uses.
- Ogeechee River watershed.

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Discourage residential development at densities that would negatively impact open spaces.
- Preserve open space and rural character.



**WARREN COUNTY CHARACTER AREA: SCENIC BYWAY**

**GENERAL DESCRIPTION:**

The Scenic Byway Character area encompasses the Jewell to Warrenton section of the Piedmont Scenic Byway. Designated in 2005 this stretch of Georgia Highway 16 has been recognized because of its natural, as well as cultural significance to Warren County.

**EXISTING CHARACTER:**

- Designated section of GA 16 (Jewell to Warrenton).
- Scenic views.
- Rural highway.

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Establish design standards for any development within the character area.
- Improve existing views, and work on creation of new or improved views.
- Restoration of important historic buildings and sites within character area.



**WARREN COUNTY CHARACTER AREA: JEWELL**

**GENERAL DESCRIPTION:**

Originally built around a prosperous textile mill, the Jewell Character Area contains a number of structures significant not only to the history of Warren County but the state of Georgia as well. The former city of Jewell is now listed as an historic district in the National Register of Historic Places.

**EXISTING CHARACTER:**

- Former city of Jewell, GA and the area around
- High concentration of National Register of Historic Places properties.
- Old mill town

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Design guidelines for new development that could impact character of area.
- New development will follow the development pattern of the existing structures.
- Preserve and protect existing structures



**WARREN COUNTY CHARACTER AREA: COUNTY PRESERVE**

**GENERAL DESCRIPTION:**

The County Reserve Character Area comprises the largest character area identified. It is defined by agricultural and forestry uses with a large amount of residential uses mixed in. The focus for this Character area in the future should be the preservation of existing open space. In the future when residential development occurs it should be large lot or clustered in order to preserve the pastoral nature of this area.

**EXISTING CHARACTER:**

- Rural
- Agricultural/Forestry uses
- Large and small lot residential throughout
- Most residential located along major corridors

**DEVELOPMENT PATTERN RECOMMENDATIONS:**

- Preserve rural character
- Encourage clustering of residential development.
- Consider estate zoning



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# Chapter 5

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## Implementation

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## Chapter 5: Updated Implementation Program

### Report of Accomplishments:

The best measure of any plan’s success is to assess the progress it is making towards its stated goals. The report of accomplishments that follows attempts to do just that; it looks at the short-term work program from the 2004 plan and gives an update as to the status of each item. Items that have been completed are noted. A brief explanation is given for items that have not been completed as well as their future status as a long or short-term goal or policy.

**Joint Warren County  
Report of Accomplishments 2004-2008**

Element	Completed?	Reason
<b>Economic Development</b>		
1. Develop water and wastewater infrastructure at interstate interchanges in Warren County	No	In progress. This is both a short and long-term goal.
2. Pursue dual enrollment classes for the technical schools and Warren County High School	Yes	
3. Build a spec building in the Warren County Industrial Park	No	Tenants occupy all available spaces
4. Develop/expand infrastructure in the Warren County Industrial Park	Yes	
5. Investigate the feasibility and benefits of instituting a Hotel/Motel tax in Warren County	No	In progress. This is a short-term goal.
6. Recruit a Bed and Breakfast	No	Economic development priorities have shifted.
7. Develop a tourism master plan	Yes	
8. Pursue programs to address downtown facades and blighted areas	Yes	
9. Establish water and sewer for the Regional Park	No	Development patterns have changed so that water and sewer would be imprudent.
10. Develop Occupational Tax Ordinance	No	In progress. This is a short-term goal.
11. Build frontage road between Camak & Norwood exits parallel to I-20	No	In progress. This is both a short and long-term goal.
12. Begin requiring building permits for all new construction.	No	In progress. This is a short-term goal.
13. Complete 4-lane from Camak to Camak interchange	No	This is a long-term goal that is contingent upon GDOT funding and priorities.

Warren County Joint Comprehensive Plan: Partial Update

2009-2014

**Joint Warren County  
Report of Accomplishments 2004-2008**

Element	Completed?	Reason
<b>Natural &amp; Cultural Resources</b>		
1. Pursue Scenic Byway designation for GA16 and US278 in the City of Warrenton and Warren County	Yes	
2. Pursue having the City of Warrenton accepted to the Certified Local Government program	No	In progress. This is a short-term goal.
3. Implement a floodplain management program	No	In progress.
4. Update an Erosion and Sedimentation Control Ordinance for Warren County	Yes	
5. Review and update, as necessary, the Environmental Protection Ordinances for Warren County	Yes	
6. Develop a Greenspace Plan for Warren County	Yes	
7. Develop a marketing plan to promote Agri-tourism in Warren County	No	In progress. This is a short-term goal.
8. Restore the forwood ticket booth	No	In progress. This is a short-term goal.
9. Renovate/Restore historic commercial structures in the City of Camak	Yes	
10. Renovate/Restore historic City Hall in the City of Warrenton	No	In progress depending on funding. This is a short-term goal.
11. Establish a Georgia Walk of Fame	No	Priorities have shifted.
12. Pursue streetscape and beautification projects in the historic downtowns	No	Ongoing. This will be a long-term goal.
13. Renovate Knox Theater	No	In progress. This is a short-term goal.
14. Develop plan to improve property around Beall Springs	No	This is a long-term goal.

Warren County Joint Comprehensive Plan: Partial Update

2009-2014

**Joint Warren County  
Report of Accomplishments 2004-2008**

Element	Completed?	Reason
<b>Land Use</b>		
1. Develop and implement land use regulations in unincorporated Warren County	Yes	
2. Enforce Erosion and Sedimentation Control Ordinance	Yes	
3. Implement and enforce a nuisance ordinance in unincorporated Warren County	Yes	
4. Hire Code Enforcement Officer for Warren County	Yes	
5. Update GIS	No	This is an ongoing process.
6. Purchase plotter for aerial GIS	Yes	
<b>Housing</b>		
1. Develop subdivision regulations for unincorporated Warren County	Yes	
2. Develop manufactured housing regulations for unincorporated Warren County	Yes	
3. Establish building code programs for the City of Warrenton and unincorporated Warren County	No	Ongoing. This will be a long-term ( Greater than 5 year) goal.
4. Require building permits for all new construction.	No	Ongoing. This will be a long-term ( Greater than 5 year) goal.



Warren County Joint Comprehensive Plan: Partial Update

2009-2014

**Joint Warren County  
Report of Accomplishments 2004-2008**

Element	Completed?	Reason
<b>Community Facilities</b>		
1. Water/Sewer upgrades in the City of Warrenton	No	This is a short-term goal contingent on CUBC funding.
2. Water/Sewer expansion into unincorporated Warren County	No	Ongoing. This is both a short and long-term goal.
3. Upgrade dilapidated sidewalks in the City of Warrenton	No	Ongoing. This is both a short and long-term goal.
4. Upgrade street and drainage throughout the City of Warrenton	No	Ongoing. This is both a short and long-term goal.
5. Upgrade the City of Warrenton water plant and expand capacity by 40%	No	Ongoing. This is both a short and long-term goal.
6. Upgrade street lighting in the City of Warrenton where necessary.	No	No funding available / secured
7. Develop a new senior citizen center	No	This is a short-term goal.
8. Upgrade swimming pool and construct bath house facilities in Cedar Park	No	This is a long-term goal.
9. Develop a recreation complex including a sports arena/stadium	No	This is both a long-term and short-term goal.
10. Develop a welcome center/museum in the old East Warrenton Depot	Yes	
11. Restore/Renovate the Camak Fire Station into new City Hall	No	Project on hold indefinitely.
12. Establish kitchen in the Cultural Center	No	This is a long term goal
13. Maintain/update existing GIS data and continue to collect additional data to enhance GIS capabilities	No	Ongoing
14. Build new Camak Fire Station	No	
15. Renovate Library	Yes	
16. Renovate Norwood Fire Station	No	Ongoing. Funding for project still to be determined.
17. Renovate Rickatson Fire Station	No	This is a short term goal.
18. Renovate Beal Springs Fire Station	No	This is a short term goal.
19. Renovate Panhandle Fire Station	Yes	
20. Build Transfer Station	No	Focus shifted to the construction of a convenience center. This new item is a short-term goal.
21. Purchase Equipment Truck for Fire/Rescue	Yes	

Warren County Joint Comprehensive Plan: Partial Update

2009-2014

**Joint Warren County  
Report of Accomplishments 2004-2008**

Element	Completed?	Reason
<b>Community Facilities Continued</b>		
22. Fire/Rescue Purchase Mobile Air Unit for refilling SCBAs	Yes	
23. Purchase fire equipment and vehicle	Yes	
24. Purchase EMS equipment and vehicle	No	Will complete as funding becomes available.
25. Purchase Law Enforcement equipment and vehicle	No	Will complete as funding becomes available.
26. Purchase Road Department equipment and vehicle	No	Will complete as funding becomes available.
26. Pave county dirt roads	No	Will complete as funding becomes available.
<b>Element</b>		
<b>Completed?</b>		
<b>Reason</b>		
<b>Intergovernmental Coordination</b>		
1. Pursue consolidation of fire service, recreation department, water service and code enforcement programs	No	This item is ongoing.
2. Maintain SPLOST intergovernmental agreement	Yes	
3. Continue coordinated support of tourism and economic development programs.	Yes	This item is ongoing.
24. Purchase EMS equipment and vehicle	No	Will complete as funding becomes available.
25. Purchase Law Enforcement equipment and vehicle	No	Will complete as funding becomes available.
26. Purchase Road Department equipment and vehicle	No	Will complete as funding becomes available.
26. Pave county dirt roads	No	Will complete as funding becomes available.
<b>Element</b>		
<b>Completed?</b>		
<b>Reason</b>		
<b>Intergovernmental Coordination</b>		
1. Pursue consolidation of fire service, recreation department, water service and code enforcement programs	No	This item is ongoing.
2. Maintain SPLOST intergovernmental agreement	Yes	
3. Continue coordinated support of tourism and economic development programs.	Yes	This item is ongoing.

## 5 Year Short-Term Work Program

This program identifies specific implementation actions the local government, or other entities, intends to take during the interim planning period. This program should include any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan. The Short Term Work Program must include the following information for each listed activity:

- Brief description of the activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if any) of implementing the activity
- Funding source(s), if applicable

All items listed in the 5 Year short term work program apply to all jurisdictions unless noted.

Warren County Joint Comprehensive Plan: Partial Update

2009-2014

**Joint Five Year Short-Term Work Program  
Warrenton, Camak, Norwood, Warren County**

Element	2009	2010	2011	2012	2013	Responsibility	Cost Estimate	Funding Source
<b>Economic Development</b>								
1. Actively market Warren County as an community where businesses can locate and grow.						Warren County COC	Undetermined	Undetermined
3. Actively recruit small business owners to locate / re-locate in our downtowns.						Warren County, Norwood, Camak, COC	Undetermined	Undetermined
4. Start a "Shop Local " campaign to encourage investment in local buisness.						Warren County, Norwood, Camak, COC	\$10,000	Warren County, Norwood, Camak, COC
5. Provide new infrastructure for new access road parallel to I-20						Warren County, Municipalities	\$3,000,000	USDA Rural Development, Other applicable grant monies, Warren County
6. Develop water and wastewater infrastructure at interstate interchanges in Warren County.						Warren County, Municipalities	\$3,000,000	USDA Rural Development, Other applicable grant monies, Warren County
7. Investigate the feasibility and benefits of instituting a Hotel/Motel tax in Warren County						Warren County, Warren County COC	Staff Time	Warren County
9. Develop an occupational tax ordinance. (Warren County)						Warren County, CSRA RDC	\$5,000	DCA, Warren County
10. Adopt ordinances requiring building permits for all new construction.						Warren County, CSRA RDC	\$7,500	DCA, Warren County

**Joint Five Year Short-Term Work Program  
Warrenton, Camak, Norwood, Warren County**

Element	2009	2010	2011	2012	2013	Responsibility	Cost	Funding Source
<b>Natural &amp; Cultural Resources</b>								
1. Actively promote and market the opportunities for Agriculture based tourism that exist in rural Warren County						Warren County COC, UGA Extension Office	Staff Time	Warren County COC, UGA Extension Office
2. Activate Historic Preservation Commission (Warrenton)						Warrenton	Staff Time	City of Warrenton
3. Focus new residential development in areas that have been identified as appropriate.						All Jurisdictions	Undetermined	All Jurisdictions
4. Secure funding to preserve the character of downtown and rural village areas.						All Municipalities, CSRA RDC	Undetermined	Municipalities, Applicable State and Federal Grants
5. Adopt and enforce a comprehensive tree ordinance.						Warrenton, CSRA RDC	\$5,000	City of Warrenton, DCA
6. Rehabilitate the Knox Theatre.						Warrenton, HPD	Undetermined	City of Warrenton, HPD, Applicable State and Federal Grants
7. Develop Depot Museum.						Warrenton, Warren County	\$750,000	City of Warrenton, Warren County, T E Funding
8. Pursue having the City of Warrenton accepted to the Certified Local Government Program.						Warrenton	Staff Time	City of Warrenton
9. Renovate / restore Warrenton's historic City Hall.						Warrenton	Undetermined	City of Warrenton,HPD

Warren County Joint Comprehensive Plan: Partial Update

2009-2014

**Joint Five Year Short-Term Work Program  
Warrenton, Camak, Norwood, Warren County**

Element	2009	2010	2011	2012	2013	Responsibility	Cost	Funding Source
<b>Land Use</b>								
1. Amend subdivision regulations and zoning ordinance to allow for small lot development in appropriate areas.	■	■				Warrenton, Warren County, CSRA RDC	\$5,000	Warrenton, Warren County, DCA
2. Focus residential growth in areas that have been identified as appropriate.	■	■	■	■	■	Warrenton, Warren County	Undetermined	Undetermined
3. Develop and adopt design guidelines for new commercial development along Warrenton's southeast edge.		■	■			Warrenton, CSRA RDC	\$5,000	Warrenton, DCA
4. Adopt and enforce access management standards in order to limit the number of new curb cuts along major thoroughfares.			■			Warrenton, CSRA RDC	\$5,000	Warrenton, DCA
5. Guide development through targeted infrastructure expansion	■	■	■	■	■	Warren County, All Municipalities	Undetermined	Undetermined
6. Amend subdivision regulations and zoning ordinance to require new developments to connect to existing sidewalks where feasible.				■		Warrenton, Warren County, CSRA RDC	\$5,000	Warrenton, Warren County, DCA
7. Continue to monitor / update land use and other GIS data.	■	■	■	■	■	Warren County	Undetermined	Undetermined

**Joint Five Year Short-Term Work Program  
Warrenton, Camak, Norwood, Warren County**

Element	2009	2010	2011	2012	2013	Responsibility	Cost	Funding Source
<b>Housing</b>								
1. Increase affordable housing supply through rehabilitation and small scale expansion (Warrenton)						Warrenton, CSRA RDC	Undetermined	City of Warrenton, Applicable State and Federal Grants
2. Establish incentives for the preservation / rehabilitation of existing housing stock.						Warrenton, Warren County	Undetermined	City of Warrenton, Applicable State and Federal Grants
3. Require denser residential development in appropriate locations.						Warren County, CSRA RDC	\$5,000	Warren County, CSRA RDC
4. Increase housing choices for young professionals.						Warrenton, Warren County	Undetermined	Undetermined
5. Amend zoning to allow loft style development in downtowns						Warrenton, CSRA RDC	\$5,000	Warrenton, DCA
6. Revise/ strengthen nuisance ordinances (Warren County)						Warrenton, CSRA RDC	\$5,000	Warrenton, DCA

Warren County Joint Comprehensive Plan: Partial Update

2009-2014

**Joint Five Year Short-Term Work Program  
Warrenton, Camak, Norwood, Warren County**

Element	2009	2010	2011	2012	2013	Responsibility	Cost	Funding Source
<b>Community Facilities</b>								
1. Establish community/neighborhood watch programs.						Warren County, All Municipalities	Undetermined	Undetermined
2. Establish a recycling program (Drop off in the county, Camak, and Norwood. Pick up in Warrenton)						Warren County, All Municipalities	\$750,000	GEFA Grants, Warren County, All Municipalities
3. Control the expansion of water and sewer facilities in order to guide development to areas that have been deemed appropriate.						Warren County, All Municipalities	Undetermined	Undetermined
4. Secure funding to aid in the operation of EMS, fire and public safety						Warren County, All Municipalities	Undetermined	FEMA Grants, Warren County, All Municipalities
5. Develop plan for future expansion of schools that focuses on re-use and/or locating near existing population centers.						Warren County Board of Education	Undetermined	Warren County, Warren County Board of Education, Warrenton
6. Repair dilapidated sidewalks (Warrenton)						Warrenton	\$500,000	Warrenton and Applicable State Grants
7. Upgrade storm water facilities and improve street drainage throughout the city (Warrenton)						Warrenton	\$500,000	Warrenton and Applicable State Grants
8. Develop a new senior citizen's center. (Warren County)						Warren County	\$750,000	Warren County and applicable state grants
9. Renovate the Rickeson, Beall Springs, and Norwood fire stations.						Warren County	\$1,000,000	Warren County and applicable State and Federal Grants.
10. Upgrade and repair failing water and sewer throughout the City of Warrenton						Warrenton	\$3,000,000	Warrenton and Applicable State and Federal Loans and Grants
11. Expand and upgrade the water plant in the City of Warrenton						Warrenton	\$1,000,000	Warrenton and Applicable State and Federal Loans and Grants
12. Purchase and upgrade fire and rescue equipment (Warrenton)						Warrenton	\$1,000,000	Warrenton and Applicable State and Federal Loans and Grants



**Joint Five Year Short-Term Work Program  
Warrenton, Camak, Norwood, Warren County**

Element	2009	2010	2011	2012	2013	Responsibility	Cost	Funding Source
<b>Intergovernmental Coordination</b>								
1. Pursue consolidation of fire service, recreation department, water service and code enforcement.						Warren County, all municipalites	Undetermined	Undetermined
2. Maintain SPLOST intergovernmental agreement						Warren County, all municipalites	Undetermined	Undetermined
3. Continue coordinated support of tourism and economic development programs.						Warren County, all municipalites	Undetermined	Undetermined
<b>Element</b>								
<b>Transportation</b>								
1. Develop and implement multi-use trails plan						Warren County , Warrenton, CSRA RDC	\$7,500	Georgia DOT
2. Develop and implement Safe Routes to School Plan						Warren County , Warrenton, CSRA RDC	\$7,500	Georgia DOT
3. Amend subdivision regulations and zoning ordinances to require greater degree of connectivity between new and existing developments.						Warren County, CSRA RDC	\$5,000	Warren County, DCA

## Policies

The policies identified in this section are focused around the major plan elements identified in the “Local Planning Requirements” of the *Standards and Procedures for Local Comprehensive Planning*. Those elements include

- Economic Development
- Natural and Cultural Resources
- Community Facilities
- Housing
- Land Use
- Intergovernmental Coordination

They are intended to address the issues and opportunities presented in this partial update to the Comprehensive Plan.

### Economic Development

- Provide for the orderly expansion of infrastructure (water, sewer, roads) to guide development.
- Identify and encourage businesses that are compatible with the existing development patterns and overall character of our community.
- Develop tourism opportunities that capitalize on Warren County’s unique agricultural and historical character.

### Natural & Cultural Resources

- Protect and enhance our historic downtowns through streetscape improvements.
- Enhance the attractiveness of our historic resources through appropriate renovation and preservation.
- Continue to implement the recommendations of our Scenic Byway’s Corridor Management Plan.

### Community Facilities

- Consider the need for expansion of water, sewer, sidewalks, and other infrastructure in order to guide development in areas that have been deemed appropriate.
- Expand and enhance recreation opportunities for our residents.
- Seek funding wherever possible to maintain and enhance the effectiveness of our Public Safety, EMS, and Fire services in all jurisdictions.

### **Housing**

- Establish building codes for Warrenton and unincorporated Warren County.
- Require permits for all new construction in Warrenton and unincorporated Warren County.
- Consider revision to development codes that would allow for greater flexibility and diversity in residential building forms to accommodate the needs of a variety of citizens.

### **Land Use**

- Continue to collect and update land use data for the unincorporated areas of the County.
- Consider the adoption of design standards to ensure that new development compliments our community's existing character.
- Attempt to provide transportation alternatives (bicycle and pedestrian options) within new development.

### **Intergovernmental Coordination**

- Continue to work together to consolidate services where appropriate.
- Explore opportunities for expanded partnerships between jurisdictions to better facilitate long-term planning goals.

CITY OF CAMAK

RESOLUTION OF TRANSMITTAL

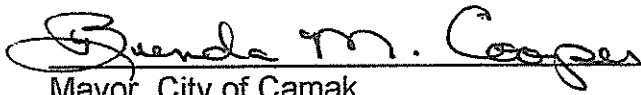
Transmittal of the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center.

WHEREAS, The City of Camak, Georgia, has completed the *Joint Warren County Comprehensive Plan: Partial Update*

WHEREAS, The City of Camak certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the City Council of the City of Camak does hereby transmit the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center for review under the Standards and Procedures for Local Comprehensive Planning.

Adopted this 11<sup>th</sup> day of May, 2009.

  
\_\_\_\_\_  
Mayor, City of Camak

ATTEST:

  
Anne L. Johnson, City Clerk



**CITY OF NORWOOD**

**RESOLUTION OF TRANSMITTAL**

**RESOLUTION X**

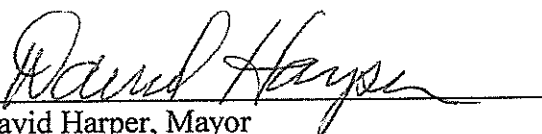
Transmittal of the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center.

WHEREAS, the City of Norwood, Georgia, has completed the *Joint Warren County Comprehensive Plan: Partial Update*.

WHEREAS, the City of Norwood certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the City Council of the City of Norwood does hereby transmit the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center for review under the Standards and Procedures for Local Comprehensive Planning.

Adopted this 4<sup>th</sup> day of May, 2009.

  
\_\_\_\_\_  
David Harper, Mayor  
City of Norwood

ATTEST:

By   
\_\_\_\_\_  
City Clerk

**RESOLUTION # 2009-05-01**

**WARREN COUNTY**

**RESOLUTION OF TRANSMITTAL**

Transmittal of the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center.

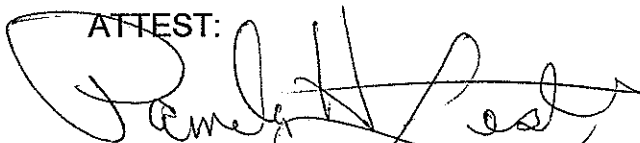
WHEREAS, Warren County, Georgia, has completed the *Joint Warren County Comprehensive Plan: Partial Update*

WHEREAS, Warren County certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the Warren County Board of Commissioners does hereby transmit the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center for review under the Standards and Procedures for Local Comprehensive Planning.

Adopted this 12<sup>th</sup> day of May, 2009.

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

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

CITY OF WARRENTON

RESOLUTION OF TRANSMITTAL

Transmittal of the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center.

WHEREAS, The City of Warrenton, Georgia, has completed the *Joint Warren County Comprehensive Plan: Partial Update*

WHEREAS, The City of Warrenton certifies that the minimum public hearing requirements as required by the Georgia Department of Community Affairs Standards and Procedures for Local Comprehensive Planning have been met.

BE IT THEREFORE RESOLVED, that the City Council of the City of Warrenton does hereby transmit the *Joint Warren County Comprehensive Plan: Partial Update* to the Central Savannah River Area Regional Development Center for review under the Standards and Procedures for Local Comprehensive Planning.

Adopted this 5<sup>th</sup> day of May, 2009.



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Tony Mimbs, Mayor  
City of Warrenton

ATTEST: 

**A RESOLUTION OF THE CITY OF CAMAK ADOPTING THE  
PARTIAL UPDATE TO THE JOINT WARREN COUNTY  
COMPREHENSIVE PLAN**

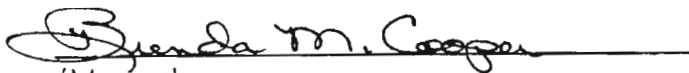
**WHEREAS**, The City of Camak City Council, the governing authority of City of Camak, has prepared a 5-year partial update to the *Joint Warren County Comprehensive Plan*; and,

**WHEREAS**, Warren County's joint partial comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

**WHEREAS**, Warren County's partial comprehensive plan update has been reviewed by the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the City of Camak's City Council that the *Joint Warren County Comprehensive Plan: Partial Update (2009-2014)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Development Center.

Adopted this 25<sup>th</sup> day of June, 2009

  
(Mayor)

**ATTEST:**

  
(Clerk)



**A RESOLUTION OF THE CITY OF NORWOOD ADOPTING  
THE PARTIAL UPDATE TO THE JOINT WARREN COUNTY  
COMPREHENSIVE PLAN**

**WHEREAS**, The City of Norwood City Council, the governing authority of City of Norwood, has prepared a 5-year partial update to the *Joint Warren County Comprehensive Plan*; and,

**WHEREAS**, Warren County's joint partial comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

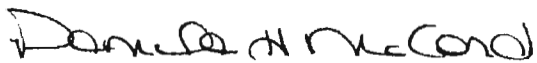
**WHEREAS**, Warren County's partial comprehensive plan update has been reviewed by the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the City of Norwood's City Council that the *Joint Warren County Comprehensive Plan: Partial Update (2009-2014)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Development Center.

Adopted this 29<sup>th</sup> day of June, 2009

  
\_\_\_\_\_  
(Mayor)

**ATTEST:**

  
\_\_\_\_\_  
(Clerk)

2009-06-04

**A RESOLUTION OF THE WARREN COUNTY ADOPTING THE  
PARTIAL UPDATE TO THE JOINT WARREN COUNTY  
COMPREHENSIVE PLAN**

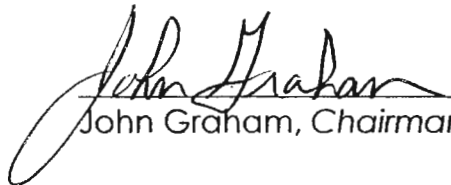
**WHEREAS**, The Warren County Board of Commissioners, the governing authority of Warren County, has prepared a 5-year partial update to the *Joint Warren County Comprehensive Plan*; and,

**WHEREAS**, Warren County's partial comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

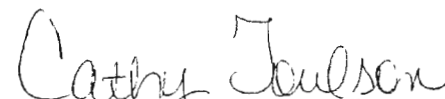
**WHEREAS**, Warren County's partial comprehensive plan update has been reviewed by the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by Warren County Board of Commissioners that the *Joint Warren County Comprehensive Plan: Partial Update (2009-2014)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Development Center.

Adopted this 24 day of June, 2009

  
\_\_\_\_\_  
John Graham, Chairman

**ATTEST:**

  
\_\_\_\_\_  
(Clerk) \*Acting\*

**A RESOLUTION OF THE CITY OF WARRENTON ADOPTING  
THE PARTIAL UPDATE TO THE JOINT WARREN COUNTY  
COMPREHENSIVE PLAN**

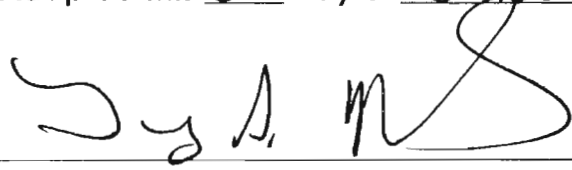
**WHEREAS**, The City of Warrenton City Council, the governing authority of City of Warrenton, has prepared a 5-year partial update to the *Joint Warren County Comprehensive Plan*; and,

**WHEREAS**, Warren County's joint partial comprehensive plan update was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,


**WHEREAS**, Warren County's partial comprehensive plan update has been reviewed by the Central Savannah River Area Regional Development Center and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

**NOW, THEREFORE, BE IT RESOLVED** by the City of Warrenton's City Council that the *Joint Warren County Comprehensive Plan: Partial Update (2009-2014)* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Development Center.

Adopted this 30 day of June, 2009

  
\_\_\_\_\_  
(Mayor)

**ATTEST:**

  
\_\_\_\_\_  
(Clerk)