

**Comprehensive Plan for
Charlton County
and the Cities of
Folkston and Homeland
2005-2024**

Approved 11/16/2004 by the
Georgia Department of Community Affairs

Table of Contents

0.4.0.0 LISTS	9
INTRODUCTION 0.5.0.0	14
0.5.1.0 MISSION STATEMENT	14
1.0.0.0 POPULATION	15
1.1.0.0 INVENTORY	16
1.1.1.0 TOTAL POPULATION	16
1.1.2.0 HOUSEHOLDS	19
1.1.3.0 AGE DISTRIBUTION	22
1.1.4.0 RACIAL COMPOSITION	27
1.1.5.0 EDUCATION ATTAINMENT	31
1.1.6.0 INCOME	45
1.2.0.0: ASSESSMENT	52
1.2.1.0 TOTAL POPULATION	52
1.2.2.0 HOUSEHOLDS	53
1.2.3.0 AGE DISTRIBUTION	54
1.2.4.0 RACIAL COMPOSITION	56
1.2.5.0 EDUCATION	58
1.2.6.0 INCOME	66
GOALS & IMPLEMENTATION	69
1.3.0.0	69
2.0.0.0: ECONOMIC DEVELOPMENT	70
2.1.0.0: EXISTING CONDITIONS	71
2.1.1.0 A. ECONOMIC BASE	71
2.1.2.0 B. AVERAGE WEEKLY WAGES PAID BY SECTOR TO INDIVIDUALS	79
2.1.3.0 C. PERSONAL INCOME BY TYPE	81
2.1.4.0 D. MAJOR COMMUNITY-LEVEL ECONOMIC ACTIVITIES	83

2.1.5.0 E. SPECIAL AND UNIQUE ECONOMIC ACTIVITIES	92
2.1.6.0 DESCRIPTION OF LABOR FORCE DATA	94
2.1.6.0 A. Employment by Occupation	94
2.1.6.0 B. Employment Status	98
2.1.6.0 C. Unemployment rates	104
2.1.6.0 D. Commuting Patterns	106
2.1.7.0 DESCRIPTION OF LOCAL DEVELOPMENT RESOURCES	107
2.1.7.0 A. Economic Development Agencies	107
2.1.7.0 B. Economic Development Programs and Tools	109
2.1.7.0 C. Educational or Training Opportunities	110
<u>2.2.0.0: ASSESSMENT</u>	<u>111</u>
2.2.1.0 A. EMPLOYMENT, EARNINGS AND WAGES	111
2.2.2.0 B. INCOME	119
2.2.3.0 C. MAJOR COMMUNITY LEVEL ACTIVITIES	121
2.2.4.0 D. UNIQUE ECONOMIC ACTIVITIES	122
2.2.5.0 E. ASSESSMENT OF LABOR FORCE DATA	124
2.2.6.0 F. EMPLOYMENT BY OCCUPATION	125
2.2.7.0 G. UNEMPLOYMENT	129
2.2.8.0 H. COMMUTING	131
2.2.9.0 I. ECONOMIC DEVELOPMENT RESOURCES	135
2.2.9.0 J. ECONOMIC DEVELOPMENT AGENCIES	138
2.2.9.0 K. ECONOMIC DEVELOPMENT PROGRAMS	139
2.2.9.0 L. EDUCATIONAL AND TRAINING OPPORTUNITIES	140
<u>2.3.0.0: GOALS & IMPLEMENTATION</u>	<u>141</u>
<u>3.0.0.0: HOUSING</u>	<u>144</u>
<u>3.1.0.0: EXISTING CONDITIONS</u>	<u>145</u>
GENERAL INFORMATION	145
TYPES OF HOUSING UNITS	145
INVENTORY TYPES OF HOUSING IN CHARLTON COUNTY	145
INVENTORY OF AGE AND CONDITION OF HOUSING STOCK	151
INVENTORY OF OWNER AND RENTER UNITS	155
COST OF HOUSING INVENTORY	159
3.2.0.0: CURRENT AND FUTURE NEEDS	164
Assessment	164
Assessment of Housing Types	164
Assessment of Age and Condition of Housing Stock	167
Assessment of Owner/Renter Occupied Units	169
Assessment of Housing Cost	169

3.3.0.0: GOALS & IMPLEMENTATION	171
<hr/>	
4.0.0.0: NATURAL AND CULTURAL RESOURCES	173
<hr/>	
4.1.0.0: INVENTORY	174
<hr/>	
INTRODUCTION	174
PUBLIC WATER SUPPLY	174
WATER SUPPLY WATERSHED	175
GROUNDWATER RECHARGE AREAS	175
RECHARGE AREAS	177
WETLANDS	178
PROTECTED MOUNTAINS	182
PROTECTED RIVERS	183
COASTAL RESOURCES	184
FLOOD PLAINS	184
SOIL TYPES	192
STEEP SLOPES	194
PRIME AGRICULTURAL AND FOREST LAND	194
PLANT AND ANIMAL HABITATS	194
Mammals	196
Plants	199
Charlton Area Vegetation	201
Charlton County Area Vegetation	203
Known Species of Fish	203
MAJOR PARK, RECREATION AND CONSERVATION AREAS	205
SCENIC VIEWS AND SITES	208
INVENTORY OF CULTURAL RESOURCES	210
Residential Resources	210
Commercial Resources	213
Industrial Resources	214
Institutional Resources	215
Transportation Resources	220
OTHER HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES	220
<hr/>	
4.2.0.0: ASSESSMENT CURRENT AND FUTURE NEEDS	224
<hr/>	
PUBLIC WATER SUPPLY SOURCES	224
WATER SUPPLY WATERSHEDS	224
GROUNDWATER RECHARGE AREAS	225
WETLANDS	225
PROTECTED MOUNTAINS	226
PROTECTED RIVERS	226
COASTAL RESOURCES	227
FLOOD PLAINS	227

SOIL TYPES	227
STEEP SLOPES	228
PRIME AGRICULTURAL AND FOREST LANDS	228
PLANT AND ANIMAL HABITATS	229
MAJOR PARK, RECREATION AND CONSERVATION AREAS	229
SCENIC VIEWS AND SITES	230
CULTURAL RESOURCES	230
<u>4.3.0.0: GOALS & IMPLEMENTATION</u>	233
<u>5.0.0.0: COMMUNITY FACILITIES & SERVICES</u>	236
<u>5.1.0.0: INVENTORY</u>	237
CHARLTON COUNTY'S TRANSPORTATION NETWORK	237
WATER SUPPLY AND TREATMENT:	240
SEWERAGE SYSTEM AND WASTEWATER TREATMENT	241
SOLID WASTE	242
PUBLIC SAFETY	244
FIRE DEPARTMENTS	246
CHARLTON COUNTY EMERGENCY MANAGEMENT AGENCY	246
COURT SYSTEM	247
HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES	247
RECREATION	248
GOVERNMENT FACILITIES	251
<u>5.2.0.0: ASSESSMENT</u>	258
TRANSPORTATION NETWORK	258
WATER SUPPLY AND TREATMENT	259
SEWERAGE SYSTEM AND WASTEWATER TREATMENT	260
SOLID WASTE	261
PUBLIC SAFETY	261
HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES	262
RECREATION	263
GENERAL GOVERNMENT FACILITIES	265
EDUCATIONAL FACILITIES	265
LIBRARIES	266
<u>5.3.0.0: GOALS & IMPLEMENTATION</u>	267
<u>6.0.0.0: LAND USE</u>	271
<u>6.1.1.0: EXISTING LAND</u>	272

CITY OF FOLKSTON	274
CITY OF HOMELAND	277
CHARLTON COUNTY	280
ASSESSMENT	281
<u>6.2.0.0: ASSESSMENT</u>	283
6.2.1.0: FUTURE LAND USE	283
6.2.1.1: INVENTORY	283
CITY OF FOLKSTON	285
CITY OF HOMELAND	289
CHARLTON COUNTY	292
ASSESSMENT	ERROR! BOOKMARK NOT DEFINED.
<u>GOALS & IMPLEMENTATION</u>	295
<u>6.2.0.0: ASSESSMENT</u>	298
6.2.1.0: FUTURE LAND USE	298
6.2.1.1: INVENTORY	298
CITY OF FOLKSTON	300
CITY OF HOMELAND	304
CHARLTON COUNTY	307
ASSESSMENT	309
<u>6.3.0.0 GOAL & IMPLEMENTATION</u>	311
<u>7.0.0.0: INTERGOVERNMENTAL COORDINATION</u>	314
<u>7.1.0.0: INVENTORY</u>	316
(I) BASIC PLANNING LEVEL REQUIREMENTS	316
(a) Adjacent local Governments;	316
(b) School Boards;	317
(c) Independent special districts, such as Water and Sewer Districts; and	317
(d) Independent development authorities, such as Industrial Development Authorities, Downtown Development Authorities	317
a) State and Regional Programs and Activities	318
<u>7.2.0.0: ASSESSMENT</u>	320
(A) Land use conflicts at jurisdictional borders	320
(B) Lack of information about the plans, policies, etc. of adjacent communities	320

(C) Service Provision conflicts or overlaps	320
(D) Annexation issues between cities and counties	320

7.3.0.0: GOALS & IMPLEMENTATION **322**

IMPLEMENTATION **323**

CHARLTON COUNTY JOINT COMPREHENSIVE PLAN		323
Commitment to Implementation	323	
Implementation	323	
Proposed Implementation Actions	324	
Using the Long-Range Plan	324	
Short Term Work Program 2005-2009	325	
IMPLEMENTATION GOAL		326
CHARLTON COUNTY’S 2005-2014 LONG RANGE WORK PROGRAM		328
HOUSING	328	
ECONOMIC DEVELOPMENT	328	
COMMUNITY FACILITIES	329	
NATURAL AND HISTORIC RESOURCES ELEMENT	329	
LAND USE ELEMENT	330	
INTERGOVERNMENTAL COORDINATION	330	
CITY OF FOLKSTON’S 2005-2014 LONG RANGE WORK PROGRAM		331
HOUSING	331	
ECONOMIC DEVELOPMENT	332	
COMMUNITY FACILITIES	333	
NATURAL AND HISTORIC RESOURCES ELEMENT	333	
LAND USE ELEMENT	334	
INTERGOVERNMENTAL COORDINATION	334	
CITY OF HOMELAND’S 2005-2014 LONG RANGE WORK PROGRAM		335
HOUSING	335	
ECONOMIC DEVELOPMENT	335	
COMMUNITY FACILITIES	336	
NATURAL AND HISTORIC RESOURCES ELEMENT	336	
LAND USE ELEMENT	337	
INTERGOVERNMENTAL COORDINATION	337	
CHARLTON COUNTY: STWP REPORT OF ACCOMPLISHMENTS 2004-2008		338
HOUSING	338	
ECONOMIC DEVELOPMENT	338	
PUBLIC FACILITIES AND INFRASTRUCTURE	339	
NATURAL AND HISTORIC RESOURCES	340	
FOLKSTON: STWP REPORT OF ACCOMPLISHMENTS 2004-2008		342
HOUSING	342	
ECONOMIC DEVELOPMENT	343	
PUBLIC FACILITIES AND INFRASTRUCTURE	344	
NATURAL AND HISTORIC RESOURCES	346	
LAND USE	346	

Activity 346

HOMELAND: STWP REPORT OF ACCOMPLISHMENTS 2004-2008 **347**

HOUSING	347	
ECONOMIC DEVELOPMENT	347	
PUBLIC FACILITIES AND INFRASTRUCTURE		348
NATURAL AND HISTORIC RESOURCES	350	
HOUSING	351	
Charlton County's Short Term Work Program	351	
ECONOMIC DEVELOPMENT	352	
COMMUNITY FACILITIES	353	
NATURAL AND HISTORIC RESOURCES ELEMENT	355	
LAND USE ELEMENT	355	
Intergovernmental Coordination	356	
CITY OF FOLKSTON'S SHORT TERM WORK PROGRAM		357
HOUSING	357	
ECONOMIC DEVELOPMENT	358	
COMMUNITY FACILITIES	359	
NATURAL AND HISTORIC RESOURCES ELEMENT	360	
LAND USE ELEMENT	360	
Intergovernmental Coordination	361	
CITY OF HOMELAND'S SHORT TERM WORK PROGRAM		362
HOUSING	362	
ECONOMIC DEVELOPMENT	362	
COMMUNITY FACILITIES	362	
NATURAL AND HISTORIC RESOURCES ELEMENT	364	
Responsibility	364	
LAND USE ELEMENT	364	
INTERGOVERNMENTAL COORDINATION	365	

0.4.0.0 Lists

Table 2 Total Population 1980-2000	16
Table 3 Total Population 1980-2000	16
Table 4 Total Population 1980-2000	16
Table 5 Total Population & Projection 1980-2025	17
Table 6 Total Population & Projection 1980-2025	17
Table 7 Total Population 1980-2025	17
Table 8 Comparison of Population Growth	17
Table 9 Total Number of Households 1980-2000	19
Table 10 Total Number of Households 1980-2000	19
Table 11 Total Number of Households	19
Table 12 Number of Total & Projected Households	19
Table 13 Number of Total and Projected Households	20
Table 14 Number of Total and Projected Households	20
Table 15 Total & Projected Average Household Size 1980-2025	21
Table 16 Total & Projected Average Household Size 1980-2025	21
Table 17 Total & Projected Average Household Size 1980-2025	21
Table 18 Total & Projected Average Household Size 1980-2025	21
Table 19 Population by Age 1980-2000	22
Table 20 Population by Age 1980-2000	22
Table 21 Population by Age 1980-2000	23
Table 22 Population by Age 1980-2000	24
Table 23 Population by Age 1990-2000	25
Table 24 Population by Age 1990-2000	26
Table 25 Racial Composition 1980-2000	27
Table 26.1 Racial Composition 1980-2000	27
Table 27.2 Racial Composition 1980-2000	27
Table 28 Racial Composition Totals & Projections	28
Table 29.1 Racial Composition Totals & Projections	28
Table 30.2 Racial Composition Totals & Projections	29
Table 31 Current & Future Trend (% Change)	29
Table 32 Educational Attainment 1980-2000	31
Table 33 Educational Attainment 1980-2000	31
Table 34 Educational Attainment 1980-2000	33
Table 35 Educational Attainment % 1980-2000	33
Table 36 Educational Attainment 1980-2000	34
Table 37 Educational Attainment % 1980-2000	34
Table 38 Educational Attainment 1980-2000	35
Table 39 Educational Attainment % 1980-2000	35
Table 40 Educational Attainment 1980-2000	36
Table 41 Educational Attainment % 1980-2000	36
Table 42 Educational Attainment 1980-2000	37
Table 43 Educational Attainment % 1980-2000	37
Table 44 Educational Attainment 1980-2000	38
Table 45 Educational Attainment % 1980-2000	38

Table 46 Educational Attainment 1980-2000	39
Table 47 Educational Attainment % 1980-2000	39
Table 48 Education Statistics % 1980-2001	40
Table 49 Education Statistics % 1980-2001	41
Table 50 Education Comparison to Surrounding Counties & State % Change 1980-2000	42
Table 51 Per Capita Income	45
Table 52.1 Per Capita Income Folkston City	45
Table 53.2 Per Capita Income Homeland City	45
Table 54 Per Capita Income	45
Table 55 Average Household Income	46
Table 56.1 Average Household Income Folkston City	46
Table 57.2 Average Household Income Homeland City	46
Table 58 Average Household Income	46
Table 59 Household Income Distribution	47
Table 60 Household Income Dist (%)	47
Table 61 Household Income Dist 1980-2000	48
Table 62 Household Income Dist. % 1980-2000	48
Table 63 Household Income Dist. % 1980-2000	49
Table 64 Household Income Dist. % 1980-2000	49
Table 65 Household Income Dist. 1980-2000	50
Table 66 Household Income Dist (%) 1980-2000	50
Table 67 Comparison of Per Capita Income to State (%)	51
Table 68 Comparison of Household Income to State (%)	51
Table 69 Population Comparison 1980-2025	52
Table 70 Population Comparison (% of Change)	52
Table 71 Number of Households	53
Table 72 Number of Households (%)	53
Table 73 Age Distribution (% Change)	54
Table 74 Percentage of Age Distribution 1985-2025	55
Table 75 Future Trend (% Change)	56
Table 76 Racial Composition	56
Table 77 Education Attainment %	58
Table 78 Education Attainment %	59
Table 79 Education Attainment %	60
Table 80 Education Attainment %	61
Table 81 Education Attainment %	62
Table 82 Education Statistics 1995-2001	64
Table 83 Education Statistics 1995-2001	64
Table 84 Comparison Per Capita Income to State %	66
Table 85 Comparison Household Income to State %	66
Table 86 Household Income Dist (%)	67
Table 87 Household Income Dist (%)	67
Table 88 Employment by Sector 1980-2025	71
Table 89 % of Employment by Sector 1980-2025	72
Table 90 Employment by Sector	73
Table 91 Employment by Sector (%)	74

Table 92 Earnings by Sector	75
Table 93 % of Earnings by Sector	76
Table 94 Earnings by Sector (1996\$)	77
Table 95 % of Earnings by Sector	78
Table 96 Average Weekly Wages	79
Table 97 Average Weekly Wages	80
Table 98 Personal Income by Type 1980-2025	81
Table 99 % of Income by Type (%) 1980-2025	81
Table 100 Income by Type 1980-2025	82
Table 101 Employment by Occupation	94
Table 102 % of Employment by Occupation 1990-2000	95
Table 103 Employment by Occupation 1990-2000	95
Table 104 % of Employment by Occupation 1990-2000	96
Table 105 Employment by Occupation 1990-2000	96
Table 106 % of Employment by Occupation 1990-2000	97
Table 107 Labor Force Participation 1990-2000	98
Table 108 % of Labor Force Participation 1990-2000	99
Table 109 Labor Force Participation 1990-2000	100
Table 110 % of Labor Force Participation 1990-2000	101
Table 111 Labor Force Participation 1980-2000	102
Table 112 % of Labor Force Participation 1990-2000	103
Table 113 Labor Statistics 1990-2000	104
Table 114 UNEMPLOYMENT RATES 1992-2002	104
Table 115 Labor Statistics 1990-2000	105
Table 116 Labor Statistics	105
Table 117 Commuting	106
Table 118 Labor Force by Place of Work 1990-2000	106
Table 119 Labor Force by Place of Work 1990-2000	106
Table 120 Labor Force by Place of Work 1990-2000	106
Table 121 Average Weekly Wage 2001	111
Table 122 Average Weekly Wages 1989-1999	112
Table 123 Average Weekly Wages 1989-1999	113
Table 124 Average Weekly Wages 1989-1999	114
Table 125 Average Weekly Wages 1989-1999	115
Table 126 Average Weekly Wages 1989-1999	116
Table 127 Average Weekly Wages 1989-1999	117
Table 128 Income by Type (%) 1980-2025	119
Table 129 Income by Type (%) 1980-2025	119
Table 130 Labor Force Participation (%) 1990-2000	125
Table 131 GA Labor Force Participation (%) 1990-2000	126
Table 132 Labor Force Participation (%) 1990-2000	127
Table 133 Unemployment	129
Table 134 UNEMPLOYMENT RATES FOR SOUTHEAST GEORGIA 1990-2002	130
Table 135 Commuting	131
Table 136 Place of Work	131
Table 137 Mode of Travel	132

Table 138 COMMUTING PATTERNS	134
Table 139 Housing Characteristics 1980-2000	146
Table 140 Housing Projections 2005-2025	147
Table 141 Housing Characteristics 1980-2000	149
Table 142 Housing Characteristics 1980-2000	149
Table 143 Housing Characteristics 1980-2000	149
Table 144 Housing Characteristics 1980-2000	150
Table 145 Housing Built Before 1939	151
Table 146 Homes Lacking Complete Plumbing 1980-2000	152
Table 147 Housing Units 1980-2000	152
Table 148 Housing Units 1980-2000	153
Table 149 Housing Units 1980-2000	153
Table 150 Housing Units 1980-2000	154
Table 151 Housing Characteristics 1980-2000	156
Table 152 Housing Characteristics 1980-2000	156
Table 153 Housing Characteristics 1980-2000	156
Table 154 Housing Characteristics 1980-2000	157
Table 155 Occupancy Comparison 1980-2000	157
Table 156 Occupancy Comparison 1980-2000	158
Table 157 Occupancy Comparison 1980-2000	158
Table 158 Housing Characteristics 1980-2000	159
Table 159 Housing Characteristics 1990-2000	160
Table 160 Housing Characteristics 2000	160
Table 161 Housing Characteristics 2000	161
Table 162 Cost of Housing	161
Table 163 Housing Characteristics	162
Table 164 Projection of Housing Units 2005-2025	165
Table 165 Permitted Water Systems	174
Table 166 WITHDRAWS	177
Table 167 Listed Species in Charlton County	194
Table 168 Transportation Level of Service	237
Table 169 Educational Facilities	256

0.4.5.0 MAPS

Map 1	Recharge Areas	159
Map 2	Wetlands	162
Map 2.1	Cities Wetland Map	164
Map 3.0	Protected Rivers	165
Map 4.0	County Flood Map	166
Map 4.1	Cities Flood Map	167
Map 5	FEMA	170
Map 6	FEMA	171
Map 7	FEMA	172
Map 8	FEMA	173
Map 9	Soil Map	174
Map 10	Conservation Areas	186
Map 11	Scenic Views/Highways	189
Map 12	Community Facilities	234
Map 13	Community Facilities	235
Map 14	City of Folkston	254
Map 15	City of Homeland	257
Map 16	Charlton County	260
Map 17	City of Folkston	265
Map 18	City of Homeland	269
Map 19	Charlton County	272
Map 20	City of Folkston	281
Map 21	City of Homeland	284
Map 22	Charlton County	288

Introduction 0.5.0.0

0.5.1.0 MISSION STATEMENT

Our vision is to develop a joint comprehensive plan that provides a framework for "smart growth" that preserves the quality of life we all cherish and encourages a sustainable tax base. We do this by adhering to the following core principles:

- First and foremost, we put the wants and needs of Charlton County as a community ahead of any personal or political agenda.
- We work to develop a comprehensive plan that is a living document.
- Communicate, Communicate and Communicate. We communicate with each other and the community at large. Effective communication is a critical success factor in developing a plan that the community recognizes and values.
- We work as a team and will continue to work together. We recognize that we all have different work and life experiences that can be brought to bear on this activity. We all have personal strengths and weaknesses. We use these differences to our advantage.
- We involve the community and will continue to involve the community in all planning activities. By encouraging community involvement, we instill a personal sense of ownership of the plan.
- We conduct ourselves professionally. We encourage open, honest and direct discussions. We resolve any disagreements within the team and work to maintain the trust of the community at large.
- We are doing the best we can. This is a part-time, volunteer activity for many of us. Personal demands and constraints may necessitate flexibility among the team. Balls may be dropped on occasion, but since we are a team we will help each other out.
- We view this as an opportunity for personal growth. We are providing a valuable service to the community, but each of us will walk away having learned something new and having grown in a number of ways.

1.0.0.0 POPULATION

This chapter addresses Charlton County's population characteristics and trends and provide the foundation for other elements of the Plan. The following aspects are addressed below:

- Inventory of Existing Conditions
 - Total Population
 - Households
 - Age Distribution
 - Racial Composition
 - Educational Attainment
 - Income
- Assessment of Current and Future Conditions
 - Total Population
 - Households
 - Age Distribution
 - Racial Composition
 - Educational Attainment
 - Income

1.1.0.0 Inventory

1.1.1.0 TOTAL POPULATION

Table 1 Total Population 1980-2000

Charlton County			
Category	1980	1990	2000
TOTAL Population	7344	8496	10282

Source: Woods & Poole Economics, Inc.

Table 2 Total Population 1980-2000

Folkston city			
Category	1980	1990	2000
TOTAL Population	1863	2285	3230

Source: Woods & Poole Economics, Inc.

Note: The US Census Bureau has adjusted the population of the City of Folkston up to 3,230. 32.56% (1,052) of the total population of Folkston is incarcerated at the Ray James Correctional Facility. This correctional facility is privately owned and houses state inmates. The 2000 Census reports that they were 2,178 individuals living in the City of Folkston before the requested adjustment.

Table 3 Total Population 1980-2000

Homeland City			
Category	1980	1990	2000
TOTAL Population	576	981	765

Source: Woods & Poole Economics, Inc.

Table 4 Total Population & Projection 1980-2025

Charlton County																		
Category	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	7,357	7,921	8,493	9,694	10,289	10,428	10,574	10,742	10,885	11,036	11,188	11,349	11,491	11,656	11,814	12,615	13,434	14,288

Source: Woods & Poole Economics, Inc.

Table 5 Total Population & Projection 1980-2025

GA																		
Category	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	5,484,440	5,962,720	6,506,530	7,323,980	8,229,820	8,338,460	8,449,130	8,560,620	8,670,510	8,784,650	8,895,580	9,008,670	9,122,070	9,235,630	9,349,660	9,940,380	10,550,700	11,185,100

Source: Woods & Poole Economics, Inc.

Table 6 Total Population 1980-2025

US																		
Category	1980	1985	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Total	227,226,000	237,925,000	249,464,000	266,086,000	282,125,000	284,844,000	287,635,000	290,459,000	293,229,000	296,135,000	298,933,000	301,819,000	304,712,000	307,603,000	310,519,000	325,767,000	341,658,000	358,301,000

Source: Woods & Poole Economics, Inc.

Table 7 Comparison of Population Growth

Comparison of Population Growth (% Change)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton	0.00%	7.67%	7.22%	14.14%	6.14%	7.26%	7.05%	6.78%	6.49%	6.36%
Georgia	0.00%	8.72%	9.12%	12.56%	12.37%	6.74%	6.43%	6.32%	6.14%	6.01%
U.S.	0.00%	4.71%	4.85%	6.66%	6.03%	4.97%	4.86%	4.91%	4.88%	4.87%

Source: Woods & Poole Economics, Inc.

The growth rate for Charlton County is similar to that of Georgia and the U.S. From 1980-2025, the average growth rate for Charlton County has been and will be 7.68%, Georgia 8.27% and the U.S. 5.19%. The growth rate from 1980-2000 for Charlton County was 7.04%, Georgia 10.69% and the U.S. 5.56%. Growth for the next twenty-year planning period for Charlton County is 6.78%, Georgia 6.32% and the U.S. 4.89%. Charlton County and Georgia will continue to out pace the growth rate of the U.S. There are no significant trends noted for the Charlton County other than slow and steady growth.

1.1.2.0 HOUSEHOLDS

Table 8 Total Number of Households 1980-2000

Charlton County			
Category	1980	1990	2000
TOTAL Households	2226	2911	3327

Source: U.S. Bureau of the Census

Table 9 Total Number of Households 1980-2000

Folkston			
Category	1980	1990	2000
TOTAL Households	565	775	859

Source: U.S. Bureau of the Census

Table 10 Total Number of Households

Homeland			
Category	1980	1990	2000
TOTAL Households	175	345	286

Source: U.S. Bureau of the Census

Note: The City of Homeland has reported an 8.39% increase for households. This brings the unofficial count to 310 total households for the City of Homeland. Since this number is unofficial, the 2000 U.S. Bureau of the Census figures will be utilized to retain uniformity in the reporting method and the accuracy of this document.

Table 11 Number of Total & Projected Households

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,244	2,384	2,928	3,173	3,353	3,655	3,954	4,246	4,505	4,721

Source: Woods & Poole Economics, Inc.

Table 12 Number of Total and Projected Households

GA										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	1,886,550	2,124,630	2,380,830	2,684,490	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410

Source: Woods & Poole Economics, Inc.

Table 13 Number of Total and Projected Households

United States										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	80,824,800	86,553,900	92,255,600	98,679,800	105,819,000	112,466,000	118,879,000	124,948,000	130,209,000	134,777,000

Source: Woods & Poole Economics, Inc.

From 1980-2000 the number of household in Charlton County and the State of Georgia grew respectively 2.15% and 2.5% annually; whereas, the U.S. grew only 1.38% annually. Growth in the number of households in the State of Georgia exceeded annual growth in the U.S. by 81% annually-percentage wise.

From 2005-2025 it is projected that the number of households in Charlton County and the State of Georgia will grow respectively 1.41% and 1.58% annually; whereas, the U.S. will grow only 1.23% annually. Growth in the number of households in the State of Georgia will exceeded annual growth in the U.S. by 28% annually-percentage wise.

Growth in the number of households in Charlton County and the State of Georgia will continue to grow slowly and steadily.

Table 14 Total & Projected Average Household Size 1980-2025

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.240	3.280	2.860	2.860	2.730	2.680	2.660	2.650	2.660	2.690

Source: Woods & Poole Economics, Inc.

Table 15 Total & Projected Average Household Size 1980-2025

Folkston										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.240	3.280	2.860	2.860	2.730	2.680	2.660	2.650	2.660	2.690

Source: Woods & Poole Economics, Inc.

Table 16 Total & Projected Average Household Size 1980-2025

Homeland										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	3.240	3.280	2.860	2.860	2.730	2.680	2.660	2.650	2.660	2.690

Source: Woods & Poole Economics, Inc.

Table 17 Total & Projected Average Household Size 1980-2025

Data View: GA Avg Household Size										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Persons per Household	2.830	2.730	2.660	2.650	2.650	2.610	2.590	2.590	2.600	2.630

Source: Woods & Poole Economics, Inc.

1.1.3.0 AGE DISTRIBUTION

Table 18 Population by Age 1980-2000

Charlton County			
Category	1980	1990	2000
TOTAL Population	7344	8496	10282
0 – 4 Years Old	775	777	645
5 – 13 Years Old	1189	1314	1459
14 – 17 Years Old	699	542	724
18 – 20 Years Old	419	400	494
21 – 24 Years Old	458	461	556
25 – 34 Years Old	967	1405	1484
35 – 44 Years Old	836	1115	1919
45 – 54 Years Old	686	902	1087
55 – 64 Years Old	574	699	898
65 Years and Over	741	881	1016

Source: U.S. Bureau of the Census

Table 19 Population by Age 1980-2000

Folkston city			
Category	1980	1990	2000
TOTAL Population	1863	2285	2178
0 – 4 Years Old	197	205	173
5 – 13 Years Old	302	339	328
14 – 17 Years Old	177	146	144
18 – 20 Years Old	106	116	79
21 – 24 Years Old	117	118	111
25 – 34 Years Old	245	354	205
35 – 44 Years Old	212	279	376
45 – 54 Years Old	174	193	282
55 – 64 Years Old	146	188	194
65 Years and Over	189	347	345

Source: U.S. Bureau of the Census

Table 20 Population by Age 1980-2000

Homeland city: Age Distribution for Cities			
Category	1980	1990	2000
TOTAL Population	576	981	765
0 – 4 Years Old	61	102	38
5 – 13 Years Old	93	152	134
14 – 17 Years Old	55	73	52
18 – 20 Years Old	33	33	19
21 – 24 Years Old	36	78	38
25 – 34 Years Old	76	176	113
35 – 44 Years Old	66	122	103
45 – 54 Years Old	54	83	69
55 – 64 Years Old	45	67	87
65 Years and Over	58	95	105

Source: U.S. Bureau of the Census

Table 21 Population by Age 1980-2000

Charlton County: Age Distribution										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	7,357	7,921	8,493	9,694	10,289	11,036	11,814	12,615	13,434	14,288
Age 0 to 4	656	724	786	841	673	768	847	902	956	1,011
Age 5 to 9	677	665	707	792	750	721	833	905	951	1,019
Age 10 to 14	795	730	731	819	896	768	748	855	934	983
Age 15 to 19	813	736	707	799	843	977	847	842	938	1,025
Age 20 to 24	598	635	601	657	754	908	992	960	965	1,065
Age 25 to 29	513	637	683	659	711	726	893	961	923	928
Age 30 to 34	466	599	711	915	760	730	762	924	989	955
Age 35 to 39	439	508	541	734	942	735	705	737	900	969
Age 40 to 44	396	440	531	583	848	965	757	722	751	918
Age 45 to 49	364	401	485	574	609	891	1,016	794	753	784
Age 50 to 54	321	361	433	535	574	633	885	959	794	746
Age 55 to 59	286	324	353	442	470	551	606	854	914	764
Age 60 to 64	288	339	347	382	465	464	546	602	843	911
Age 65 to 69	283	272	271	284	319	443	446	530	582	823
Age 70 to 74	201	225	227	231	254	284	396	400	476	527
Age 75 to 79	138	168	199	212	188	208	235	333	344	411
Age 80 to 84	65	90	111	142	130	145	162	185	266	284
Age 85 & Over	58	67	69	93	103	119	138	150	155	165

Source: U.S. Bureau of the Census

Table 22 Population by Age 1990-2000

GA		
Category	1990	2000
TOTAL Populatio n	6,478,189	8,186,453
0 – 4 Years Old	495,535	595,150
5 – 9 Years Old	483,952	615,584
10 – 14 Years Old	466,614	607,759
15 – 19 Years Old	497,152	596,277
20 – 24 Years Old	522,634	592,196
25 – 34 Years Old	1,174,869	1,299,256
35 – 44 Years Old	1,015,698	1,353,508
45 – 54 Years Old	668,951	1,079,992
55 – 59 Years Old	259,735	375,651
60 – 64 Years Old	238,779	285,805
65 Years and Over	654,270	785,275

Source: U.S. Bureau of the Census

Table 23 Population by Age 1990-2000

United States		
Category	1990	2000
TOTAL Population	248,709,873	281,421,906
0 – 4 Years Old	18,354,443	19,046,754
5 – 9 Years Old	18,099,179	20,608,282
10 – 14 Years Old	17,114,249	20,618,199
15 – 19 Years Old	17,754,015	19,911,052
20 – 24 Years Old	19,020,312	19,025,980
25 – 34 Years Old	43,175,932	39,577,357
35 – 44 Years Old	37,578,903	45,905,471
45 – 54 Years Old	25,223,086	37,578,609
55 – 59 Years Old	10,351,756	13,383,251
60 – 64 Years Old	10,616,167	10,787,979
65 Years and Over	31,241,831	34,978,972

Source: U.S. Bureau of the Census

The percentage for the United States and the State of Georgia suggests high birthrates, falling or stable death rates, and the potential for rapid population growth; whereas, Charlton County percentages suggests a slow and steady population growth that might be due to any number of factors, including moderate death rates, slightly higher than average birth rates, and increased migration from the area. No significant trends are identified.

1.1.4.0 RACIAL COMPOSITION

Table 24 Racial Composition 1980-2000

Charlton County			
Category	1980	1990	2000
TOTAL Population	7344	8496	10282
White	5159	6089	7052
Black	2161	2298	3008
American Indian Eskimo or Aleut	10	92	43
Asian or Pacific Islander	4	8	41
Other	10	9	14
Persons of Hispanic Origin	40	63	81

Source: U.S. Bureau of the Census

Table 25.1 Racial Composition 1980-2000

Folkston City, Charlton County			
Category	1980	1990	2000
TOTAL Population	1863	2285	2178
White	1232	1140	1005
Black	1008	1133	1122
American Indian Eskimo or Aleut	1	8	4
Asian or Pacific Islander	0	3	10
Other	2	1	4
Persons of Hispanic Origin	16	4	19

Source: U.S. Bureau of the Census

Table 26.2 Racial Composition 1980-2000

Homeland City, Charlton County			
Category	1980	1990	2000
TOTAL Population	683	961	765
White	666	908	697
Black	13	59	33
American Indian Eskimo or Aleut	4	11	14
Asian or Pacific Islander	0	3	1
Other	0	0	2
Persons of Hispanic Origin	2	10	9

Table 27 Racial Composition Totals & Projections

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	6,065	6,717	7,114	7,610	8,100	8,614	9,095	9,595
Black Population	NA	NA	2,351	2,780	3,014	3,245	3,484	3,722	4,023	4,338
Native American	NA	NA	33	59	39	39	38	35	31	26
Asian & Pacific Islander	NA	NA	9	47	41	48	73	102	118	132
Hispanic, any Race	10	12	35	91	81	94	119	142	167	197

Source: Woods & Poole Economics, Inc.

Table 28.1 Racial Composition Totals & Projections

Folkston City, Charlton County										
Category	1980	1985	1990	1995	2000	2005*	2010*	2015*	2020*	2025*
White Population	1232	1186	1140	1073	1005	957	908	860	812	764
Black Population	1008	1071	1133	1128	1122	1124	1126	1126	1124	1126
Native American	1	4	8	6	4	8	4	8	4	8
Asian & Pacific Islander	0	2	3	7	10	13	17	17	20	20
Hispanic, any Race	2	2	1	3	4	4	5	5	6	6

Source: U.S. Census Bureau
*Projected

Table 29.2 Racial Composition Totals & Projections

Homeland City, Charlton County										
Category	1980	1985	1990	1995	2000	2005*	2010*	2015*	2020*	2025*
White Population	666	804	908	803	697	691	687	687	685	687
Black Population	13	36	59	46	33	33	35	36	38	38
Native American	4	7	11	12	14	15	15	16	15	17
Asian & Pacific Islander	0	2	3	2	1	1	1	1	1	0
Hispanic, any Race	2	6	10	10	9	10	10	10	9	10

Source: U.S. Census Bureau
*Projected

Table 30 Current & Future Trend (% Change)

Racial Composition									
Category	1980	1990	1995	2000	2005	2010	2015	2020	2025
White	0%	17.56%	8.92%	5.91%	6.97%	6.43%	6.34%	5.58%	5.49%
Black	0%	8.79%	18.24%	8.41%	7.66%	7.36%	8.26%	8.08%	7.80%
Native American	0%	230.00%	78.78%	-33.89%	0.00%	-2.56%	-7.89%	-11.42%	-16.12%
Asian or Pacific Islander	0%	125.00%	422.22%	-12.76%	17.07%	52.08%	39.72%	15.68%	11.86%
Hispanic, any Race	0%	250.00%	160.00%	10.98%	16.04%	26.59%	19.32%	17.60%	17.96%

Source: Woods & Poole Economics, Inc.

Local government officials have indicated that the census takers in the last two decades have been more aggressive in their data collection. A few Native American, Asian or Pacific Islander and Hispanic live in the extreme southern part of Charlton County. Southern Charlton County is extremely rural with vast amounts of forested lands, and sandy and soft dirt trails.

Other than, a few chicken farms opening in the late eighties and early nineties-and then closing after the census of 2000, no significant changes have taken place that would influence current trends.

In the early nineties, several Native Americans families purchased land in Saint George-located in the extreme southern part of the county. Saint George, is now a bedroom community of Nassau County and Jacksonville, Florida. An attraction to the southern part of Charlton County is cheaper land and a faster permitting process than adjacent counties and Florida.

Presently, no major developments of impact are foreseen or planned that would change the trends forecasted in table 25.

- Table 29.1 reflects changes in the population for the City of Folkston by Racial Composition over the past 20 year term and predicts population changes over the next twenty year term
- It is interesting to note that the population of Charlton County continues to grow at a slow, steady pace while the population of Folkston decreased in relatively small numbers during this period
- Table 30.2 reflects changes in the population for the City of Homeland by Racial Composition over the past 20 year term and predicts population changes over the next twenty year term

It is interesting to note that the population of Homeland increased by a relatively large percentage (36.3%) given the overall population during the decade of 1981-1990, and decreased by relatively large percentage (23.2%) during the decade of 1991-2000 while the population of Charlton County continued to grow at a slow, steady rate

1.1.5.0 EDUCATION ATTAINMENT

Table 31 Educational Attainment 1980-2000

Charlton County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	3804	5002	6404
Less than 9th Grade	1398	976	696
9th to 12th Grade (No Diploma)	748	1216	1540
High School Graduate (Includes Equivalency)	1166	1802	2695
Some College (No Degree)	280	540	905
Associate Degree	NA	148	161
Bachelor's Degree	210	234	215
Graduate or Professional Degree	NA	86	192

Source: U.S. Bureau of the Census

Table 32 Educational Attainment 1980-2000

Charlton County			
Category	1980	1990	2000
TOTAL Population 25 & Over	3804	5002	6404
Less than 9th Grade	36.75%	19.51%	10.87%
9th to 12th Grade (No Diploma)	19.66%	24.31%	24.05%
High School Graduate (Includes Equivalency)	30.65%	36.03%	42.08%
Some College (No Degree)	7.36%	10.80%	14.13%
Associate Degree	NA	2.96%	2.51%
Bachelor's Degree	5.52%	4.68%	3.36%
Graduate or Professional Degree	NA	1.72%	2.99%

Source: U.S. Bureau of the Census

Table 33 Educational Attainment 1980-2000

Folkston			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	966	1082	1402
Less than 9th Grade	NA	303	234
9th to 12th Grade (No Diploma)	NA	311	345
High School Graduate (Includes Equivalency)	NA	419	499
Some College (No Degree)	NA	162	169
Associate Degree	NA	39	23
Bachelor's Degree	NA	75	74
Graduate or Professional Degree	NA	52	58

Source: U.S. Bureau of the Census

Table 34 Educational Attainment % 1980-2000

Folkston			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	28.00%	16.69%
9th to 12th Grade (No Diploma)	NA	28.74%	24.61%
High School Graduate (Includes Equivalency)	NA	38.72%	35.59%
Some College (No Degree)	NA	14.97%	12.05%
Associate Degree	NA	3.60%	1.64%
Bachelor's Degree	NA	6.93%	5.28%
Graduate or Professional Degree	NA	4.81%	4.14%

Source: U.S. Bureau of the Census

Table 35 Educational Attainment 1980-2000

Homeland			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	299	421	477
Less than 9th Grade	NA	108	87
9th to 12th Grade (No Diploma)	NA	154	143
High School Graduate (Includes Equivalency)	NA	196	166
Some College (No Degree)	NA	38	37
Associate Degree	NA	25	29
Bachelor's Degree	NA	22	6
Graduate or Professional Degree	NA	0	9

Source: U.S. Bureau of the Census

Table 36 Educational Attainment % 1980-2000

Homeland			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	NA	25.65%	18.24%
9th to 12th Grade (No Diploma)	NA	36.58%	29.98%
High School Graduate (Includes Equivalency)	NA	46.56%	34.80%
Some College (No Degree)	NA	9.03%	7.76%
Associate Degree	NA	5.94%	6.08%
Bachelor's Degree	NA	5.23%	1.26%
Graduate or Professional Degree	NA	0.00%	1.89%

Source: U.S. Bureau of the Census

Table 37 Educational Attainment 1980-2000

Brantley County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	4715	6609	9282
Less than 9th Grade	1346	1007	892
9th to 12th Grade (No Diploma)	1116	1366	1661
High School Graduate (Includes Equivalency)	1738	2963	4402
Some College (No Degree)	300	667	1440
Associate Degree	NA	222	307
Bachelor's Degree	226	267	308
Graduate or Professional Degree	NA	117	272

Source: U.S. Bureau of the Census

Table 38 Educational Attainment % 1980-2000

Brantley County			
Category	1980	1990	2000
Adult Population 25 & Over	4715	6609	9282
Less than 9th Grade	28.55%	15.24%	9.61%
9th to 12th Grade (No Diploma)	23.67%	20.67%	17.89%
High School Graduate (Includes Equivalency)	36.86%	44.83%	47.43%
Some College (No Degree)	6.36%	10.09%	15.51%
Associate Degree	NA	3.36%	3.31%
Bachelor's Degree	4.79%	4.04%	3.32%
Graduate or Professional Degree	NA	1.77%	2.93%

Source: U.S. Bureau of the Census

Table 39 Educational Attainment 1980-2000

Camden County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	7049	16900	24073
Less than 9th Grade	1824	1246	1050
9th to 12th Grade (No Diploma)	1601	2217	2979
High School Graduate (Includes Equivalency)	2249	6075	7990
Some College (No Degree)	811	3840	6424
Associate Degree	NA	1247	1784
Bachelor's Degree	577	1735	2476
Graduate or Professional Degree	NA	540	1370

Source: U.S. Bureau of the Census

Table 40 Educational Attainment % 1980-2000

Camden County			
Category	1980	1990	2000
Adult Population 25 & Over	7049	16900	24073
Less than 9th Grade	14.29%	5.96%	3.71%
9th to 12th Grade (No Diploma)	19.38%	8.08%	6.90%
High School Graduate (Includes Equivalency)	42.03%	17.53%	18.29%
Some College (No Degree)	9.46%	3.95%	26.68%
Associate Degree	NA	1.31%	1.28%
Bachelor's Degree	3.79%	1.58%	1.28%
Graduate or Professional Degree	NA	0.69%	1.13%

Source: U.S. Bureau of the Census

Table 41 Educational Attainment 1980-2000

Clinch County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	3552	3652	4380
Less than 9th Grade	1496	955	845
9th to 12th Grade (No Diploma)	835	1011	957
High School Graduate (Includes Equivalency)	775	1125	1421
Some College (No Degree)	214	257	589
Associate Degree	NA	60	111
Bachelor's Degree	231	93	265
Graduate or Professional Degree	NA	151	192

Source: U.S. Bureau of the Census

Table 42 Educational Attainment % 1980-2000

Clinch County			
Category	1980	1990	2000
Adult Population 25 & Over	3552	3652	4380
Less than 9th Grade	42.12%	26.15%	19.29%
9th to 12th Grade (No Diploma)	23.51%	27.68%	21.85%
High School Graduate (Includes Equivalency)	21.82%	30.81%	32.44%
Some College (No Degree)	6.02%	7.04%	13.44%
Associate Degree	NA	1.64%	2.53%
Bachelor's Degree	6.50%	2.55%	6.05%
Graduate or Professional Degree	NA	4.13%	4.38%

Source: U.S. Bureau of the Census

Table 43 Educational Attainment 1980-2000

Ware County, GA			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	21359	22611	23380
Less than 9th Grade	6041	3749	2394
9th to 12th Grade (No Diploma)	5244	5050	4545
High School Graduate (Includes Equivalency)	5708	7693	9060
Some College (No Degree)	2242	2999	3860
Associate Degree	NA	774	862
Bachelor's Degree	2137	1386	1582
Graduate or Professional Degree	NA	960	1077

Source: U.S. Bureau of the Census

Table 44 Educational Attainment % 1980-2000

Ware County			
Category	1980	1990	2000
Adult Population 25 & Over	21359	22611	23380
Less than 9th Grade	28.28%	16.58%	10.24%
9th to 12th Grade (No Diploma)	24.55%	22.33%	19.44%
High School Graduate (Includes Equivalency)	26.72%	34.02%	38.75%
Some College (No Degree)	10.50%	13.26%	16.50%
Associate Degree	NA	3.42%	3.69%
Bachelor's Degree	10.01%	6.13%	6.77%
Graduate or Professional Degree	NA	4.25%	4.61%

Source: U.S. Bureau of the Census

Table 45 Educational Attainment 1980-2000

GA			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	3081513	4012329	5185965
Less than 9th Grade	730846	481679	393197
9th to 12th Grade (No Diploma)	613975	683833	718152
High School Graduate (Includes Equivalency)	878923	1189740	1486006
Some College (No Degree)	411517	682350	1058692
Associate Degree	NA	198951	269740
Bachelor's Degree	450267	518433	829873
Graduate or Professional Degree	NA	257201	430305

Source: U.S. Bureau of the Census

Table 46 Educational Attainment % 1980-2000

GA			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	100.00%	100.00%	100.00%
Less than 9th Grade	23.72%	12.00%	7.58%
9th to 12th Grade (No Diploma)	19.92%	17.04%	13.85%
High School Graduate (Includes Equivalency)	28.52%	29.65%	28.65%
Some College (No Degree)	13.35%	17.01%	20.41%
Associate Degree	NA	4.96%	5.20%
Bachelor's Degree	14.61%	12.92%	16.00%
Graduate or Professional Degree	NA	6.41%	8.30%

Source: U.S. Bureau of the Census

Table 47 Education Statistics % 1980-2001

Charlton County							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	66%	67%	58%	68%	58%	55%	43%
H.S. Dropout Rate	14.8%	9.7%	9.3%	9%	9.5%	7.1%	5.7%
Grads Attending Georgia Public Colleges	42.3%	27.2%	31.0%	38.3%	31.5%	NA	NA
Grads Attending Georgia Public Technical Schools	6.4%	2.5%	NA	2.1%	5.5%	5.8%	NA

Source: Georgia Department of Education

Table 48 Education Statistics % 1980-2001

GA							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26 %	8.60 %	7.30 %	6.50 %	6.50 %	6.50 %	6.40 %
Grads Attending Georgia Public Colleges	35.0 %	30.0 %	30.2 %	38.8 %	37.5 %	37.3 %	36.1 %
Grads Attending Georgia Public Technical Schools	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

Source: Georgia Department of Education

Table 49 Education Comparison to Surrounding Counties & State % Change 1980-2000

Education Comparison						
Category	Charlton	Brantley	Camden	Clinch	Ware	State
Less than 9th Grade	- 70.42%	- 67.91%	- 74.03%	- 54.20%	- 63.79%	- 16.14%
9th to 12th Grade (No Diploma)	22.32%	- 24.41%	- 64.39%	-7.06%	20.81%	30.47%
High School Graduate (Includes Equivalency)	4.40%	28.67%	- 23.74%	48.67%	45.02%	0.45%
Some College (No Degree)	356.25%	414.30%	245.77%	588.53%	305.71%	50.86%
Associate Degree	8.78%	1.48%	-2.29%	54.26%	7.89%	4.83%
Bachelor's Degree	39.13%	- 30.68%	- 66.22%	-6.92%	32.36%	9.50%
Graduate or Professional Degree	- 12.35%	65.53%	63.76%	6.05%	8.47%	29.48%

Source: Georgia Department of Education

The Charlton Board of Education has several aggressive programs to encourage individuals to remain in the school systems. These programs appear to be working because the high school dropout rate has been reduced by 23.9%.

Charlton County high school test scores are lagging behind the state by 33.84%. This drop in test scores is a side effort of the reduced dropout rate. Students who would have dropped out previously are now staying in school and taking the tests. However, Charlton County does have a 10.93% less dropout rate than the state. Charlton County is working with those students that have low skill levels and are endanger of dropping out of school.

The percentage of high school graduates continuing on to post-secondary education is similar to the state level. Young adults and high school students realize that better education equates to a better standard of living.

No significant trends were noted other than the Charlton County Board of Education taking the necessary steps to encourage students to improve skills levels.

Less than 9th Grade Education: Charlton County when compare to surrounding counties and the state of Georgia has preformed well. Tables 27, 33, 35, 37, 39 and 41 indicate that more individuals are staying in the education system longer. Table 39 reflects that Charlton County has been very aggressive and the change in percent from 1980-2000 reflects this.

9th to 12th Grade (No Diploma): Charlton is lagging behind the surrounding counties and the state. Table 27 indicates that Charlton County has the highest number of individuals without a diploma. A positive number in this area indicates that individuals not having a diploma have increased by 22.32%. However, from 1990-2000 the number of individuals not having a diploma has decreased by 1.06%- percentage calculated by adding "Less than 9th Grade" and "9th to 12th Grade (No Diploma)" and calculating and comparing 1990-2000 figures.

High School Graduate & GED: Table 27 indicates that 42.08% of adults 25 & older have a GED or High School Diploma. Charlton County sets the example in this area. Charlton County has successfully implemented programs to educate its population. These aggressive programs have paid off, for Charlton County; the percentage is higher than surrounding counties and the state.

Some College: When comparing percentages, Charlton County is very similar to the surrounding counties and state.

Associate Degree (1990-2000): When compared to the surrounding counties and state, Charlton County is similar to the percentage of Associate Degrees. The changes in the last twenty years have been modest. Charlton County is not lagging behind, but has made continuous progress and it appears this trend will continue.

Bachelor's Degree: Charlton County is very similar to the surrounding counties and the state if comparing percentages. There has been a 2.38% increase in individuals obtaining Bachelor's Degree in a 20-year period.

Graduate or Professional Degrees (1990-2000): Table 28 indicates that the number of individuals holding Grad or Professional Degrees have increased, Charlton County percentage wise leads the surrounding counties and state in this area. The number of individuals holding a Grad or Professional Degree has increased by 100 %.

1.1.6.0 INCOME

Table 50 Per Capita Income

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996 \$)	\$12,762	\$12,989	\$12,872	\$13,067	\$14,509	\$15,369	\$16,148	\$16,932	\$17,758	\$18,621

Source: Woods & Poole Economics, Inc.

Table 51.1 Per Capita Income Folkston City

Folkston City, Charlton County										
Category	1980	1985	1990*	1995**	2000*	2005**	2010**	2015**	2020**	2025**
Income per Capita (1996 \$)	NA	NA	\$7,867	\$13,067	\$13,653	\$15,369	\$16,148	\$16,932	\$17,758	\$18,621

*Source: U.S. Census Bureau

**Projected

Table 52.2 Per Capita Income Homeland City

Homeland City, Charlton County										
Category	1980	1985	1990*	1995**	2000*	2005**	2010**	2015**	2020**	2025**
Income per Capita (1996 \$)	NA	NA	\$8,118	\$14,049	\$15,980	\$17,681	\$18,382	\$20,165	\$22,948	\$25,319

*Source: U.S. Census Bureau

**Projected

Table 53 Per Capita Income

GA										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Income per Capita (1996 \$)	\$15,353	\$18,512	\$20,715	\$22,287	\$25,433	\$26,975	\$28,549	\$30,141	\$31,767	\$33,413

Source: Woods & Pool Economics, Inc.

- Per Capita Income for Charlton County is somewhat lower than that for the state of Georgia.
- Per Capita Income for the cities of Folkston and Homeland are lower than those for Charlton County and therefore, lower than those for the state of Georgia.
- Projections indicate the trend will continue through the next twenty years.

Table 54 Average Household Income

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	NA	NA	\$23,577	\$26,284	\$33,931	\$36,855	\$39,740	\$42,675	\$45,620	\$48,524

Source: Woods & Poole Economics, Inc.

Table 55.1 Average Household Income Folkston City

Folkston City, Charlton County										
Category	1980	1985	1990*	1995**	2000*	2005**	2010**	2015**	2020**	2025**
Mean Household Income (Current \$)	NA	NA	\$17,476	\$19,658	\$21,840	\$23,074	\$24,308	\$25,687	\$28,434	\$30,048

*Source: U.S. Census Bureau

**Projected

Table 56.2 Average Household Income Homeland City

Homeland City, Charlton County										
Category	1980	1985	1990*	1995**	2000*	2005**	2010**	2015**	2020**	2025**
Mean Household Income (Current \$)	NA	NA	\$18,542	\$21,632	\$24,722	\$26,045	\$27,438	\$28,906	\$30,453	\$32,082

*Source: U.S. Census Bureau

**Projected

Table 57 Average Household Income

GA										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Mean Household Income (Current \$)	NA	NA	\$33,259	\$35,692	\$42,158	\$44,169	\$52,533	\$54,203	\$63,964	\$59,049

Source: Woods & Pool Economics, Inc.

- Average Household Income for Charlton County is somewhat lower than that for the state of Georgia.
- Average Household Income for the cities of Folkston and Homeland are lower than those for Charlton County and therefore, lower than those for the state of Georgia.
- In Particular, it is interesting to note that the City of Folkston Average Household Income is somewhat lower than the state of Georgia, Charlton, and Homeland.
- Projections indicate the trend will continue through the next twenty years.

Table 58 Household Income Distribution

Charlton County			
Category	1980	1990	2000
TOTAL Households	2226	2911	3327
Income less than \$5000	416	310	NA
Income \$5000 - \$9999	432	363	570
Income \$10000 - \$14999	458	342	290
Income \$15000 - \$19999	325	312	336
Income \$20000 - \$29999	251	597	580
Income \$30000 - \$34999	141	233	204
Income \$35000 - \$39999	94	188	183
Income \$40000 - \$49999	39	272	338
Income \$50000 - \$59999	34	137	267
Income \$60000 - \$74999	16	98	272
Income \$75000 - \$99999	16	43	147
Income \$100000 or more	6	16	140

Source: U.S. Bureau of the Census

Table 59 Household Income Dist (%)

Charlton County			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	18.69%	10.65%	NA
Income \$5000 - \$9999	19.41%	12.47%	17.13%
Income \$10000 - \$14999	20.58%	11.75%	8.72%
Income \$15000 - \$19999	14.60%	10.72%	10.10%
Income \$20000 - \$29999	11.28%	20.51%	17.43%
Income \$30000 - \$34999	6.33%	8.00%	6.13%
Income \$35000 - \$39999	4.22%	6.46%	5.50%
Income \$40000 - \$49999	1.75%	9.34%	10.16%
Income \$50000 - \$59999	1.53%	4.71%	8.03%
Income \$60000 - \$74999	0.72%	3.37%	8.18%
Income \$75000 - \$99999	0.72%	1.48%	4.42%
Income \$100000 or more	0.27%	0.55%	4.21%

Source: U.S. Bureau of the Census

Table 60 Household Income Dist 1980-2000

Folkston			
Category	1980	1990	2000
TOTAL Households	565	775	859
Income less than \$5000	105	118	NA
Income \$5000 - \$9999	109	136	226
Income \$10000 - \$14999	116	82	88
Income \$15000 - \$19999	83	83	89
Income \$20000 - \$29999	64	154	113
Income \$30000 - \$34999	36	54	32
Income \$35000 - \$39999	24	36	34
Income \$40000 - \$49999	10	44	80
Income \$50000 - \$59999	9	28	24
Income \$60000 - \$74999	4	26	80
Income \$75000 - \$99999	4	12	64
Income \$100000 or more	1	2	29

Source: U.S. Bureau of the Census

Table 61 Household Income Dist. % 1980-2000

Folkston			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	18.58%	15.23%	NA
Income \$5000 - \$9999	19.29%	17.55%	26.31%
Income \$10000 - \$14999	20.53%	10.58%	10.24%
Income \$15000 - \$19999	14.69%	10.71%	10.36%
Income \$20000 - \$29999	11.33%	19.87%	13.15%
Income \$30000 - \$34999	6.37%	6.97%	3.73%
Income \$35000 - \$39999	4.25%	4.65%	3.96%
Income \$40000 - \$49999	1.77%	5.68%	9.31%
Income \$50000 - \$59999	1.59%	3.61%	2.79%
Income \$60000 - \$74999	0.71%	3.35%	9.31%
Income \$75000 - \$99999	0.71%	1.55%	7.45%
Income \$100000 or more	0.18%	0.26%	3.38%

Source: U.S. Bureau of the Census

Table 62 Household Income Dist. % 1980-2000

Homeland			
Category	1980	1990	2000
TOTAL Households	175	345	286
Income less than \$5000	33	36	NA
Income \$5000 - \$9999	34	37	49
Income \$10000 - \$14999	36	55	41
Income \$15000 - \$19999	25	55	32
Income \$20000 - \$29999	20	68	47
Income \$30000 - \$34999	11	26	19
Income \$35000 - \$39999	7	18	10
Income \$40000 - \$49999	3	24	35
Income \$50000 - \$59999	3	22	21
Income \$60000 - \$74999	1	0	16
Income \$75000 - \$99999	1	2	9
Income \$100000 or more	0	2	7

Source: U.S. Bureau of the Census

Table 63 Household Income Dist. % 1980-2000

Homeland			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	18.86%	10.43%	NA
Income \$5000 - \$9999	19.43%	10.72%	17.13%
Income \$10000 - \$14999	20.57%	15.94%	14.34%
Income \$15000 - \$19999	14.29%	15.94%	11.19%
Income \$20000 - \$29999	11.43%	19.71%	16.43%
Income \$30000 - \$34999	6.29%	7.54%	6.64%
Income \$35000 - \$39999	4.00%	5.22%	3.50%
Income \$40000 - \$49999	1.71%	6.96%	12.24%
Income \$50000 - \$59999	1.71%	6.38%	7.34%
Income \$60000 - \$74999	0.57%	0.00%	5.59%
Income \$75000 - \$99999	0.57%	0.58%	3.15%
Income \$100000 or more	0.00%	0.58%	2.45%

Source: U.S. Bureau of the Census

Table 64 Household Income Dist. 1980-2000

GA			
Category	1980	1990	2000
TOTAL Households	1869754	2366615	3007678
Income less than \$5000	302864	186997	NA
Income \$5000 - \$9999	319679	209826	304816
Income \$10000 - \$14999	304354	204037	176059
Income \$15000 - \$19999	265302	209850	177676
Income \$20000 - \$29999	215674	405470	383222
Income \$30000 - \$34999	153940	186974	187070
Income \$35000 - \$39999	103371	160329	176616
Income \$40000 - \$49999	62868	260968	326345
Income \$50000 - \$59999	38203	180186	278017
Income \$60000 - \$74999	27517	162055	315186
Income \$75000 - \$99999	47980	109468	311651
Income \$100000 or more	28437	90224	371020

Source: U.S. Bureau of the Census

Table 65 Household Income Dist (%) 1980-2000

A			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	16.20%	7.90%	NA
Income \$5000 - \$9999	17.10%	8.87%	10.13%
Income \$10000 - \$14999	16.28%	8.62%	5.85%
Income \$15000 - \$19999	14.19%	8.87%	5.91%
Income \$20000 - \$29999	11.53%	17.13%	12.74%
Income \$30000 - \$34999	8.23%	7.90%	6.22%
Income \$35000 - \$39999	5.53%	6.77%	5.87%
Income \$40000 - \$49999	3.36%	11.03%	10.85%
Income \$50000 - \$59999	2.04%	7.61%	9.24%
Income \$60000 - \$74999	1.47%	6.85%	10.48%
Income \$75000 - \$99999	2.57%	4.63%	10.36%
Income \$100000 or more	1.52%	3.81%	12.34%

Source: U.S. Bureau of the Census

Table 66 Comparison of Per Capita Income to State (%)

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton (1996 \$)	-16.87%	-29.83%	-37.86%	-41.36%	-42.95%	-43.02%	-43.43%	-43.82%	-44.09%	-44.27%
Georgia (1996 \$)	\$15,353.00	\$18,512.00	\$20,715.00	\$22,287.00	\$25,433.00	\$26,975.00	\$28,549.00	\$30,141.00	\$31,767.00	\$33,413.00

Woods and Pool Economics, Inc.

The above table indicates that Charlton County is lagging behind the state in Per Capita Income. The conclusion drawn from the data is that this is a trend and is not likely to turnabout.

From 1980-to-2000 the Per Capita Income in Charlton County had risen by \$1,747. That is a 13.68% increase over a twenty-year period. The State of Georgia's Per Capita Income increased by \$10,080. That is a 65.65% increase over a twenty-year period.

Table 67 Comparison of Household Income to State (%)

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton (1996 \$)	N/A	N/A	-29.10%	-26.35%	-19.51%	-16.55%	-24.35%	-21.26%	-28.67%	-17.82%
Georgia (1996 \$)	N/A	N/A	\$33,259.00	\$35,692.00	\$42,158.00	\$44,169.00	\$52,533.00	\$54,203.00	\$63,964.00	\$59,049.00

Woods and Pool Economics, Inc.

A slow and steady decline in per capita income is shown in tables 58 and 59 for Charlton County relative to the State of Georgia. They also show an ebb and flow of household income relative to the state average. If the projections are correct, people will respond to the slow decrease in per capita income by “doubling up” in households. Thus, household income will have a less dramatic difference with the state but people will continue to adjust their living arrangements in response to the economic cycles.

This is part of the long-term national trend of higher paying jobs migrating from rural to urban areas, but counter-trend is evident. With better transportation and communication, more high-tech service jobs can be preformed in remote locations. Therefore, we are seeing some high-income people moving into Charlton County. They may telecommute or they may work elsewhere using our easy access to Interstates 95 and 10 and to Jacksonville International Airport.

From 1990-to-2000 the Household Income in Charlton County had risen by \$2,707. That is an 11.48% increase over a ten-year period. The State of Georgia's Household Income increased by \$8,899, representing a 26.75% increase over a ten-year period.

1.2.0.0: Assessment

1.2.1.0 TOTAL POPULATION

Table 68 Population Comparison 1980-2025

Total Population Comparison										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton	7,357	7,921	8,493	9,694	10,289	11,036	11,814	12,615	13,434	14,288
Georgia	5,484,440	5,962,720	6,506,530	7,323,980	8,229,820	8,784,650	9,349,660	9,940,380	10,550,700	11,185,100

Woods and Pool Economics, Inc.

Table 69 Population Comparison (% of Change)

Total Population Comparison (% of Change)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton	0%	7.66%	7.22%	14.14%	6.13%	7.26%	7.04%	6.78%	6.49%	6.35%
Georgia	0%	8.72%	9.12%	12.56%	12.36%	6.74%	6.43%	6.43%	6.13%	6.01%

Woods and Pool Economics, Inc.

Table 61 indicates that Charlton County's growth rate is slow, steady and stable. When compared to the state's rate of growth Charlton County growth is very similar.

There will be sufficient jobs in Charlton County for individuals wishing to work. Approximately 51% of Charlton County's population works outside of the county. This does not indicate that no employment exists within Charlton County. It must be remembered that the county is rapidly becoming a bedroom community for Nassau County and Jacksonville, Florida.

The housing market is stable at this time and will remain so for the next several years. The county and municipalities participate in all state housing programs to secure funds to address housing needs when they arise.

The community facilities and services are adequate for the number of individuals that they serve.

In 1995, there was a spike in the population growth. This is because Charlton County has cheap land and a faster permitting system than surrounding areas.

Charlton County has grown at a rate very similar to that of the state. The projected rate of growth for Charlton County from 1980-2025 is 7.67% and the State's rate of growth is 8.28%. Nothing indicates that the rate of growth in Charlton County will not remain steady and similar to the State's.

1.2.2.0 HOUSEHOLDS

Table 70 Number of Households

Comparison of the Number of Households										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton County	2,244	2,384	2,928	3,173	3,353	3,655	3,954	4,246	4,505	4,721
Georgia	1,886,550	2,124,630	2,380,830	2,684,490	3,022,410	3,265,030	3,501,380	3,727,580	3,929,140	4,108,410
US	80,824,800	86,553,900	92,255,600	98,679,800	105,819,000	112,466,000	118,879,000	124,948,000	130,209,000	134,777,000

Woods and Pool Economics, Inc.

Table 71 Number of Households (%)

Comparison of the Number of Households (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton County	0%	6.23%	22.81%	8.36%	5.67%	9.00%	8.18%	7.38%	6.09%	4.79%
Georgia	0%	12.61%	12.05%	12.75%	12.58%	8.02%	7.23%	6.46%	5.40%	4.56%
US	0%	7.08%	6.58%	6.96%	7.23%	6.28%	5.70%	5.10%	4.21%	3.50%

Woods and Pool Economics, Inc.

The number of households is increasing at a slow but steady rate. Housing will not experience any significant impact because according to projections, an overall increase in the number of housing units is expected to occur during the twenty-year planning period. This increase will occur for two reasons: (1) the county's population is projected to experience significant growth; (2) average household size is steadily declining and will likely continue to decline during the first half of the planning period but may reverse in the second half of the 20 years. However, the projection does not indicate that the trend will reverse. Currently, adequate housing and types of housing exists for the county's population.

1.2.3.0 AGE DISTRIBUTION

Table 72 Age Distribution (% Change)

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	0%	7.67%	7.22%	14.14%	6.14%	7.26%	7.05%	6.78%	6.49%	6.36%
Age 0 to 4	0%	10.37%	8.56%	7.00%	-19.98%	14.12%	10.29%	6.49%	5.99%	5.75%
Age 5 to 9	0%	-1.77%	6.32%	12.02%	-5.30%	-3.87%	15.53%	8.64%	5.08%	7.15%
Age 10 to 14	0%	-8.18%	0.14%	12.04%	9.40%	-14.29%	-2.60%	14.30%	9.24%	5.25%
Age 15 to 19	0%	-9.47%	-3.94%	13.01%	5.51%	15.90%	-13.31%	-0.59%	11.40%	9.28%
Age 20 to 24	0%	6.19%	-5.35%	9.32%	14.76%	20.42%	9.25%	-3.23%	0.52%	10.36%
Age 25 to 29	0%	24.17%	7.22%	-3.51%	7.89%	2.11%	23.00%	7.61%	-3.95%	0.54%
Age 30 to 34	0%	28.54%	18.70%	28.69%	-16.94%	-3.95%	4.38%	21.26%	7.03%	-3.44%
Age 35 to 39	0%	15.72%	6.50%	35.67%	28.34%	-21.97%	-4.08%	4.54%	22.12%	7.67%
Age 40 to 44	0%	11.11%	20.68%	9.79%	45.45%	13.80%	-21.55%	-4.62%	4.02%	22.24%
Age 45 to 49	0%	10.16%	20.95%	18.35%	6.10%	46.31%	14.03%	-21.85%	-5.16%	4.12%
Age 50 to 54	0%	12.46%	19.94%	23.56%	7.29%	10.28%	39.81%	8.36%	-17.21%	-6.05%
Age 55 to 59	0%	13.29%	8.95%	25.21%	6.33%	17.23%	9.98%	40.92%	7.03%	-16.41%
Age 60 to 64	0%	17.71%	2.36%	10.09%	21.73%	-0.22%	17.67%	10.26%	40.03%	8.07%
Age 65 to 69	0%	-3.89%	-0.37%	4.80%	12.32%	38.87%	0.68%	18.83%	9.81%	41.41%
Age 70 to 74	0%	11.94%	0.89%	1.76%	9.96%	11.81%	39.44%	1.01%	19.00%	10.71%
Age 75 to 79	0%	21.74%	18.45%	6.53%	-11.32%	10.64%	12.98%	41.70%	3.30%	19.48%
Age 80 to 84	0%	38.46%	23.33%	27.93%	-8.45%	11.54%	11.72%	14.20%	43.78%	6.77%
Age 85 & Over	0%	15.52%	2.99%	34.78%	10.75%	15.53%	15.97%	8.70%	3.33%	6.45%

Woods and Pool Economics, Inc.

Table 73 Percentage of Age Distribution 1985-2025

Charlton									
Age	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44
%	7.00%	5.40%	4.87%	2.81%	3.09%	6.92%	7.23%	9.36%	10.50%
Age	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85 & Over
%	11.21%	10.94%	12.50%	14.19%	13.61%	11.84%	13.72%	18.81%	12.67%

Woods and Pool Economics, Inc.

According to table 64 & 65, the population of Charlton County is stable and growing at a slow and steady rate. Table 64 indicates that no radical change in the distribution of age for the next 20-year planning period is forecasted. Table 65 displays the trend in age distribution for a forty-year period. The two tables indicate that the distribution of age in Charlton County remains constant and reasonably stable.

1.2.4.0 RACIAL COMPOSITION

Table 74 Future Trend (% Change)

Racial Composition									
Category	1980	1990	1995	2000	2005	2010	2015	2020	2025
White	0%	17.56%	8.92%	5.91%	6.97%	6.43%	6.34%	5.58%	5.49%
Black	0%	8.79%	18.24%	8.41%	7.66%	7.36%	8.26%	8.08%	7.80%
Native American	0%	230.00%	78.78%	-33.89%	0.00%	-2.56%	-7.89%	-11.42%	-16.12%
Asian or Pacific Islander	0%	125.00%	422.22%	-12.76%	17.07%	52.08%	39.72%	15.68%	11.86%
Hispanic, any Race	0%	250.00%	160.00%	10.98%	16.04%	26.59%	19.32%	17.60%	17.96%

Source: Woods & Poole Economics, Inc.

Table 75 Racial Composition

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
White Population	NA	NA	71.41%	69.29%	69.14%	68.96%	68.56%	68.28%	67.70%	67.15%
Black Population	NA	NA	27.68%	28.68%	29.29%	29.40%	29.49%	29.50%	29.95%	30.36%
Native American	NA	NA	0.39%	0.61%	0.38%	0.35%	0.32%	0.28%	0.23%	0.18%
Asian & Pacific Islander	NA	NA	0.11%	0.48%	0.40%	0.43%	0.62%	0.81%	0.88%	0.92%
Hispanic, any Race	N/A	N/A	0.41%	0.94%	0.79%	0.85%	1.01%	1.13%	1.24%	1.38%

Source: Woods & Poole Economics, Inc.

Be careful when statistically comparing tables 66 and 67. Table 66 is for a rate of change for every 5-year period and table 67 is percent of racial makeup as compared to total population. Table 66 does show that some change has occurred over a 35-year period. However, none of these changes was significant when compared to table 67.

Local government officials have indicated that the census takers in the last two decades have been more aggressive in their data collection. A few Native American, Asian or Pacific Islander and Hispanic live in the extreme southern part of Charlton County. Southern Charlton County is extremely rural with vast amounts of forested lands, and sandy and soft dirt trails.

Other than, a few chicken farms opening in the late eighties and early nineties-and then closing after the census was taken in 2000, no significant changes have taken place that would influence current trends

In the early nineties, several Native Americans families purchased land in Saint George-located in the extreme southern part of the county. An attraction to the southern part of Charlton County is cheaper land and a faster permitting process than adjacent counties and Florida. The result has been that Saint George in now a bedroom community of Nassau County and Jacksonville, Florida.

Presently, no major developments of impact are foreseen or planned that would change the trends forecasted in tables 66 and 67.

1.2.5.0 EDUCATION

Table 76 Education Attainment %

Charlton County			
Category	1980	1990	2000
Adult Population 25 & Over	3804	5002	6404
Less than 9th Grade	36.75%	19.51%	10.87%
9th to 12th Grade (No Diploma)	19.66%	24.31%	24.05%
High School Graduate (Includes Equivalency)	30.65%	36.03%	42.08%
Some College (No Degree)	7.36%	10.80%	14.13%
Associate Degree	NA	2.96%	2.51%
Bachelor's Degree	5.52%	4.68%	3.36%
Graduate or Professional Degree	NA	1.72%	3.00%

Source: U.S. Bureau of the Census

Table 77 Education Attainment %

Brantley County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	4715	6609	9282
Less than 9th Grade	28.55%	15.24%	9.61%
9th to 12th Grade (No Diploma)	23.67%	20.67%	17.89%
High School Graduate (Includes Equivalency)	36.86%	44.83%	47.43%
Some College (No Degree)	6.36%	10.09%	32.71%
Associate Degree	NA	3.36%	3.31%
Bachelor's Degree	4.79%	4.04%	3.32%
Graduate or Professional Degree	NA	1.77%	2.93%

Source: U.S. Bureau of the Census

Table 78 Education Attainment %

Camden County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	7049	16900	24073
Less than 9th Grade	14.29%	5.96%	3.71%
9th to 12th Grade (No Diploma)	19.38%	8.08%	6.90%
High School Graduate (Includes Equivalency)	42.03%	17.53%	18.29%
Some College (No Degree)	9.46%	3.95%	32.71%
Associate Degree	NA	1.31%	1.28%
Bachelor's Degree	3.79%	1.58%	1.28%
Graduate or Professional Degree	NA	0.69%	1.13%

Source: U.S. Bureau of the Census

Table 79 Education Attainment %

Clinch County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	3552	3652	4380
Less than 9th Grade	42.12%	26.15%	19.29%
9th to 12th Grade (No Diploma)	23.51%	27.68%	21.85%
High School Graduate (Includes Equivalency)	21.82%	30.81%	32.44%
Some College (No Degree)	6.02%	7.04%	41.45%
Associate Degree	NA	1.64%	2.53%
Bachelor's Degree	6.50%	2.55%	6.05%
Graduate or Professional Degree	NA	4.13%	4.38%

Source: U.S. Bureau of the Census

Table 80 Education Attainment %

Ware County			
Category	1980	1990	2000
TOTAL Adult Population 25 & Over	21359	22611	23380
Less than 9th Grade	28.28%	16.58%	10.24%
9th to 12th Grade (No Diploma)	24.55%	22.33%	19.44%
High School Graduate (Includes Equivalent)	26.72%	34.02%	38.75%
Some College (No Degree)	10.50%	13.26%	42.60%
Associate Degree	NA	3.42%	3.69%
Bachelor's Degree	10.01%	6.13%	6.77%
Graduate or Professional Degree	NA	4.25%	4.61%

Source: U.S. Bureau of the Census

Less than 9th Grade Education: Charlton County when compare to surrounding counties and the state of Georgia has preformed well. Tables 24, 30, 32, 34, 36 and 38 indicate that more individuals are staying in the education system longer. Table 39 reflects that Charlton County has been very aggressive and the change in percent from 1980-2000 reflects this.

Less than 9th Grade Education: Charlton County when compare to surrounding counties and the state of Georgia has preformed well. Tables 24, 30, 32, 34, 36 and 38 indicate that more individuals are staying in the education system longer. Table 39 reflects that Charlton County has been very aggressive and the change in percent from 1980-2000 reflects this.

9th to 12th Grade (No Diploma): Charlton is lagging behind the surrounding counties and the state. Table 24 indicates that Charlton County has the highest number of individuals without a diploma. A positive number in this area indicates that individuals not having a diploma have increased by 22.32%. However, from 1990-2000 the number of individuals not having a diploma has decreased by 1.06%-percentage calculated by adding "Less than 9th Grade" and "9th to 12th Grade (No Diploma)" and calculating and comparing 1990-2000 figures.

High School Graduate & GED: Table 24 indicates that 42.08% of adults 25 & older have a GED or High School Diploma. Charlton County sets the example in this area. Charlton County has successfully implemented programs to educate its population. These aggressive programs have paid off, for Charlton County; the percentage is higher than surrounding counties and the state.

Some College: When comparing percentages, Charlton County is very similar to the surrounding counties and state.

Associate Degree (1990-2000): When compared to the surrounding counties and state, Charlton County is similar to the percentage of Associate Degrees. The changes in the last twenty years have been modest. Charlton County is not lagging behind, but has made continuous progress and it appears this trend will continue.

Bachelor's Degree: Charlton County is very similar to the surrounding counties and the state if comparing percentages. There has been a 2.38% increase in individuals obtaining Bachelor's Degree in a twenty-year period.

Graduate or Professional Degrees (1990-2000): Table 24 indicates that the number of individuals holding Grad or Professional Degrees have decreased, Charlton County percentage wise leads the surrounding counties and state in this area. The number of individuals holding a Grad or Professional Degree has increased by 100 %.

The education attainment levels are a good match with the skills, knowledge and abilities needed to participate in the work environment within Charlton County.

Local economics development authorities should concentrate on industrials that require 100 employees or less. Due to the excellent industrial training programs available to student attending Charlton County High School the development authority would do well to concentrate on specialized heavy industrial metal construction, wood working and industries requiring mechanical skills.

Table 81 Education Statistics 1995-2001

Charlton County							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	66%	67%	58%	68%	58%	55%	43%
H.S. Dropout Rate	14.8%	9.7%	9.3%	9%	9.5%	7.1%	5.7%
Grads Attending Georgia Public Colleges	42.3%	27.2%	31.0%	38.3%	31.5%	NA	NA
Grads Attending Georgia Public Technical Schools	6.4%	2.5%	NA	2.1%	5.5%	5.8%	NA

Source: Georgia Department of Education

Table 82 Education Statistics 1995-2001

GA							
Category	1995	1996	1997	1998	1999	2000	2001
H.S. Graduation Test Scores (All Components)	82%	76%	67%	68%	66%	68%	65%
H.S. Dropout Rate	9.26%	8.60%	7.30%	6.50%	6.50%	6.50%	6.40%
Grads Attending Georgia Public Colleges	35.0%	30.0%	30.2%	38.8%	37.5%	37.3%	36.1%
Grads Attending Georgia Public Technical Schools	5.4%	6.2%	7.1%	6.5%	6.4%	7.4%	8.8%

Source: Georgia Department of Education

The Charlton Board of Education has several aggressive programs to encourage individuals to remain in the school systems. These programs appear to be working because the high school dropout rate has been reduced by 23.9%.

Charlton County high school test scores are lagging behind the state by 33.84%. This drop in test scores is a side effort of the reduced dropout rate. Students who would have dropped out previously are now staying in school and taking the tests. However, Charlton County does have a 10.93% less dropout rate than the state. Charlton County is working diligently with those students that have low skill levels and are endanger of dropping out of school.

The percentage of high school graduates continuing on to post-secondary education is similar to the state level. Young adults and high school students realize that better education equates to a better standard of living.

Based on the figures for dropout rates, achievement test scores and the percentage of graduates continuing on to post-secondary education, the school system is enhancing the economic development potential of Charlton County and its respective municipalities.

1.2.6.0 INCOME

Table 83 Comparison Per Capita Income to State %

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton (1996 \$)	-16.87%	-29.83%	-37.86%	-41.36%	-42.95%	-43.02%	-43.43%	-43.82%	-44.09%	-44.27%
Georgia (1996 \$)	\$15,353.00	\$18,512.00	\$20,715.00	\$22,287.00	\$25,433.00	\$26,975.00	\$28,549.00	\$30,141.00	\$31,767.00	\$33,413.00

Woods and Pool Economics, Inc.

Table 75 indicates that Charlton County is lagging behind the state in Per Capita Income. Industries that have settled in Charlton County are low skill level industries. Industries requiring less skilled labor, less knowledge base and less ability traditionally pay less than industries requiring higher skill levels and knowledge base.

From 1980-to-2000 the Per Capita Income in Charlton County had risen by \$1,747. That is a 13.68% increase over a twenty-year period. The State of Georgia's Per Capita Income increased by \$10,080. That is a 65.65% increase over a twenty-year period.

Table 84 Comparison Household Income to State %

Comparison of Charlton County's Household Income to State (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Charlton (1996 \$)	N/A	N/A	-29.10%	-26.35%	-19.51%	-16.55%	-24.35%	-21.26%	-28.67%	-17.82%
Georgia (1996 \$)	N/A	N/A	\$33,259.00	\$35,692.00	\$42,158.00	\$44,169.00	\$52,533.00	\$54,203.00	\$63,964.00	\$59,049.00

Woods and Pool Economics, Inc.

Table 76 indicates that Charlton County is lagging behind the state in household income. This trend is slowly turning about due to aggressive recruitment, excellent communication and synchronization between the economic development authorities of Charlton County, Folkston and Homeland.

From 1990-to-2000 the Household Income in Charlton County had risen by \$2,707. That is an 11.48% increase over a ten-year period. The State of Georgia's Household Income increased by \$8,899, representing a 26.75% increase over a ten-year period.

Table 85 Household Income Dist (%)

Charlton County			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	18.69%	10.65%	N/A
Income \$5000 - \$9999	19.41%	12.47%	17.13%
Income \$10000 - \$14999	20.58%	11.75%	8.72%
Income \$15000 - \$19999	14.60%	10.72%	10.10%
Income \$20000 - \$29999	11.28%	20.51%	17.43%
Income \$30000 - \$34999	6.33%	8.00%	6.13%
Income \$35000 - \$39999	4.22%	6.46%	5.50%
Income \$40000 - \$49999	1.75%	9.34%	10.16%
Income \$50000 - \$59999	1.53%	4.71%	8.03%
Income \$60000 - \$74999	0.72%	3.37%	8.18%
Income \$75000 - \$99999	0.72%	1.48%	4.42%
Income \$100000 or more	0.27%	0.55%	4.21%

Source: U.S. Bureau of the Census

Table 86 Household Income Dist (%)

GA			
Category	1980	1990	2000
TOTAL Households	100.00%	100.00%	100.00%
Income less than \$5000	16.20%	7.90%	NA
Income \$5000 - \$9999	17.10%	8.87%	10.13%
Income \$10000 - \$14999	16.28%	8.62%	5.85%
Income \$15000 - \$19999	14.19%	8.87%	5.91%
Income \$20000 - \$29999	11.53%	17.13%	12.74%
Income \$30000 - \$34999	8.23%	7.90%	6.22%
Income \$35000 - \$39999	5.53%	6.77%	5.87%
Income \$40000 - \$49999	3.36%	11.03%	10.85%
Income \$50000 - \$59999	2.04%	7.61%	9.24%
Income \$60000 - \$74999	1.47%	6.85%	10.48%
Income \$75000 - \$99999	2.57%	4.63%	10.36%
Income \$100000 or more	1.52%	3.81%	12.34%

Source: U.S. Bureau of the Census

Table 77 indicates that from 1980-2000, households earning less than \$10,000 have decreased by 15.8%-projected. The State of Georgia from 1980-2000 experienced a decrease of 42.49%-projected.

Households in the groupings of more than \$10,000 and less than \$40,000 experienced a 16.64% decrease in the number of individuals in these groupings.

Households in the groupings having more than \$40,000 experienced-on average-a 79.94% increase in the number of individuals in these groupings. The 2000 U.S. Census indicated that approximately 51% of the workforce worked outside of Charlton County for higher wages.

GOALS & IMPLEMENTATION

1.3.0.0

N/A

2.0.0.0: Economic Development

The Economic Development Element provides local governments the opportunity to inventory and assess the community's economic base, labor force characteristics, and local economic development opportunities and resources; to determine economic needs and goals; and to merge this information with information about population trends and characteristics, natural resources, community facilities and services, housing and land use so that a strategy for the economic well-being of the community can be developed.

The purpose of this element is to plan for a healthy economy by doing the following:

- Identify the economic trends in your community
- Assess the trends to identify the community's strengths, weaknesses and resources, including regional comparisons in these areas
- Examine the appropriateness of the existing economy considering your community's population and its characteristics, housing availability, transportation network, natural resources and community facilities
- Determine which goals and objectives would effect a growing and balanced economy, consistent with prudent management of resources and which equitably benefits all segments of the population
- Develop implementation strategies that would achieve the desired economic goals and objectives

2.1.0.0: Existing Conditions

2.1.1.0 A. ECONOMIC BASE

Table 87 Employment by Sector 1980-2025

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,278	2,197	2,439	2,707	3,222	3,561	3,862	4,150	4,441	4,735
Farm	185	136	129	114	110	104	99	95	91	88
Agricultural Services, Other	9	8	4	40	51	50	51	53	56	59
Mining	27	0	0	0	0	0	0	0	0	0
Construction	41	58	56	117	203	218	226	232	238	244
Manufacturing	788	573	676	521	489	492	498	504	513	523
Trans., Comm., & Public Utilities	30	42	63	70	94	97	100	103	107	111
Wholesale Trade	35	41	47	33	47	47	47	47	47	48
Retail Trade	324	429	390	508	603	682	761	840	918	996
Finance, Insurance, & Real Estate	88	131	110	108	146	170	191	212	234	256
Services	289	305	394	557	817	1,019	1,184	1,335	1,481	1,628
Federal Civilian Government	15	41	52	52	48	46	46	46	46	46
Federal Military Government	30	37	38	38	36	37	37	37	38	38
State & Local Government	417	396	480	549	578	599	622	646	672	698

Source: Woods & Poole Economics, Inc.

Table 88 % of Employment by Sector 1980-2025

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	8.12%	6.19%	5.29%	4.21%	3.41%	2.92%	2.56%	2.29%	2.05%	1.86%
Agricultural Services, Other	0.40%	0.36%	0.16%	1.48%	1.58%	1.40%	1.32%	1.28%	1.26%	1.25%
Mining	1.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction	1.80%	2.64%	2.30%	4.32%	6.30%	6.12%	5.85%	5.59%	5.36%	5.15%
Manufacturing	34.59%	26.08%	27.72%	19.25%	15.18%	13.82%	12.89%	12.14%	11.55%	11.05%
Trans., Comm., & Public Utilities	1.32%	1.91%	2.58%	2.59%	2.92%	2.72%	2.59%	2.48%	2.41%	2.34%
Wholesale Trade	1.54%	1.87%	1.93%	1.22%	1.46%	1.32%	1.22%	1.13%	1.06%	1.01%
Retail Trade	14.22%	19.53%	15.99%	18.77%	18.72%	19.15%	19.70%	20.24%	20.67%	21.03%
Finance, Insurance, & Real Estate	3.86%	5.96%	4.51%	3.99%	4.53%	4.77%	4.95%	5.11%	5.27%	5.41%
Services	12.69%	13.88%	16.15%	20.58%	25.36%	28.62%	30.66%	32.17%	33.35%	34.38%
Federal Civilian Government	0.66%	1.87%	2.13%	1.92%	1.49%	1.29%	1.19%	1.11%	1.04%	0.97%
Federal Military Government	1.32%	1.68%	1.56%	1.40%	1.12%	1.04%	0.96%	0.89%	0.86%	0.80%
State & Local Government	18.31%	18.02%	19.68%	20.28%	17.94%	16.82%	16.11%	15.57%	15.13%	14.74%

Source: Woods & Poole Economics, Inc.

Table 89 Employment by Sector

GA										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	2,747,310	3,224,300	3,690,610	4,229,290	4,859,970	5,235,630	5,623,650	6,029,160	6,451,320	6,890,350
Farm	96,559	82,370	74,286	68,780	67,356	64,877	62,438	60,240	58,297	56,584
Agricultural Services, Other	16,432	24,574	31,487	44,659	54,829	60,079	65,359	70,538	75,465	80,033
Mining	8,808	10,241	10,590	9,408	9,522	9,645	9,813	10,047	10,324	10,653
Construction	139,233	196,913	212,342	236,159	296,572	316,876	333,895	349,870	365,279	380,526
Manufacturing	528,812	565,278	572,477	603,394	613,992	632,106	649,864	665,184	677,683	687,263
Trans., Comm., & Public Utilities	152,583	177,746	216,343	241,886	296,267	322,804	347,846	371,521	392,902	411,295
Wholesale Trade	174,084	214,310	228,213	242,508	276,326	300,312	322,310	344,504	367,022	389,992
Retail Trade	407,627	520,232	606,608	724,946	816,701	893,996	973,979	1,055,500	1,138,660	1,223,640
Finance, Insurance, & Real Estate	199,887	225,090	244,947	269,183	345,923	369,137	392,407	416,440	440,943	465,714
Services	502,841	664,476	876,597	1,125,360	1,391,460	1,532,290	1,692,630	1,873,380	2,074,950	2,298,230
Federal Civilian Government	84,599	92,561	102,981	98,336	92,262	91,889	91,883	92,089	92,439	92,936
Federal Military Government	92,295	98,319	90,745	94,733	93,789	95,235	96,403	97,224	97,709	97,839
State & Local Government	343,553	352,189	422,991	469,941	504,969	546,388	584,820	622,628	659,644	695,636

Source: Woods & Poole Economics, Inc.

Table 90 Employment by Sector (%)

GA										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans., Comm., & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods & Poole Economics, Inc.

Table 91 Earnings by Sector

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$42,749,000	\$40,267,000	\$45,017,000	\$49,065,000	\$62,297,000	\$71,053,000	\$79,772,000	\$88,940,000	\$98,756,000	\$109,339,000
Farm (1996 \$)	\$1,541,000	\$1,566,000	\$1,783,000	\$1,338,000	\$1,422,000	\$1,503,000	\$1,605,000	\$1,715,000	\$1,833,000	\$1,958,000
Agricultural Services, Other (1996 \$)	\$114,000	\$118,000	\$23,000	\$89,000	\$574,000	\$599,000	\$643,000	\$698,000	\$763,000	\$836,000
Mining (1996 \$)	\$969,000	\$41,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction (1996 \$)	\$810,000	\$1,059,000	\$857,000	\$2,457,000	\$4,022,000	\$4,459,000	\$4,755,000	\$5,027,000	\$5,302,000	\$5,588,000
Manufacturing (1996 \$)	\$19,550,000	\$12,021,000	\$14,517,000	\$12,779,000	\$12,329,000	\$13,283,000	\$14,290,000	\$15,351,000	\$16,477,000	\$17,685,000
Trans., Comm., & Public Utilities (1996 \$)	\$1,063,000	\$1,478,000	\$1,669,000	\$2,151,000	\$3,320,000	\$3,566,000	\$3,836,000	\$4,130,000	\$4,444,000	\$4,780,000
Wholesale Trade (1996 \$)	\$927,000	\$1,018,000	\$896,000	\$946,000	\$1,245,000	\$1,271,000	\$1,307,000	\$1,349,000	\$1,395,000	\$1,444,000
Retail Trade (1996 \$)	\$4,275,000	\$5,674,000	\$4,952,000	\$6,476,000	\$8,535,000	\$9,901,000	\$11,323,000	\$12,798,000	\$14,332,000	\$15,932,000
Finance, Insurance, & Real Estate (1996 \$)	\$1,614,000	\$2,097,000	\$2,134,000	\$960,000	\$1,370,000	\$1,688,000	\$2,010,000	\$2,355,000	\$2,730,000	\$3,141,000
Services (1996 \$)	\$3,722,000	\$4,065,000	\$4,647,000	\$6,905,000	\$12,509,000	\$16,722,000	\$20,759,000	\$24,977,000	\$29,545,000	\$34,556,000
Federal Civilian Government (1996 \$)	\$587,000	\$1,883,000	\$2,061,000	\$2,009,000	\$1,697,000	\$1,717,000	\$1,757,000	\$1,811,000	\$1,877,000	\$1,951,000
Federal Military Government (1996 \$)	\$214,000	\$428,000	\$412,000	\$428,000	\$461,000	\$489,000	\$518,000	\$546,000	\$574,000	\$601,000
State & Local Government (1996 \$)	\$7,363,000	\$8,819,000	\$11,066,000	\$12,527,000	\$14,813,000	\$15,855,000	\$16,969,000	\$18,183,000	\$19,484,000	\$20,867,000

Source: Woods & Poole Economics, Inc.

Table 92 % of Earnings by Sector

Charlton County: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	3.60%	3.89%	3.96%	2.73%	2.28%	2.12%	2.01%	1.93%	1.86%	1.79%
Agricultural Services, Other (1996 \$)	0.27%	0.29%	0.05%	0.18%	0.92%	0.84%	0.81%	0.78%	0.77%	0.76%
Mining (1996 \$)	2.27%	0.10%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Construction (1996 \$)	1.89%	2.63%	1.90%	5.01%	6.46%	6.28%	5.96%	5.65%	5.37%	5.11%
Manufacturing (1996 \$)	45.73%	29.85%	32.25%	26.05%	19.79%	18.69%	17.91%	17.26%	16.68%	16.17%
Trans., Comm., & Public Utilities (1996 \$)	2.49%	3.67%	3.71%	4.38%	5.33%	5.02%	4.81%	4.64%	4.50%	4.37%
Wholesale Trade (1996 \$)	2.17%	2.53%	1.99%	1.93%	2.00%	1.79%	1.64%	1.52%	1.41%	1.32%
Retail Trade (1996 \$)	10.00%	14.09%	11.00%	13.20%	13.70%	13.93%	14.19%	14.39%	14.51%	14.57%
Finance, Insurance, & Real Estate (1996 \$)	3.78%	5.21%	4.74%	1.96%	2.20%	2.38%	2.52%	2.65%	2.76%	2.87%
Services (1996 \$)	8.71%	10.10%	10.32%	14.07%	20.08%	23.53%	26.02%	28.08%	29.92%	31.60%
Federal Civilian Government (1996 \$)	1.37%	4.68%	4.58%	4.09%	2.72%	2.42%	2.20%	2.04%	1.90%	1.78%
Federal Military Government (1996 \$)	0.50%	1.06%	0.92%	0.87%	0.74%	0.69%	0.65%	0.61%	0.58%	0.55%
State & Local Government (1996 \$)	17.22%	21.90%	24.58%	25.53%	23.78%	22.31%	21.27%	20.44%	19.73%	19.08%

Source: Woods & Poole Economics, Inc.

Table 93 Earnings by Sector (1996\$)

GA

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020
Total	\$66,537,100,000	\$85,919,700,000	\$102,642,000,000	\$123,514,000,000	\$160,462,000,000	\$180,866,000,000	\$202,919,000,000	\$227,019,000,000	\$253,253,000,000
Farm	\$106,153,000	\$1,087,670,000	\$1,391,280,000	\$1,733,670,000	\$1,565,760,000	\$1,682,760,000	\$1,802,910,000	\$1,933,340,000	\$2,075,970,000
Agr. Services, Other	\$244,855,000	\$350,797,000	\$475,908,000	\$660,059,000	\$943,559,000	\$1,086,060,000	\$1,239,330,000	\$1,400,730,000	\$1,566,550,000
Mining	\$429,934,000	\$413,933,000	\$373,738,000	\$359,779,000	\$438,244,000	\$445,441,000	\$456,347,000	\$471,301,000	\$489,686,000
Const.	\$3,765,500,000	\$5,647,560,000	\$5,975,270,000	\$6,661,070,000	\$9,630,130,000	\$10,606,800,000	\$11,506,000,000	\$12,401,400,000	\$13,309,000,000
Manuf.	\$14,997,800,000	\$17,211,700,000	\$17,973,700,000	\$20,801,400,000	\$23,849,500,000	\$26,143,500,000	\$28,510,600,000	\$30,854,700,000	\$33,129,100,000
Trans, Comm., & Public Utilities	\$6,208,770,000	\$7,604,700,000	\$8,981,390,000	\$11,643,900,000	\$15,867,700,000	\$18,059,600,000	\$20,304,900,000	\$22,610,400,000	\$24,909,000,000
Wholesale Trade	\$5,900,690,000	\$7,766,500,000	\$9,090,690,000	\$10,085,400,000	\$13,549,200,000	\$15,124,900,000	\$16,662,400,000	\$18,269,600,000	\$19,955,500,000
Retail Trade	\$6,870,370,000	\$9,141,230,000	\$9,413,850,000	\$11,216,700,000	\$14,426,000,000	\$16,215,300,000	\$18,126,500,000	\$20,144,900,000	\$22,276,700,000
Finance, Insurance, & Real Estate	\$3,617,310,000	\$4,803,430,000	\$6,600,850,000	\$8,476,150,000	\$12,153,700,000	\$13,862,800,000	\$15,688,500,000	\$17,666,000,000	\$19,784,200,000
Services	\$10,401,900,000	\$14,915,700,000	\$22,532,200,000	\$30,044,900,000	\$42,959,700,000	\$50,244,000,000	\$58,890,800,000	\$69,107,300,000	\$81,084,500,000
Federal Civilian Government	\$3,751,390,000	\$4,391,100,000	\$4,780,640,000	\$5,147,370,000	\$5,442,790,000	\$5,621,590,000	\$5,826,300,000	\$6,051,600,000	\$6,295,200,000
Federal Military Government	\$2,475,230,000	\$3,160,120,000	\$2,765,140,000	\$3,080,300,000	\$3,297,820,000	\$3,501,760,000	\$3,705,550,000	\$3,907,320,000	\$4,105,500,000
State & Local Government	\$7,767,210,000	\$9,425,300,000	\$12,287,500,000	\$13,602,900,000	\$16,338,300,000	\$18,271,300,000	\$20,198,700,000	\$22,200,700,000	\$24,272,200,000

Source: Woods & Poole Economics, Inc.

Table 94 % of Earnings by Sector

GA										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other (1996 \$)	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Mining (1996 \$)	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Construction (1996 \$)	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Manufacturing (1996 \$)	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Trans., Comm., & Public Utilities (1996 \$)	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Wholesale Trade (1996 \$)	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Retail Trade (1996 \$)	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate (1996 \$)	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Services (1996 \$)	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government (1996 \$)	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Federal Military Government (1996 \$)	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
State & Local Government (1996 \$)	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

2.1.20 B. AVERAGE WEEKLY WAGES PAID BY SECTOR TO INDIVIDUALS

Table 95 Average Weekly Wages

Charlton County											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$270	\$293	\$310	\$316	\$318	\$303	\$325	\$353	\$373	\$379	\$388
Agr., Forestry, Fishing	NA	NA	NA	NA	NA	140	149	221	233	271	263
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	195	NA	NA	221	281	397	356	358	331	359
Manufacturing	NA	311	302	317	335	361	393	442	474	493	515
Transportation, Comm., Util.	NA	427	443	467	490	548	562	550	606	536	517
Wholesale	NA	283	312	342	316	363	405	426	525	616	550
Retail	NA	199	220	225	211	195	199	241	241	235	230
Financial, Insurance, Real Estate	NA	460	284	296	333	329	340	404	404	401	427
Services	NA	201	401	435	424	247	258	268	284	316	362
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	370	NA	NA	NA	NA	NA	NA	NA	435	450
Local Gov	NA	245	254	292	305	297	304	313	328	317	320

Source: U.S. Bureau of Labor Statistics

Table 96 Average Weekly Wages

GA											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agr., Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm., Util.	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Gov	NA	543	584	612	651	667	666	701	774	791	808
State Gov	NA	451	462	460	471	NA	493	517	533	561	579
Local Gov	NA	387	401	401	410	420	440	461	480	506	523

Source: U.S. Bureau of Labor Statistics

2.1.3.0 C. PERSONAL INCOME BY TYPE

Table 97 Personal Income by Type 1980-2025

Charlton County:										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$93,892,000	\$102,883,000	\$109,319,000	\$126,667,000	\$149,278,000	\$169,617,000	\$190,767,000	\$213,595,000	\$238,567,000	\$266,056,000
Wages & Salaries (1996 \$)	\$31,266,000	\$29,983,000	\$34,442,000	\$36,036,000	\$46,589,000	\$53,363,000	\$60,121,000	\$67,253,000	\$74,914,000	\$83,197,000
Other Labor Income (1996 \$)	\$3,767,000	\$4,393,000	\$5,532,000	\$5,886,000	\$6,385,000	\$7,214,000	\$8,017,000	\$8,847,000	\$9,722,000	\$10,652,000
Proprietors Income (1996 \$)	\$7,716,000	\$5,891,000	\$5,043,000	\$7,143,000	\$9,323,000	\$10,476,000	\$11,634,000	\$12,840,000	\$14,120,000	\$15,490,000
Dividends, Interest, & Rent (1996 \$)	\$8,841,000	\$13,436,000	\$16,101,000	\$15,307,000	\$20,644,000	\$23,232,000	\$25,996,000	\$28,933,000	\$32,035,000	\$35,291,000
Transfer Payments to Persons (1996 \$)	\$15,968,000	\$19,075,000	\$21,655,000	\$31,620,000	\$35,638,000	\$41,196,000	\$47,556,000	\$54,823,000	\$63,144,000	\$72,687,000
Less: Social Ins. Contributions (1996 \$)	\$1,880,000	\$1,996,000	\$2,412,000	\$2,863,000	\$3,557,000	\$4,233,000	\$4,956,000	\$5,735,000	\$6,576,000	\$7,483,000
Residence Adjustment (1996 \$)	\$28,214,000	\$32,101,000	\$28,958,000	\$33,538,000	\$34,256,000	\$38,369,000	\$42,399,000	\$46,634,000	\$51,208,000	\$56,222,000

Source: Woods & Poole Economics, Inc.

Table 98 % of Income by Type (%) 1980-2025

Charlton County:										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries (1996 \$)	33.30%	29.14%	31.51%	28.45%	31.21%	31.46%	31.52%	31.49%	31.40%	31.27%
Other Labor Income (1996 \$)	4.01%	4.27%	5.06%	4.65%	4.28%	4.25%	4.20%	4.14%	4.08%	4.00%
Proprietors Income (1996 \$)	8.22%	5.73%	4.61%	5.64%	6.25%	6.18%	6.10%	6.01%	5.92%	5.82%
Dividends, Interest, & Rent (1996 \$)	9.42%	13.06%	14.73%	12.08%	13.83%	13.70%	13.63%	13.55%	13.43%	13.26%
Transfer Payments to Persons (1996 \$)	17.01%	18.54%	19.81%	24.96%	23.87%	24.29%	24.93%	25.67%	26.47%	27.32%
Less: Social Ins. Contributions (1996 \$)	2.00%	1.94%	2.21%	2.26%	2.38%	2.50%	2.60%	2.68%	2.76%	2.81%
Residence Adjustment (1996 \$)	30.05%	31.20%	26.49%	26.48%	22.95%	22.62%	22.23%	21.83%	21.46%	21.13%

Source: Woods & Poole Economics, Inc.

Table 99 Income by Type 1980-2025

GA										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	\$84,202,100,000	\$110,382,000,000	\$134,782,000,000	\$163,230,000,000	\$209,309,000,000	\$236,962,000,000	\$266,921,000,000	\$299,617,000,000	\$335,164,000,000	\$373,728,000,000
Wages & Salaries (1996 \$)	\$53,972,900,000	\$68,598,800,000	\$81,355,600,000	\$96,422,800,000	\$128,049,000,000	\$144,760,000,000	\$162,812,000,000	\$182,588,000,000	\$204,172,000,000	\$227,684,000,000
Other Labor Income (1996 \$)	\$7,079,350,000	\$9,626,200,000	\$11,702,300,000	\$14,092,000,000	\$14,308,000,000	\$15,909,500,000	\$17,605,100,000	\$19,429,500,000	\$21,384,600,000	\$23,476,200,000
Proprietors Income (1996 \$)	\$5,484,850,000	\$7,694,690,000	\$9,584,280,000	\$12,998,900,000	\$18,105,400,000	\$20,196,600,000	\$22,501,700,000	\$25,001,500,000	\$27,696,800,000	\$30,597,400,000
Dividends, Interest, & Rent (1996 \$)	\$10,987,000,000	\$17,428,300,000	\$23,366,900,000	\$26,625,000,000	\$35,169,000,000	\$39,713,000,000	\$44,582,200,000	\$49,772,600,000	\$55,274,600,000	\$61,073,900,000
Transfer Payments to Persons (1996 \$)	\$9,867,380,000	\$11,841,300,000	\$14,749,800,000	\$20,606,700,000	\$23,300,900,000	\$26,662,000,000	\$30,514,500,000	\$34,921,900,000	\$39,972,800,000	\$45,770,200,000
Less: Social Ins. Contributions (1996 \$)	\$2,978,190,000	\$4,527,880,000	\$5,839,730,000	\$7,270,250,000	\$9,397,990,000	\$11,070,600,000	\$12,973,800,000	\$15,086,600,000	\$17,406,500,000	\$19,929,400,000
Residence Adjustment (1996 \$)	(\$211,163,000)	(\$279,790,000)	(\$136,775,000)	(\$245,276,000)	(\$224,740,000)	\$791,423,000	\$1,879,200,000	\$2,989,750,000	\$4,070,240,000	\$5,055,280,000

Source: Woods & Poole Economics, Inc.

2.1.4.0 D. MAJOR COMMUNITY-LEVEL ECONOMIC ACTIVITIES



Harvin Carter and Associates: Located in the City of Homeland

- **Universal Wood Products:** Opened in 2001 and manufactures structural trusses. This company employs 66 workers. They are a major supplier for the Florida Building Industry.
- **AJM Packaging:** A manufacture of paper products. In 2003, this company expanded its workforce from 100 to 140 workers and installed new equipment to produce lunch bags for the fast food industry.
- **International Paper:** Operates a state of the art sawmill in Folkston and employees 125 people. In 2003, this company received OSHA'S VPP award for safety. In addition, in 2003, it increased its work force from 120 to 125.
- **Big John Trailers:** Manufacturers log trailers and low boys that employ a work force of 30. They supply trailers through out the southeast for the timber industry. Big John Trailers is a local industry.
- **State Line Bark and Mulch:** Produces products that are used by the landscaping industry and homeowners. This company has a work force of 25 employees. Their market includes Georgia and Florida.

- **Harvin Carter and Associates:** Located in the City of Homeland, manufactures and install fire protection equipment systems. Employs 50 people and covers Georgia, Florida and South Carolina market area.
- **BHA Group, INC.:** Manufactures innovative filtration equipment for heavy industry worldwide. The Folkston plant has a work force of 100 people. Many of their products are shipped through the Georgia Port of Brunswick. Okefenokee Technical College has nominated BHA for the State Manufacturers of the year award for the third year in a row.
- **Fulghum Fibers:** A mill in St. George that provides material for wood product manufacturers in the region. This mills employs 15 people.
- **Cornell Corrections:** A private correctional facility that employers 340 people.
- **Charlton County School System:** Student population is approximately 1800 and is one of the county's top employers with 205 employees.
- **Charlton County Hospital:** A 22 bed facility which employees 104 people. In additional, Saint George has a modern health care facility.

2.1.4.0 D. MAJOR COMMUNITY-LEVEL ECONOMIC ACTIVITIES FOR FOLKSTON AND HOMELAND CITIES

EXISTING ECONOMIC DEVELOPMENT: ASSESSMENT-City of Folkston/City of Homeland

- I. **Okefenokee Industrial Park** – Featuring 100 acres± located in the City of Folkston and 10 acres ± in the City of Homeland and marketed through the Folkston/Charlton County Development Authority.
 - Universal Wood Products: Opened in 2001 and manufactures structural trusses. This company employs 66 workers. They are a major supplier for the Florida Building Industry.
 - AJM Packaging: A manufacture of paper products. In 2003, this company expanded its workforce from 100 to 140 workers and installed new equipment to produce lunch bags for the fast food industry.
 - International Paper: Operates a state of the art saw mill in Folkston and empl;oyes 125 people. In 2003, this company received OSHA'S VPP award for safety. Also in 2003, it increased its work force from 120 to 125.

- Big John Trailers: Manufacturers log trailers and low boys that employs a work force of 30. They supply trailers through out the southeast for the timber industry. Big John Trailers is a local industry.
- State Line Bark and Mulch: Produces products that are used by the landscaping industry and homeowners. This company has a work force of 25 employees. Their market includes Georgia and Florida.
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- Cornell Corrections: A private correctional facility that employers 340 people.
- Charlton County School System: Student population is approximately 1800 and is one of the county's top employers with 205 employees.
- Charlton County Hospital: A 22 bed facility which employees 104 people. In additional, Saint George has a modern health care facility.

E. Special and Unique Economic Activities

- Charlton County and the City of Folkston has begun to capitalize on the uniqueness of train watching. Folkston built the Folkston Funnel Platform for the rail fans to video and photograph trains. In addition, Homeland has built a one-mile walking track that is also utilized by train watchers. These facilities are having a positive impact on tourist in the Charlton County area.
- The Okefenokee Research and Education Center is becoming a learning facility that will offer classes through Okefenokkee Technical College and has the potential to become a small convention center. This facility is ideal for additional revenue for the community.
- The Okefenokee National Wildlife Refuge is Charlton County's major Tourist attraction. 400,000 people visit the refuge with 200,000 of them going into the Folkston entrance. Through promotion of the swamp, local entrepreneurs are

finding new opportunities in the tourist trade. The Wildlife refuge employs 30 people.

- The Folkston-Charlton County Development Authority is the heart of the County's growth. The authority works with the Georgia Department of Industry & Trade, Georgia Power, Okefenokee Rural Electric Corporation and local governments in recruiting industry for location in the county, and this has proven to be very successful team. In addition, the authority assists industries in expanding and resolving problems that may arise with local governments. There are many tools used for industry recruitment such as:

- Quick Start Training

- Tax Credits

- Port Tax Credits

- Tax Abatement

- Site Location

- Providing Infrastructure

- Railroad Spurs

- Industrial Bonds

- Large pool of people available with diverse skills in Charlton County and surrounding counties.

- The Okefenokee Chamber of Commerce is a vital part in promoting Charlton County businesses and tourism. This accomplished through sponsorship of the Okefenokee Festival held in October and assisting with the other community events. In addition, they use the media as a tool for promotion.

- Charlton County is also a member of the Southeast Development Authority with Brantley, Camden, Glynn and McIntosh which is a very promote regional cooperation among neighboring counties.

- The Charlton County Education System is competitive with other Georgia rural systems. It offers K-12 grades. They offer both pre-college and vocational training. Higher education is available within any one-hour drive time. Four year, two year programs as well as two year technical programs.

- April 2005 the obligation bonds for the Railside Project will be done. The County must continue to levy at least three quarters of a mill of the tax digest for the purpose of industrial growth, i.e. industrial park improvement and enlargement and economic incentives. This will help in the Future growth of the county tax base and provide jobs for its youth.

- Industries located outside the municipal boundaries of Folkston or Homeland include BHA Group, Cornell Corrections Institute, and Fulgham Fibers. Big John Trailers is located in the unincorporated community of Race Pond.

- Homeland has its own Development Authority and Industrial Park, but works very closely with Folkston-Charlton County Development Authority in recruiting industry.

2. Tourism

“Train Watchers” – In recent years the City of Folkston tapped into tourism as a way to boost to the local economy. Given the significant number of trains passing through Folkston each day (approximately 70/day), the City earned the title of ‘The Folkston Funnel’. Avid rail fans living in and traveling through the southeastern sector of the country began to migrate to Folkston in the early 1990’s to enjoy the hobby of train watching. In late 1990, the City, with the assistance of GA Dept. of Industry, Trade, and Tourism, constructed The Folkston Funnel rail-viewing platform to encourage tourism development focused on the growing number of rail fans. Documentation supports that these efforts draw not only U.S. rail fans, but also International rail enthusiasts to The Folkston Funnel. To date the enterprise had documented visitors from all fifty U.S. states and three other countries.

The City of Homeland capitalized on this popular hobby by constructing a one-mile walking track for the use of Train Watching fans.

Eco-Tourism – The City of Folkston’s location at the entrance of the Okefenokee Swamp Wildlife Refuge, created an opportunity to undertake an ambitious enterprise with the State of Georgia to develop the “Okefenokee Education and Research Center” (OREC), an education and research center for the swamp. The process of converting abandoned school buildings into a learning environment complete with auditorium and classrooms for school aged children, college students, and research scientists from across the United States, allows the City and the State to encourage students to study and learn from the environment of the Okefenokee Swamp. Phase I, ‘Discovery Hall’, completed at a projected cost of \$3,000,000, opens in the fall of 2004. As funds become available, project construction of additional phases is planned. The Center will employ up to 25 people upon completion.

PLANNED – CITY OF FOLKSTON/CITY OF HOMELAND

The City of Folkston planned Phase II of the OERC to include classroom and lab facilities for research and Phase III for dormitories to provide an integrated, residential learning experience. Projected project costs for Phase II are approximately \$2.5 million, an amount currently appropriated in the FY 2005 state budget.

The Folkston/Charlton County Development Authority aggressively seeks to locate companies and jobs in the cities of Folkston and Homeland. However, it must be noted that the location of Folkston and Homeland in close proximity to Jacksonville, Florida, and Kings Bay Submarine Base in St. Mary's, Camden County, Georgia, (average 35 miles), results in a large number of the labor force commuting outside the county to work each day. Within Charlton County, 98 percent of the land area (783 square miles) in woodlands, a factor that discourages or hampers other forms of economic development. Mitigating circumstances present in the county and conducive to development are the accessibility of 4-lane transportation to Jacksonville (south), and Waycross, GA (north) and the lower rate of property tax.

The annual unemployment rate for Year 2003 in Charlton County of 5.7 percent is greater than the State unemployment rate of 4.7 percent for the same year. During Year 2002, the County's annual unemployment rate of 4.3 percent was lower than the State of 5.1 percent for the same year. While Charlton County experienced job leakage, job loss is not the result plant closures in the local community, but rather a lack of job opportunities within the county and its cities. Given a job market overwhelmingly rooted in timber harvesting, Folkston and Homeland experience a disproportionate disadvantage in providing local jobs for residents. Further, the Development Authority focus for industry attraction should concentrate on recruiting wood dependant bulk processing industries for the county and consumer driven specialty or value added production and supply within the cities of Homeland and Folkston.

A whole county Industrial Park proffered through a cohesive marketing strategy for Charlton County and the Cities of Folkston and Homeland to recruit Florida industries choosing to relocate into a less regulatory environment while maintaining the vital transportation artery of the four-lane U.S. #1.

- The City of Homeland owns an approximately 10 Acre of Industrial Site tract located in the Okefenokee Industrial Park. The site has available public water and although no public sewer is currently provided to this site, it is apparent that a joint project to provide sewerage services would prove beneficial to Homeland, Folkston, and the Charlton County. Paved road and rail accessibility are available on-site. Currently there are no industries located on the Homeland industrial tract or within the City's limits.
- Homeland is engaged in a major street paving project within the city, an effort to improve access in the region.
- The City of Folkston has an approximate 100-Acre Industrial Park located off US #1 – 301 North. The park is equipped with public water, sewer, paved roads, and

rail service. Primary industries located in the park include International Paper Company, Universal Paper d.b.a. Shoffner Industries, LLC, and AJM Packaging Corporation. There is one 44,000 square foot vacant industrial building in the Park. The building, owned by a private individual and currently part of a U.S. Bankruptcy case, has 12 foot ceilings, a factor that limits prospective uses for the building. Service industries located in the Folkston include Charlton County Hospital and Charlton County School System.

- Folkston is engaged in a revitalization program through the State’s Better Hometown Program in an effort to encourage downtown business. These are on going programs in both cities.

- The Okefenokee Chamber of Commerce is a vital part in promoting Charlton County businesses and tourism. This accomplished through sponsorship of the Okefenokee Festival held in October and assisting with the other community events. In addition, they use the media as a tool for promotion.

- Charlton County is also a member of the Southeast Development Authority with Brantley, Camden, Glynn and McIntosh which is a very promote regional cooperation among neighboring counties.

- The Charlton County Education System is competitive with other Georgia rural systems. It offers K-12 grades. They offer both pre-college and vocational training. Higher education is available within any one-hour drive time. Four year, two year programs as well as two year technical programs.

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- Folkston is engaged in a revitalization program through the State's Better Hometown Program in an effort to encourage downtown business. These are on going programs in both cities.

2.1.5.0 E. SPECIAL AND UNIQUE ECONOMIC ACTIVITIES



Okefenokee Research and Education Center

- Charlton County and the Cities of Folkston and Homeland have begun to capitalize on the uniqueness of train watching. Folkston built the Folkston Funnel Platform for the rail fans to video and photograph trains. In addition, Homeland has built a one-mile walking track that is also utilized by train watchers. These facilities are having a positive impact on tourist traffic in the Charlton County area.
- The Okefenokee Research and Education Center is becoming a learning facility that will offer classes through Okefenokee Technical College and has the potential to become a small convention center. This facility is ideal for additional revenue for the community.
- The Okefenokee National Wildlife Refuge is Charlton County's major Tourist attraction. 400,000 people visit the refuge with 200,000 of them going into the Folkston entrance. Through promotion of the swamp, local entrepreneurs are finding new opportunities in the tourist trade. The Wildlife refuge employs 30 people.

- The Folkston-Charlton County and Homeland Development Authorities are the heart of the County's growth. The authorities works with the Georgia Department of Industry & Trade, Georgia Power, Okefenokee Rural Electric Corporation and local governments in recruiting industry for location in the county, and this has proven to be very successful team. In addition, the authority assists industries in expanding and resolving problems that may arise with local governments. There are many tools used for industry recruitment such as:
 - Quick Start Training
 - Tax Credits
 - Port Tax Credits
 - Tax Abatement
 - Site Location
 - Providing Infrastructure
 - Railroad Spurs
 - Industrial Bonds
 - A large pool of available people with diverse skills.
- Charlton County is also a member of the Southeast Development Authority, which promotes regional cooperation among neighboring counties.
- The Okefenokee Chamber of Commerce is a vital part in promoting Charlton County businesses and tourism. This is accomplished through sponsorship of the Okefenokee Festival held in October and assisting with the other community events. In addition, they use the media as a tool for promotion.
- Folkston has a revitalization program underway through the State's Better Hometown Program to encourage downtown business. Homeland has a major street-paving program in their area. These are on going programs in both cities.
- The Charlton County Education System is competitive with other Georgia rural systems. It offers K-12 grades. They offer both pre-college and vocational training. Higher education is available within any 30-minute drive time. Four-year, two-year programs as well as two-year technical programs.
- April 2005 the obligation bonds for the RAILSIDE Project will be done. The County may continue to levy at least three quarters of a mill of the tax digest for the purpose of industrial growth, i.e. industrial park improvement and enlargement and economic incentives. This will help in the Future growth of the county tax base and provide jobs for its youth.

2.1.6.0 DESCRIPTION OF LABOR FORCE DATA

2.1.6.0 A. EMPLOYMENT BY OCCUPATION

Table 100 Employment by Occupation

Charlton County		
Category	1990	2000
TOTAL All Occupations	3396	3548
Executive, Administrative and Managerial (not Farm)	171	231
Professional and Technical Specialty	214	285
Technicians & Related Support	68	NA
Sales	274	284
Clerical and Administrative Support	437	424
Private Household Services	31	NA
Protective Services	74	NA
Service Occupations (not Protective & Household)	434	435
Farming, Fishing and Forestry	171	91
Precision Production, Craft, and Repair	508	472
Machine Operators, Assemblers & Inspectors	442	550
Transportation & Material Moving	361	529
Handlers, Equipment Cleaners, helpers & Laborers	211	NA

Source: U.S. Bureau of the Census

Table 101 % of Employment by Occupation 1990-2000

Charlton County		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	5.04%	6.51%
Professional and Technical Specialty	6.30%	8.03%
Technicians & Related Support	2.00%	NA
Sales	8.07%	8.00%
Clerical and Administrative Support	12.87%	11.95%
Private Household Services	0.91%	NA
Protective Services	2.18%	NA
Service Occupations (not Protective & Household)	12.78%	12.26%
Farming, Fishing and Forestry	5.04%	2.56%
Precision Production, Craft, and Repair	14.96%	13.30%
Machine Operators, Assemblers & Inspectors	13.02%	15.50%
Transportation & Material Moving	10.63%	14.91%
Handlers, Equipment Cleaners, helpers & Laborers	6.21%	NA

Source: U.S. Bureau of the Census

Table 102 Employment by Occupation 1990-2000

GA		
Category	1990	2000
TOTAL All Occupations	3092057	3839756
Executive, Administrative and Managerial (not Farm)	378984	538647
Professional and Technical Specialty	383012	717312
Technicians & Related Support	110766	NA
Sales	379746	446876
Clerical and Administrative Support	494823	581364
Private Household Services	15882	NA
Protective Services	52596	NA
Service Occupations (not Protective & Household)	302084	444077
Farming, Fishing and Forestry	68111	24489
Precision Production, Craft, and Repair	366819	346326
Machine Operators, Assemblers & Inspectors	262930	415849
Transportation & Material Moving	142189	254652
Handlers, Equipment Cleaners, helpers & Laborers	134115	NA

Source: U.S. Bureau of the Census

Table 103 % of Employment by Occupation 1990-2000

GA		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	NA
Service Occupations (not Protective & Household)	9.77%	11.57%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census

Table 104 Employment by Occupation 1990-2000

US		
Category	1990	2000
TOTAL All Occupations	115452905	129721512
Executive, Administrative and Managerial (not Farm)	14227916	17448038
Professional and Technical Specialty	16287187	26198693
Technicians & Related Support	4251007	NA
Sales	13606870	14592699
Clerical and Administrative Support	18769526	20028691
Private Household Services	520183	NA
Protective Services	1981723	NA
Service Occupations (not Protective & Household)	12746927	15575101
Farming, Fishing and Forestry	2835950	951810
Precision Production, Craft, and Repair	13077829	11008625
Machine Operators, Assemblers & Inspectors	7886595	12256138
Transportation & Material Moving	4715847	7959871
Handlers, Equipment Cleaners, helpers & Laborers	4545345	NA

Source: U.S. Bureau of the Census

Table 105 % of Employment by Occupation 1990-2000

US		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	NA
Service Occupations (not Protective & Household)	11.04%	12.01%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census

2.1.6.0 B. EMPLOYMENT STATUS

Table 106 Labor Force Participation 1990-2000

Charlton County		
Category	1990	2000
TOTAL Males and Females	6160	7834
In Labor Force	3722	3771
Civilian Labor Force	3679	3743
Civilian Employed	3396	3548
Civilian Unemployed	283	195
In Armed Forces	43	28
Not in Labor Force	2438	4063
TOTAL Males	2941	4180
Male In Labor Force	2100	2167
Male Civilian Labor Force	2063	2139
Male Civilian Employed	1934	2033
Male Civilian Unemployed	129	106
Male In Armed Forces	37	28
Male Not in Labor Force	841	2013
TOTAL Females	3219	3654
Female In Labor Force	1622	1604
Female Civilian Labor Force	1616	1604
Female Civilian Employed	1462	1515
Female Civilian Unemployed	154	89
Female In Armed Forces	6	0
Female Not in Labor Force	1597	2050

Source: U.S. Bureau of the Census

Table 107 % of Labor Force Participation 1990-2000

Charlton County:		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	60.42%	48.14%
Civilian Labor Force	59.72%	47.78%
Civilian Employed	55.13%	45.29%
Civilian Unemployed	4.59%	2.49%
In Armed Forces	0.70%	0.36%
Not in Labor Force	39.58%	51.86%
TOTAL Males	100.00%	100.00%
Male In Labor Force	71.40%	51.84%
Male Civilian Labor Force	70.15%	51.17%
Male Civilian Employed	65.76%	48.64%
Male Civilian Unemployed	4.39%	2.54%
Male In Armed Forces	1.26%	0.67%
Male Not in Labor Force	28.60%	48.16%
TOTAL Females	100.00%	100.00%
Female In Labor Force	50.39%	43.90%
Female Civilian Labor Force	50.20%	43.90%
Female Civilian Employed	45.42%	41.46%
Female Civilian Unemployed	4.78%	2.44%
Female In Armed Forces	0.19%	0.00%
Female Not in Labor Force	49.61%	56.10%

Source: U.S. Bureau of the Census

Table 108 Labor Force Participation 1990-2000

GA		
Category	1990	2000
TOTAL Males and Females	4939774	6250687
In Labor Force	3353372	4129666
Civilian Labor Force	3280314	4062808
Civilian Employed	3092374	3839756
Civilian Unemployed	187940	223052
In Armed Forces	73058	66858
Not in Labor Force	1586402	2121021
TOTAL Males	2357580	3032442
Male In Labor Force	1807053	2217015
Male Civilian Labor Force	1741609	2159175
Male Civilian Employed	1652016	2051523
Male Civilian Unemployed	89593	107652
Male In Armed Forces	65444	57840
Male Not in Labor Force	550527	815427
TOTAL Females	2582194	3218245
Female In Labor Force	1546319	1912651
Female Civilian Labor Force	1538705	1903633
Female Civilian Employed	1440358	1788233
Female Civilian Unemployed	98347	115400
Female In Armed Forces	7614	9018
Female Not in Labor Force	1035875	1305594

Source: U.S. Bureau of the Census

Table 109 % of Labor Force Participation 1990-2000

GA		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male In Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male In Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female In Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female In Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census

Table 110 Labor Force Participation 1980-2000

US		
Category	1990	2000
TOTAL Males and Females	191293337	217168077
In Labor Force	124882409	138820935
Civilian Labor Force	123176636	137668798
Civilian Employed	115431436	129721512
Civilian Unemployed	7745200	7947286
In Armed Forces	1705773	1152137
Not in Labor Force	66410928	78347142
TOTAL Males	91866829	104982282
Male In Labor Force	68417853	74273203
Male Civilian Labor Force	66897041	73285305
Male Civilian Employed	62639048	69091443
Male Civilian Unemployed	4257993	4193862
Male In Armed Forces	1520812	987898
Male Not in Labor Force	23448976	30709079
TOTAL Females	99426508	112185795
Female In Labor Force	56464556	64547732
Female Civilian Labor Force	56279595	64383493
Female Civilian Employed	52792388	60630069
Female Civilian Unemployed	3487207	3753424
Female In Armed Forces	184961	164239
Female Not in Labor Force	42961952	47638063

Source: U.S. Bureau of the Census

Table 111 % of Labor Force Participation 1990-2000

US		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male In Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male In Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female In Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female In Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census

2.1.6.0 C. UNEMPLOYMENT RATES

Table 112 Labor Statistics 1990-2000

Charlton County											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	3,553	3,823	3,748	3,875	3,849	3,848	3,837	3,708	3,732	3,784	3,859
Employed	3,379	3,666	3,497	3,655	3,632	3,603	3,567	3,520	3,546	3,610	3,696
Unemployed	174	157	251	220	217	245	270	188	186	174	163
Unemployment Rate	4.9%	4.1%	6.7%	5.7%	5.6%	6.4%	7.0%	5.1%	5.0%	4.6%	4.2%

Source: Georgia Department of Labor

Table 113 UNEMPLOYMENT RATES 1992-2002

SOUTHEAST GEORGIA										
AND SURROUNDING REGIONS: 1992 - 2002										
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2002
SEGaRDC	7.7	6.9	6	6.1	6.2	6.1	5.7	5.6	5.7	5.3
Atkinson	10.0	8.4	6.3	6.9	7.2	8.4	7.8	6.2	7.8	7.5
Bacon	9.0	7.3	5.5	4.6	6.3	8.1	9.1	7.2	6.2	7.2
Berrien	8.0	7.8	6.1	5.9	5.2	4.8	4.6	6.8	5.6	4.8
Brantley	10.4	8.4	9.2	8.5	7.4	7.3	6.6	6.9	5.8	6.0
Charlton	6.4	5.6	5.6	6.4	7.0	5.1	5.0	4.6	4.2	4.2
Clinch	6.4	4.1	3.9	3.9	4.8	4.4	3.4	3.6	6.0	4.4
Coffee	8.0	7.0	4.9	6.1	6.1	6.3	5.2	4.9	5.4	5.0
Pierce	7.8	7.3	7.1	6.6	6.1	5.3	5.1	5.2	4.6	4.3
Ware	7.5	6.4	5.6	5.9	5.4	5.2	4.6	5.3	5.6	4.9
HGaRDC	6.9	6.2	5.4	5.0	4.9	4.9	4.6	4.3	4.3	7.0
SGaRDC	6.8	6.5	5.1	4.6	4.9	5.6	5.6	5.4	5.9	4.8
CGaRDC	6.2	5.6	5.1	4.8	4.5	4.5	4.2	3.8	3.7	4.1
State	6.9	5.8	5.2	4.9	4.6	4.5	4.2	4.0	3.7	5.1
Nation	7.5	6.9	6.1	5.6	5.4	4.9	4.5	4.2	4.0	5.8

Source: Georgia Department of Labor

Table 114 Labor Statistics 1990-2000

GA											
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Labor Force	3,300,380	3,263,876	3,353,566	3,467,191	3,577,505	3,617,165	3,738,850	3,904,474	4,014,526	4,078,263	4,173,274
Employed	3,118,253	3,099,103	3,119,071	3,265,259	3,391,782	3,440,859	3,566,542	3,727,295	3,845,702	3,916,080	4,018,876
Unemployed	182,127	164,772	234,495	201,932	185,722	176,306	172,308	177,179	168,824	162,183	154,398
Unemployment Rate	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%

Source: Georgia Department of Labor

Table 115 Labor Statistics

US												
Category	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Labor Force (thousands)	125,840	126,346	128,105	129,200	196,814	132,304	133,943	136,297	137,673	139,368	140,863	141,815
Employed (thousands)	118,793	117,718	118,492	120,259	123,060	124,900	126,708	129,558	131,463	133,488	135,208	135,073
Unemployed (thousands)	7,047	8,628	9,613	8,940	7,996	7,404	7,236	6,739	6,210	5,880	5,655	6,742
Unemployment Rate	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%	4.8%

Source: U.S. Bureau of Labor Statistics

2.1.6.0 D. COMMUTING PATTERNS

Table 116 Commuting

Number of Individuals Commuting	Charlton County, Georgia	Folkston city, Georgia	Homeland city, Georgia
Total:	3,484	688	277
Worked in state of residence:	2,463	558	231
Worked in county of residence	1,711	391	148
Worked outside county of residence	752	167	83
Worked outside state of residence	1,021	130	46
Source: 2000 U.S. Census Bureau			

Table 117 Labor Force by Place of Work 1990-2000

Charlton County		
Category	1990	2000
Worked in County of Residence	1740	1711
Worked outside county of Residence	746	752

Source: 2000 U.S. Census Bureau

Table 118 Labor Force by Place of Work 1990-2000

Folkston		
Category	1990	2000
Worked in County of Residence	375	391
Worked outside county of Residence	170	167

Source: 2000 U.S. Census Bureau

Table 119 Labor Force by Place of Work 1990-2000

Homeland		
Category	1990	2000
Worked in County of Residence	150	148
Worked outside county of Residence	80	83

Source: 2000 U.S. Census Bureau

2.1.7.0 DESCRIPTION OF LOCAL DEVELOPMENT RESOURCES

2.1.7.0 A. ECONOMIC DEVELOPMENT AGENCIES



The Okefenokee Chamber of Commerce is a vital part of the community. Its primary functions include providing information about local businesses and attractions to tourists and assisting existing businesses by offering a variety of events and networking opportunities.

The Chamber also sponsors Business After Hours and an Annual Banquet, which are wonderful networking opportunities for the local business and industry professionals. The Chamber is constantly improving its services and support.

The Folkston-Charlton County Development Authority manages the Okefenokee Industrial Park, a 100-acre park located strategically off Highway 1 and 301 in Folkston. Vital to the economic growth and stability of the community, there are several sites available in the park with the infrastructure in place. Two rail spurs service the site.

The City of Homeland has a 10-acre site with electric power, water and sewer service available. In addition there are two privately owned sites which are located in Folkston adjacent to US 1 & 301 with electric power, natural gas, water, sewer and rail spur service.

Charlton County is also a member of the Southeast Development Authority, which promotes regional cooperation among neighboring counties.

Other sources of information are the GA Power Company, Okefenokee Rural Electric Corporation and the Georgia Natural Gas Company.

A website is available for viewing at www.folkston.com that describes in detail the Okefenokee Chamber of Commerce and The Folkston-Charlton County Development Authority.

2.1.7.0 B. ECONOMIC DEVELOPMENT PROGRAMS AND TOOLS

The Folkston-Charlton County and Homeland Development Authorities are the heart of the county's growth. The authorities works with the Georgia Department of Industry and Trade, Georgia Power, Okefenokee Rural Electric Corporation and local governments in recruiting industry for location in the county, and this has proven to be a very successful team. In addition, the authority assists industries in expanding and resolving problems that may arise with local governments. There are many programs and tools used for industry development and recruitment such as:

- Quick Start Training
- Tax Credits
- Port Tax Credits
- Tax Abatement
- Site Location
- Providing Infrastructure
- Railroad Spur
- Industrial Bonds
- Large pool of people available with diverse skills in Charlton County and surrounding counties.

2.1.7.0 C. EDUCATIONAL OR TRAINING OPPORTUNITIES

The Charlton County Education System is competitive with other Georgia rural systems. It offers K-12 grades. They offer both pre-college and vocational training. Higher education is available within one-hour drive time. Four year, two-year programs as well as two-year technical programs.

2.2.0.0: Assessment

2.2.1.0 A. EMPLOYMENT, EARNINGS AND WAGES

Examining table 84 in the “Existing Conditions Inventory” reveals that the services sector of the economy will experience growth well into the next twenty-year planning period and beyond. This growth is due to Charlton County, the Cities of Folkston and Homeland, and the development authorities recognizing growth in the tourism trade and developing programs and incentive packages for local individuals and business owners. Another factor that is encouraging growth in the service sector of the economy is the fact that Charlton County is becoming a bedroom community for the City of Jacksonville and Nassau County, Florida. The other sectors of the economy appear to remain constant throughout the twenty-year planning period.

According to the U.S. Department of Labor, Bureau of Labor Statistics, the economics sectors that paid the highest wages during the second quarter of 2003 were Natural Resources and Mining, Manufacturing and Financial Activities. The wages were \$555, \$531 and \$507 respectively. Data was not available for the second quarter of 2003 for the Federal Government sector. However, data did show that for 2002, individuals employed by the Federal Government earned an average of \$799 weekly.

Table 120 Average Weekly Wage 2001

Comparison of Average Weekly Wage 2001	
	Total
Brantley	\$396
Camden	\$536
Charlton	\$429
Clinch	\$445
Ware	\$452
GA	\$676
Average County	\$478
Source: GA 2003 County Guide	

Table 121 Average Weekly Wages 1989-1999

Brantley County											
Category	19 89	19 90	19 91	19 92	19 93	19 94	19 95	19 96	19 97	19 98	19 99
All Industries	\$2 95	\$3 09	\$3 26	\$3 34	\$3 34	\$3 43	\$3 62	\$3 53	\$3 79	\$3 91	\$3 81
Agr, Forestry, Fishing	39 5	43 3	42 4	47 9	40 5	45 7	51 3	48 6	58 8	63 9	63 5
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Constructi on	NA	27 5	30 1	27 4	29 6	29 6	30 0	27 9	29 5	27 9	28 6
Manufactu ring	NA	25 1	27 9	30 7	30 7	35 5	42 5	41 4	43 3	44 0	44 6
Transporta tion, Comm., Util.	NA	51 8	53 6	56 8	53 3	54 5	67 6	54 2	62 1	63 2	58 3
Wholesale	NA	39 6	40 6	39 9	NA	NA	34 5	45 4	55 3	65 0	64 1
Retail	NA	15 1	14 7	16 4	19 0	19 0	20 0	19 5	20 0	21 2	21 9
Financial, Insurance, Real Estate	NA	NA	NA	45 8	47 5	46 2	37 1	39 0	41 6	40 1	42 9
Services	NA	20 4	17 6	24 0	26 2	26 2	25 7	24 6	27 1	26 4	28 1
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	39 9	NA	NA	NA	NA	NA	NA	NA	47 1	48 0
Local Gov	NA	NA	NA	NA	28 5	30 5	30 5	31 8	NA	NA	NA

Source: U.S. Bureau of Labor Statistics

Table 122 Average Weekly Wages 1989-1999

Camden County											
Category	19 89	19 90	19 91	19 92	19 93	19 94	19 95	19 96	19 97	19 98	19 99
All Industries	\$3 94	\$4 01	\$4 34	\$4 54	\$4 50	\$4 63	\$4 80	\$4 92	\$4 89	\$5 07	\$5 17
Agr, Forestry, Fishing	NA	NA	NA	NA	NA	24 3	24 6	19 8	19 7	18 7	25 9
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Constructi on	NA	39 4	41 4	37 7	38 4	38 1	43 0	40 5	42 6	43 4	46 0
Manufactu ring	NA	68 3	69 4	74 9	76 2	77 3	81 0	79 3	84 9	88 5	89 7
Transporta tion, Comm., Util.	NA	42 9	48 9	55 9	53 5	51 7	52 4	55 3	55 9	57 3	66 0
Wholesale	NA	NA	36 0	33 7	NA	56 1	47 6	42 4	46 7	76 0	76 0
Retail	NA	18 1	18 3	19 7	19 9	20 8	20 1	21 0	21 8	22 7	24 6
Financial, Insurance, Real Estate	NA	27 3	27 8	31 4	32 9	32 5	32 7	37 4	40 5	39 5	40 1
Services	NA	33 9	33 7	36 3	36 8	39 3	40 4	43 1	40 8	43 5	43 5
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	NA	NA	NA	NA	NA	NA	47 5	49 5	51 0	47 5
Local Gov	NA	NA	NA	NA	NA	39 5	40 0	39 4	38 6	42 5	45 2

Source: U.S. Bureau of Labor Statistics

Table 123 Average Weekly Wages 1989-1999

Charlton County											
Category	19 89	19 90	19 91	19 92	19 93	19 94	19 95	19 96	19 97	19 98	19 99
All Industries	\$2 70	\$2 93	\$3 10	\$3 16	\$3 18	\$3 03	\$3 25	\$3 53	\$3 73	\$3 79	\$3 88
Agr, Forestry, Fishing	NA	NA	NA	NA	NA	14 0	14 9	22 1	23 3	27 1	26 3
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Constructi on	NA	19 5	NA	NA	22 1	28 1	39 7	35 6	35 8	33 1	35 9
Manufactu ring	NA	31 1	30 2	31 7	33 5	36 1	39 3	44 2	47 4	49 3	51 5
Transporta tion, Comm., Util.	NA	42 7	44 3	46 7	49 0	54 8	56 2	55 0	60 6	53 6	51 7
Wholesale	NA	28 3	31 2	34 2	31 6	36 3	40 5	42 6	52 5	61 6	55 0
Retail	NA	19 9	22 0	22 5	21 1	19 5	19 9	24 1	24 1	23 5	23 0
Financial, Insurance, Real Estate	NA	46 0	28 4	29 6	33 3	32 9	34 0	40 4	40 4	40 1	42 7
Services	NA	20 1	40 1	43 5	42 4	24 7	25 8	26 8	28 4	31 6	36 2
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	37 0	NA	NA	NA	NA	NA	NA	NA	43 5	45 0
Local Gov	NA	24 5	25 4	29 2	30 5	29 7	30 4	31 3	32 8	31 7	32 0

Source: U.S. Bureau of Labor Statistics

Table 124 Average Weekly Wages 1989-1999

Clinch County											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$312	\$332	\$337	\$350	\$342	\$340	\$357	\$376	\$401	\$436	\$442
Agr., Forestry, Fishing	279	297	301	339	362	370	356	378	441	467	432
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	273	304	288	321	312	418	246	246	349	297
Manufacturing	NA	381	395	433	432	395	418	440	445	489	500
Transportation, Comm., Util.	NA	NA	NA	607	600	509	565	694	678	718	829
Wholesale	NA	NA	276	304	260	291	274	352	405	349	463
Retail	NA	190	223	237	231	252	273	277	315	354	381
Financial, Insurance, Real Estate	NA	NA	NA	NA	402	422	NA	424	NA	NA	NA
Services	NA	251	270	314	335	343	390	387	395	413	380
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	390	NA	NA	NA	NA	NA	NA	NA	489	492
Local Gov	NA	NA	NA	NA	NA	NA	285	298	292	268	244

Source: U.S. Bureau of Labor Statistics

Table 125 Average Weekly Wages 1989-1999

Ware County											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$295	\$312	\$325	\$339	\$344	\$352	\$366	\$381	\$396	\$418	\$430
Agr., Forestry, Fishing	209	215	249	NA	225	267	276	277	263	281	254
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	285	282	319	316	325	351	364	372	471	509
Manufacturing	NA	320	332	353	367	397	399	429	439	452	467
Transportation, Comm., Util.	NA	440	490	586	562	567	572	617	646	675	649
Wholesale	NA	333	357	350	379	383	402	438	466	471	466
Retail	NA	196	203	216	215	226	235	240	258	269	280
Financial, Insurance, Real Estate	NA	349	354	394	380	393	414	443	478	508	533
Services	NA	325	346	366	373	366	390	404	410	442	456
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	NA	NA	438	442	452	460	488	505	522	529
Local Gov	NA	NA	NA	334	334	336	362	355	401	400	423

Source: U.S. Bureau of Labor Statistics

Table 126 Average Weekly Wages 1989-1999

Georgia											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agr., Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm., Util.	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Gov	NA	543	584	612	651	667	666	701	774	791	808
State Gov	NA	451	462	460	471	NA	493	517	533	561	579
Local Gov	NA	387	401	401	410	420	440	461	480	506	523

Source: U.S. Bureau of Labor Statistics

According to the 2003 Georgia County Guide, wages in Charlton County were average when compared to the surrounding counties. However, Charlton County when compared to the state's average weekly wage was 36.53% less. Regionally, the weekly average wage is 32.65% less than the state's average.

The average weekly wage in Charlton County is sufficient to afford housing. An income of \$429 weekly equates into \$1,857.57 monthly. After taxes, this household should have a net income of approximately \$1,485.03. This household should be able to afford a home in the \$350-\$450 per month range.

At this time, the amount and type of job training programs are correct for the industries that are recruited into the community. However, if the community decides to recruit industries that are not a good match with local resources job

training will be needed. This process must be planned several years in advance. It is felt that recruiting industries not well suit to utilize local resources is a mismatch and will have a negative impact on the community.

2.2.2.0 B. INCOME

Table 127 Income by Type (%) 1980-2025

Charlton County										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Wages & Salaries (1996 \$)	33.30 %	29.14 %	31.51 %	28.45 %	31.21 %	31.46 %	31.52 %	31.49 %	31.40 %	31.27 %
Dividends, Interest, & Rent (1996 \$)	9.42 %	13.06 %	14.73 %	12.08 %	13.83 %	13.70 %	13.63 %	13.55 %	13.43 %	13.26 %
Transfer Payments to Persons (1996 \$)	17.01 %	18.54 %	19.81 %	24.96 %	23.87 %	24.29 %	24.93 %	25.67 %	26.47 %	27.32 %
Residence Adjustment (1996 \$)	30.05 %	31.20 %	26.49 %	26.48 %	22.95 %	22.62 %	22.23 %	21.83 %	21.46 %	21.13 %

Source: Woods & Poole Economics, Inc.

Table 128 Income by Type (%) 1980-2025

Georgia										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Wages & Salaries (1996 \$)	64.10 %	62.15 %	60.36 %	59.07 %	61.18 %	61.09 %	61.00 %	60.94 %	60.92 %	60.92 %
Dividends, Interest, & Rent (1996 \$)	13.05 %	15.79 %	17.34 %	16.31 %	16.80 %	16.76 %	16.70 %	16.61 %	16.49 %	16.34 %
Transfer Payments	11.72 %	10.73 %	10.94 %	12.62 %	11.13 %	11.25 %	11.43 %	11.66 %	11.93 %	12.25 %

ts to Persons (1996 \$)										
Residen ce Adjustm ent (1996 \$)	- 0.25 %	- 0.25 %	- 0.10 %	- 0.15 %	- 0.11 %	0.33 %	0.70 %	1.00 %	1.21 %	1.35 %

Source: Woods & Pool Economics, Inc.

2.2.3.0 C. MAJOR COMMUNITY LEVEL ACTIVITIES

Since 2000, several local industries expanded. These expansions created 45 new jobs for the community. Universal Wood Products opened in 2001, creating 66 new jobs. Cornell Correctional Facility will expand if the Georgia Department of Correction approves the expansion. An intake of 500 new inmates could mean 100 new correctional officer positions. At this time there is no major economic expansion foreseen in the community. The job market in Charlton County at this time is experiencing slow but steady growth with no noted decline or downturn in employment. No major industries have recently closed and none are expected to close within the foreseen future.

Charlton County, its municipalities and the development authorities have done an excellent job in retaining and recruiting industrials that utilized local resources. The local resources are both natural and human. These entities have gone the length to ensure that industries recruitment matches local resources and must be congratulate for their hard work. The fruits of their labor can be viewed in the Economic Development Element, Inventory of Existing Conditions, Section D: Major Community Level Economic Activities.

Looking over the listed industries demonstrates that great care was taken to ensure a good match between the human resources-skills, knowledge and ability-and natural resources-timber. Charlton County harvested on average 33.4 million cubic feet of timber annually. It is the largest amount of timber harvested in the State of Georgia with Camden County-its neighbor-coming in a distance second with approximately 27.6 million cubic feet.

2.2.4.0 D. UNIQUE ECONOMIC ACTIVITIES



The Funnel Located in Folkston



Homeland's Viewing Platforms and Walking Track

Tourism is a unique market that Charlton County and its municipalities are capitalizing on. Several new facilities have been constructed to enhance the experience of tourist traveling to view trains in the City of Folkston and Homeland. Charlton County and City of Folkston constructed the Funnel Platform and Homeland constructed a hard surface one-mile walking track beside the train

tracks. Both locations allows tourist the opportunity to video and photograph trains.

Another unique tourist attraction is the Okefenokee National Wildlife Refuge. Approximately 200,000 individuals enter the swamp through the Folkston entrance. Several local cities and counties have formed a regional group to work with the State of Georgia's Industry, Tourism and Trade Division to encourage individuals traveling on I-75 and I-95 to visit the Okefenokee National Wildlife Refuge. The Okefenokee Trails association will use grant monies to post signage along I-75 and I-95. The trail will run east and west. This will enable individuals to travel through Camden, Charlton, Ware, Clinch, and Lanier Counties. Another regional trail that is being considered is the "Woodpecker Trail." The trail will run north and south on Hwy 121.

Charlton County, the municipalities and local development authorities are developing programs that will encourage and support local entrepreneurs in their endeavor to pursue new opportunities in the tourist trade.

2.2.5.0 E. ASSESSMENT OF LABOR FORCE DATA

The skills, knowledge and abilities that the labor force in Charlton County has are supporting the local industries. Fifty-one percent of the residences in Charlton County work outside of the county. As the population in Charlton County becomes better educated, this trend will increase. It may not be desirable for the community to stem this trend due to the amount of dissimilar skills being transferred out of the community for 8 hours a day.

2.2.6.0 F. EMPLOYMENT BY OCCUPATION

Table 129 Labor Force Participation (%) 1990-2000

Charlton County		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	60.42%	48.14%
Civilian Labor Force	59.72%	47.78%
Civilian Employed	55.13%	45.29%
Civilian Unemployed	4.59%	2.49%
In Armed Forces	0.70%	0.36%
Not in Labor Force	39.58%	51.86%
TOTAL Males	100.00%	100.00%
Male In Labor Force	71.40%	51.84%
Male Civilian Labor Force	70.15%	51.17%
Male Civilian Employed	65.76%	48.64%
Male Civilian Unemployed	4.39%	2.54%
Male In Armed Forces	1.26%	0.67%
Male Not in Labor Force	28.60%	48.16%
TOTAL Females	100.00%	100.00%
Female In Labor Force	50.39%	43.90%
Female Civilian Labor Force	50.20%	43.90%
Female Civilian Employed	45.42%	41.46%
Female Civilian Unemployed	4.78%	2.44%
Female In Armed Forces	0.19%	0.00%
Female Not in Labor Force	49.61%	56.10%

Source: U.S. Bureau of the Census

Table 130 GA Labor Force Participation (%) 1990-2000

Georgia		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male In Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male In Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female In Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female In Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census

Table 131 Labor Force Participation (%) 1990-2000

US		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male In Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male In Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female In Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female In Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census

Charlton County has no military bases within its borders. The nearest military base is Kings Bay Submarine base located at Saint Mary's, Georgia, which is approximately 40 miles from Charlton County. Few active duty military personnel live in Charlton County at this time. Table 120-122 indicates that Charlton County has fewer active duty military personnel than the State and Nation.

Table 121 indicates that from 1990-2000 the female labor force in Charlton County decrease by 12.87%. The State of Georgia during the same period had a decrease of less than 0.07%, whereas the Nation during the same period

experienced a 1.32% increase in the female labor force. From 1990-2000, Charlton County had 1,397 childbirths. The decrease in the availability of female employees could indicate that they are willing to sacrifice their careers to stay home with children. The Charlton County Department of Family and Children Services (DFACS) had noticed an increase in the PO1 Medicaid for females of childbearing age from 1990-2000. These trends will more than likely continue. According to DFACS, more females at a younger age are having more children.

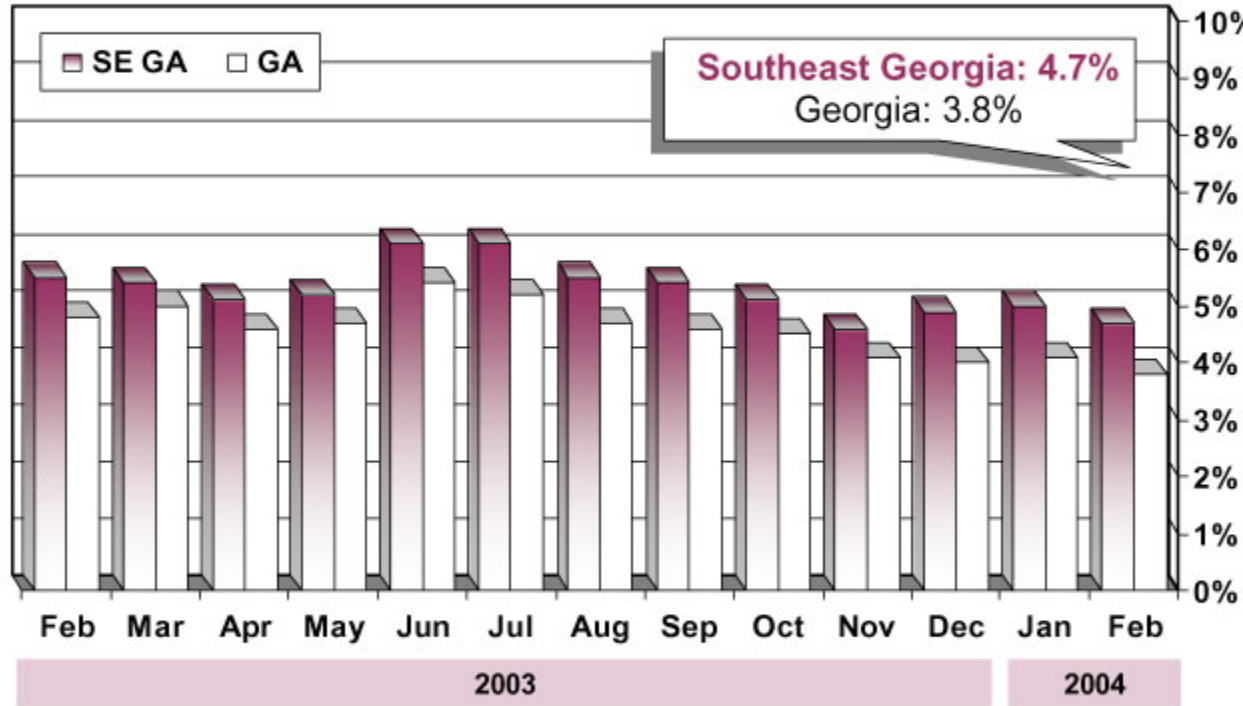
DFACS in Charlton County felt that for females seeking employment work is available. However, many of these jobs pay minimum wage. Affordable childcare is an issue when working a minimum wage job. According to the DFACS office in Charlton County, money is available for subsidized childcare, and they are encouraging individuals to apply. However, these funds may not be available the next fiscal year.

2.2.7.0 G. UNEMPLOYMENT

Table 132 Unemployment

Unemployment

Southeast Georgia Region Compared to Georgia



Note: Southeast Georgia Region includes Atkinson, Bacon, Brantley, Charlton, Clinch, Coffee, Pierce and Ware counties.

Source: Georgia Department of Labor - Michael L. Thurmond, Commissioner

Table 133 UNEMPLOYMENT RATES FOR SOUTHEAST GEORGIA 1990-2002

UNEMPLOYMENT RATES FOR SOUTHEAST GEORGIA										
	1992	1993	1994	1995	1996	1997	1998	1999	2000	2002
SEGaRDC	7.7	6.9	6	6.1	6.2	6.1	5.7	5.6	5.7	5.3
Atkinson	10.0	8.4	6.3	6.9	7.2	8.4	7.8	6.2	7.8	7.5
Bacon	9.0	7.3	5.5	4.6	6.3	8.1	9.1	7.2	6.2	7.2
Berrien	8.0	7.8	6.1	5.9	5.2	4.8	4.6	6.8	5.6	4.8
Brantley	10.4	8.4	9.2	8.5	7.4	7.3	6.6	6.9	5.8	6.0
Charlton	6.4	5.6	5.6	6.4	7.0	5.1	5.0	4.6	4.2	4.2
Clinch	6.4	4.1	3.9	3.9	4.8	4.4	3.4	3.6	6.0	4.4
Coffee	8.0	7.0	4.9	6.1	6.1	6.3	5.2	4.9	5.4	5.0
Pierce	7.8	7.3	7.1	6.6	6.1	5.3	5.1	5.2	4.6	4.3
Ware	7.5	6.4	5.6	5.9	5.4	5.2	4.6	5.3	5.6	4.9
HGaRDC	6.9	6.2	5.4	5.0	4.9	4.9	4.6	4.3	4.3	7.0
SGaRDC	6.8	6.5	5.1	4.6	4.9	5.6	5.6	5.4	5.9	4.8
CGaRDC	6.2	5.6	5.1	4.8	4.5	4.5	4.2	3.8	3.7	4.1
State	6.9	5.8	5.2	4.9	4.6	4.5	4.2	4.0	3.7	5.1
Nation	7.5	6.9	6.1	5.6	5.4	4.9	4.5	4.2	4.0	5.8

The unemployment rate for Charlton County is the lowest in the region. Charlton County has a 17.64% lower rate of unemployment than the State of Georgia and a 27.58% lower rate of unemployment than the Nation. From 1992-2002, Charlton County experienced a 34.37% drop in unemployment. It is felt that Charlton County and the development authorities charged with economic development have done an outstanding job in retaining and recruiting industries that adequately utilized the skills, knowledge and abilities of the local residents. The development authorities and local governments do not extrapolate past performance as an indicator of future performance; therefore, they are very aggressive and proactive in the retention and recruitment of industries.

2.2.8.0 H. COMMUTING

Table 134 Commuting

Number of Individuals Commuting	Charlton County, Georgia	Folkston city, Georgia	Homeland city, Georgia
Total	3,484	688	277
Worked in state of residence	2,463	558	231
Worked in county of residence	1,711	391	148
Worked outside county of residence	752	167	83
Worked outside state of residence	1,021	130	46
Source: 2000 U.S. Census Bureau			

Table 135 Place of Work

Place of Work	Charlton County, Georgia	Folkston city, Georgia	Homeland city, Georgia
Total	3,484	688	277
Not living in an MSA/PMSA	3,484	688	277
Worked in an MSA/PMSA	923	136	44
Central city	520	54	30
Remainder of MSA/PMSA	403	82	14
Worked outside any MSA/PMSA	2,561	552	233
Source: 2000 U.S. Census			

Table 136 Mode of Travel

Mode of Travel to Work	Charlton County, Georgia	Folkston city, Georgia	Homeland city, Georgia
Total:	3,484	688	277
Car, truck, or van:	3,314	601	249
Drove alone	2,707	472	191
Carpooled	607	129	58
Public transportation:	2	0	0
Bus or trolley bus	2	0	0
Bicycle	10	0	9
Walked	43	24	2
Other means	35	14	9
Worked at home	80	49	8
Source: 2000 U.S. Census Bureau			

Table 18 Travel Time

Travel Time	Charlton County, Georgia	Folkston city, Georgia	Homeland city, Georgia
Total	3,404	639	269
Less than 30 minutes:	1,756	362	158
Public transportation	2	0	0
Other means	1,754	362	158
30 to 44 minutes:	443	91	35
Public transportation	0	0	0
Other means	443	91	35
45 to 59 minutes:	542	103	32
Public transportation	0	0	0
Other means	542	103	32
60 or more minutes:	663	83	44
Public transportation	0	0	0
Other means	663	83	44
Source: 2000 U.S. Census Bureau			

Table 137 COMMUTING PATTERNS

REGIONAL COMMUTING PATTERNS: 2000	
% Commuting to Another County	
Atkinson	42.90%
Bacon	32.00%
Berrien	44.70%
Brantley	71.10%
Charlton	50.90%
Clinch	19.60%
Coffee	12.40%
Pierce	56.40%
Ware	18.70%
Region	38.74%
State	37.90%

Source: 2000 U.S. Census Bureau

Charlton County is similar to many of the counties in the region that are near MSA's. On average, 38.74% of the region's workforce travels outside of the county that they reside. Charlton County 50.9% is not the highest nor is it the lowest in the region. Coffee and Ware Counties have the lowest percentage of commuting outside of the residing county because they are manufacturing, retail and service centers for the region. Charlton County's situation is unique because it is sandwiched between Ware County and Jacksonville, Florida, a MSA.

To obtain a higher standard of living, individuals that are educated or have specialize skills that local industries do not support travel outside the county to seek employment. Table 127 indicates that commuting to-and-from work is common. What it may mean also is that Charlton County could be losing revenue because individuals commuting to-and-from work may also trade while in their adopted communities.

At this moment Charlton County and to a minor degree its municipalities are built-out. However, this situation will turn about as the large timber companies release land to sale for the public. As stated many times before, the attraction for individuals wishing to move to Charlton County are cheap land, lower construction cost, lower fees and faster permitting systems. As Charlton County continues to remain a bedroom community of Nassau County and Jacksonville, Florida, the service sector of the economy will continue to grow to meet the needs of those individuals.

A small percentage of individuals do commute to Charlton County for work. The majority of these individuals are professionals. At this time, not enough high-end rental properties exist to address this problem. It would not be fair to say that enough high-end housing does not exist because land is not available for

purchase to construct those homes. However, this situation will turn about when tracts of land are released by the large timber companies.

2.2.9.0 I. ECONOMIC DEVELOPMENT RESOURCES

1. The Folkston-Charlton County Development Authority manages the Okefenokee Industrial Park, a 100-acre park located strategically off Highway 1 and 301 in Folkston. There are several sites available with rail service and infrastructure.

2. The City of Homeland has an 8 and 10-acre site with electric power, water and sewer service available. In addition there are two privately owned sites which are located in Folkston adjacent to US 1 & SR301 with electric power, natural gas, water, sewer and rail spur service.

3. With additional funding, the Development Authorities are a community resource that could be used to actively recruit a more diversified range of industries and businesses, especially those establishments that would like to leave Florida yet are close enough to do business in Florida.

4. Job training institutions are not locally present; there are several nearby post-secondary institutions used by Charlton County residents to further their education and training, including:

- Okefenokee Technical College in Waycross, with programs for completing an unfinished high school education, self-development, trade and professional skills, and special training courses. Several of these courses are offered in the City of Folkston at the OERC building.
- Waycross College in Waycross is a two-year college of the University System of Georgia, offering basic courses for transfer to development;
- Brunswick College in Brunswick is a two-year college of the University System of Georgia, offering basic courses for transfer to four-year institutions and special courses for continuing education and self-development;
- Kings Bay Naval Base in Kingsland provides a variety of training and continuing education courses for the general public and Naval Personnel;

- Valdosta State University in Valdosta is a member of the University System of Georgia, with bachelor's and advanced degrees available in a full range of academic fields. VSU has programs available at off-site locations in Kingsland and St. Marys;
 - The Private Industry Council in Waycross is an eight county regional consortium which manages federal funding for programs including the Graduate Equivalency Diploma (GED), On the Job Training, TRYOUT, Youth Competency, Occupational Training, and specialized classroom training; and
 - Other educational and training resources exist in the Jacksonville Metropolitan area. The cost of out-of-state tuition is a prohibitive factor in attending Jacksonville schools.
5. The excellent transportation network of Charlton County, including four-lane access south from US 82 via US 1 to 1-95 and 1-295 and north via US 1 to US 82, I- 75 and 1-16; direct access east from Folkston and Homeland to 1-95 on GA 40 (which is being four-lined).
 6. The railway network includes four connecting spurs in the Okefenokee Industrial Park to the CSX Transportation north-south line parallel to US 1.
 7. Davis Field, three miles south of Folkston on SR 121, provides landing and hanger facilities for small private aircraft; the Jacksonville International Airport is only 45 minutes south of Folkston and Homeland, and provides a full range of air services.
 8. The Port of Brunswick is located 45 minutes east of Folkston and Homeland, and the Port of Jacksonville is located about one hour south of Folkston and Homeland, with both ports providing roll-on, roll-off and bulk-break services. Charlton County offers Free Port Exemption for certain levels of raw materials, goods in process, and finished goods for export out-of-state.
 9. The Charlton Memorial Hospital provides excellent medical care for Charlton County; the hospital currently has a fifteen-bed capacity and is located on Third Street in Folkston.
 10. Charlton County has an abundant water supply; the City of Folkston water system is currently operating below capacity, and the City of Homeland brought their water system on-line in 1993 at below capacity.

11. A mild climate, with an average temperature of 52°F in January and 81°F in July and an average of 51 inches of annual rainfall, provides a powerful incentive to offer in economic recruiting.
12. The Southeast Georgia Regional Development Center's Development Corporation can provide assistance with several federally financed or guaranteed loan programs that are available to promote business and job creation or retention.
13. There is currently no zoning in Charlton County or Homeland; the City of Folkston is zoned with accompanying regulations.
14. The Charlton County High School is in constant touch with employers and is gearing the students' education towards modern employment needs, including requiring computer experience before a student graduates and making changes in the curriculum to teach usable skills to non-college track students.

Charlton County, the municipalities and development authorities are taking full advantage of every resource available to them. Table 125 indicates that Charlton County's unemployment rates are among the lowest in the region. They are making the most of the resources available to them to ensure that local citizens have available to them employers that pay a reasonable wage.

2.2.9.0 J. ECONOMIC DEVELOPMENT AGENCIES

Charlton County and its respective municipalities do have effective programs. This is evident by the low rate of unemployment, reasonable wages, and the number of industries recruited and retained that match the local resource pool. However, more coordinated planning between the different development authorities and local governments can only strengthen an already excellent economic development planning team. Educating the public should be a very important part of the economic development process. By educating the public, more support will be given to those responsible for economic growth.

The development authorities are not passive, but very proactive. These individuals identify market trends and encourage local entrepreneurs to take advantage of the opportunities. It must be remembered that local business people create at least 75% of all jobs created in a community.

2.2.9.0 K. ECONOMIC DEVELOPMENT PROGRAMS

It is evident that the economic development programs are very effective at recruiting and retaining industries. As of the 2nd quarter of 2004, Charlton County has not experienced a major industrial lost.

In the Economic Development Element, a list exist in subsection E, *Special and Unique Economic Activities*, that list all available incentives that are available to local governments and the economic development authorities to use as tools to recruit and retain industry.

Local governments do an outstanding job at selecting the businesses that are a good match with local resources and encouraging these individuals to locate to Charlton County. It must be remembered that not all industries are a good match with local resources. The Charlton County Commissioners, the City of Folkston Councilpersons and the City of Homeland Councilpersons have done an outstanding job in selection the correct industries for the area.

To take advantage of the tourism trade the City of Folkston has started a Better Home Town Program to revitalize the downtown area using Neo-traditional principles. However, the city cannot survive if businesses do not exist in the downtown area. The leadership in the City of Folkston is very active in promoting growth and embraces the development authority's idea of promoting the entrepreneur spirit. The local communities do have several niche type industries and are supporting and taking full advantage of them.

2.2.9.0 L. EDUCATIONAL AND TRAINING OPPORTUNITIES

The labor force is a key element of the economy. A community with a surplus of skilled workers has obvious opportunities to attract a new business. In contrast, communities with overly specialized or uneducated workers may have difficulty in attracting new industry. In Charlton County the development authorities has done an excellent job of matching local resources-human and natural- with the correct industry.

The development authorities works well with the Charlton County School Board, Okefenokee Tech. College and Waycross College to ensure that students have the necessary knowledge base, skills and basic abilities to become successful candidates for employment with local industries. The development authorities have done an outstanding job at not recruiting many industries that do not have good transferable skills. Remember that Charlton County has many industries that are niche, and industries are recruited based on the availability of human and natural resources.

2.3.0.0: Goals & Implementation

Charlton County Comprehensive Plan

Goal 1

To create an economic climate that promotes economic diversity and growth by encouraging a stable local economy compatible with planned growth, economic opportunities, and prosperity for all residents with an improved quality of life.

Objective 1.1

Charlton County, Folkston, Homeland and its community organizations will continue to promote employment opportunities for community residents.

Policy 1.1.1

The County and its respective municipalities will promote the availability of employment for all that desire it. This shall be accomplished by:

- A. Coordinating with public and private agencies to identify and help individuals requiring special assistance to obtain and maintain employment.
- B. Encourage local employers to provide labor market information.
- C. Encourage public schools and local community colleges to determine what vocational and professional training is necessary and available for the current and future labor market needs with the possibility of setting up satellite programs in or near the community.

Objective 1.2

Charlton County, Folkston and Homeland will continue to encourage cooperation and assist with private and public efforts to attract new and expand existing business firms in the community.

Policy 1.2.1

Charlton County, Folkston and Homeland should continue to sponsor economic activities that will enhance the local economy. Incentives should be considered as a provision for job creation when appropriate.

Objective 1.3

Charlton County, Folkston and Homeland shall encourage the conservation and enhancement of the natural and cultural resources of Charlton County.

Policy 1.3.1

Charlton County, Folkston and Homeland will pursue economic development without endangering the quality of life in Charlton County.

Objective 1.4

The core downtown business district should continue to be revitalized.

Policy 1.4.1

Additional parking areas should be provided.

Policy 1.4.2

The City of Folkston should concentrate on businesses that would be of interest to tourist. However, this should not precluded the placement of other businesses downtown.

Objective 1.5

Local government units will cooperate with community organizations to formulate an economic development strategic plan.

Policy 1.5.1

Both a short-term and long-term economic development plan should be formulated that is separate, but compliments the Charlton County Joint Comprehensive Plan.

- A. If possible, submit a list of projects, when feasible, that includes their relative priority, timing and cost.
- B. Each project should have an impact statement that takes in to consideration the Charlton County Comprehensive Plan.
- C. Businesses should be encouraged to locate in areas that maximize the use of existing public facilities.

Objective 1.6

The county and the municipalities will support organizations that enhance economic development/growth and/or develop implementation strategies.

Policy 1.6.1

Support economic development authorities.

Policy 1.6.2

Support the Chambers of Commerce

Objective 1.7

Encourage and support programs and the development of programs that attract businesses that are compatible with our goals, natural resources and unique geological features.

Policy 1.7.1

Support programs that attract businesses that are compatible with our goals, natural resources and unique geological features.

Policy 1.7.2

Support programs that promote eco-tourism as an opportunities for local businesses

3.0.0.0: Housing

Housing is the one of largest consumers of land in Charlton County and one of the most important factors in the lives of people. It directly affects their quality of life-their health, safety, and welfare. The goal of Charlton County and its respective municipalities is to ensure that residents of the their respective communities have access to adequate and affordable housing.

3.1.0.0: Existing Conditions

GENERAL INFORMATION

It is important to take a close look at the existing housing supply in Charlton County to determine the number and types of housing needed for the next twenty-year planning period. A tabular summary of state, county, unincorporated areas, and city-housing data is presented to familiarize the reader with comparable and contrasting housing data and trends.

TYPES OF HOUSING UNITS

Interpreting housing statistics from the Census Bureau is complicated by changes in definitions and reporting standards. In 1970 and 1980, housing characteristics were presented only for year-round housing units. In 1990 and 2000, housing characteristics are shown for all housing units including year-round units plus seasonal, migratory and recreational units. Also, note that the Bureau of the Census changed the way it reports seasonal, migratory and recreational units in 1990. Care should be utilized in interpreting these statistics.

INVENTORY TYPES OF HOUSING IN CHARLTON COUNTY

From 1980 to 2000, year round housing units increased from 2506 to 3859 units for all of Charlton County. Of this increase in units, 44.8% (1,229) were manufactured homes. During this same twenty-year period, 159 single-family homes were added to the Charlton County housing supply and multi-family housing units drop by 2.2% (5) for 220 units.

Manufactured homes constituted 20% of the housing supply in 1980. In 2000, 44.8% of all housing in Charlton County was manufactured housing. In 2000, manufactured housing constituted 29.9% of the housing units in Folkston and 65.7% in Homeland.

In 2000, manufactured housing constituted 12% of housing stock statewide. In Charlton County 44.8% of total housing stock is manufactured housing. Of the 1,729 manufactured homes located in Charlton County 29.0% of them are located in the incorporated cities of Charlton County.

The total housing units in the Southeast Georgia Regional Development Center's (SEGa RDC) region is 66,081. Of this number (66,081), 35.8% (23,628) is manufactured housing. Charlton County is similar to the SEGa RDC region in the percentage of manufactured housing units. However, both Charlton County and

Table 138 Housing Characteristics 1980-2000

Housing Characteristics					
Units				1980-2000 Change	
	1980	1990	2000	Change	%
Charlton County					
Single Family Housing	1,740	1,822	1,931	191	11.0%
Manufactured Housing	500	1,179	1,729	1,229	245.8%
Georgia					
Single Family Housing	1,525,070	1,712,259	2,201,467	676,397	44.4%
Manufactured Housing	152,948	327,888	394,938	241,990	158.2%
SEGa RDC					
Single Family Housing	31,457	34,548	37,314	5,857	18.6%
Manufactured Housing	7,948	14,172	23,628	15,680	197.3%
Source: U.S. Bureau of Census, 1980, 1990, and 2000.					

the SEGa RDC region's percentage (44.8% and 35.8%) of manufactured housing stock are greater than the state's percentage (12%).

The trend in Charlton County and the incorporated areas is that single-family housing stock is increasing at a lesser rate than, multi-family units and manufactured homes.

Table 139 Housing Projections 2005-2025

PROJECTIONS OF HOUSING UNITS BY TYPE: 2005-2025			
	Charlton	Folkston	Homeland
2005			
All Units	4116.00	1070.33	356.45
Single Family	2000.00	513.08	114.45
Multi-Family	240.00	236.25	2.00
Mobile Homes	1876.00	321.00	240.00
2010			
All Units	4416.70	1143.00	354.17
Single Family	2100.00	518.21	120.17
Multi-Family	300.00	271.69	10.00
Mobile Homes	2016.70	353.10	224.00
2015			
All Units	4722.95	1224.24	386.98
Single Family	2205.00	523.39	126.18
Multi-Family	350.00	312.44	20.00
Mobile Homes	2167.95	388.41	240.80
2020			
All Units	5055.80	1280.23	417.35
Single Family	2315.25	528.63	132.49
Multi-Family	410.00	359.31	26.00
Mobile Homes	2330.55	392.29	258.86
2025			
All Units	5416.35	1378.64	449.39
Single Family	2431.01	533.91	139.11
Multi-Family	480.00	413.20	32.00
Mobile Homes	2505.34	431.52	278.27

The amount of manufactured housing units will continue to increase. Manufactured housing having similar quality, availability, and less stringent requirements for financing affords low to moderate-income families the opportunity to become homeowners. The decline of single-family housing in Charlton County can be attributed directly to manufactured housing being an alternative to more costly traditional single-family housing.

In Charlton County, single-family housing (stick-built) units have dropped from 69.4% of the total housing units in 1980 to 50% in 2000. From 1980-2000, single-family housing has increased in the state of Georgia 44.4%. In the SEGa RDC's region in 2000, single-family housing accounted for 71.5% of housing stock.

In 2000, single-family housing units constituted 67.1% of housing stock statewide. In Charlton County 50% of total housing stock is single-family housing. Of the 50% of total housing stock located in Charlton County 31.9% of all single-family homes are located in the incorporated cities of Charlton County.

The total housing units in the SEGa RDC region is 66,081. Of this number (66,081), 37,314 (56.5%) constitute single-family housing in the region. Charlton County is similar to the SEGa RDC region in composition of single-family housing units. However, both Charlton County and the SEGa RDC region's percentage (58.1% and 56.5%) of single-family housing stock is less than the state's percentage (67.1%) of single-family housing units.

Charlton County has added approximately 191 single-family homes and 1,229 manufactured homes since 1980. Manufactured homes have increased 1,229 units, an increase of 245.8% from 1980 to 2000. Statewide, the number of manufactured homes has increased 158.2% in the same twenty-year period. In Charlton County, multi-family units have decreased by 2.2% from 225 to 220 units in the last twenty years. Over 79.5% of the multi-family units are located in the City of Folkston. Since 1980, the unincorporated areas have lost 5 multi-family units. This means that the City of Folkston has the majority of multi-family units in Charlton County.

Seasonal and recreational homes comprise 1.5% of all housing in the state of Georgia. In the unincorporated areas of Charlton County, approximately 2.8% of housing is in the "seasonal and recreational" category. The unincorporated areas of Charlton County contain approximately 82.4% (92) of the homes in the "seasonal and recreational" category. "Seasonal and recreational" housing comprises 2.0% (20) of housing stock in Folkston and 0.0% in Homeland.

Migratory housing comprises less than 1% of all housing in the state of Georgia. This trend is reflected in the Charlton County area. According to 2000 US Census figures, Charlton County contains 100% (2) of available migratory housing.

Table 140 Housing Characteristics 1980-2000

GA					
Units	1980-2000 Changes				%
	1980	1990	2000	Change	
Total Units	2,012,640	2,638,418	3,281,737	1,269,097	63.1%
Single Family	1,525,070	1,712,259	2,201,467	676,397	44.4%
Multi-Family	334,622	598,271	681,019	346,397	103.5%
Mobile Homes	152,948	327,888	394,938	241,990	158.2%
Seasonal/Recreational		33,637	50,064	16,427	48.8%
Migratory		617	1,290	673	109.1%

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

Table 141 Housing Characteristics 1980-2000

Charlton County					
Units	1980-2000 Changes				%
	1980	1990	2000	Change	
Total Units	2,506	3,222	3,859	1,353	54%
Single Family	1,740	513	508	-27	-5.00%
Multi-Family	225	155	220	-5	-2.2%
Mobile Homes	500	1,277	1,729	1,229	245.8%
Seasonal/Recreational		10	112	112	1020%
Migratory		1	2	2	100%

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

Table 142 Housing Characteristics 1980-2000

City of Folkston					
Units	1980-2000 Changes				%
	1980	1990	2000	Change	
Total Units	754	876	975	221	29.30%
Single Family	535	513	508	-27	-5.00%
Multi-Family	68	121	175	107	157.40%
Mobile Homes	150	218	292	142	94.70%
Seasonal/Recreational		4	20	20	400.00%
Migratory		1	0	0	-100%

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

Table 143 Housing Characteristics 1980-2000

City of Homeland					
Units	1980-2000 Changes				
	1980	1990	2000	Change	%
Total Units	244	380	318	74	30.3%
Single Family	212	158	109	-103	-48.6%
Multi-Family	4	2	0	-4	-100.0%
Mobile Homes	28	212	209	181	646.4%
Seasonal/Recreational		1	0	0	-100.0%
Migratory		1	0	0	-100.0%

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

Inventory of Age and Condition of Housing Stock

The housing table 136 for Charlton County and its cities show Charlton County to have a higher percentage of housing “built before 1939” than the whole state of Georgia in 1980, 1990, and 2000. The number of homes “built before 1939” in Charlton County has declined 52.4% since 1980 to 2000. A large number of the homes in Charlton County “built before 1939” have been maintained and passed on to succeeding generations. In 2000, only 3.3% of housing stock in Homeland was in the “built before 1939” category. The state of Georgia’s percentage of “built before 1939” category was 6%. Folkston has a higher percentage (30%) than the SEGa RDC region in the “built before 1939” category.

Table 144 Housing Built Before 1939

Housing Built Before 1939					
				1980-2000 Change	
	1980	1990	2000	Change	%
Georgia	296,662	212,938	192,972	-103,690	-35.0%
Charlton	376	212	179	-197	-52.4%
Folkston	N/A	79	81	2	2.5%
Homeland	N/A	21	9	-12	-57.1%

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

There are 87 units which lacks complete plumbing and 41 (47.1%) of these units are located in the unincorporated areas. Charlton County and its respective municipalities are ridding the incorporate and unincorporated areas of substandard housing. The communities have received Community Housing Improvement Programs (CHIP) to address substandard housing. The combination of an active housing program, community involvement, an aggressive code enforcement program, and local governments willingness to address issues immediately has earmark several areas for rehabilitation.

Table 140 shows that “Units Lacking Complete Plumbing Facilities” has increased by 90.90% and “Units Lacking Kitchen Facilities” has increased by 78.26%. According to the U.S. Census Bureau, boats, recreational vehicles, vans, tents, and the like are housing units only if they are occupied as someone's usual place of residence. Vacant mobile homes are included provided they are intended for occupancy on the site where they stand.

Table 145 Homes Lacking Complete Plumbing 1980-2000

Percentage of Homes Lacking Complete Plumbing Facilities					
				1980-2000 Change	
	1980	1990	2000	Change	%
Georgia	1.80%	1.10%	0.90%	-0.90%	-50.0%
Charlton	3.30%	3.07%	2.25%	-2.30%	-68.2%
Folkston	8.20%	2.40%	3.40%	-4.80%	-58.5%
Homeland	11.00%	4.10%	1.25%	-10.00%	-88.6%

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

Table 146 Housing Units 1980-2000

Georgia					
	1980	1990	2000	Change	1980-2000 Change %
<u>UNITS BUILT BEFORE 1939</u>	296,662	212,938	192,972	-103,690	-35.0%
Units Lacking Complete Plumbing Facilities	35,769	28,462	29,540	-6,229	-17.4%
Units Lacking Kitchen Facilities	75,618	28,462	31,717	-43,901	-58.0%

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

The City of Folkston has 299 housing units that are 40 years of age or greater. Homes such as these have structural, electrical, heating, and plumbing problems. These problems are accentuated if low-income families or the elderly are owners of these older homes. When compared to the SEGa RDC region as a whole, Charlton County has the highest percentage (2.3%) of homes “lacking complete plumbing”.¹

Table 147 Housing Units 1980-2000

Charlton County					
	1980	1990	2000	1980-2000 Change	
				Change	%
Units Built before 1939	376	212	179	-197	-52.39%
Units Lacking Complete Plumbing Facilities	269	137	87	-182	-67.65%
Units Lacking Kitchen Facilities		99	87	-12	-12.12%

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

Table 148 Housing Units 1980-2000

Folkston					
	1980	1990	2000	1980-2000 Change	
				Change	%
Units Built before 1939	62	79	82	20	32.25%
Units Lacking Complete Plumbing Facilities	22	33	42	20	90.90%
Units Lacking Kitchen Facilities		23	41	18	78.26%

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

¹ Note: Increases in tables 137 and 140 can be attributed to more aggressive methods of data collection.

Table 149 Housing Units 1980-2000

Homeland					
	1980	1990	2000	1980-2000 Change	
				Change	%
Units Built before 1939	61	48	9	-52	-85.24%
Units Lacking Complete Plumbing Facilities	27	0	4	-23	-85.18%
Units Lacking Kitchen Facilities	N/A	18	9	-9	50.0%

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

INVENTORY OF OWNER AND RENTER UNITS

Owner occupied units has risen by 3.6% from 77.5% to 81.1% between 1980 and 2000. This increase in owner occupied units is similar to the increase in Georgia. Common to rural Georgia is the placement of a manufactured home as a permanent residence. Charlton County is no exception. The level of personal income (\$22,200) allows the residents to purchase an affordable manufactured home and this has triggered the rise of owner occupancy in Charlton County. The affordability of manufactured homes has halted the decline in number of owner occupied housing in the incorporated areas of the county.

In Charlton County (Table 143), rental occupancy has correspondingly dropped by 28.7% between 1980 and 2000. There have been several shifts in population and the number of renter occupied units increased slightly. Overall, the number of renter occupied units gained from 501 to 645 (28.7%). Fifty-five percent of all renter occupied units are located within the cities.

Rental units are mostly located within cities in South Georgia due to the fact that infrastructure is available to support high-density residential development. The incorporated areas of Charlton County do extend infrastructure development out into the unincorporated areas of the county.

Table 142-153 presents information pertaining to housing characteristics in an easily digestible format. This affords individuals the opportunity to observe local trends and compare them to state trends.

In Charlton County (Table 143), owner occupied units increased by 82% (1,415 units) and owner vacancy rates increase by 73.08% (47 units)-from 1980-2000. The State of Georgia had a 66.8% increase in the owner occupied units and a 24% decrease in owner vacancy rate. In Charlton County, the renter occupied units increased by 38.3% and renter vacancy rates increase by 31.01%, whereas the State of Georgia had a 49% increase in renter occupied units and a 31.01% decrease in the renter vacancy rates.

Between 1980 and 2000, the number of vacant housing units in Georgia rose from 140,988 to 275,368, a 95.3% increase. In 2000, Georgia had a homeowner vacancy rate of 1.9% and a renter vacancy rate of 8.5%. Charlton County had a homeowner vacancy rate of 2.25% and a renter vacancy rate of 14.91%. The high rate of owner occupancy has stabilized the housing market in Charlton County. The communities of Folkston and Homeland range from 3.51% to 4.45% for owner vacancy rates and 14.21% to 17.24% for renter vacancy rates.

Table 150 Housing Characteristics 1980-2000

GA					
Units				1980-2000 Change	
	1980	1990	2000	Change	%
Owner Occupied Units	1,216,459	1,536,759	2,029,154	812,695	66.8%
Owner Vacancy Rate		2.5%	1.9%	-0.6	-24.0%
Renter Occupied Units	655,913	829,856	977,215	321,302	49.0%
Renter Vacancy Rates		12.2%	8.5%	-3.7	-30.7%

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

Table 151 Housing Characteristics 1980-2000

Charlton County					
Units				1980-2000 Change	
	1980	1990	2000	Change	%
Owner Occupied Units	1,725	2,293	2,697	1,415	56.35%
Owner Vacancy Rate		1.30%	2.25%	0.95	73.08%
Renter Occupied Units	501	618	645	192	28.74%
Renter Vacancy Rates		11.38%	14.91%	3.53	31.01%

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

Table 152 Housing Characteristics 1980-2000

The City of Folkston					
Units				1980-2000 Change	
	1980	1990	2000	Change	%
Owner Occupied Units	438	514	522	84	19.62%
Owner Vacancy Rate		1.50%	3.51%	1.51	100.6%
Renter Occupied Units	127	264	308	181	142.52%
Renter Vacancy Rates		13.20%	14.21%	1.01	7.65%

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

Table 153 Housing Characteristics 1980-2000

The City of Homeland					
Units				1980-2000 Change	
	1980	1990	2000	Change	%
Owner Occupied Units	135	253	236	101	74.81%
Owner Vacancy Rate		1.20%	4.45%	3.25	270.83%
Renter Occupied Units	39	90	48	9	23.08%
Renter Vacancy Rates		5.55%	17.24%	11.69	210.63%

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

When comparing tables 146 – 148, Charlton County had a 21.5% increase in the Owner to Renter Ratio, a 73.1% increase in Owner Vacancy Rate, and 31.0% decrease in Renter Vacancy Rate. The State of Georgia had an 11.9% increase in the Owner to Renter Ratio, a 24% decrease in Owner Vacancy Rate, and 30.3% decrease in Renter Vacancy Rate.

Table 154 Occupancy Comparison 1980-2000

Housing Occupancy Comparison						
Units	1980-2000 Change					
	1980 Owner to Renter Ratio	%	1990 Owner to Renter Ratio	%	2000 Owner to Renter Ratio	%
Georgia	1.85/1	N/A	1.85/1	0.0%	2.07/1	11.9%
Charlton County	3.44/1	N/A	3.71/1	7.8%	4.18/1	21.5%
Folkston	3.44/1	N/A	1.95/1	-43.3%	1.69/1	-50.9%
Homeland	3.06/1	N/A	2.81/1	8.2%	4.91/1	60.5%

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

Table 155 Occupancy Comparison 1980-2000

Housing Occupancy Comparison				
Units	1980-2000 Change			
	1980 Owner Vacancy Rate	1990 Owner Vacancy Rate	2000 Owner Vacancy Rate	Change%
Georgia	N/A	2.5%	1.9%	-24.0%
Charlton County	N/A	1.3%	2.3%	73.1%
Folkston	N/A	1.5%	3.5%	134.0%
Homeland	N/A	1.2%	4.5%	270.8%

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

Table 156 Occupancy Comparison 1980-2000

Housing Occupancy Comparison				
Units	1980-2000 Change			
	1980 Renter Vacancy Rate	1990 Renter Vacancy Rate	2000 Renter Vacancy Rate	Change%
Georgia	N/A	12.2%	8.5%	-30.3%
Charlton County	N/A	11.4%	14.9%	31.0%
Folkston	N/A	13.2%	14.2%	12.9%
Homeland	N/A	5.6%	17.2%	210.6%

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

COST OF HOUSING INVENTORY

Table 149 provides insight into the cost of owning and renting housing in Georgia. Median values for owner-occupied housing and median rent for rented units reported in 1980, 1990, and 2000 Censuses are listed. Note that these figures are estimates provided by owners and renters filling out census questionnaires.

Table 150 shows median values of owner-occupied housing from 1990-2000 in the SEGa RDC Region, Charlton County, and Georgia increasing at a similar rate.

Thirty-percent of household income is a generally accepted maximum that should have to be spent on housing costs. According to the 2000 US Census (table 153), 34% of all renters in Charlton County pay at least 30% of their income to rent. Twenty-five percent of all homeowners in Charlton County pay 30% or more of their income for housing. When compared to the SEGa RDC, Charlton County was similar in housing cost. The citizens of Charlton County, when compared to the whole of Georgia, pay 55.6% less in rent, 102% less in monthly housing cost, and 65% less for a home.

Table 157 Housing Characteristics 1980-2000

Housing Characteristics						
Units	1980-2000 Change					
	1980 Owner Median Value	%	1990 Owner Median Value	%	2000 Owner Median Value	%
Georgia	23,100	N/A	71,278	308.5%	111,200	381.3%
SEGa RDC	23,350	N/A	39,400	68.7%	48,100	105.9%
Charlton County	24,300	N/A	39,600	63.0%	67,300	176.9%

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

Table 158 Housing Characteristics 1990-2000

Housing Characteristics				
1990-2000 Change				
	1990 Owner Median Value	%	2000 Owner Median Value	%
Georgia	71,278	0.0%	111,200	56.0%
SEGa RDC	39,400	0.0%	60,722	54.1%
Charlton County	41,200	0.0%	67,300	63.3%
Folkston	44,700	0.0%	65,500	46.5%
Homeland	29,600	0.0%	40,000	35.1%

Source: U.S. Bureau of Census, 1990, and 2000

Table 159 Housing Characteristics 2000

Housing Characteristics				
Units	2000 Home Median Value	2000 Manufactured Home Median Value	2000 Owner Median Monthly Cost	2000 Median Gross Rent
Georgia	111,200	33,600	1,039	613
SEGa RDC	60,722	26,066	694	346
Charlton County	67,300	29,500	782	394
Folkston	65,500	23,100	939	378
Homeland	40,000	24,600	525	379

Source: U.S. Bureau of Census, 1990, and 2000

Table 160 Housing Characteristics 2000

Housing Characteristics				
Units	2000 Home Median Value	2000 Manufactured Home Median Value	2000 Owner Median Monthly Cost	2000 Median Gross Rent
	Georgia	111,200	33,600	1,039
SEGa RDC	60,722	26,066	694	346
Brantley	60,900	27,900	449	288
Camden	85,300	33,400	557	380
Charlton County	67,300	29,500	782	394
Clinch	54,600	22,900	433	370
Folkston	65,500	23,100	653	378
Homeland	40,000	24,600	525	379
Nassau	126,700	57,500	649	404

Source: U.S. Bureau of Census, 1990, and 2000

Table 161 Cost of Housing

Charlton County		
	Owner Occupied Units	Renter Units
<u>Cost/Income =< 29%</u>	925	286
Cost/Income => 30%	320	218

Source: U.S. Bureau of Census 2000

Table 162 Housing Characteristics

Surrounding Counties Housing Characteristics										
	Baker County, Florida	Nassau County, Florida	Brantley County, Georgia	Camden County, Georgia	Charlton County, Georgia	Clinch County, Georgia	Glynn County, Georgia	Ware County, Georgia	Folkston city, Georgia	Homeland city, Georgia
Median gross rent as a percentage of household income in 1999	21.6	23.5	21.3	21.5	25.8	19.8	25.1	24.7	27.3	25.9
Median value	80,900	126,700	60,900	85,300	67,300	54,600	114,500	56,700	65,500	40,000
Median value Manufactured Homes	44,200	57,500	27,900	33,400	29,500	22,900	40,200	30,100	23,100	24,600
Median selected monthly owner costs for --										
Housing units with a mortgage	818	1,018	774	872	782	635	980	713	939	525
Housing units without a mortgage	229	279	206	242	244	230	286	222	233	210
Median selected monthly owner costs as a percentage of household income in 1999 --										
Total	15.5	17.8	13.8	19.6	18.2	14.4	18.1	15.6	15.7	16.4
Housing units with a mortgage	18.4	21.4	18.2	21	21.5	17.8	21.5	19.5	17.9	19.8
Housing units without a mortgage	10.0-	10.0-	10.0-	10.4	14.1	10.0-	10.7	10.9	12.2	11.8

3.2.0.0: CURRENT AND FUTURE NEEDS

ASSESSMENT

The housing element has been analyzed using all information available in order to give a thorough view of housing in Charlton County. US Census information was compared to available local sources of information. The US Census, when compared to local information, was very similar.

The numbers tell us that Charlton County is changing extemporarily. After conducting several windshield surveys, interviewing members of local government and realtors, it was discovered that Charlton County is becoming a bedroom community for some of the counties that are contiguous to its borders. According to the 2003 Georgia County Guide, Charlton County has a total of 632,300 acres of combined land and water. Sixty-nine percent of the acreage in Charlton is land. Of the 69% of acreage in Charlton County timber companies own 82.4% and private property owners own 17.6%. At this time, the timber companies are selling off large tracts of land. By the end of the twenty-year planning period, the percentage of land holdings may change.

The southern and eastern parts of Charlton County are experiencing growth due in part to land becoming available, quick access to major transportation routes, and on a smaller scale, the spillover effect.

ASSESSMENT OF HOUSING TYPES

According to table 152, citizens of Charlton County pay 7.6% less in owner cost than owners in surrounding counties do. The lower cost of housing in Charlton County and the communities within does make it very attractive for individuals seeking a high standard of living. However, the analysis points to the fact that not enough single and multi-family units exist at this time. Table 133 indicates that multi-family homes have decreased at a rate of -2.2 over a twenty-year period and that single-family housing increased at a rate of .055 percent annually. At this time, the range of housing is not sufficiently diversified.

Table 154 projects for the next twenty-year planning period what housing types would be needed if planning existed in a vacuum. However, planning does not exist in a vacuum. Table 154 is based on household projections, population projections, annual building permits for the last several years, current age of housing stock, and economic conditions in Charlton County and its respective municipalities.

Table 163 Projection of Housing Units 2005-2025

Table H26			
	Charlton	Folkston	Homeland
2005			
All Units	4116.00	1070.33	356.45
Single Family	2000.00	513.08	114.45
Multi-Family	240.00	236.25	2.00
Mobile Homes	1876.00	321.00	240.00
2010			
All Units	4416.70	1143.00	354.17
Single Family	2100.00	518.21	120.17
Multi-Family	300.00	271.69	10.00
Mobile Homes	2016.70	353.10	224.00
2015			
All Units	4722.95	1224.24	386.98
Single Family	2205.00	523.39	126.18
Multi-Family	350.00	312.44	20.00
Mobile Homes	2167.95	388.41	240.80
2020			
All Units	5055.80	1280.23	417.35
Single Family	2315.25	528.63	132.49
Multi-Family	410.00	359.31	26.00
Mobile Homes	2330.55	392.29	258.86
2025			
All Units	5416.35	1378.64	449.39
Single Family	2431.01	533.91	139.11
Multi-Family	480.00	413.20	32.00
Mobile Homes	2505.34	431.52	278.27

Source: Woods & Poole

At this time, Charlton County has no Land Development Codes. Growth in Charlton County is market driven. Charlton County does have joint code enforcement and a building inspection program with the City of Folkston, which performs exceptionally well with limited resources.

The City of Homeland has its own ordinances governing land development. The addition of an inspection and permitting system has greatly improved the quality of housing in Homeland.

All code enforcement and building inspection departments aggressively enforces their regulations and recommending ordinances to improve the safety and quality of housing when required.

The majority of counties that surround Charlton County have more sophisticated code enforcement and zoning rules and regulations, and the majority of these regulatory tools have been in place for several years. These contributing factors do influence growth in Charlton County. The question that must be asked is how will local governments deal with this increase with limited resources. According to local subject matter experts, the majority of available land that is suitable for housing has been built-upon in Charlton County. This situation will remain until the large timber companies make available to the consumer lands that can build upon.

To influence growth in the cities of Folkston and Homeland, the local governments have willingly encouraged cluster and infill types of development by developing infrastructure along transportation corridors and on the outskirts of their city limits. The county has had little impact on development within the county or near the municipalities. The municipalities, to encourage more diversified development have worked with developers and encouraged infill development, clustering, and high-density residential development near infrastructure or planned infrastructure.

The reality in Charlton County is that manufactured homes will continue to grow at the current rate of 12.29% annually. Single-family and multi-family units will grow, but at a rate of 1% or less annually. Observing table 133 will confirm these growth patterns.

Table 130 indicates that the amount of manufactured homes has increased from 1980-2000 by 211.6% in Charlton County. This trend will continue in the future. Manufactured housing, having similar quality, lower cost per square foot, availability, and less stringent requirements for financing affords low to moderate-income family the opportunity to become homeowners. The slowing growth of traditional single-family and the declining rate of multi-family housing units in Charlton County can be attributed directly to manufactured housing. Low to moderate income families in Charlton County are choosing manufactured housing as an alternative to more costly traditional single family housing.

According to projections, an overall increase in the number of housing units is expected to occur during the twenty-year planning period. This increase will occur for two reasons: (1) the county's population is projected to experience significant growth; (2) average household size is steadily declining and may continue to decline during the planning period. Currently, adequate housing and types of housing exists for the county's population. However, many local governments have recognized the need for improved quality in low income housing to maintain safety and a higher quality of life. The key to this improvement in quality often lies in consistent and active enforcement of existing building codes and regulations. In order to be able to house the impending

population growth, the region's local governments must also ensure that the needs of low income, elderly and special needs residents can be met.

ASSESSMENT OF AGE AND CONDITION OF HOUSING STOCK

According to the 2000 US Census, 76% of the available housing in Charlton County has been built between the years of 1939-1995. After conducting windshield surveys, interviewing local governments and realtors, it was determined that housing conditions in Charlton County and its municipalities has improved and will continue to improve.

Table 136 indicates there are 87 units that lack complete plumbing and 41 (47.1%) of these units are in Charlton County. Charlton County and its respective municipalities are working diligently to eliminate substandard housing. Folkston, Homeland and Charlton County has building inspection and code enforcement departments that are aggressive and recommends ordinances as required to ensure that the housing stock is safe and of adequate quality. To assist low-to-moderate income families, the county and cities have previously applied for Community Housing Improvement Programs (CHIP) to address substandard housing. Housing programs for the low-to-moderate income families will continue to be supported by the local governments.

Housing conditions for the low income is improving slowly. This is to be expected because few of these programs are grants. The majority of housing programs are in the form of loans in which the borrower must repay the lender. Many of these families have financial problems that prevent them from obtaining monies from these programs.

According to tables 136-141, the county and its respective municipalities have made progress over the last twenty-year in eliminating substandard housing conditions. A combination of effective code enforcement, ordinances, demolitions, attrition, and housing programs has chipped away at substandard housing. In Charlton County, the number of homes built before 1939 homes have been reduced by -52.4%. This reduction in homes built before 1939 has eliminated some of the substandard housing.

The elderly and/or low-income families inhibit the majority of substandard housing. The deterioration of these homes is accentuated because these individuals lack funds or are not physically capable to maintain their homes. The county and its municipalities have addressed and will continue to address substandard housing by enforcing codes, performing building inspections, and applying for housing programs to address this problem.

Areas that contain the majority of substandard housing are contiguous to the southern and northern edges of the City of Folkston. These problems are being addressed by the county with programs that encourages pride within the local community, the development of playgrounds for the children in the surrounding area, supporting programs that support the elderly and low-to-moderate income

families, and by effective law enforcement methods. This involvement by the county government has, unbeknown to them, encouraged infill development, and given these individuals sense of place and pride in their local community.

Property owners within the municipalities are encouraged to keep all properties in compliance with local codes. Property owners not willing to comply are fined accordingly for violations of city ordinances. The county has no ordinances that protect renters against property owners except for the enforcement of building codes. The majority of property owners maintains and manages their properties in a responsible manner.

Table 139 indicates that 87 units lacked complete plumbing in Charlton County. Fifty-two percent (46) of these units are in the incorporated areas of the county. Charlton County and its respective municipalities are ridding the community of substandard housing. The combination of housing programs, community involvement, and an aggressive code enforcement program has eliminated some substandard housing. Table 137 indicates that in 1980 Charlton County had 3.30% of its housing units lacking complete plumbing. In 2000, that percentage had changed 1.05% percentage points. That is a 68.2% drop, whereas the state of Georgia had only a 0.90% change in percentage points, representing a 50.0% decrease in the number of homes lacking complete plumbing. Table 136 indicates Charlton County has reduced the amount of homes lacking complete plumbing facilities by 26% percentage points more than the state of Georgia over the same twenty-year period. Nothing at this moment indicates that the elimination of substandard housing will not continue at the same pace it has for the last twenty-year period.

Charlton County does have an active Historical Society. A survey was conducted from 1989-1991 identifying 216 resources as potentially eligible for the National Register nomination. Areas within the incorporated sections of the county have identified historically significant resources and have taken steps to restore or preserve these structures for future restoration. Examples are the Mizell House in the City of Folkston, and the Chesser Family Homestead in Charlton County. Charlton County and its respective municipalities have and will continue to support programs to preserve or restore historically significant resources. These resources acquaint non-southerners to a southern culture and heritage that has long passed.

Table 137-141 indicates that conditions in Charlton County and its municipalities are improving, but still lag behind Georgia's. In Charlton County, the elimination of substandard housing will be mainly through attrition and market driven development. However, this is not to say that Charlton County is not trying to eliminate substandard housing. One can find many examples where Charlton County's government has extended its hand out to local residents to improve living conditions. The Cities of Homeland and Folkston have land development tools and ordinances to guide growth and eliminate substandard living conditions.

ASSESSMENT OF OWNER/RENTER OCCUPIED UNITS

Tables 142-145 indicate that housing conditions in Charlton County and its respective municipalities are improving. Owner occupied units have risen by 3.6% from 77.5% to 81.1% between 1980 and 2000. This increase in owner occupied units is similar to the increase in Georgia. Common to rural Georgia is the placement of a manufactured home as a permanent residence. Charlton County is no exception. The level of personal income (\$22,200) allows the residents to purchase an affordable manufactured home and this has triggered the rise of owner occupancy in Charlton County. The affordability of manufactured homes has halted the decline in number of owner occupied housing in the incorporated areas of the county.

Tables 143-145 indicate that local vacancy rates are higher than those of the State of Georgia. Between 1980 and 2000, the number of vacant housing units in Georgia rose from 140,988 to 275,368, a 95.3% increase. In 2000, Georgia had a homeowner vacancy rate of 1.9% and a renter vacancy rate of 8.5%. Charlton County had a homeowner vacancy rate of 2.25% and a renter vacancy rate of 14.91%. The high rate of owner occupancy has stabilized the housing market in Charlton County. The communities of Folkston and Homeland range from 3.51% to 4.45% for owner vacancy rates and 14.21% to 17.24% for renter vacancy rates.

This does not represent that certain segments of the markets are over-built or under-built. It does represent that a more economical alternative to traditional housing or renting does exist. Table 151 demonstrates that when compared, the monthly payments for a manufactured home are similar to or lower than monthly rent.

Table 146 indicates that Charlton County's owner-to-renter ratio is 50% higher than that of the State of Georgia. This does not represent that too few opportunities exist for individuals wanting to rent. As stated in the last paragraph, a more affordable alternative exists making non-traditional homeownership more economically feasible.

ASSESSMENT OF HOUSING COST

Tables 149-152 indicates that the state of Georgia has seen a significant increase in the cost of housing, and Charlton and its municipalities are no exception. The increase has been market driven and this trend will likely continue into the next twenty-year planning period. When compared to the SEGa RDC Region, Charlton County was similar in housing cost. The citizens of Charlton County, when compared to the whole of Georgia, pay 55.6% less in rent, 102% less in monthly housing cost, and 65% less for a home.

Several reasons exist for the differences. Land is more available and cheaper at this time than in other parts of the state, construction cost is less, fees required

for construction are less, and an alternative to traditional site built housing does exist.

Fifty-one percent of the work force in Charlton County works outside of the county. However, this does not indicate that the economy is not growing or that jobs do not exist in Charlton County and its respective municipalities. The fact is that 29% of the workforce of Charlton County works in Florida. Tables 152 and 154 suggest that the cost of living is lower in Charlton County and its municipalities, thus making it attractive for individuals wanting a higher standard of living than they could obtain on the same salary living in a neighboring state.

Charlton County and its municipalities have sufficient low-to-moderate income housing at this moment. Charlton County and its municipalities should encourage more high-end housing development. The types of housing units that should be encouraged are traditional single and multi-family units.

3.3.0.0: Goals & Implementation

Goal 1

Ensure that residents of Charlton County have access to adequate and affordable housing with a suitable living environment for all residents.

Objective 1.1

Revitalize existing, deteriorating neighborhoods so that they are attractive and will draw people back to them. Support rehabilitation plans and encourage the replacement of dilapidated structures. Charlton County and its municipalities will ensure that existing and future building codes are enforced.

Policy 1.1.1

The County and Cities will review and revise its existing building codes as necessary.

Policy 1.1.2

The County and Cities will continue to use the Codes Enforcement Inspector Program to ensure that codes are properly enforced.

Policy 1.1.3

The County and Cities will review and revise its ordinance, codes, regulation and permitting to decrease unreasonable restraint on housing, development and rehabilitation.

Objective 1.2

The County and Cities shall use the SBCCI, local ordinances, grants and housing standards to eliminate substandard housing.

Policy 1.2.1

The County and Cities shall address the need for affordable housing by utilizing the following potential funding sources based upon past and current efforts:

Grants

- Volunteer efforts
- State and federal projects

Policy 1.2.2

The County and Cities shall implement housing rehabilitation through the Community Development Block Grants, CHIP funds and other funding sources that may become available.

Policy 1.2.3

The County and Cities shall continue to identify, apply for and administer grant funding to improve housing stock for low-income families. This may be accomplished either internally or through the services of an outside consultant.

Policy 1.2.4

Eliminate blight areas within the City of Folkston through condemnation and rehabilitation initiatives.

4.0.0.0: Natural and Cultural Resources

The Natural and Historic Resources Element provides the opportunity for Charlton County, Folkston, and Homeland to examine and make an inventory of locally significant and unique natural and historic resources; to determine their vulnerability to the impacts of development and other human activities and develop a strategy for managing the resources in accordance with community preferences.

4.1.0.0: Inventory

INTRODUCTION

To develop sound and workable alternatives for future land use in Charlton County, it is important to understand the existing conditions of the physical setting. Identification of existing resources is useful in determining the facilities and development of programs that will be needed in the future. This chapter presents information on the cities locations, geology, natural water systems (aquifers, groundwater, surface water, wetlands, river corridors, and flood plains), soils, topography and slopes, agriculture and silviculture, ecological systems, parks and recreation areas, scenic views, and historic components.

Charlton County and its respective municipalities have passed all required Part V Environmental Ordinances. The code enforcement officer of each jurisdiction to ensure that the state standards are met and complied with enforces these ordinances.

PUBLIC WATER SUPPLY

The Charlton County area is served by municipal and individual wells. According to the 2003 Georgia County Guide, public water service providers supplied 37% of the water utilized in the County. The remaining 63% are served by individual wells. In 2000, 3,806 individuals consumed .71 million gallons per day or 186.55 gallons per individual. The total water consumption rate for the county was 1.48 Million Gallons Per Day (MGD). 1.38 million gallons of water were withdrawn from aquifers daily and .10 million gallons were withdrawn daily from surface sources. To protect wellheads, the Cities of Folkston and Homeland have adopted wellhead protection ordinances.

Table 164 Permitted Water Systems

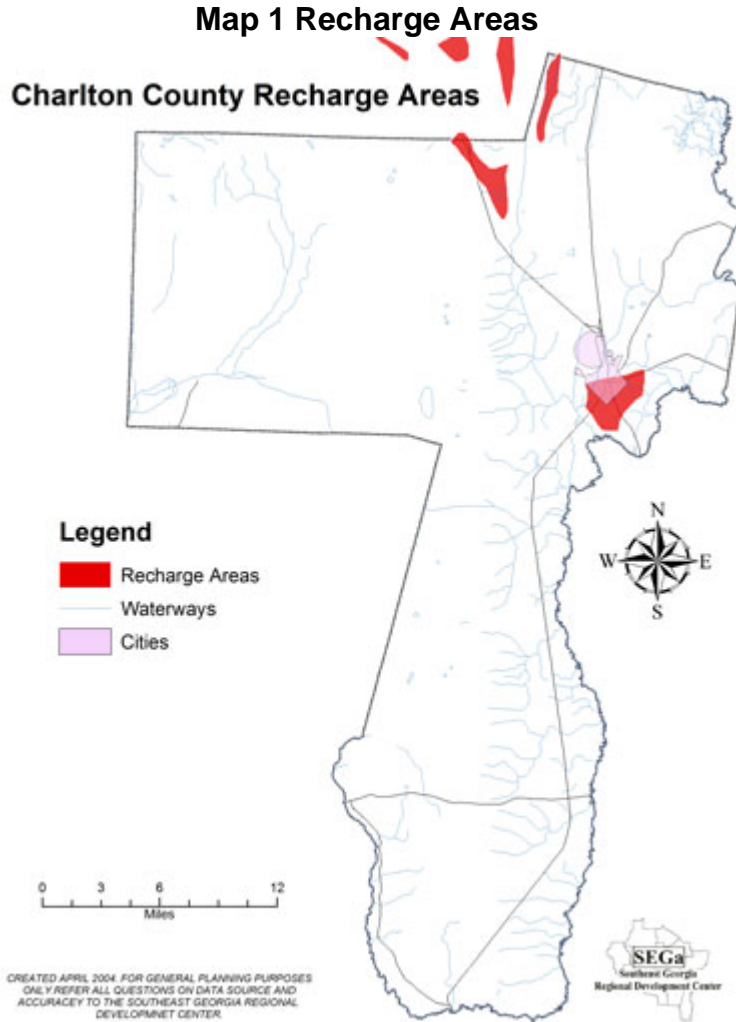
Charlton County Permitted Water Systems		
City of Folkston	St. George School	Stephen C. Foster St. Park
Chesser Island Homestead	Suwannee Canal Recreation Center	Trader-Hill Recreation Area
City of Homeland		

<http://www.dnr.state.ga.us/dnr/environ/>

WATER SUPPLY WATERSHED

Charlton County has no Water Supply Watersheds as defined by the Department of Natural Resources Rules for Environmental Planning Criteria.

GROUNDWATER RECHARGE AREAS



Resource Description

Precipitation is the ultimate source of Georgia's fresh ground water. Recharge is the process by which precipitation infiltrates soil and rock to add to the volume of water stored in pores and other openings within them. Aquifers are soils or rocks that will yield water to wells. While recharge takes place throughout practically all of Georgia's land area, the rate or amount of recharge reaching underground

aquifers varies from place to place depending on geologic conditions. Major ground water resources may develop where permeable aquifers underlie or are connected to extensive areas favorable for recharge.

Charlton County is located in the coastal plain area. Alternating layers of sand, clay, underlie the Coastal Plain and limestone that get deeper and thicker to the southeast. In the Coastal Plain, aquifers generally are confined, except near their northern limits where they crop out or are near land surface. Principal aquifers of the Coastal Plain include the Upper Brunswick and Lower Brunswick aquifers, the Floridan aquifers system, the Claiborne and Clayton aquifers and the Cretaceous aquifers system.

Upper and Lower Brunswick Aquifers

The Upper and Lower Brunswick aquifers are below the superficial aquifer. These two aquifers rest below Charlton County and consist mainly of phosphatic and dolomitic quartz. These aquifers are generally confined. Now, these aquifers are not a major source of ground water.

Floridan Aquifer System.

The main aquifer beneath Charlton County is the Floridan aquifer consisting of confined limestone, dolostone, and calcareous sand. This aquifer system is one of the most productive ground water reservoirs in the United States. This system supplies about 50 percent of the ground water used in Georgia. It is used as a major water source throughout most of South Georgia.

Wells in this aquifer are high yielding and are extensively used for irrigation, municipal supplies, industry and private domestic supply. For example, the City of Folkston pumps on average 800,000 gallons daily, and the City of Homeland pumps on average 70,000 gallons from the Floridan aquifer.

Claiborne Aquifer

The Claiborne aquifer is made up of sand and sandy limestone and is mostly confined.

Clayton Aquifer

The Clayton aquifer is another important source of water in South Georgia. It is made up of sand and limestone and is generally confined.

Cretaceous Aquifer System

The Cretaceous aquifer system is the deepest of the principle aquifers in South Georgia. It serves as a major source of water in the northern one-third of the Coastal Plain. The aquifer system consists of sand and gravel that locally contain

layers of clay and silt which function as confining beds. These confining beds locally separate the aquifer system into two or more aquifers.²

RECHARGE AREAS

The Floridan aquifer is principally recharged immediately south of the Fall Line that stretches across central Georgia from Columbus to Macon to Augusta. This is the point at which streams from harder rock formations of the Piedmont cross into softer rock formations of the Coastal Plain. Most sedimentary rock formations of the Coastal Plain begin at the ground surface just south of the Fall Line-most aquifer water originates here. Recharge can also occur at other points where the aquifer up dips to become closer to the surface allowing water from streams, sinkholes, and ponds to penetrate through more shallow ground into the aquifer.

Table 165 WITHDRAWS

(2000) WITHDRAWS IN MILLION GALLONS PER DAY							
	Public Supply	Domestic & Commercial	Industrial & Mining	Irrigation	Livestock	Thermoelectric	TOTALS
Ground Water	0.71	0.55	0.00	0.05	0.07	0.00	1.38
Surface Water	0.00	0.00	0.00	0.10	0.00	0.00	0.10
TOTALS	0.71	0.55	0.00	0.15	0.07	0.00	1.48

(Georgia County Guide, 2003)

Groundwater recharge areas in Charlton County are mostly limited to Folkston, Racepond, and west of Winokur at the Brantley County Line. Map 1 depicts the groundwater recharge areas within Charlton County. All aquifer recharge areas are vulnerable to both urban and agricultural development. Pollutants from stormwater runoff in urban areas and excess pesticides and fertilizers in agricultural areas can access a groundwater aquifer more easily through these recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region. Therefore, development of any kind in these areas, including installation of septic tanks, should be restricted.

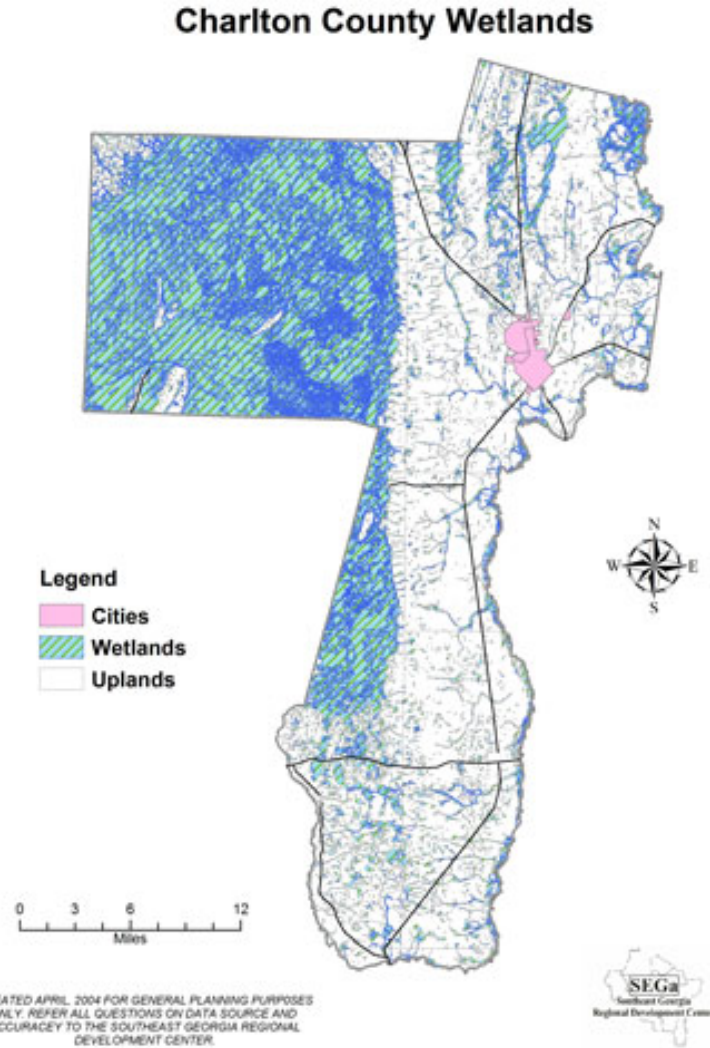
^[1] <http://www.ces.uga.edu/pudcd/elinor/DOCS/B1096-W.HTM>, June 23, 2003

^[2] <http://www.dnr.state.ga.us/dnr/environ/>, April 17, 2004

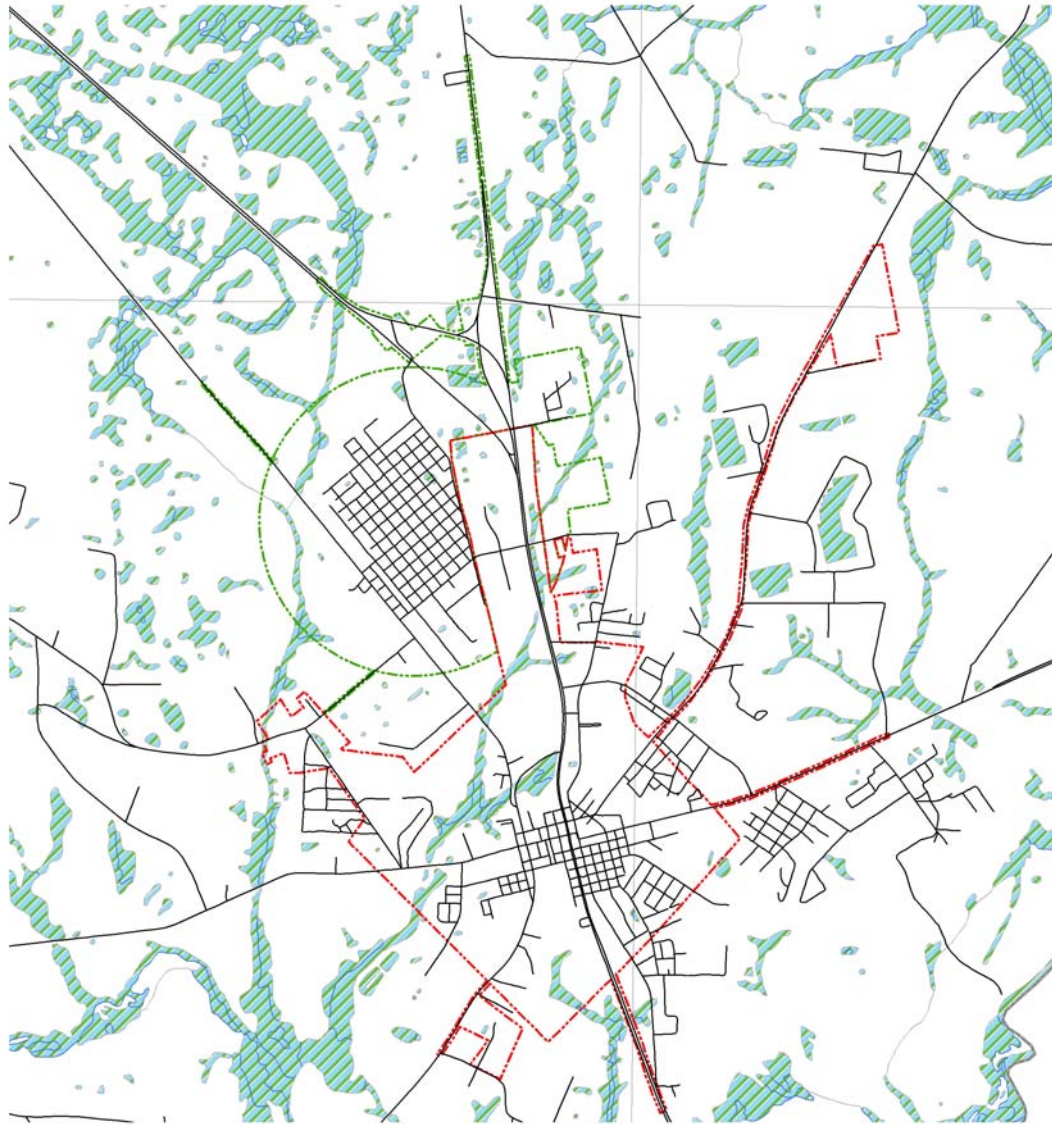
Total water consumption in Charlton County averages approximately 1.4 million gallons per day. Approximately 1.38 million gallons (93.3%) of this comes from groundwater and the remaining .10 million gallons (6.7%) is from Surface water. Table 157 depicts the breakdown of water consumption in Charlton County.

WETLANDS

Map 2 Wetlands

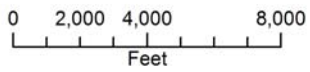


City of Folkston/Homeland Wetlands Map



Legend

- City of Folkston
- City of Homeland
- Wetlands
- Uplands
- Roads



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Resources Description

Charlton County is nearly level. Most of the land has very poor to poor drainage, but it is well suited for forestry uses. The county is dotted with wetland depressions ranging in size from less than an acre to one thousand acres or more. While the relatively flat terrain precludes any far reaching vistas, there are several natural areas along the St. Marys River such as wide sweeping sand bars and river bluffs.

Shallow ponds, swamps, and wetlands are common throughout. Due primarily to a high water table, most of the soils have severe to very restrictive limitations for development. For the most part, woodlands line the creeks draining the area and, consequently, act as buffer zones between potential sources of non-point water pollution and siltation from urban lands and farmlands and from contiguous water bodies. Forest topsoil and debris reduce the speed of urban and rural runoff to creeks through absorption, adsorption and mere water flow deterrence. At the same time, absorbed and adsorbed runoff nutrients (dissolved as well as particulate detritus from such sources as fertilizers and farm animal wastes) are incorporated into the nutrient cycles of the forest fringe communities for production and maintenance. The importance of maintaining the viability of these wooded farm fringe areas cannot be overestimated. These peripheral uncut strips of forest, account in large part, for the generally good visual quality of surface waters as well as the abundance of "farm game," such as squirrels, rabbits, quail and mourning doves, prized by local hunters of the area. Where these fringe areas are greatly diminished or absent, algae blooms, subsequent anaerobic conditions, and odor problems testify to eutrophication.

Also of great ecological importance are the swamplands and wetlands within and surrounding the county. These swamplands and wetlands provide valuable wildlife habitat and nesting areas for migratory and indigenous waterfowl and other bird species. Deer, turkeys, quail, squirrels, opossums, rabbits, raccoons, mourning doves, herons, hawks (a protected species) and turkey vultures are among the wildlife species dependent upon these marshes for habitat and final retreat from human encroachment.

In addition, swamplands, wetlands, and peripheral pine forest vegetation provide Charlton County and associated farmlands with: 1) lumber; 2) oxygen for every

oxygen demand; 3) heat and carbon dioxide sinks; 4) clean groundwater; 5) hunting, fishing, and other recreational benefits; and 6) aesthetic benefits of retreat from urban areas.

Because of the unusual ecological systems present in the area, it is likely that protected plant and animal habitats can occur anywhere in Charlton County. Therefore, building officials and inspection personnel should be trained in their recognition and all development projects should be investigated before site clearing and construction.

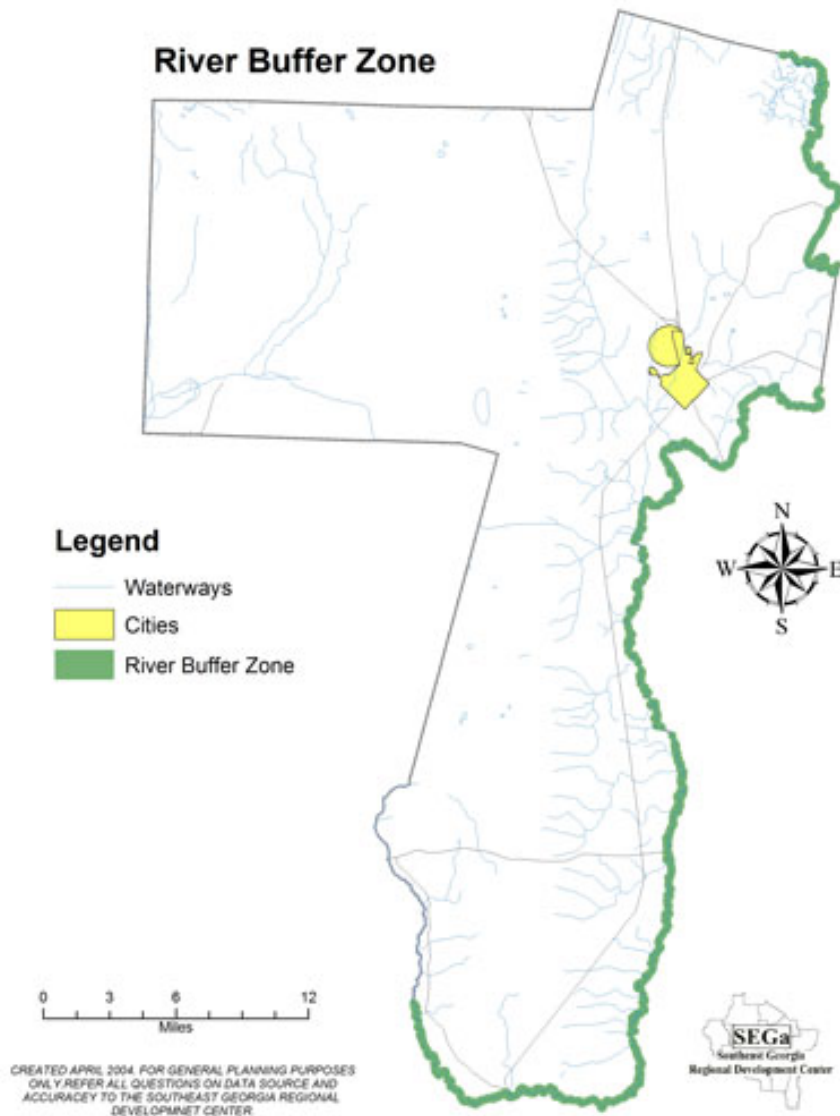
A review of the Map 2, wetlands inventory maps prepared by the U.S. Department of Interiors, Fish and Wildlife Service, indicates the presence of wetlands in the Cities of Folkston, Homeland, and throughout Charlton County. The majority of wetlands are comprised of marsh and swampland, small farm ponds, and the flood prone areas of the perennial creeks. Most of the wetlands are located in the western and southern portions of the county. These wetlands are primarily associated with the Okefenokee National Wildlife Refuge, the flood plains of the St. Marys River, and the numerous creeks that meander throughout the county.

PROTECTED MOUNTAINS

Charlton County has no areas that are over 2,200 feet or more above sea level; has as a percentage slope of twenty-five percent (25%) or greater for at least 500 feet horizontally; nor any ridges, summits, or ridge tops that lie at elevations higher than any such identified area.

PROTECTED RIVERS

Map 3 Protected Rivers



The Georgia General Assembly passed the "Mountain and River Corridor Protection Act" in 1991 which requires local governments to adopt corridor protection plans for certain designated rivers affecting or bordering their jurisdiction. In Charlton County, the St. Marys and Satilla Rivers are affected by this Act. Map 3 depicts this protected river corridor within Charlton County.

The Satilla River was nominated in 1992 as a Regionally Important Resource. This designation has culminated in the development of a resource management strategy for the protection and enhancement of the Satilla River. The Save our Satilla, (SOS) and the River Keepers have shown a keen interest in the Satilla

River and is currently working with other groups around the Satilla River to help protect and manager this natural resource.

Under the Act, Charlton County adopted the "River Corridor Protection Ordinance" in 2000 for the St. Marys and Satilla Rivers in accordance with the minimum criteria contained in the Act and as adopted by the Georgia Department of Natural Resources. With exception of a few recreational dwellings and a few roads, field surveys in Charlton County indicate only natural (mostly riverine wetlands) vegetation associated with river floodplains to be located within 100 feet of the river banks which is the state's minimum corridor width. There are no other land uses currently within this area along the St. Marys and Satilla Rivers. To ensure compliance with state rules and regulations, to protect the health and welfare of the citizens, and ensure that lands are protected. Charlton County has adopted a Soil Erosion and Sedimentation Control Ordinance (2001) and the River Corridor Protection Ordinance of 2000.

COASTAL RESOURCES

Coastal areas are not present in Charlton County.

FLOOD PLAINS

Resources Description

Flood plains are the channels and relatively flat areas adjoining the channel of a stream or river that has been or may be covered by floodwater. Rivers and streams that run through the south-central Georgia areas are bordered by wide flood plains. These flood plains consist mostly of swamps, pine and hardwood forests. Charlton County and the surrounding region are characterized by wetlands and flood prone areas.

Flood plains provide favorable conditions for the growth of pine and hardwood forests that dominate Charlton County landscape. As part of the region's wetlands, it provides natural habitat necessary for the survival of endangered or threatened plants and animals.

Charlton County has a very high water table and is relatively susceptible to flooding. The risk of flooding is an important economic issue as well as a public safety concern in the area. Any major increase in population density, and industrial and economic development could heighten the intensity of development within these flood plains. Foresight is now needed to restore the natural function and preserve the capacity of the flood plains and, where possible, limit development.

Charlton County has taken steps to control and/or restrict development in areas susceptible to flooding. This action will enhance public safety and protect lives and property.

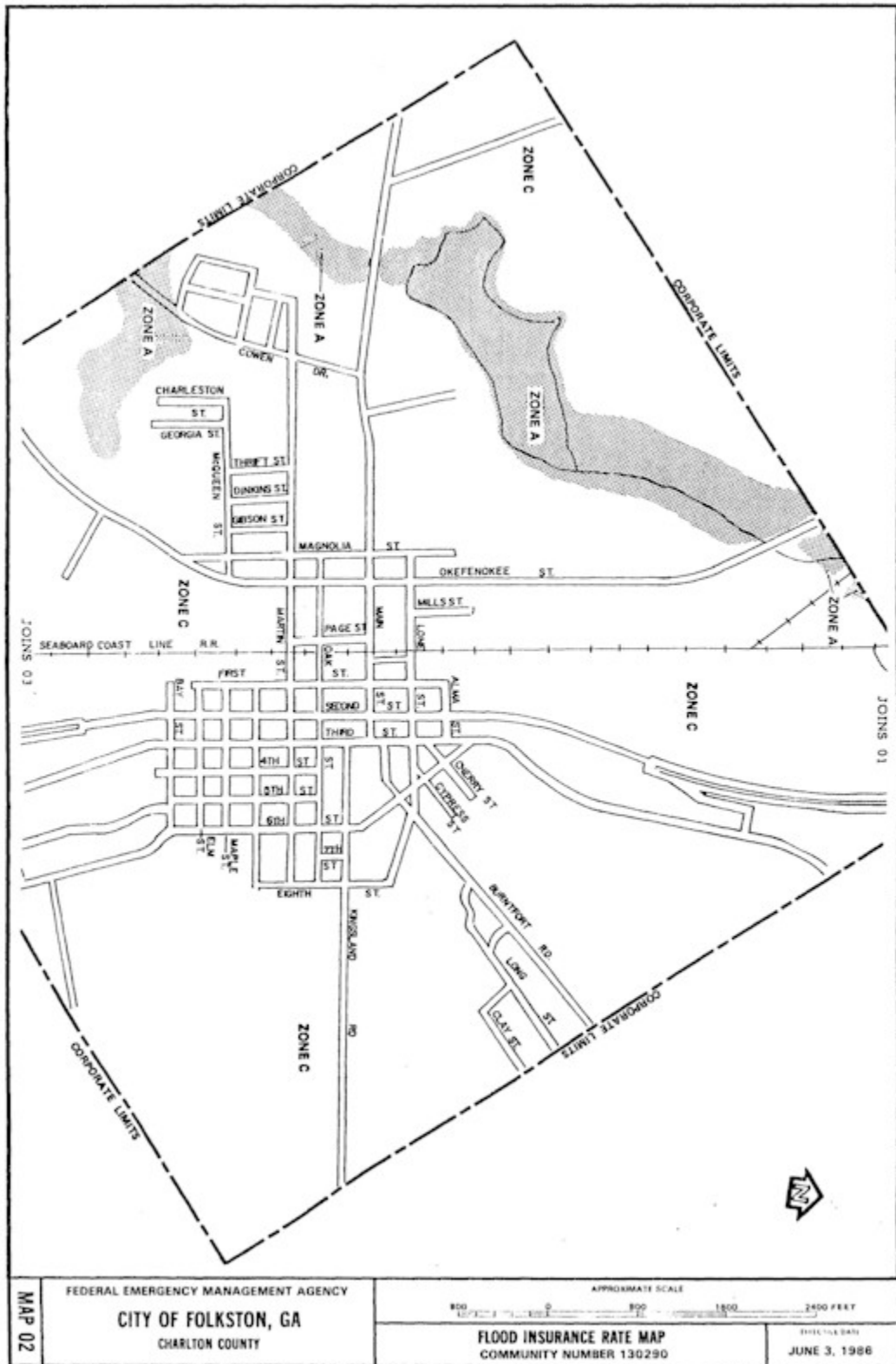
Flood hazards along the major rivers and streams typically occur in late winter and early spring. Charlton County, Folkston and Homeland have official flood hazard area maps prepared by the federal government.

The flood maps for Folkston and Homeland were prepared in 1986, 1975 and renewed in 1998 by FEMA. Due to annexations and improved standards for flood mapping, these maps are in need of an update. The flood hazard maps for the Cities of Folkston and Homeland will be updated and maintained by the Federal Insurance and Mitigation Administration's Hazard Mapping Division.

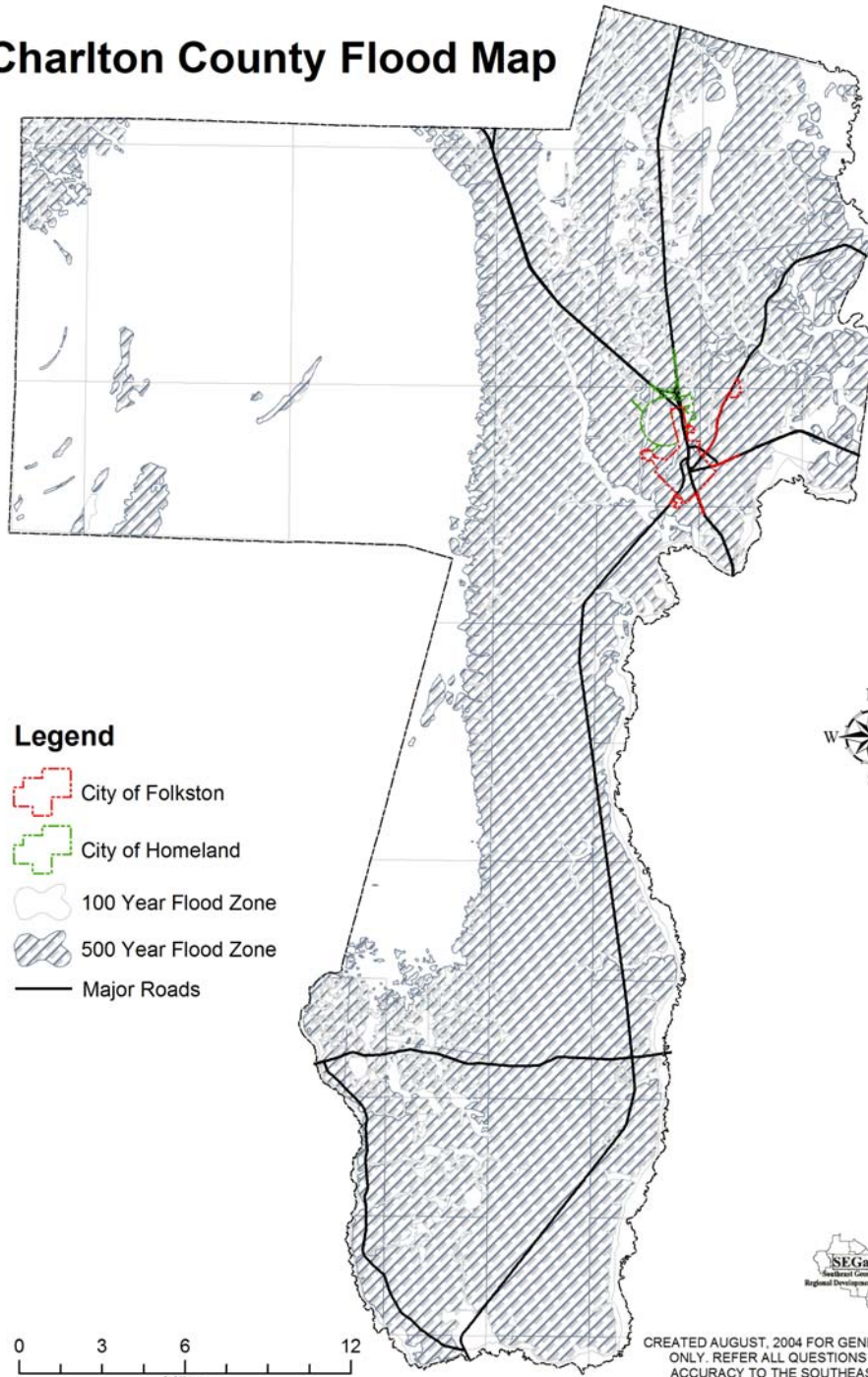
It should be noted that the Folkston map is in particular need of an update since some of the denoted flood hazard areas do not correspond with existing topography and known flood prone areas. Based on the county's topography and abundance of rivers and streams, flood hazards do exist in all parts of the county and these should be considered when making development decisions.

Any approach employed in addressing this important environmental concern should be a cooperative one of shared responsibility involving regulation on the state, county and municipal levels of government. The Georgia Department of Natural Resources has established the relative need for flood protection planning and local governments should adhere to all applicable Minimum Environmental Planning Criteria. Through stream encroachment regulation, the state plays an important and direct role in managing activities in the "Floodway." Local governments manage "Flood Fringe" areas by applying standards established by Federal Insurance guidelines and administered by the Federal Emergency Management Agency (FEMA).






Map 4



Charlton County Flood Map



Legend

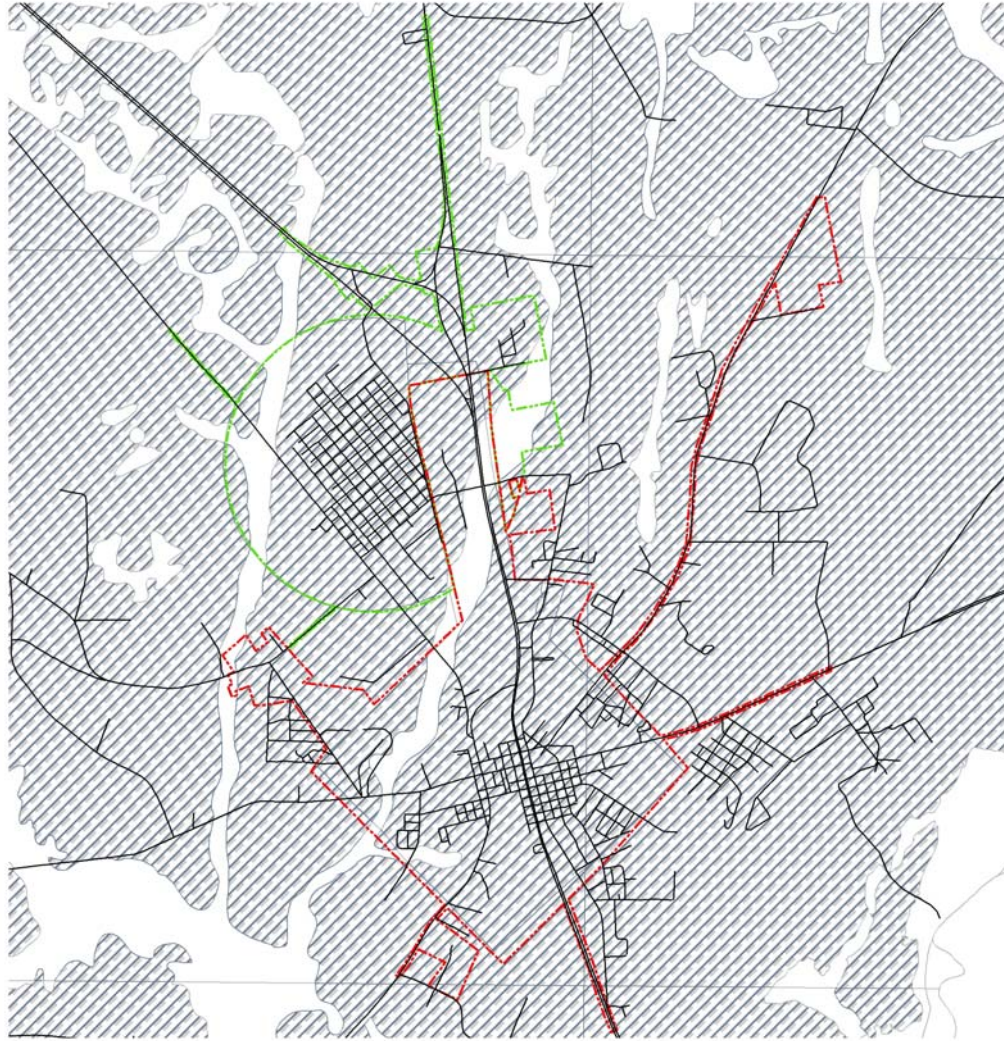
-  City of Folkston
-  City of Homeland
-  100 Year Flood Zone
-  500 Year Flood Zone
-  Major Roads







0 3 6 12
Miles

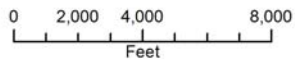
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City of Folkston/Homeland Flood Map



Legend

-  City of Folkston
-  City of Homeland
-  100 Year Flood Zone
-  500 Year Flood Zone
-  Roads



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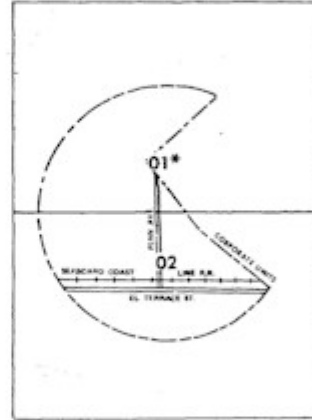
Map 5

These maps may not include all Special Flood Hazard Areas in the community. After a more detailed study, the Special Flood Hazard Areas shown on these maps may be modified, and other areas added.

COMMUNITY No. 130291

Consult NFIA Servicing Company or local insurance agent or broker to determine if properties in this community are eligible for flood insurance.

Initial Identification Date APRIL 11, 1975

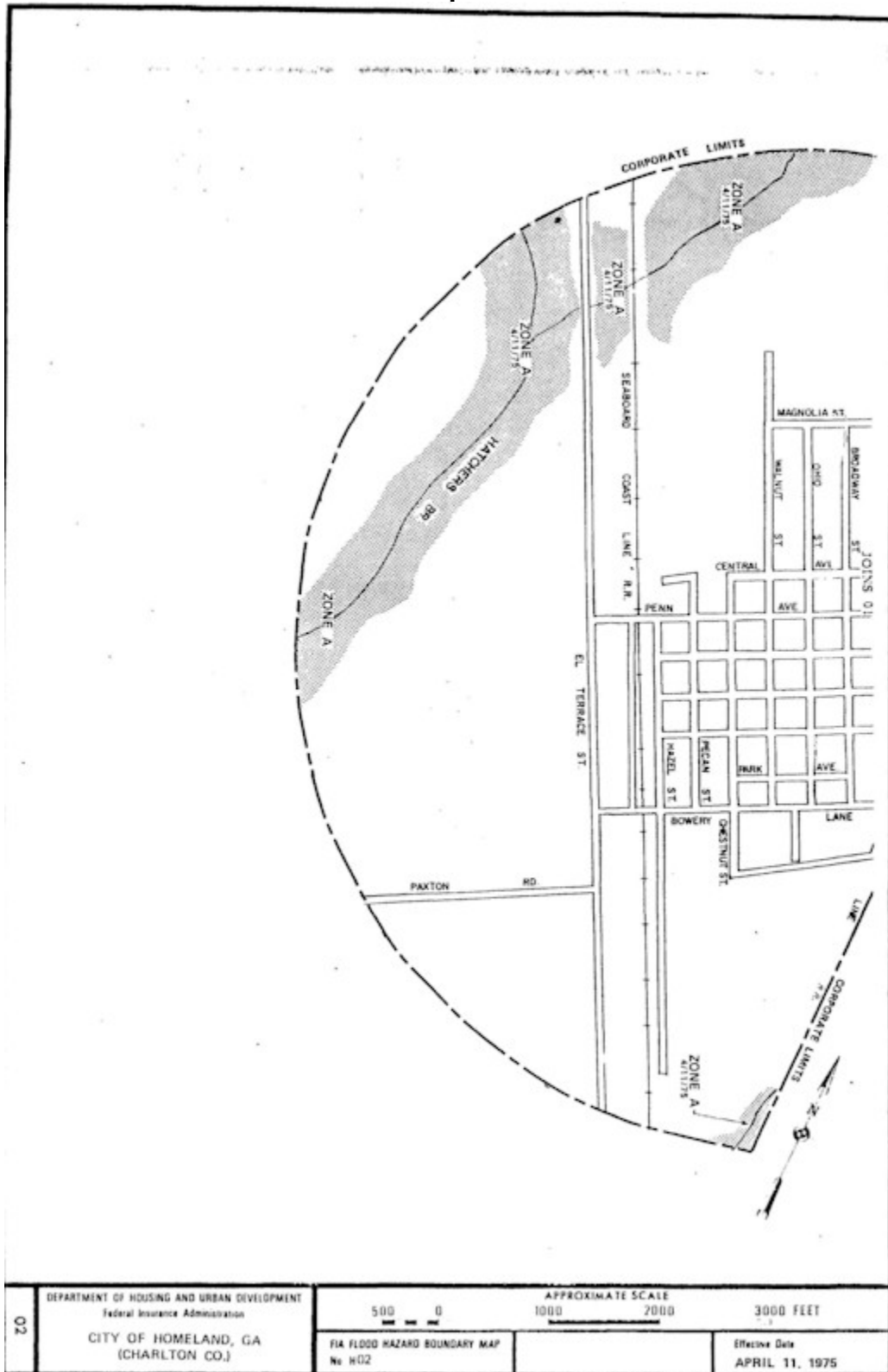


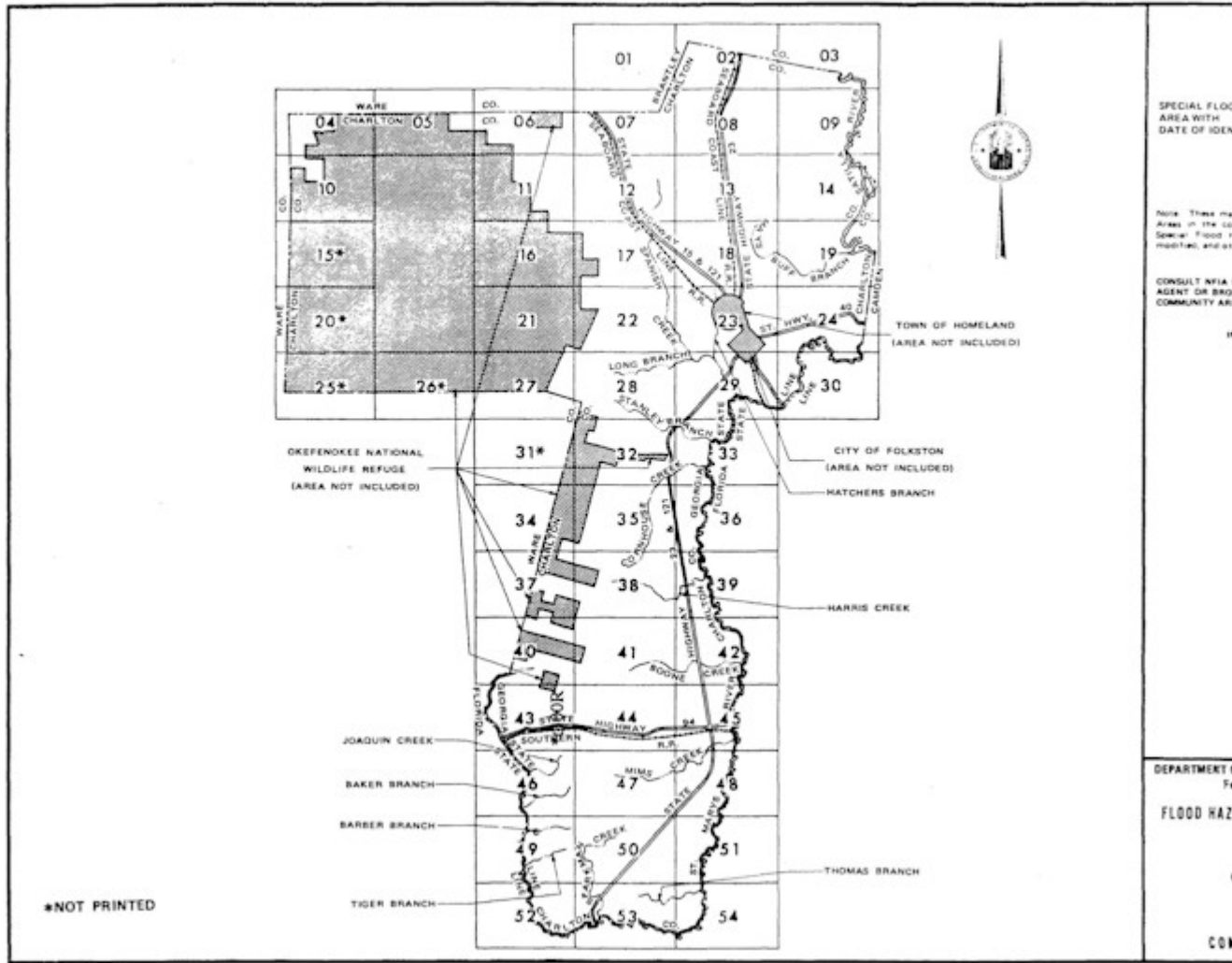
*NOT PRINTED (NO SPECIAL FLOOD HAZARD AREA)

Levee
Sea Wall
SPECIAL FLOOD
IDENTIFICATION

DEPARTMENT
CI
FIA FLD
No. NO

Map 6





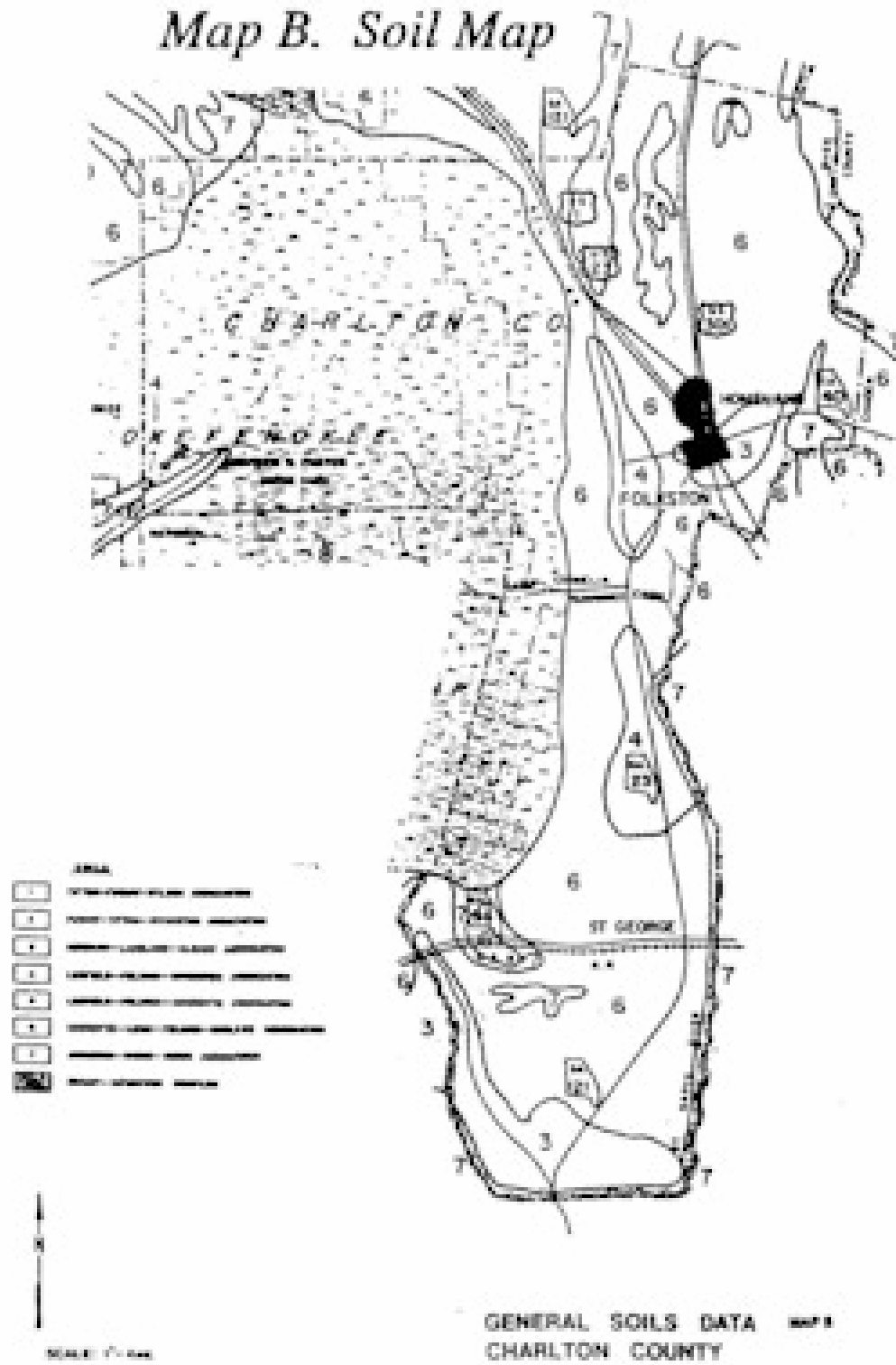
SOIL TYPES

The primary soil associated with Charlton County--aside from the Swamp-Istokpoga Complex (swamp soil) of the Okefenokee--is the Mascotte-Leon-Pelham-Rutledge Association, which is a poorly drained soil found on flats and depressions. A minute percent of this soil association is suited to cultivation. The majority of the soil is used for silviculture, for which it is well suited. Pines grow very well in this soil association.

According to the information provided by the Natural Resources Conservation Service, mapping and publication are incomplete and is not expected to be completed before the due date of this comprehensive plan. Map 10 is very general planning purposes only. If a detailed map or study is required it is suggested that a soil scientist be consulted

Map 8 Soil Map

Map B. Soil Map



STEEP SLOPES

There is no known steep slopes in Charlton County.

PRIME AGRICULTURAL AND FOREST LAND

The soil survey map indicates areas where prime agricultural areas and prime forestland areas are located. Soil associated with prime agricultural areas in Charlton County are Soils 3 and 4, located south and east of Folkston, west of Folkston, south of the Suwannee Canal, and along the southern tip of the County in the Bend.

Approximately 98% of Charlton County is occupied by forestland; a source of local income and enhanced quality of life, timber production is performed in accordance with the Best Management Practices as recommended by the Georgia Forestry Commission.

PLANT AND ANIMAL HABITATS

Table 166 Listed Species in Charlton County

Listed Species in Charlton County (updated June 2002)				
Species	Federal Status	State Status	Habitat	Threats
Mammal				
Round-tailed muskrat <i>Neofiber alleni</i>	No Federal Status	T	Bogs and ponds; creates pyramid-shaped nest in vegetation	
Bird				
Bald eagle <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Red-cockaded woodpecker <i>Picoides borealis</i>	E	E	Nest in mature pine with low understory vegetation (<1.5m); forage in pine and pine hardwood stands > 30 years of age, preferably > 10" dbh	Reduction of older age pine stands and encroachment of hardwood midstory in older age pine stands due to fire suppression

Wood stork <i>Mycteria americana</i>	E	E	Primarily feed in fresh and brackish wetlands and nest in cypress or other wooded swamps. An active rookery was located in Charlton County in 1995. No active rookeries in 2000	Decline due primarily to loss of suitable feeding habitat, particularly in south Florida. Other factors include loss of nesting habitat, prolonged drought/flooding, raccoon predation on nests, and human disturbance of rookeries.
--	---	---	---	--

Reptile				
Alligator snapping turtle <i>Macroclemys temmincki</i>	No Federal Status	T	Rivers, lakes, and large ponds near stream swamps.	Destruction and modification of habitat and over harvesting.
Eastern indigo snake <i>Drymarchon corais couperi</i>	T	T	During winter, den in xeric sandridge habitat preferred by gopher tortoises; during warm months, forage in creek bottoms, upland forests, and agricultural fields	Habitat loss due to uses such as farming, construction, forestry, and pasture and to over collecting for the pet trade
Gopher tortoise <i>Gopherus polyphemus</i>	No Federal Status	T	Well-drained, sandy soils in forest and grassy areas; associated with pine overstory, open understory with grass and forb groundcover, and sunny areas for nesting	Habitat loss and conversion to closed canopy forests. Other threats include mortality on highways and the collection of tortoises for pets.

Amphibian				
Flatwoods salamander <i>Ambystoma cingulatum</i>	T	T	Adults and subadults are fossorial; found in open mesic pine/wiregrass flatwoods dominated by longleaf or slash pine and maintained by frequent fire. During breeding period, which coincides with heavy rains from Oct.-Dec., move to isolated, shallow, small, depressions (forested with emergent vegetation) that dry completely on a cyclic basis. Last breeding record for Charlton County was in the 1920's.	

Plant				
Hartwrightia <i>Hartwrightia floridana</i>	No Federal Status	E	Peaty muck of pine flatwoods, sedge meadows, and wettest parts of poorly drained ditches/sloughs; often with water-spider orchid <i>Habenaria repen</i>	
Parrot pitcher-plant <i>Sarracenia psittacina</i>	No Federal Status	T	Acid soils of open bogs, wet savannahs, and low areas in pine flatwoods	
Pondspice <i>Litsea aestivalis</i>	No Federal Status	T	Margins of swamps, cypress ponds, and sandhill depression ponds and in hardwood swamps	

MAMMALS

The varied habitat of Swamplands, wetlands, forests, and moist and dry uplands conducive to attracting a wide diversity of species of birds, also provides habitat mammalian species known to the southeastern coastal plain. The following list describes species presently living or which have recently lived in or in the Charlton County area.

FLORIDA OPOSSUM (*Didelphis marsupialis pigra*). Common on the swamp edge and on the islands within the swamp.

STAR-NOSED MOLE (*Condylura cristata*). Apparently rare.

FLORIDA MOLE (*Scalopus aquaticus australis*). Generally distributed on the upland adjacent to the swamp and has been found on some of the island within the swamp.

LEAST SHREW (*Cryptotis parva parva*). Rarely seen but probably fairly common. Specimens have been collected on several of the islands, on the swamp edge and in the pinewoods around the swamp.

EVENING BAT (*Nycticeius humeralis*). One of the most common bats in the Okefenokee. This and other bats are seen at dusk on warm night: searching for flying insects.

GEORGIAN BAT (*Pipistrellus subflavus subflavus*). A common species in the area.

BIG BROWN BAT (*Eptesicus fuscus fuscus*). An uncommon species in the area.

NORTHERN RED BAT (*Lasiurus borealis borealis*). An uncommon species in the area.

SEMINOLE RED BAT (*Lasiurus borealis seminolus*). A common bat of the area.

FLORIDA YELLOW BAT (*Dasypterus floridanus*). Apparently a rare species in the area.

RAFINESQUE'S BIG-EARED BAT (*Corynorhinus rafinesquii*). A rather uncommon species in the area.

FREE-TAILED BAT (*Tadarida brasiliensis cynocephala*). An uncommon species in this area although it has been collected at Camp Cornelia.

FLORIDA BLACK BEAR (*Ursus floridanus*). Bears range throughout the area. While they are rarely seen, their signs are found in all habitats.

FLORIDA RACCOON (*Procyon lotor elucy*). The most abundant mammal in the area. It is found the swamp edge.

LONG-TAILED WEASEL (*Mustela frenata olivacea*) This species is probably more common than the few observations would indicate.

FLORIDA RIVER OTTER (*Lutra Canadensis vega*) Occasionally observed along the watercourses, especially during winter.

FLORIDA STRIPED SKUNK (*Mephitis mephitis elongata*). This species is generally distributed on the upland surrounding the swamp and is found occasionally on the islands.

RED FOX (*Vulpes fulva fulva*). This species is rare but occurs occasionally on the upland in the vicinity of the swamp.

FLORIDA GRAY FOX (*Urocyon cinereoargenteus floridanus*). Fairly common on the upland around the swamp.

FLORIDA BOBCAT (*Lynx rufus floridanus*). Common throughout the swamp and on the surrounding upland. Occasionally seen along the nature drive.

FLORIDA PUMA (*Felis colorado coryi*). Apparently this species was never more than of rare occurrence in the vicinity of the swamp.

SOUTHERN GRAY SQUIRREL (*Sciurus carolinensis carolinensis*). Abundant in the blackgum-bay forests in the swamp and in the oak woodlands on the upland.

SOUTHERN FOX SQUIRREL (*Sciurus niger niger*). Uncommon in the pine forests surrounding the swamp.

FLORIDA FLYING SQUIRREL (*Glaucomys volans querceti*). This species is rarely seen but is probably fairly common.

GEORGIA POCKET GOPHER (*Geomys pinetis pinetis*). Sandy soils; fields; pine-oak woods.

CAROLINA BEAVER (*Castor Canadensis carolinensis*). Common throughout the bays, swamps, and waterways.

COTTON MOUSE (*Peromyscus gossypinus gossypinus*). Common throughout the area.

SOUTHERN GOLDEN MOUSE (*Peromyscus nuttalli aureolus*). This species is probably rare. It has been found in the cypress bays and in hammocks on the islands.

SWAMP RICE RAT (*Oryzomys palustris palustris*). A fairly common mammal throughout the bays, swamp, and waterways.

HISPID COTTON RAT (*Sigmodon hispidus hispidus*). A common mammal in the pine woods and old fields on the upland around waterways.

FLORIDA WOOD RAT (*Neotoma floridana floridana*). Fairly common throughout the swamp.

ROUND-TAILED MUSKRAT (*Nefiber alleni nigrescens*). Found near ponds, lakes, rivers, and canals.

HOUSE MOUSE (*Mus musculus Linnaeus*). Where conditions permit, feral mice may be found in fields, along watercourses, and in other places where vegetation is dense enough to afford concealment.

NORWAY RAT (*Rattus norvegicus (Berkenhout)*). They appear to be most common about feed stores, chicken houses, and garbage dumps.

BLACK RAT (*Rattus rattus rattus*) Common on farmstead.

ROOF RAT (*Rattus rattus alexandrius*), Roof rats are largely commensals and live in close association with man.

EASTERN COTTONTAIL (*Sylvilagus palustris mallurus*). Commonly frequents brush-dotted pastures, the brushy edges of cultivated fields, and well-drained streamsides, clearings and in the most sparse pine swamp.

MARSH RABBIT (*Sylvilagus palustris palustris*). Found on bottomlands, swamps, lake borders, and coastal waterways.

WHITE-TAILED DEER (*Odocoileus virginianus*). Prime areas are those which have a mix of forest, old fields and active crop lands.

ARMADILLO (*Dasybus novemcinctus mexicanus*). It inhabits forests, scrub, and brushlands, but is most abundant in moist, bottomland hardwood forests.

PLANTS

CHARLTON COUNTY'S AREA VEGETATION / Moist to Dry, Generally Flat Areas

A. Pinelands:

<i>Pinus palustris</i>	Longleaf Pine
<i>Pinus elliottii</i>	Slash Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Carya tomentosa</i>	Mockernut Hickory
<i>Quercus cinerea</i>	Blue Jack Oak
<i>Quercus laevis</i>	Turkey Oak
<i>Quercus falcate</i>	Southern Red Oak
<i>Quercus nigra</i>	Water Oak
<i>Flex glabra</i>	Gallberry
<i>Lyonia fruticosa</i>	Staggerbush
<i>Polycodium sp.</i>	Deerberry
<i>Vaccinium arboretum</i>	Tree Huckleberry
<i>Aristida stricta</i>	Wiregrass
<i>Serenoa repens</i>	Saw Palmetto

B. Oaklands: associated with pineland, often establishing after pine is removed.

<i>Quercus falcate</i>	Southern Red Oak
<i>Quercus Marylandica</i>	Blackjack Oak
<i>Carya tomentosa</i>	Mockernut Hickory
<i>Quercus margaretta</i>	Shrubby Post Oak

C. Upper Terrace Hardwoods: mixed or dominating in some upper headwater areas.

<i>Quercus alba</i>	White Oak
<i>Quercus falcata</i>	Southern Red Oak
<i>Fagus grandifolia</i>	Beech
<i>Liriodendron tulipifera</i>	Tuliptree
<i>Sassafras varrifolium</i>	Sassafras

II. Bluffs and Slopes:

<i>Pinus palustris</i>	Longleaf Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Carya glabra</i>	Pignut Hickory
<i>Castanea alnifolia</i>	Chinquipin
<i>Quercus falcata</i>	Southern Red Oak
<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus virginiana</i>	Live Oak
<i>Persea pubescens</i>	Red Bay
<i>Hamamelis virginiana</i>	Witch Hazel
<i>Cornus Florida</i>	Flowering Dogwood
<i>Serenoa repens</i>	Saw Palmetto
<i>Lyonia ferruginea</i>	Staggerbush
<i>Symplocos tinctoria</i>	Horsesugar
<i>Mitchella repens</i>	Partridge Berry

III. Cypress Ponds: common in pinelands (wooded ponds dominated by Pond Cypress).

Taxodium ascendens Pond Cypress

CHARLTON AREA VEGETATION

Nyssa biflora Swamp Gum

Acer rubrum Red Maple

Cephalanthus occidentalis Buttonbush

flex myrtifolia Myrtle-leaved Holly

Thickets bordering ponds:

Clethra alnifolia Sweet Pepperbush

Cyrilla racemiflora Titi

Vaccinium spp. Blueberries

IV. Open Water Courses: ponds and tributary streams not heavily shaded by swamp forest.

Nymphaea odorata Water Lily

Nuphar advena Spatterdock

Pontederia cordata Pickerel Weed

Sagittaria spp. Arrowhead

V. River (alluvial) bottoms, swamps:

Pinus rigida serotina Pond Pine

Quercus nigra Water Oak

Quercus prinus Swamp Chestnut Oak

Liquidambar styraciflua Sweetgum

Carya pallida Pale Hickory

Celtis spp. Hackberries

Magnolia virginiana Sweet Bay

<i>Persea pubescens</i>	Red Bay
<i>Ulmus alata</i>	Winged Elm
<i>Nyssa biflora</i>	Swamp Gum
<i>Nyssa ogeche</i>	Ogeechee Lime
<i>Fraximus caroliniana</i>	Water Ash
<i>Tillandsia usn eo ides</i>	Spanish Moss
<i>flex decidua</i>	Deciduous Holly
<i>Smilax walteri</i>	Coral Greenbriar
<i>Sabal minor</i>	Swamp Palmetto

VI. Sandy Stream Banks: drier than swamps and bottoms. On the banks of the Satilla River and St. Marys River.

<i>Salix nigra</i>	Black Willow
<i>Betula nigra</i>	River Birch
<i>Planera aquatica</i>	Planer Tree
<i>Acer rubrum</i>	Red Maple
<i>Nyssa ogeche</i>	Ogeechee Lime
<i>Fraxinus caroliniana</i>	Water Ash
<i>Platanus occidentalis</i>	Sycamore

VII. Marshes: mostly herbs and shrubs.

Zizaniopsis miliacea

Southern Wild Rice

CHARLTON COUNTY AREA VEGETATION

Typha latifolia

Cattail

Panicum hemitamom

Maiden-cane

Scirpus validus

Bullrush

Pontederia cordata

Pickerel Weed

Eichhornia crassipes

Water Hyacinth

Hymenocallis Grassifolia

Spiderlily

Alternanthera philaxeroides

Alligator Grass

Rosa palustris

Swamp Roses

KNOWN SPECIES OF FISH

Bowfin

Amia

Longnose Gar

Lepisc

Florida Gar

Lepisc

Chain Pickerel

Esox niger

Redfin Pickerel

Esox americanus

Spotted Sucker

Minytrema melanops

Lake Chubsucker

Erimyzon oblongus

Channel Catfish

Ictalurus punctatus

Yellow Bullhead

Ameiurus natalis

Brown Bullhead

Ameiurus nebulosus

Snail Bullheads

ameirus brunneus

Tadpole Madtom

Noturus gyrinus

Speckled
Madtom

Noturus leptacanthus

American Eel

Anguilla rostrata

Starhead

Fundulus escambiae

Mosquitofish

Gambusia affinis

Topminnow

Pirate Perch

***Aphredoderus
sayanus***

Brook Silversides

***Labidesthes
sicculus***

Largemouth Bass	<i>Micropterus salmoides</i>	Black Crappie	<i>Pomoxis nigromaculatus</i>
Blackbanded Sunfish	<i>Enneacanthus chaetodon</i>	Banded Sunfish	<i>Enneacanthus obesus</i>
Bluespotted Sunfish	<i>Enneacanthus gloriosus</i>	Warmouth	<i>Lepomis gulosus</i>
Dollar Sunfish	<i>Lepomis marginatus</i>	Spotted Sunfish	<i>Lepomis punctatus</i>
Bluegill	<i>Lepomis macrochirus</i>	Redbreast Sunfish	<i>Lepomis auritus</i>
Swamp Darter	<i>Etheostoma fusiforme</i>		

MAJOR PARK, RECREATION AND CONSERVATION AREAS

Map 9 Conservation Areas



The Okefenokee National Wildlife Refuge, located in western Charlton County, is the largest national wildlife refuge in the eastern United States. The refuge contains approximately 396,000 acres of the magnificent 438,000-acre Okefenokee Swamp. The East Entrance to the Okefenokee Swamp is the primary U.S. Fish and Wildlife Service entrance, via the Suwannee Canal, and is located 11 miles south of Folkston on SR 23/121. This entrance, run by the U.S. Fish and Wildlife Service and a site concessionaire, features a visitors center, numerous exhibits, a wildlife observation drive, hiking trails, observation towers, guided boat tours, boat/motor/canoe rentals, as well as extensive public fishing areas. A public campground for RVs and tents is located in Homeland.



Traders Hill Recreation Area

The West Entrance to the Okefenokee is located in Charlton County but accessible only through Clinch County. The Stephen C. Foster State Park is located east of Fargo, Georgia on SR Spur 177, and the park is administered by the Georgia Department of Natural Resources under a lease agreement with the U. S. Fish and Wildlife Service. Facilities include a museum, guided boat tours, boat/motor/canoe rentals, campground, furnished cabins, and extensive areas open to fishing. The entire park is located within the Refuge boundaries.

Other accesses to the Okefenokee include Kingfisher Landing between Waycross and Folkston on US 1, and Sill Landing located immediately after entering the West Entrance, just off SR Spur 177.

Traders Hill Recreation Area

Trader's Hill, once the county seat, is now a popular recreation area for boating, swimming, and picnics. Trader's Hill is located two miles south of Folkston, off SR 121. Fees are collected for use of the group shelter and camping sites; the other facilities, including boat ramp, do not require a fee and all are open to the public. Other public boat ramps are located below Camp Pickney due east of St George off SR 94 at the Bell Bridge and at Creek Landing north of St. George—these four public boat ramps are located on the St Marys River. On the Satilla River in the eastern section of the County are camping facilities and a boat ramp at Burnt Fort, where SR 252 crosses the Satilla and enters Camden County.



Okefenokee Campgrounds, located in Homeland Georgia

Other parks and recreation areas include the three Homeland Recreation Parks, four municipal parks in Folkston, and the Charlton County Recreation Park off SR 121 and the Martin Luther King Jr. ballpark on the S.R. 40 Connector.

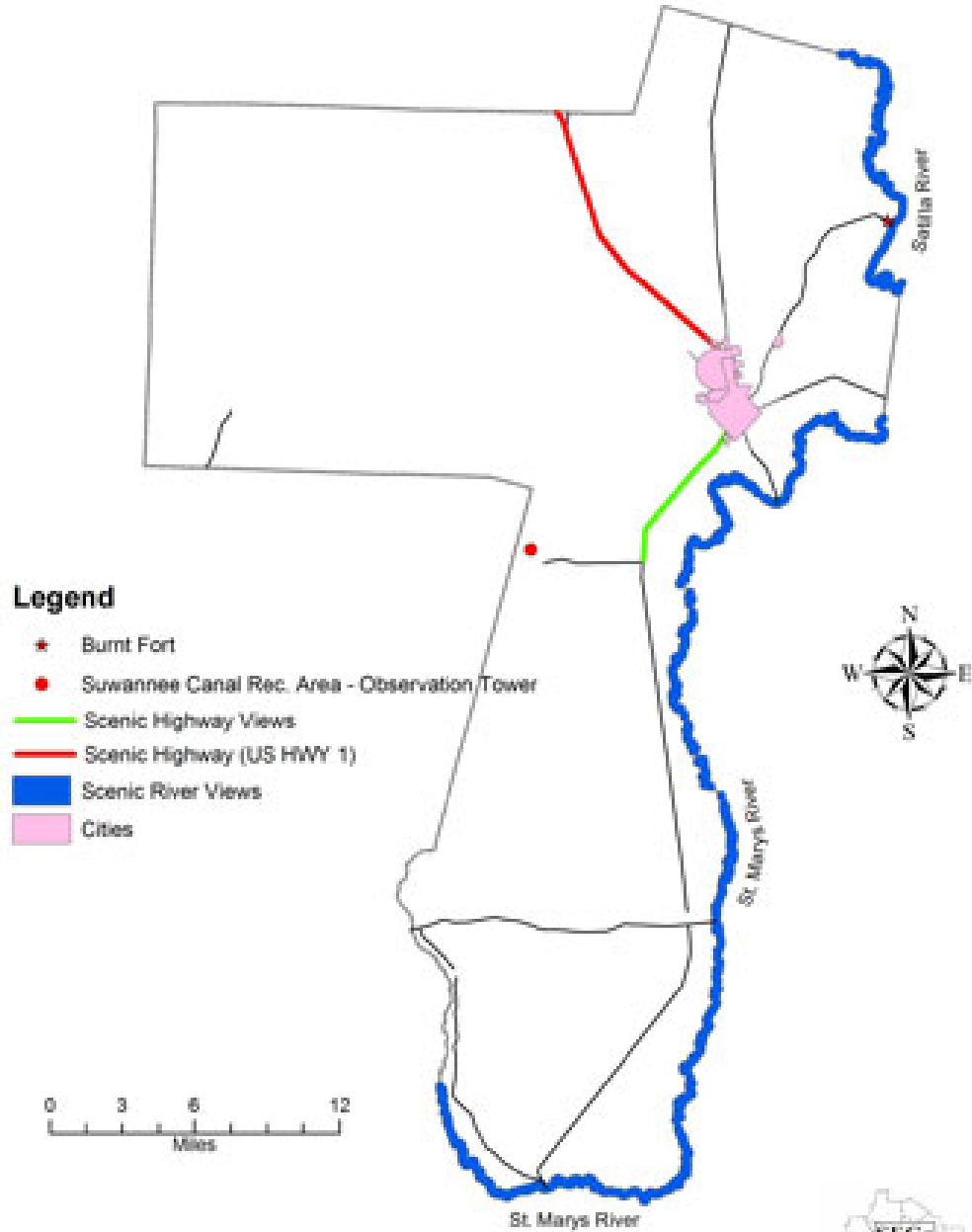
Development is not likely to affect the Okefenokee National Wildlife Refuge, in the traditional sense, over harvesting of adjacent mature forests and the loss of flora and fauna habitats will affect the Refuge. Most forestry industries are working with the Refuge officials to make sure this potential problem does not happen, with the Refuge officials using existing and adequate legal resources to make sure there are no problems.

This is an example of one of the many fine recreation areas located in Folkston, Homeland and Charlton County. Recreational areas located within Charlton County and the cities of Folkston and Homeland are not expected to be adversely affected by development pressure. These recreational resources are located in developed areas and/or areas well protected by development regulations.

SCENIC VIEWS AND SITES

Map 10 Scenic Views/Highways

Charlton County Scenic Views/Highways



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St. Marys River



A view of the beautiful St. Marys River speaks softly with peace and tranquility. However, the historical significance of this River is not visible. The prosperous trading towns of the 1800's no longer stand on its banks. Soldiers and hostile Indians long ago left the area.

French explorer Captain John Ribault was probably the first white man to see the river the Indians called Phlaphlagaphgaw. He called it the Seine. The Spanish called it the Santa Maria, and the English changed its name to St. Marys. It arises in the Okefenokee flowing south, then east, then North toward Folkston, then east to the town of St. Marys where it empties into the Atlantic Ocean.

Of great historical note is the signing of the peace treaty between the United States and the Creek Indian Nation in 1796 at Coleraine, which is located on the banks of the St. Marys. The River many times has been the site of attempted invasions by enemy troops. During the War of 1812, Captain William Cone and 28 men, hidden in the palmettos on the Georgia side of the river and Florida Patriots hidden on the Florida side, turned 23 barges of British soldiers back.

The water of the St. Marys was famous among sea-faring men who knew it to stay fresh longer than any other water. Ships often traveled great distances to stock water from the St. Marys for their journey.



Saint Marys River, Trader's Hill

Charlton County has no official Scenic Byways. However, U.S. 1 has been designated as a Scenic Highway, from Waycross south to the City of Homeland. Other scenic views and sites include the Okefenokee Parkway along SR 121, the Observation Tower at the East Entrance of the Okefenokee National Wildlife Refuge, the entire length of the St Marys River, and the natural areas of the Satilla River portion in Charlton County, especially around Burnt Fort at the intersection of SR 252 and the Satilla River.

INVENTORY OF CULTURAL RESOURCES

RESIDENTIAL RESOURCES

These homes are locally significant either because of the history associated with the home or its unique distinctive building style. The high-style mansions and mercantile buildings are the ones that usually remain intact. Very few plain vernacular dwelling exist because nails were valuable. A large percentage of the homes were destroyed to retrieve the nails if individuals were moving westward.

Bedell Home



This home was built by L.M. Bedell in 1884, and it was sold to Jehu Paxton in 1889 for \$1000. It was the second largest home in Folkston when it was built. A full width two-story portico extends across the front of this large home. It is located at 107 N. Magnolia Street in Folkston.

Mizell Home



Joshua E. Mizell was the first member of his family to move to Charlton County in the year 1828. One of his sons, Jackson, was a very young man when the Civil War erupted, but he walked over 40 miles to enlist in the Confederate Army. Jackson's brother William, however, was too young to enter the army. When Jackson returned home after the war, the two brothers formed a partnership that quickly established them as successful businesspersons.

They operated a sawmill and general mercantile business at King's Ferry on the St. Marys River as J. Mizell and Brother. After the sawmill closed, William Mizell moved to Folkston and built a stately home for his family that is now known as the Mizell House.

COMMERCIAL RESOURCES

McDonald House



Benjamin McDonald was born in Ware County and came to Folkston in 1884. He established a mercantile business with three other men but soon bought them out. He and Mrs. McDonald, the former Bernice Lang, carried on the business until their deaths. Mr. McDonald served as Folkston's first mayor, and for years was Ordinary of Charlton County. The McDonald house was built in 1931. Downstairs were located the store and living quarters, and upstairs contained rooms for boarders. The large brick building still stands on Main Street in Folkston.

Palmetto House



William Hope "W.H" built the "Palmetto House" Hotel in 1908. Thompson who would one year later becomes Homeland's first mayor. Built just three blocks from the Homeland Passenger/Freight Depot on the Atlantic Coastline Railway it was to accommodate tourists and potential land buyers at the newly formed "Homeland Colony Company." The hotel opened for business in September 1908 with 20 rental rooms, a boarding house style restaurant and a meeting hall that accommodated the Homeland branch of the International Organization of Odd Fellows (IOOF), Knights of Pythias, Literary Society, Homeland Planters & Growers Union. During the 1920's with land sales sagging and tourist/ vacationers venturing further and further into Florida, the hotel closed its doors, was sold and converted into a large dwelling by Mr. C.W. Waughtel. In 1999, the City of Homeland purchased the hotel property from heirs of the Waughtel Estate. The city presently has a restoration fund set up and is making plans to begin implementing Phase 1 of the restoration project.

INDUSTRIAL RESOURCES

No Industrial Resources Exist in Charlton County

INSTITUTIONAL RESOURCES

Charlton County Courthouse



The present courthouse was constructed in 1928 at a total cost of \$54,000. The contractor was Basil P. Kennard. Charlton County's present courthouse is the fourth structure to serve as such. The first two were at Traders Hill and third, located in Folkston, burned in 1928. It is located at 100 Third Street.

Bethel Methodist Church



In 1872, George Roddenberry deeded two acres of land including a new church and graveyard to the Trustees of the Methodist Episcopal Church South. Known in its earlier days as Alligator Church because of its location on Alligator Creek, it is now Bethel Methodist Church.

Burnt Fort

Little authentic information is available regarding Burnt Fort. The location was downstream from the Alva J. Hopkins, Jr. Bridge across the Satilla River on the Charlton County side. Dates cannot be fixed, neither is it definitely known as to why or by whom the Fort was erected. It may have been a refuge for frontier settlers when threatened by Indian uprisings; it may have been a hideout for some band or bands of piratical brigands operating up and down the Satilla; or the Spanish as an outpost against English invasion may have built it. Later a steam sawmill was located here and large numbers of logs were rafted down the river and floated into the Burnt Fort Lake to be measured and branded for shipment to eastern markets. State and local historians have sought in vain for accurate information regarding Burnt Fort.

Camp Pinckney

What is now known as Camp Pinckney was known as White Sand Landing until General Thomas Pinckney camped here with some 500 U.S. Soldiers during the Indian uprisings. During the late 1760's, King George III of England directed the opening of a road from New Smyrna, Florida, to Charleston, South Carolina. It

became known as the King's Road. It crossed the St. Marys River at Camp Pinckney. This was the head of navigation for sea-going vessels that brought in cargoes of supplies and carried out loads of lumber. A thriving trade center grew up on higher ground just north of Camp Pinckney and cotton and other products of the surrounding area soon were handled at Centre Village.

Charlton County Jail

Located behind the courthouse, the jail was erected about 1906. The brick structure cost less than \$5,000 to build. In 1929, the jail underwent major remodeling. The Charlton County jail was deemed unsafe in 2003 and removed.

Canaday House

When John M. Canaday built his family a home in the early 1800's' he constructed it capable of withstanding Indian attacks. The solidly constructed log blockhouse stood for over 130 years as a place of refuge for neighboring families during Indian attacks. It was destroyed a few years ago by fire. The walls of the cabin, a story and a half in height, contained openings large enough to allow the barrels of muskets. They were reamed on the outside to facilitate aiming.

Moniac

The settlement of Moniac was named for Fort Moniac located just across the St. Marys River in Florida. The Fort was built in 1838 as protection against Indian attacks and was named for the Indian Chief Moniac. It was dismantled in 1858. Moniac was incorporated in 1903, on petition of sixty-three citizens, out of some six hundred. It was once the largest town in the county and was a political power. The town's prosperity was dependent on a large sawmill, operated by the Upchurch Lumber Company located there. When the mill closed in 1907, Knabb & Son carried on an extensive timber and mercantile business. Today, a single store is in operation.

Prospect Methodist Church



Prospect Church was organized in 1870 by Rev. A.H. Bazemore and was admitted to the Annual Conference of the Methodist Episcopal Church in 1871. The tranquil little white frame church now in use is probably the third structure to serve Prospect Church and was built in 1919.

Racepond

About 1836, United States soldiers were stationed here to capture Indians who ventured from the depths of the Okefenokee Swamp. The camp was located at a round cypress pond near the small settlement of Racepond.

Since only a few soldiers were needed to ride patrol, the others had plenty of leisure time. To amuse themselves, they raced their horses around the cypress pond. Thus, the name "Race Pond" evolved. The colorful Lydia Stone at one time owned the cypress pond and most of the town of Race pond.

Sardis Primitive Baptist Church



Sardis Primitive Baptist Church is located about four miles southwest of Folkston on Post Road and is the oldest church in Charlton County. It was constituted sometime before 1821 and was located in this area. Sardis Church was admitted to the Alapaha River Primitive Baptist Association October 13, 1856. The Church was moved to near its present site in 1840. The pulpit in the church has been in use for more than 100 years and bears a bullet scar from the Indian Wars. Many of the pioneers of Charlton County are buried in the cemetery adjoining the church.

Traders Hill

Settled before 1791, possibly as early as 1755, Trader's Hill was at the head of navigation of the St. Marys River for many years. A stockade was maintained to protect the settlers from Indian attacks.

Trader's Hill" or Fort Alert was the center of trade for a large portion of South Georgia. When Charlton County was created in 1854, Trader's Hill was made the county seat, and maintained this distinction until 1901, when a flourishing Folkston, built on the S. F. & W. Railroad from Savannah to Jacksonville was made the county seat. Today thirty acres at the site of the old courthouse has been developed into an outdoor recreational area.

TRANSPORTATION RESOURCES

No Transportation Resources Exist in Charlton County

OTHER HISTORIC, ARCHAEOLOGICAL AND CULTURAL RESOURCES

Billy's Island

While the Hebard Cypress Company was harvesting timber, a thriving little town of 600 people existed on Billy's Island in the Okefenokee Swamp. It was complete with a general store, a hotel, a church, a school, and the first motion picture theater in Charlton County. A railroad connected Billy's Island with Waycross. In 1927, the Hebard Cypress Company, having stripped the island of its timber, closed operations and the little town died.

Suwannee Canal



In the 1890s, Captain Henry Jackson and a group of investors purchased 238,120 acres of the swamp for \$63,101.80, and began a venture to build a canal that would drain the swamp into the St. Marys River, which would allow for easy access to cypress trees and rice, cotton, and sugar cane farms. Convict labor, large steam shovels, and gold miners from North Georgia started digging a

trench from the swamp toward Trail Ridge and westward toward the swamp's prairies. The drainage effort failed after three years.

In 1894, a sawmill was built at Camp Cornelia, and some of the country's first uses of industrial forestry were attempted, using steam-powered skidders and logging pullboats. The sawmill produced over 7 million board feet of lumber. The company hoped to make enough profits on the lumber to continue the drainage project, but there was a glut of lumber and it was unable to operate profitably. Jackson died of appendicitis in 1895, and his father took over. The company went into receivership in 1897 and was sold to lumberman Charles Hebard of Philadelphia in 1901. Today, the canal serves as the principal waterway into the heart of the swamp.

The second major insult occurred from 1909 to 1927, when the Hebard Cypress Company did its best to cut out the swamp's cypress and pine forests. Roughly, 2,000 people eventually were at work in the swamp in lumbering or turpentine activities. The company built a network of elevated trams across the swamp to get to the magnificent cypresses, some over 1,000 years old. They headquartered on Billy's Island, which became a company boomtown that supported 600 residents, 2 motels, a movie theater, a grocery store, a school, churches and a "juke joint." Although the company was unable to clear-cut the swamp, it was able to remove 425 million board feet of timber, said to be enough to build 42,000 homes. Tens of thousands of railroad crossties were cut. The depletion of the resource and onset of the Depression slowed the logging efforts, and the Hebards sold the property to the Federal government, which ended this era.

During the Depression, the Federal government examined a proposal to build a canal across the swamp that would connect the Atlantic with the Gulf. This alarmed a naturalist who loved the swamp and its swamper community. Francis Harper was introduced to the swamp in 1912 when he was 25 years old and a junior member of a Cornell University biological team. His fascination with the swamp grew, and he returned many times to continue his explorations of its flora and fauna and swampers. In 1935, he built a cabin on Chesser Island.

Charlton County has other transportation resources. However, the majority of the transportation resources in Charlton County have not been documented. Hopefully, as the history of Charlton County is explored in more depth many these resources will be revealed and documented.

The Dixon Place



Located between Folkston and St. George, the Dixon home is over 100 years old. It is constructed of heart pine lumber with hewn out sills and floors. The kitchen is separate from the rest of the house. Cypress shingles and split rail fencing are authentic.

Ellicott's Mound

Andrew Ellicott from Pennsylvania was appointed to mark the boundary line between the Spanish Province of Florida and the English Colony of Georgia in accordance with the Treaty of 1795 with Spain. Although it was to be a joint effort, the Spanish encouraged the Indians to harass Ellicott and as a result, the boundary was not determined until 1800.

Ellicott erected a mound to mark the location of the head of the St. Marys River. His line was accepted until 1817, when Captain William Cone questioned the accuracy of the location of Ellicott's mound. Cone believed the head was located twenty miles south which would have added a great deal of territory to Georgia. A new survey was ordered following Cone's complaint, but it coincided with the survey of Ellicott and so the controversy was settled. The mound is located at what is now the junction of Charlton and Ware Counties Georgia and Baker County Florida at the state line.

Charlton County has other historical resources. However, the majority of the historical resources in Charlton County have not been documented. Hopefully, as

the history of Charlton County is explored in more depth many of these resources will be revealed and documented.

Centre Village (No pictures exist)

The oldest government records use the above spelling of the name of this trading center founded in the early 1800's. It was located some two miles north of the deep-sea port of Camp Pinckney. It was a market for cotton and other products for seven or eight south Georgia counties. Stagecoaches on King's Road made this a stopping place for meals served at the Bachlott Tavern. It was also a meeting place for horse racing and contests of strength and skill for those who came here for trade and traffic. The town remained an important trade center until the coming of the railroad in 1881 when the stores and the post office were moved to what is now Folkston, and Centre Village ceased to be.

4.2.0.0: Assessment Current and Future Needs

PUBLIC WATER SUPPLY SOURCES

The Charlton County area is served by municipal and individual wells. According to the 2003 Georgia County Guide, public water service providers supplied 36.13% of the water utilized in the County. The remaining 63.86% are served by individual wells. In 2003, 3,806 individuals consumed .71 million gallons per day or 186.55 gallons per individual. The total water consumption rate for the county was 1.48 Million Gallons Per Day (MGD). 1.38 million gallons of water were withdrawn from aquifers daily and .10 million gallons were withdrawn daily from surface sources.

The Charlton County government has no public water supply system in place at this time. The municipalities of Folkston and Homeland do have public water supply systems.

According to the U.S Environmental Protection Agency, all municipalities servicing more than 3,300 persons must comply with the Bioterrorism Preparedness and Response Act of 2002. The City of Folkston at this moment is the only municipality that must comply with the Bioterrorism Preparedness and Response Act of 2002. This process was completed before the deadline and the City of Folkston is certified as having an adequate plan to respond to an emergency that involves its public water supply.

All municipalities within the jurisdictional boundaries of Charlton County have taken adequate measures to protect wellheads from contamination by placing buffer zones around them. All materials that can inflict or have the potential to cause injury to citizens have buffers and safeguards to the prevent leakage and/or spillage.

All builders conducting construction operations in Charlton County are encouraged to use appliances that conserve water. In the rural areas of the county, the code enforcement division works closely with the Charlton County Health Unit to prevent cross contamination of private water supplies.

WATER SUPPLY WATERSHEDS

Charlton County has no Water Supply Watershed areas.

GROUNDWATER RECHARGE AREAS

Groundwater recharge areas in Charlton County are mostly limited to narrow strips running parallel to both US 1 and US 301 north. There is also a wider strip running parallel to the southern part of the City of Folkston. All aquifer recharge areas are vulnerable to both urban and agricultural development. Pollutants from stormwater runoff in urban areas and excess pesticides and fertilizers in agricultural and forested areas can access a groundwater aquifer more easily through these recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region.

Charlton County and the municipalities within its jurisdictional boundaries have adopted the Groundwater Recharged Ordinance because groundwater systems typically respond slowly to human actions. This Ordinance is intended to implement rules of the Georgia Department of Natural Resources' Environmental Protection Division known as the "Rules for Environmental Planning Criteria" as they specifically relate to groundwater recharge areas (Rule 391-3-16). It is essential to the health, safety, and welfare of the public that the quality of subsurface public drinking water be maintained. Groundwater is susceptible to contamination when unrestricted development occurs within significant groundwater recharge areas. Certain land use activities, such as septic tanks, underground tanks, and chemical spills, pose a threat to the quality of groundwater supplies. Therefore, it is necessary to manage land uses within groundwater recharge areas in order to ensure that pollution threats are minimized. To this end, this Ordinance establishes minimum lot sizes to provide for the orderly and safe development of property utilizing on-site sewage management systems.

To ensure compliance with this ordinance Charlton County and its respective municipalities have apparatuses in place to regulate growth near groundwater recharge areas. Site reviews, building permits, building codes and standards, and working closely with the Charlton County Health Unit and the USDA's Natural Resources Conservation Service ensures that the groundwater recharge areas are well protected.

WETLANDS

A large portion of Charlton County is saturated by wetland depressions ranging in size from less than an acre to over one thousand acres. Due primarily to a high water table, most of the soils have severe to very restrictive limitations for development. For the most part, woodlands line the creeks draining the area and, consequently, act as buffer zones between potential sources of non-point water pollution and siltation from urban lands, farmlands and forested land from contiguous water bodies. Forest topsoil and debris reduce the speed of urban and rural runoff to creeks through absorption, adsorption and mere water flow

deterrence. The importance of maintaining the viability of these wooded fringe areas cannot be overestimated.

Charlton County and the required municipalities within its jurisdictional boundaries have adopted the Wetlands Protection Ordinance. This Ordinance is intended to implement rules of the Georgia Department of Natural Resources' Environmental Protection Division known as the "Rules for Environmental Planning Criteria" as they specifically relate to wetlands (Rule 391-3-16). To ensure compliance with this ordinance Charlton County and its respective municipalities have apparatuses in place to regulate growth near wetlands. Site reviews, building permits, building codes and standards, and working closely with the Charlton County Health Unit and the USDA's Natural Resources Conservation Service ensures that the wetlands are well protected.

PROTECTED MOUNTAINS

Charlton County has no areas that have as a percentage slope of twenty-five percent (25%) or greater for at least 500 feet horizontally; nor any ridges, summits, or ridge tops that lie at elevations higher than any such identified area.

PROTECTED RIVERS

The Georgia General Assembly passed the "Mountain and River Corridor Protection Act" in 1991 which requires local governments to adopt corridor protection plans for certain designated rivers affecting or bordering their jurisdiction. In Charlton County, the Satilla and the Saint Marys Rivers are affected by this Act.

Under the Act, Charlton County adopted the "River Corridor Protection Ordinance" in 2000 for the Satilla and Saint Marys Rivers in accordance with the minimum criteria contained in the Act and as adopted by the Georgia Department of Natural Resources. With exception of approximately 40 recreational dwellings and a few road and railroad bridges, field surveys in Charlton County indicate only natural (mostly riverine wetlands) vegetation associated with river floodplains to be located within 100 feet of the river banks which is the state's minimum corridor width. There are no other land uses currently within this area along the Satilla and Saint Marys River.

This Ordinance is intended to implement rules of the Georgia Department of Natural Resources' Environmental Protection Division known as the "Rules for Environmental Planning Criteria" as they specifically relate to river corridors (Rule 391-3-16). To ensure compliance with this ordinance Charlton County and its respective municipalities have apparatuses in place to regulate growth near river corridors. Site reviews, building permits, building codes and standards, and working closely with the Charlton County Health Unit and the USDA's Natural Resources Conservation Service ensures that the rivers are well protected.

Ordinances adopted to protect river corridors: 1) Soil Erosion and Sedimentation Control Ordinance (2001) and 2) River Corridor Protection Ordinance (2000).

COASTAL RESOURCES

No Coastal regions local in Charlton County.

FLOOD PLAINS

Flood plains are the channel and relatively flat areas adjoining the channel of a stream or river that has been or may be covered by floodwater. Rivers and streams that run through the South Georgia areas are bordered by wide flood plains. These flood plains consist mostly of swamps, pine and hardwood forests. Wetlands and flood prone areas characterize Charlton County and the surrounding region.

The flood maps for Folkston, Homeland and Charlton County were renewed in 1998 respectively. Due to annexations and improved standards for flood mapping, these maps are in need of an update.

It should be noted that maps are in particular need of an update since some of the denoted flood hazard areas do not correspond with existing topography and known flood prone areas. Based on the county's topography and abundance of rivers and streams, flood hazards do exist in all parts of the county and these should be considered when making development decisions.

SOIL TYPES

The general soil map in this plan is useful to people who want a general idea of the soils in Charlton County. This map is useful as a general guide only. The general soil map content in this plan is not a suitable map to plan the management of farms, construction projects, or similar projects that requires a detail analysis of the soil composition.

Of the 2 general soil associations in Charlton County, one consists of very poorly drained to moderately well drained, nearly level, soils of bottom lands and low stream terraces; the other consists of very poorly drained and poorly drained, nearly level, soils on flats and intermittent ponded areas.

To ensure coordination between soil types and usage Charlton County and its respective municipalities have apparatuses in place to ensure reasonable compatibility. Site reviews, building permits, building codes and standards, and working closely with the Charlton County Health Unit and the USDA's Natural Resources Conservation Service ensures that land disruption activities are reasonability compatible with soil types. Ordinances adopted to maintain the soils integrity: 1) Soil Erosion and Sedimentation Control Ordinance (2001).

STEEP SLOPES

Charlton County has no areas that have as a percentage slope of twenty-five percent (25%) or greater for at least 500 feet horizontally; nor any ridges, summits, or ridge tops that lie at elevations higher than any such identified area.

PRIME AGRICULTURAL AND FOREST LANDS

Prime agricultural and forestlands are those that primarily include productive agricultural and forestlands with long-term economic viability to produce crops, timber, livestock, poultry, dairy, or nursery products. Lands used for agricultural and forestry purposes often border the urbanized portions of the county, and are important transitional buffers between intensive human activity and ecologically sensitive forest. Approximately 92.8 percent of Charlton County's acreage is forests, According to the 2003 Georgia County Guide, approximately 5,000 acres of Charlton County was utilized in the Conservation and Wetlands Reserve Programs^{3[1]}.

Charlton County has 92.8 percent of its land in forests. In the fullest sense, a forest is an ecological complex involving an intricate interrelationship of trees, shrubs, vines, other plants, animal life, soil, subsoil, atmosphere, and water.

A majority of the forestland in South Georgia is commercial. This region supplies a majority of the timber east of the Mississippi River. Approximately 232,200 acres of Charlton County is commercial forest production.^[2] On an average, approximately 33.4 million cubic feet of timber is removal annually from Charlton County.

Charlton County and its respective municipalities have apparatuses in place to ensure reasonable compatibility. Site reviews, building permits, building codes and standards, and working closely with the Charlton County Health Unit and the USDA's Natural Resources Conservation Service ensures that land disruption activities are reasonability compatible with assigned land uses.

It appears that Charlton County and its respective municipalities are protecting its valuable resources. Charlton County and its respective municipalities must continue to evaluate and implement new policies if needed to protect its valuable resources.

^[1] All highly erodible cropland or wetland enrolled in the Conservation Reserve Program (CRP) or the Wetlands Reserve Program (WRP) meeting conservation requirements. The land must be taken out of agricultural production for a minimum of 10 years.

PLANT AND ANIMAL HABITATS

Protection of rare or endangered plants and/or animals is, of course, crucial to their long-term existence. Rare or endangered plants or animals are often found only in certain parts of Charlton County. It is important to protect these fragile biological and ecological communities because the destruction of one species may lead into the loss of other species, as they are all interrelated.

All code enforcement personnel within the jurisdictional boundaries of Charlton County are trained to recognize endangered and/or threatened species.

To reduce the impact of growth on these habitats Charlton County and its respective municipalities have apparatuses in place to ensure compatibility. Site reviews, building permits, building codes and standards, and working closely with the Charlton County Health Unit and the USDA's Natural Resources Conservation Service ensures that habitats are not threatened by land disruption activities. The State of Georgia and the U.S. Federal Government has ordinances in place that maintain the integrity of those habitats that are populated by endangered and threatened species.

MAJOR PARK, RECREATION AND CONSERVATION AREAS

The Okefenokee Swamp is the only federal or state-owned recreation/wildlife area in Charlton County. The Cities and County owns several recreational areas. To ensure that endangered and/or threatened species are protected all code enforcement personnel within the jurisdictional boundaries of Charlton County are trained to recognize endangered and/or threatened species.

To reduce the impact of growth and to encourage the conservation of land and greenspaces Charlton County and its respective municipalities have apparatuses in place to ensure compatibility. Site reviews, building permits, building codes and standards, and working closely with the Charlton County Health Unit and the USDA's Natural Resources Conservation Service ensures that important resources are protected. Charlton County has ordinances in place that maintain the integrity of these lands. Ordinances adopted to maintain the integrity of threatened habitats: 1) Soil Erosion and Sedimentation Control Ordinance (2001).

It appears that Charlton County and its respective municipalities are protecting its valuable resources. Charlton County and its respective municipalities must continue to evaluate and implement new policies if needed to protect its valuable resources.

SCENIC VIEWS AND SITES

Several scenic views or sites have been identified within the County. Currently, no special management practices are needed. The County and its municipalities will continue to provide oversight and ensure that measures are implemented if needed.

Charlton County does have a major thru fare, US 1, running north-to-south. Charlton County does not have an ordinance to regulate the placement of signage or billboards along these routes. The City of Folkston does have an ordinance regulating the placement of signage and billboards within the city's boundaries.

Charlton County has no landscaping or buffer requirements, but the City of Folkston does have setback requirements in several of its ordinances.

CULTURAL RESOURCES

The preservation of cultural, historic, and archaeological resources is one of many factors that can have a positive impact on a community's quality of life, visual appeal, tourism potential, downtown and neighborhood revitalization and future economic development opportunities. The preservation and protection of historic buildings, districts, sites and visual landscapes play an important part in maintaining and developing an appealing sense of place and promoting a community's pride in its heritage.

Based on the historic and archaeological resources inventory, an assessment of the importance and potential of these resources is determined in terms of promoting tourism, improving community design, preserving the traditional atmosphere of the community, creating a healthy downtown economy and providing cost effective space for government functions and public activities. It should also determine if further documentation of the resources is necessary and if any particular resources are endangered by rapid deterioration or conflicting land use patterns.

Approximately 4.6% of the homes in Charlton County were constructed before 1939. The majority of these homes are of wood frame construction, have gabled roofs, brick chimneys, and 1/1 windows.

Charlton County and the municipalities within its jurisdictional boundaries do not have a historical preservation ordinance. It is believed that the municipalities could benefit from such an ordinance. If a historic preservation ordinance is not feasible at this time then the municipalities should consider developing an incentive program that would encourage individuals to preserve older homes.

The courthouse continues along with many other historic buildings to exist in Charlton County today. The county has a wealth of these types of resources, but they are not protected at this time.

A placement on the National Historical Register helps preserve historic properties. It provides recognition of a property's historical significance. In doing so, it identifies properties for planning purposes and ensures that they will be taken into account during the planning of state and federally assisted projects.

Owners of National Historical Register properties may qualify for federal historic preservation grants or tax benefits gained through the charitable contribution of preservation easements to nonprofit organizations. Owners of income producing properties listed on the National Historical Register are eligible for federal tax credits for rehabilitation work meeting preservation standards.

The Georgia Register of Historic Places is similar to the National Historical Register except that it is only a listing of important historic properties for the State of Georgia. The Historic Preservation Section of the Georgia Department of Natural Resources administers this program. The Georgia Register does qualify a property owner to apply for State Tax Incentives. These incentives provide the owner an 8-year freeze on property tax assessments on historic property that has undergone substantial rehabilitation.

Two federal tax incentive programs currently apply to preservation activities: the rehabilitation investment tax credit (RITC) and the charitable contribution deduction. The RITC effectively reduces the costs of rehabilitation to an owner of an income-producing historic property. The RITC is a 20% tax credit that goes toward rehabilitation costs. To be eligible for an RITC, a property and the rehabilitation done on it must meet specific requirements laid out by the Department of the Interior. A charitable contribution deduction is a one-time federal tax deduction that can be taken by a historic property owner who donates a facade easement on his/her building to a non-profit organization interested in preservation. The value of the donation is different on each easement so therefore must be determined on an individual case-by-case basis.

The Georgia Tax Incentive Program is designed to encourage rehabilitation of both residential and commercial historic buildings that might otherwise be neglected. The law provides an owner of a historic property that has undergone substantial rehabilitation an eight-year freeze on property tax assessments. The building is valued on its worth prior to the rehabilitation and that value is frozen for eight years. The program is carried out by the Office of Historic Preservation in the Georgia Department of Natural Resources and by your county tax assessor. To be eligible, a property and the rehabilitation to it must meet certain requirements including either the National Register listing or Georgia Register listing.

There are many other preservation tools besides the ones previously described. Many of these exist in the form of preservation technical assistance and grants.

Technical assistance on preservation issues can be obtained from the Preservation Planner at the Southeast Georgia RDC, the Georgia Department of Natural Resources Office of Preservation, the National Park Service, the Georgia Trust for Historic Preservation and the National Trust for Historic Preservation.

In the area of grants, there are many available but all have certain criteria that must be met. Grants that are fairly common and are available to Charlton County include: the Local Development Fund administered by the Georgia Department of Community Affairs, the Preservation Services Fund administered by the National Trust for Historic Preservation, the Governor's Discretionary Fund administered by the Georgia Governor's Office and Survey and Planning Grants administered by the Georgia Department of Natural Resources Office of Historic Preservation.

To preserve and protect the cultural and historical resources in Charlton County, education must be a key component. Outreach programs and citizen participation are necessary if these resources are to be protected and restored for the enjoyment of future generations.

4.3.0.0: Goals & Implementation

Goal 1

Identify and protect the Natural and Cultural Resources of Charlton County, the City of Folkston and Homeland.

Objective 1.1

Encourage the development of a greenway system along the St. Mary's and Satilla River and tributary creeks that provides nature trails, walking trails, bicycle trails, ATV trails, canoeing, family recreation and picnicking and horseback riding.

Objective 1.2

Develop and promote tourism based on the natural and historical resources of Folkston, Homeland, Charlton County and the Okefenokee Swamp.

Policy 1.2.1

Develop a driving tour of historic Folkston, Homeland and Charlton County.

Policy 1.2.2

Improve accessibility for handicapped persons to downtown with proper sidewalk ramps and parking areas.

Objective 1.3

Protect the 100-year flood plains of Folkston, Homeland and Charlton County, the St. Marys and Satilla River basin from development that would negatively impact water quality.

Policy 1.3.1

Enforce the Georgia Department of Natural Resources Part V Ordinances.

Policy 1.3.2

Develop a Growth Management Plan to limit growth in potential flood areas.

Objective 1.4

Identify and protect the Charlton County, Folkston and Homeland recharge areas from development that would have a negative impact on water quality.

Policy 1.4.1

Restrict the density of development in areas not served by sewer or water facilities.

Policy 1.4.2

Restrict development with potential for negative water quality impacts to areas with at least 5 feet of unsaturated soil above the ground water.

Objective 1.5

Protect fresh water including the water quality of the St. Marys and Satilla Rivers, and tributary creeks, and the Okefenokee Swamp by controlling erosion and sediment runoff.

Policy 1.5.1

Develop a program to stabilize and pave dirt roads that are a large source of runoff and produce large amounts of sediment.

Policy 1.5.2

Identify and protect the Charlton County, Folkston and Homeland wetland areas from developments that would have any adverse impact.

Policy 1.5.3

Encourage the Soil Conservation Service to complete a soil survey for Charlton County, Folkston and Homeland.

Objective 1.6

Prepare a comprehensive master plan for the City of Folkston that promotes its uniqueness.

Policy 1.6.1

Promote the development of specialty shops in vacant buildings in downtown Folkston.

Objective 1.7

Support Programs and agencies that promote and protect the natural resources of Charlton County.

Policy 1.7.1

Support the St. Marys River Management Committee in its programs and study of the St. Marys River.

Policy 1.7.2

Continue to support DNR in studying the St. Marys and Satilla Rivers.

Objective 1.8

Support programs and agencies that promote and protect the natural and cultural resources, and the unique character of Charlton County.

Policy 1.8.1

Encourage owners of historical sites to rehab and place them on the National Register.

5.0.0.0: Community Facilities & Services

Community facilities are the summation of public infrastructure, property, structures, and spaces that are owned, maintained and operated for the benefit of the public. Many times, these facilities are taken for granted in the eyes of the general public. Community facilities affect each citizen every day. Whether it is a road that allows you to travel from home to work or the electrical power that is provided to your home, community facilities provide each of us with services that benefit the public good. This element is an overview of the community facilities in Charlton County that identifies policies that need to be followed for the next 20 years.

5.1.0.0: Inventory

CHARLTON COUNTY'S TRANSPORTATION NETWORK

Table 167 Transportation Level of Service

Type of Road System	Function	SPEED LIMIT (MPH)
Rural Principal arterial: Stable Flow 77.70 MILES	A) INTERCOMMUNITY CONNECTIONS B) COLLECTS TRAFFIC FROM COLLECTOR ROUTES C) ACCESS TO PROPERTY ALONG MAIN TRANSPORTATION ROUTES	35-65
Rural Minor arterial: Stable Flow 69.40 MILES	A) COLLECTS TRAFFIC FROM COLLECTOR ROUTES B) ACCESS TO PROPERTY ALONG MAIN TRANSPORTATION ROUTES C) ROUTES TRAFFIC TO PRINCIPAL ARTERIALS	35-55
Rural Major Collector: mixture of stable flow and stop and go 194.71 MILES	A) PROVIDES DIRECT ACCESS TO ARTERIALS B) FACITATES INTRA-CHARLTON COUNTY TRAVEL C) ALLOWS ACCESS TO LOCAL TRANSPORTATION ROUTES	35-55

<p>Rural minor collector: mixture of stable flow and stop and go</p> <p>40.28 miles</p>	<p>A) PROVIDES DIRECT ACCESS TO ARTERIALS</p> <p>B) FACITATES INTRA- CHARLTON COUNTY TRAVEL</p> <p>C) ALLOWS ACCESS TO LOCAL TRANSPORTATION ROUTES</p>	<p>25-55</p>
<p>Rural Local: mixture of stable flow and stop and go</p> <p>510.28 miles</p>	<p>A) COLLECTS TRAFFIC FROM RESIDENTIAL AREAS</p> <p>B) PROVIDES ACCESS FROM NEIGHBORHOODS TO COLLECTORS</p> <p>C) PROVIDES DIRECT ACCESS TO ARTERIALS</p> <p>D) FACITATES INTRA- CHARLTON COUNTY TRAVEL</p> <p>E) ALLOWS ACCESS TO LOCAL TRANSPORTATION ROUTES</p>	<p>25-55</p>

Traffic Count: 7/11/01

US 1 South AADT = 12,929

SR 40 AADT = 3,343

CR 138 AADT = 1,931

SR 121/23 AADT = 4,314

SR 252 AADT = 2,829

State Route Collectors

- U.S. 1 connects Folkston to Waycross, Georgia to the north, and Hilliard, Florida to the south, Hwy 301 which links Folkston and Nahunta, Georgia and GA 40 connector links GA 40 to US 1, GA 40 connects to Camden County, Kingsland, providing access to I-95, Hwy 252 east-west connects to Brunswick, GA, and Hwy 121 and 23 connects to Brantley County, Hoboken to the north, and St. George, GA and Baker County, Florida to the south.

Charlton County - 569 miles of road

- GA DOT maintains 120 miles
- Charlton County road dept. maintains - 421 miles
- 197 miles of unpaved roads in Charlton County
- Transportation improvements from 1993 to 2005
 - Hwy US 1 is 4-laned to Waycross, Georgia
 - 2.5 miles of GA 40 4-laned and raised to prevent transportation hazard due flooding
 - Paved 2 miles of streets in Charlton County
 - Resurfaced over 20 miles using LARP funds
 - Renamed roads and replaced street signage throughout the county
 - Prepared a road directory to assist fire, EMS, police, and road dept

City of Folkston

- 36 miles of paved and 2 miles of unpaved roads
- Approximately 11 miles of sidewalks
- Transportation improvements from 1993 to 2005
 - An overpass was constructed in 1997 to provide east-west access over CSX railroad from the east side of CSX railroad to the west side of Folkston and Homeland

City of Homeland

- Homeland maintains 15 miles of paved and 15 miles of unpaved road and 1 1/8 miles of sidewalks
- Transportation improvements from 1993 to 2005
 - Paved approximately 8 miles of streets

Bridges

- 70 bridges were maintained by Charlton County in 2003-2004
- Charlton County has replaced 10 county maintained bridges with culverts

Railway Systems

- CSX railroad operates a north-south line parallel to US 1 thru the north portion of the county and 2 cities.
- There are 4 spurs on the CSX line, located in the Okefenokee Industrial Park.
- Norfolk Southern operates in the southern portion of the county thru Moniac and St. George

Air Transportation Systems

- The Charlton County owned airport has a 2500 ft. paved runway with lights and beacon. This facility has adjacent hangers for storage.
- Jax International Airport is approximately 45 minutes south of Folkston. Jax International Airport handles passenger and commercial air transportation.

Public Transportation Systems

- There is currently no public transportation system in Charlton County
- The Area Agency on Aging does support a quasi-public transportation system for the elderly in the community. This transportation system affords individuals the opportunity to socialize and to share in activities at Senior Citizens Centers. Transportation to local and regional medical centers is available to senior citizens. The Charlton County Senior Citizens Center uses two vans- maintained by the county- for field trips and after-school tutoring programs.

WATER SUPPLY AND TREATMENT:

- Potable water is obtained through private wells throughout the rural areas of Charlton County.
- City of Folkston -- 3 wells
 - GA HWY 252 - 400,000 gal Capacity
 - US 1 tank - 75,000 gal capacity
 - City hall tank - 75,000 gal Capacity
total pumping capacity - 1700 gallons per minute
- Average consumption 800,000 gallons per day
Serve - 1494 customers - 850 city, 644 county

1272 residential, 222 commercial

- System permitted for withdrawal of 1.5 million Gallons per day
- Water is treated with Chlorine & fluorides at all 3 well sites and all 3 wells are tied together
- System is in excellent condition and will adequately serve the present and future customer base
- City of Homeland
 - One 140 foot elevated tank
 - 150,000 capacity
 - Average gal per day 70,000
 - Serve 315 customers
 - Permitted for 100,000 gal withdrawal per day, have applied for permit for another 100,000 gal Withdrawal to increase the maximum daily withdrawal to 200,000 gallons per day
 - System is in excellent condition and will adequately service the present and future needs of the City of Homeland

SEWERAGE SYSTEM AND WASTEWATER TREATMENT

- Sewerage and wastewater is handled by private septic tanks in Charlton County
- Sewerage and wastewater is handled by private septic tanks in the City of Homeland. Homeland is activity pursuing the installation of a sewer and wastewater treatment facility as soon as affordable financing becomes available
- The City of Folkston currently serves 1100 customers
 - 801 in the city limits and 299 in the county
 - 979 residential and 121 commercial

- The sewerage and wastewater system is permitted for 1.02 Million Gallons Per Day and currently discharges an average of 512,000 Gallons per Day
- The wastewater comes into the pre-treatment area of the oxidation pond and to the secondary treatment area. The water may then be discharged to the stream or holding pond. The system has three discharge points.
 - Point 1 is the Land Application System
 - Point 2 is the stream that leads to Spanish Creek
 - Point 3 is located at the constructed wetlands. The water from the constructed wetlands is discharged into Spanish Creek.
 - The City of Folkston is currently installing ultra-violet treatment areas at the stream and wetlands discharge points
- The constructed wetlands consist of 4 cells which are 825 feet long and 125 feet wide
- The Land Application System (spray fields) consists of approximately 35 acres
- The system will allow for future development

SOLID WASTE

- Charlton County, City of Folkston and the City of Homeland have adopted a Solid Waste Management Plan according to the Comprehensive Solid Waste Management Act and the rules for Solid Waste Management.
- The Chesser Island Landfill belongs to Waste Management Inc. Stateline Disposal is the contractor that collects household waste for the County. This landfill is permitted for 200 acres. The useful life is estimated at 30 years. Folkston and Homeland collect their own MSW.
- Charlton County operates an inert landfill adjacent to the County shop on SR 121. The estimated life of this landfill is 10 years.
- Charlton County also operates a service center that collects white goods and metal for recycling. 222 tons of metal was collected in a two-year period-2003-2004.

Charlton County

- Provides weekly curbside service through private contractor, twice weekly commercial pick-up

- Trash pick-up (yard debris, white goods, metals and etc.) is on an as needed basis. This new service began October 21, 2002. Equipment used to collect debris is an International 4700 trash truck, 20 foot; 35 yard dumping body is used for this service
- Litter control is provided through a joint effort with Cornell Corrections with the use of prison crews for roadside pick-up
- The Charlton County Service Center recycles 8 tons of old newspaper and 60 tons of corrugated cardboard monthly. CCSC provides pick-up services to over 100 local commercial businesses in Charlton and Brantley Counties. CCSC has 16 employees and over 36 clients who receive wages for working with recycling and yard work.
- Keep Charlton Beautiful is active in quarterly cleanups, recycling and educational activities.
- Charlton County has no animal control.

City of Folkston

- Provides weekly curbside service twice weekly and collects household garage and yard debris as needed.
 - Fleet consist of 1 2004 International 4300 series with a 20 cubic yard capacity, 1 1997 International 4700 series garbage truck with a 24 cubic yard capacity and a 2000 International 4000 series loader with a 20 ft. dump body.
 - Customers are charged \$7.50 monthly for collection of waste. Commercial customers are charged \$60.00 monthly for dumpster rental.
 - Household garbage is disposed at Chesser Island Landfill-privately owned and yard debris is taken to Charlton County Inert Landfill.
 - 721 residential customers and 52 commercial customers
 - 1,015 tons of yard waste was taken to the inert landfill and 2,282 tons of solid waste was taken to Chesser Island landfill from 7-1-02 until 6-30-03. This averages out to 1.05 tons per person annually or 5.75 pounds per person daily.

➤ **City of Folkston Recycling Program**

- The City of Folkston operates a recycling center and collects old corrugated boxes from businesses. The public is educated about the benefits of recycling by literature and programs in place at the public schools.
- Approximately 88 tons of recyclable waste was prevented from entering the solid waste stream. The materials were collected from 7-01-02 to 6-30-03 and sold.

City of Homeland

- The City of Homeland operates a trash pick-up with curbside collection once a week. Other household waste is collect once a month. Currently 11 tons of household waste is collected weekly and disposed at the Chesser Island Landfill.

➤ **Equipment**

- A 1995 F750 series garbage collection truck with a HIEL 13, cubic yard read loader packer body with automatic cart flippers is used for pick-up.
- Metals and white goods are collected monthly and are recycled.
- Homeland's residents are encouraged to recycle. The City of Homeland plans to apply for a scrape tire grant when available.

PUBLIC SAFETY

• **Charlton County**

- Employs 1 Sheriff, 11 Deputies, 9 Jailers, 4 Dispatchers and 1 clerk.
- The Sheriff Department has a total of 10 patrol vehicles, 1 transport van and 10 other vehicles to carryout law enforcement operations.
- Maintains a holding facility, which is housed in a building renovated for that purpose in 2003. Four holding cells, offices and dispatch are housed in the facility. Detainees cannot be held more than 8

hours in this facility. The county has an average of 40 to 50 detainees housed in neighboring counties.

- Charlton County Sheriff's Department participates in a number of educational/public service related activities.
 - Drug Prevention and Drug Education-K-9 Officers go into schools to demonstrate how drug dogs work as well as bloodhounds for the Search and Rescue Unit. Charlton County Sheriff Office participates in a multi-county drug task force, and Red Ribbon Week.
 - The CCSO conducts public safety, self-defense, burglary prevention and seat belt safety programs for civic groups and schools. Hands Across the Border (Seat belt cooperative with Nassau and Baker Counties in Florida), Southeast Georgia Traffic Net and other interdiction programs to lessen and prevent crime and criminal activities.
- **City of Folkston**
 - The City of Folkston Employs 1 Chief and 5 certified Patrol Officers. The City of Folkston's Police Department provides a full range of services such as patrol, traffic, criminal investigations and accident investigations. The officers are deputized to assist deputies if requested.
 - A fleet of six fully equipped patrol cars is maintained.
 - The city operates municipal court for disposal of traffic citations and ordinance violations.
 - Works with schools and other agencies to provide educational materials to students, along with safety equipment (Bike helmets, stickers, etc.)
 - No animal control is in effect.
- **City of Homeland**
 - Employs 2 part-time officers.
 - The Homeland Police Department has 2 patrol cars, 1 1991 Ford Crown Victoria and 1 2002 Ford Crown Victoria.

- Municipal Mayor's Court handles traffic citations and violations of city ordinances.
- Animal control is in effect in the City of Homeland. All animals within the city limits have to be registered. The penalty for not registering animals will be a fine of \$100.00. A holding facility is being constructed and will be completed by June 1, 2004. A contract with the Okefenokee Humane Society of Waycross, Georgia is in Effect.
- **Georgia State Patrol**
 - The GSP is located 24 miles north of Folkston, Georgia on US 1 near Waycross, Georgia and patrols along US 1, 301 and GA 40.

FIRE DEPARTMENTS

- Five Volunteer Fire Departments
 - Station One - Folkston - 22 members, 2 Class 7 tankers, 1 brush truck, 1 rescue truck and 1 engine
 - Station Two – St. George – 15 members, 1 Class 9 pumper, 1 brush truck, 1 rescue truck and 1 tanker
 - Station Three - Racepond - 15 members, 1 class 9 brush truck, 1 pumper and 1 rescue truck and 1 mini-pumper
 - Station Four- GA Bend - 15 members, 1 Class 9 fireknocker, 2 rescue trucks, 1 tanker
 - Station Five – Winokur, 15 members, 1 Class 9 pumper, 1 rescue truck, 1 tanker, 1 engine
- (Fire protection is funded by tax proceeds of Charlton County, Georgia.)

CHARLTON COUNTY EMERGENCY MANAGEMENT AGENCY

- Charlton County EMA operates on a strictly volunteer basis, with a director and an assistant director, who also serves the Red Cross. Charlton County's EMA is preparing their LEOP and has already completed their Georgia Homeland Security Plan. In preparation for the G8 summit, Bio-Chemical Warfare equipment has been purchased.

COURT SYSTEM

- Superior Court
- Magistrate Court
- Probate Court – traffic court is handled by the Probate Court
- State Court

HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES

- Charlton Memorial Hospital - since 2001 - CMH has a 15-bed critical access facility owned and operated by the hospital authority of Charlton County. A private corporation manages CMH.
- CMH provides general health care for all ages. Emergency care is provided 24-hours a day with qualified emergency room physicians and registered nurses. Education services are available to patients, their families, employees and the public. A new addition in 2004 is the Diagnostic Nuclear Medicine Program. A new laboratory facility and the installation of a new CAT Scanner are under development.
- Sunbridge Care and Rehabilitation - 92 beds and a waiting list.
- Charlton County has one Dentist practicing.
- 7-8 Doctors in Charlton County
- Emergency Room equipped to handle any emergency
- Specialists are available 1-2 days weekly.
- Charlton County Health Department
 - Personal Health Care is offered through cancer screening, mammograms, stroke and heart prevention programs, including low cost medications, immunizations, prevention education, family planning services, pregnancy testing, individual nutritional assessment and counseling, WIC for formula, milk and other foods for children. Population based services included regulation of septic tanks and sewage disposal, food service inspections, rabies control, swimming pool inspections and childhood lead poisoning prevention. Testing and treatment of TB, HIV and STDs. Three school nurses are provided in the schools to educate students and

promote healthy life choices including teen pregnancy prevention and childhood obesity.

- Charlton County Department of Family and Children Services provides public assistance including food stamps, Medicaid, childcare services, energy assistance and child protective services that includes foster care, adult and child protective services.
- Charlton County Service Center provides development disability services for developmentally delayed adults, as well as mental health and substance abuse counseling and supported employment.
- Visiting Nurses Association provides home health care for shut-ins.
- McKinney Health Center - Folkston – provides pediatrics, while St. George provides full time family practice, internal medicine, a diabetes programs, patient assistance (prescription medicine assistance), a physician’s assistant and one doctor are on staff at the clinic. One a week specialist from regional hospitals provides specialized medial treatment.

The clinic is federally funded through a grant. The McKinney Health Center provides transportation to and from the clinic. Charlton County Department of Family and Children Services sends employees to the McKinney Health Clinic for issuance of food stamps and Medicare.

- Emergency Medical Services is managed by Charlton Memorial Hospital. Two ambulances are staffed 24 hours a day with a third as back up, 2 at CMH and 1 in St. George. Both ambulances provide advanced life support and are staffed with paramedics. In 2003, 974 emergency calls were answered, 163 of those were in St. George. The St. George paramedic unit was added in April of 2003.
- Senior Recreation Center provides nutrition classes, health classes and exercise classes, health maintenance; home delivered meals (30 delivered currently), congregate meals for 20 SR adults.

RECREATION

- The Okefenokee National Wildlife Refuge is accessible through the east entrance – Suwannee Canal Recreation area off SR 121 along the Okefenokee Parkway, 11 miles south of Folkston. This is the primary US Fish and Wildlife entrance to the swamp. The park features a new visitors center, numerous exhibits, a wildlife observation drive, hiking trails, a boardwalk, observation towers, guided boat tours, boat, motor and canoe rentals, and extensive areas open for fishing, camping is allowed by permission within the swamp in designated areas. The refuge contains 177,787 acres within Charlton County.

- The west entrance to the Okefenokee is located in Charlton County but accessible only through Clinch County. The Stephen C. Foster State Park is located on Hwy. 177. The Georgia Department of Natural Resources manages the 62-acre park that is leased through the US Fish and Wildlife Service.
- Other accesses to the Okefenokee Swamp include Kingfisher Landing between Waycross and Homeland on US 1 and Sill Landing located immediately after entering the west entrance, just off SR SPUR 177. Both landings are well maintained by the Okefenokee National Wildlife Refuge staff.
- Traders Hill, once the county seat, is now a popular recreation area for boating, swimming and picnics. Traders Hill is located 2 miles southwest of Folkston. Traders Hill is an informal facility that is county maintained. The facility includes a boat ramp that is free and open to the public; there is a charge for use of the group shelter and camping sites.
- Other public boat ramps are located on the St. Marys River at Camp Pinckney southeast of Folkston off SR 40 at Stokes Bridge in the extreme southern portion of St. George off SR 94 at Creek Landing. These areas are informal and could be improved to provide better access.
- On the Satilla River in the eastern section of the county is informal camping facilities and a boat ramp at Burnt Fort, where SR 252 crosses the Satilla and enters Camden County.
- In addition to the recreational facilities at the schools, there are 4 parks in Charlton County with a variety of recreational opportunities ranging from basketball to sitting on a bench.
- The Charlton County Recreation Park off SR 121 provides organized recreation in the form of baseball and softball on eight fields, 6 of which are lighted. Five are in Deuce Lloyd Recreation Complex, 2 at the St. George Park and 1 in Martin Luther King, Jr. Heights Park. There are 2 practice fields for football at the park, and games are played on the high school field. There are three outdoor basketball courts and basketball is played at the recreation department's gym. Adult co-ed softball is also available. Four lighted tennis courts are available at the recreation complex. New playground equipment was installed at the Deuce Lloyd recreation complex with a grant and at Martin Luther King Jr. Heights Park with Local Option Sales Tax money. The St. George Recreation Park was developed in 1998, with new lighting being installed in 2003.

- **Current Recreational Facilities Standards**

Baseball/Softball Fields	1/1500
Basketball Courts	1/2500
Tennis Courts	1/ 5000
Total Park/Land Acreage	1/1000

- The City of Folkston has the Folkston Funnel to view passing trains. This facility does have restroom facilities.
- The City of Homeland has two major recreation areas, the homeland park which includes 40 acres of undeveloped land with picnicking areas. This park is earmarked for future development. Waughtel park is located near homeland city hall and contains the following: Two playgrounds, one for small kids and one for older kids and adults, both are well equipped, a t-ball field and baseball field, a 30 x 60 100 capacity pavilion, with water and lights. Tables, benches and grills are provided at the pavilion. Homeland is in the process of completing a full size baseball field. 2 horseshoe pits and a basketball/tennis court are also available. Homeland has just completed Phase I and phase ii of a paved walking track 4413 feet long, from city hall east to Dogwood Lane with benches every 600 feet. This is also ideal for train watching. Phase iii of the walking track will be completed July 31, 2004, this will include lights, which dually serve the street and walking track and beautification projects such as crepe myrtle trees being planted. Phase IV will tie the walking track to the rv park on Bowery Lane. Parking is available at the baseball field. Homeland will continue to develop recreation facilities to meet the needs of the people as funds become available.
- There is one golf course in Charlton County. The Folkston Golf Club has eighteen holes and residential development along the courses fringes.
- Other recreational opportunities including the nearby beaches of Georgia and Florida, including St. Simons Island, Jekyll Island, Cumberland Island, Fernandina Beach, Amelia Island and the beaches of Jacksonville, Florida.
- Okefenokee Sporting Clays provides skeet shooting for local shooting enthusiasts.
- Okefenokee Adventures provides primitive camping near the entrance to Kingfisher Landing.
 - Okefenokee Pastimes provides canoe rentals and camping near the east entrance to the swamp.

- Okefenokee RV Park is open in Homeland for RV Camping. Hidden River RV Park is located in the south end of Charlton County, south of St. George.

GOVERNMENT FACILITIES

- **Charlton County**

- A. Courthouse
- B. SR Building – Houses concerted services and senior citizens programs
- C. Annex I-County Extension Office
- D. Magistrate Court
- E. Holding Facility/911 Call Center
- F. 5 Fire Stations (New Winokur Station)
- G. Medic Clinic – St. George
- H. Charlton County Service Center
- I. Health Department
- J. Library
- K. St. George EMS Building

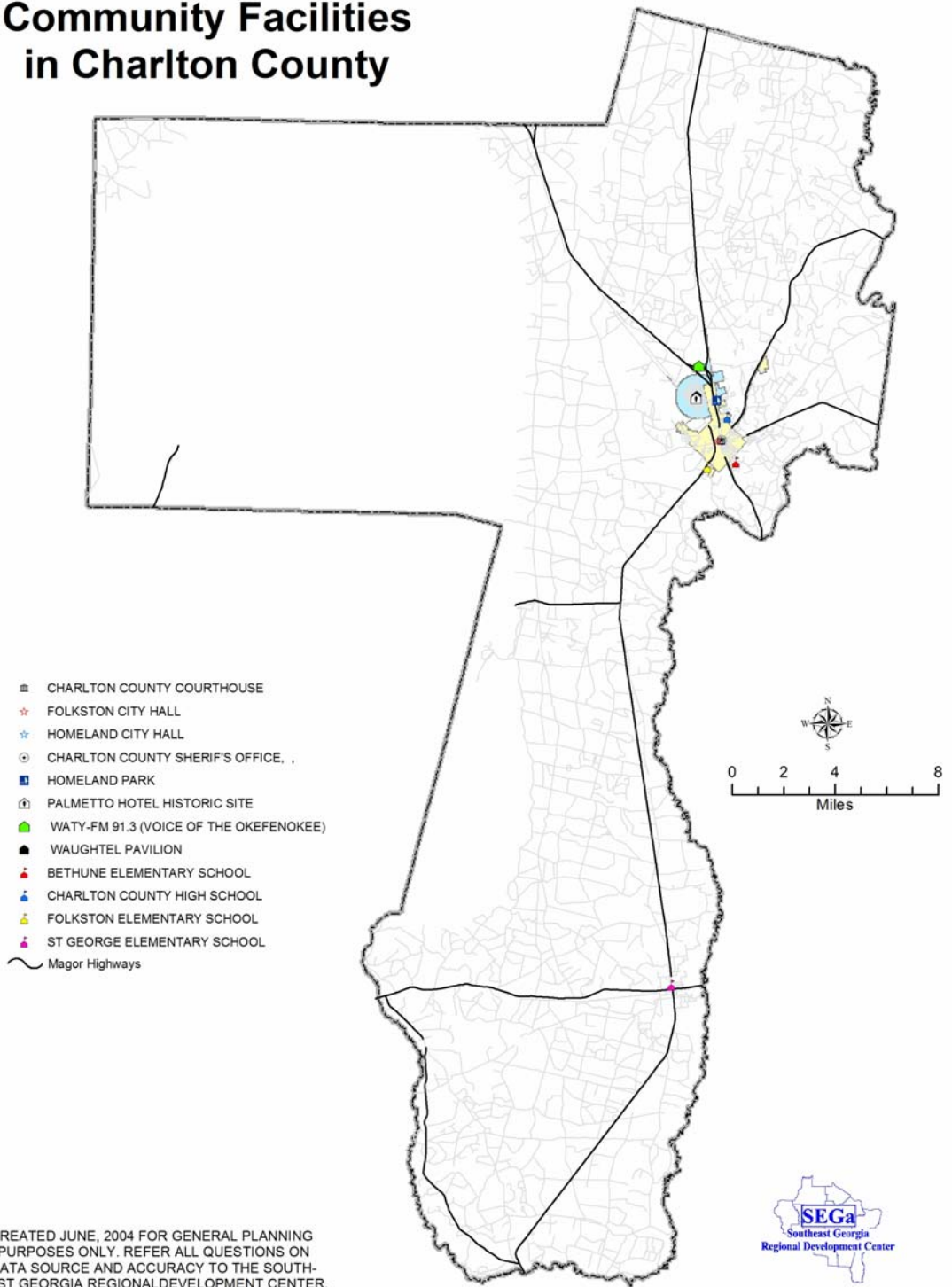
- **City of Folkston**

- A. City Hall – located at 103 N. First Street. The facility houses the Mayor's Office, administrative staff, building inspections, police department and the meeting room for the Mayor and City Council.
- B. The Train Depot houses the Chamber of Commerce, the Development Authority and contains a large meeting room with 128 chairs and 31 tables. Meeting facilities are rented to the public upon request.
- C. The City of Folkston purchased the Mizell House in 1995 and added it to the Historic Register in 1997. The Mizell Housed is available for rent to the public upon request.

D. The public works shop is located on GA 252. The workshop contains office space for the public works superintendent,

Map 11 Community Facilities

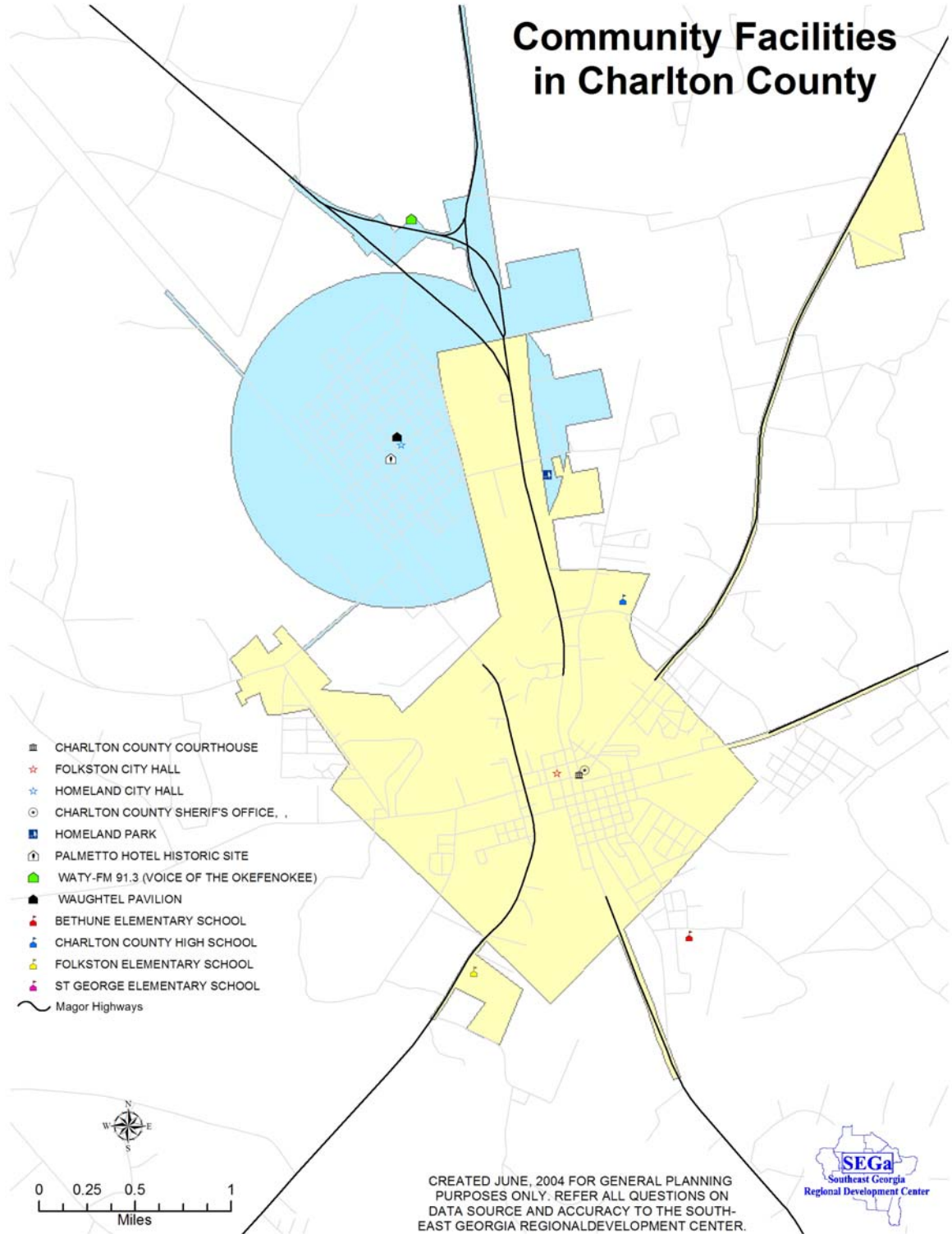
Community Facilities in Charlton County



CREATED JUNE, 2004 FOR GENERAL PLANNING PURPOSES ONLY. REFER ALL QUESTIONS ON DATA SOURCE AND ACCURACY TO THE SOUTH-EAST GEORGIA REGIONAL DEVELOPMENT CENTER.

Map 12 Community Facilities

Community Facilities in Charlton County



- E. Employee break room with kitchen area and an equipment repair shop.
- F. The Okefenokee Educational and research Center is located on Kingsland Drive, consists of three abandoned school buildings. Phase 1 is complete and includes a courtyard, a “Bog” for native plants, an exhibit area, classroom space, a kitchen for catering, administrative offices and an auditorium seating 320 people. Phase II consist of the restoring of the old junior high building, will begin in July 2004. State funding has been approved for this project.

- **City of Homeland**

- A. The City Hall is located at 607 Pennsylvania Avenue and houses the Mayor’s and the city’s administrative staff offices.
- B. The police station is located next to City Hall.
- C. The equipment shop is located behind the City Hall.
- D. The equipment workshop is located behind the City Hall.

- **Education Facilities**

Table 168 Educational Facilities

Educational Facilities			
SCHOOL	STUDENTS	STAFF	CAPACITY
BETHUNE ELEMENTARY SCHOOL	344	52	380
FOLKSTON ELEMENTARY SCHOOL	520	53	600
CHARLTON COUNTY HIGH SCHOOL	914	78	1000
ST GEORGE ELEMENTARY SCHOOL	185	24	210

Charlton County has 57 students attending school in Baker County, Florida

The school system has an average growth of 11 students per year.

- **Libraries**

- A. Charlton county public library has an estimated yearly circulation of 32,000, 14,000 visitors per year, and 75 per day. Thirteen computers are available for patron usage with an average of 400 users per month. Patron usage is higher during the summer months, with a large number of children participating in the summer reading program. Currently the library has been in operation in this location for 8 ½ years.

- B. OKEFENOKEE REGIONAL LIBRARY BOOK MOBILE comes out of the Brunswick regional library once a month, with stops in Folkston and St. George.

- **Other**

- A. The Tax Assessors Office has digitalized all the parcels in Charlton County. The SEGa RDC maintains the digitalized maps.

5.2.0.0: Assessment

TRANSPORTATION NETWORK

Approximately 14,288 individuals will live in Charlton County by 2025. This increase in population will not adversely affect the transportation system. In Charlton County at this moment, there is approximately 1 vehicle per household. Presently there are 2959-tagged vehicles in Charlton County. In the next twenty-year planning period, that number will increase to 5312.

The current LOS for Charlton County is adequate and meets future needs based on projections. The minimum “Level of Service” (LOS) for Charlton County is C. Table 159 – refer to Community Facilities Existing Conditions - indicates that the Georgia Department of Transportation considers the transportation system in Charlton County as rural. The majority of traffic is concentrate on US 1 and flows north and south-on average 12,705 vehicles travel US 1 daily.

Individuals living within the municipalities of Charlton County have excellent transportation systems. The City of Folkston has 2 miles of unpaved roads and the City of Homeland has 15 miles of unpaved roads. Charlton County has 197 miles of unpaved roads.

Both municipalities work closely with developers to determine adequate public facilities for developments. Developers are encouraged to consider cluster and infill developments. The county has no legal instrument to control growth. Natural barriers impede development in the county.

It would cost \$700,000 to pave the unimproved roads in the City of Folkston. To pave the mile of road in the City of Homeland would cost approximately \$4,500,000. Charlton County would have the greatest cost. Paving all 197 miles of unimproved roads would cost \$68,950,000.

Currently, all segments and geographic sections of the Charlton County and its respective municipalities have a LOS of C or better. Neither the county nor its municipalities will allow the LOS for transportation system to drop below “C” on county or city maintained roadways.

To prevent degradation of the LOS the county and its respective municipalities will determine the impact on the transportation system by tracking building permits, analyzing traffic counts upon their release every three years and require a traffic analysis on projects that have the potential to degrade the “C” LOS.

Where the capacity exists to serve the proposed development as shown by comparing existing and proposed levels of service, the project shall be found in compliance with the transportation level of service.

If the project is found to degrade the LOS, the local government unit will work with the developer to resolve the matter in the most sensible manner.

Currently the roadway system is the most effective and efficient mode of travel to and from locations. The transportation system allows quick access to intra-Charlton County points of travel and quick access to inter-community travel throughout the county and adjoining counties. No special measures are needed other than what has been covered to insure an LOS of "C" or better.

Public transportation in Charlton County is non-existence. It is possible that Charlton County and its municipalities could benefit from an inter-city public transportation system-Folkston/Homeland to Jacksonville, Florida. However, it is not economically or logistically feasible for Charlton County or the municipalities to pursue this idea unless there is a demand for this service. The demand for this type of endeavor it is not present and without demand is not economically feasible to support a project of this type.

WATER SUPPLY AND TREATMENT

Charlton County does not have a public water system. However, public water services are available in certain areas. According to the 2003 Georgia County Guide, public water service providers supplied 37% of the water and the remaining 63% are served by individual wells. In 2000, 3806 individuals consumed .71 million gallons per day or 186.55 gallons per individual. The total water consumption rate for the county was 1.48 million gallons per day (MGD). 1.38 million gallons of water were withdrawn from aquifers daily and .10 million gallons were withdrawn daily from surface sources.

For the next twenty-year planning period, it is not economically or logistically feasible for Charlton County to establish water service because the average density is 13.2 persons per square mile. A public water system is normally economical at densities greater than a 1000 persons per square mile; that is, average lot size of 1.5 acres or smaller or minimum gross densities of 0.6 dwelling per acre. At densities of less than 500 persons per square mile, public water supply is rarely justified.

The average lot size in the City of Folkston and Homeland is 1.30 and 1.52 respectively. The LOS for the City of Folkston and Homeland is 500 and 250 people per square mile respectively. The LOS is a minimum. Both municipalities encourage and support clustering and infill developments. Annexations of property may only occur when the provision of public water services is feasible. According to the SDS, both municipalities can extend public water into the county.

The City of Folkston has the capacity to pump 1.5 millions gallons per day. Based on a projected 20 year population of 5277 - including incarcerated persons-the usage will be 972,222 gallons per day - assuming that the current

industrial makeup doesn't change. The City of Folkston will only use 64.8% of total capacity. The City of Folkston will be able to meet all future needs.

Currently, the City of Homeland has the capacity to pump 100,000 gallons of water daily. The city has requested from the Department of Natural Resources a permit for 100,000 more gallons. If the City of Homeland does increase its pumping capacity to 200,000 per day-based on its current growth rate and average water usage-it will max out at 198,489 gallons per day in approximately 2023. The City of Homeland should plan for another 100,000 gallon permitted near 2020. An impact statement must accompany each new development to determine the impact on infrastructure.

Currently all citizens requesting public water within the boundaries of the municipalities have access to that service. As mentioned above the LOS for the county and its municipalities are adequate. Base on population projections and the current niche industries-the current industrial types are likely to continue throughout the next twenty-year planning period-the City of Folkston can meet its future needs. However, the City of Homeland must be cautious and plan accordingly with the availability of water as a factor.

SEWERAGE SYSTEM AND WASTEWATER TREATMENT

Neither Charlton County nor the City of Homeland has a public treatment system for wastewater and sewage. Private septic systems handle the majority of sewage and wastewater treatment. However, according to the City of Folkston of the 1100 customers 299 are in the county.

For the next twenty-year planning period, it is not economically or logistically feasible for Charlton County or the City of Homeland to establish sewage or wastewater treatment services because the average density is 13.2 and 297 persons per square mile respectively.

Minimum densities to make public sewage and wastewater treatment facilities feasible are normally higher than what is needed to justify a public water system. Densities of 2,500 to 5,000 persons per square mile are normally required; that is, average lot-size of no more than ½ acre, and gross densities of a least two dwelling per acre. At densities of fewer that a thousand persons per square mile, public sewage is rarely justified. Of course, public sewage treatment may be justified at lower densities to prevent a health hazard.

The average lot size in the City of Folkston and Homeland is 1.30 and 1.52 respectively. The LOS for the City of Folkston is 500 people per square mile. The LOS is a minimum. The City of Folkston encourages clustering and infill development. Annexations only occur where it is feasible to provide public sewage and wastewater services. According to the SDS the City of Folkston can extent sewage and wastewater treatment services into the county.

The City of Folkston sewage and wastewater treatment facility has been permitted for 1.02 MGD and currently discharges 512,000. Based on a projected 20 year population of 5277 - including incarcerated persons-the discharge will be 680,555 gallons per day - assuming that the current industrial makeup doesn't change. The City of Folkston will only use 66.7% of total capacity. The City of Folkston will be able to meet all future needs.

Currently all citizens in Folkston requesting sewage and wastewater services have access to that service. As mentioned above the LOS for the county and its municipalities are adequate. Base on population projections and the current niche industries-the current industrial types are likely to continue throughout the next twenty-year planning period-the City of Folkston can meet its future needs.

SOLID WASTE

Charlton County, City of Folkston and Homeland dispose of household waste at the Chesser Island landfill. The useful life of the landfill site is estimate at 30 years. An inert landfill is available for disposal of debris that can deteriorate over a period of years. The useful life of the inert landfill is estimate at 10 years.

Available to the public is a service center that recycles white and metal goods. Charlton County uses a private contractor to collect household waste. The Cities of Folkston and Homeland collects and disposes of their household waste-a user fee is placed on the property tax bill and collected annually.

PUBLIC SAFETY

Charlton County currently has a LOS of 1 Patrol Officer per 1000 citizens. The county is divided into two different zones and these zones are patrolled 24 hrs a day. A supervisor is always present during peak hours to supervise the Patrol Officers and lend assistance if needed. The City of Folkston has 1 Chief and 5 Patrol Officers. The city's Patrol Officers are deputized to assist Charlton County Patrol Officers if requested.

Charlton County and the City of Folkston provide educational/public services to the citizens of Charlton County and its municipalities. The LOS for the City of Folkston is 1 Patrol Officer per 500 individuals.

The City of Homeland has two part-time Patrol Officers. A LOS has not been established for the City of Homeland. The Charlton County Sheriff's Department responds to an emergency call if no Patrol Officer is available.

The Georgia State Patrol (GSP) assists Charlton County's law enforcement efforts. The GSP patrols state highways, investigates accidents on state highways and assist local law enforcement with emergencies. The judiciary system is adequate for Charlton County.

Charlton County has 82 volunteer fire fighters assigned to five stations strategically placed throughout the county for effective fire fighting. The equipment available to the fire fighters is up-to-date and in good working order. According to the SDS, fire protection is the responsibility of Charlton County. A LOS has not been established for Charlton County.

Volunteers staff Charlton County's Emergency Management Agency and Red Cross. The staffing of these units is adequate. A "Level of Service" has not been established for these agencies.

The level of protection given to the citizens of Charlton Citizens is adequate. Charlton County is extremely rural and resources are limited. Charlton County will continue to upgrade its public safety elements as resources allow.

HOSPITALS AND OTHER PUBLIC HEALTH FACILITIES

User fees and tax proceeds fund Charlton Memorial Hospital (CMH). According to the existing inventory, CMH is continually upgrading the services provided to the citizens of Charlton County. CMH provides adequate health care services for the citizens of Charlton County. CMH will meet current and future needs. Services that are not provided by the CMH can easily be obtained at several regional hospitals 30 minutes drive either north or south of Charlton County.

Sunbridge Care and Rehabilitation is the only long-term care and rehabilitation facility in Charlton County. One Dentist is located in Charlton County. The Dentist provides general oral care and treatment of dental problems. This private practice is not funded by local or state funds.

Taxpayers fund the Charlton County Health Department. Many personal health care programs exist that benefit the citizens of Charlton County. Many of these programs are population based. The Charlton County Health Department provides three nurses to the public school system. The nurses educate students on healthy life choices, teenage pregnancy and childhood obesity.

The Charlton County Service Center provides mental health services and substance abuse counseling. The Visiting Nurses Association provides home health care for shut-ins and the McKinney Health Center provides pediatrics care in Folkston and a general care practice in St. George. The Charlton County Service Center and the McKinney Health Care Center receives federal, state and user fees for funding. The Visiting Nurses Association is user fee based.

Emergency Medical Services are managed by CMH. ACLS paramedics staff all ambulances 24 hours day. Both ambulances are advance life support units. Each ambulance answers 1.33 calls per day. A third ambulance serves as a back up.

The Charlton County Senior Citizens Recreation Center provides services for the elderly population. The center provides educational and instructional classes,

deliveries 30 meals daily through the Home Delivered Meal program and serves 20 meals at the center to the elderly.

Currently, health care is adequate. If more services are needed the health care provider will accommodate the clients. Federal, state and local governments fund public health care systems. Public services are community based, and deliver in the least restrictive environment possible. If the client is not able to find culturally competent medical care in Charlton County, excellent medical services are available within a 30-minute drive either north or south of Charlton County.

Charlton County public and private health care providers provide educational materials and instructions on preventative measures. Each health care unit in Charlton County is stable. The majority of health care in Charlton County publicly funded.

The quality of health care is sustainable and progressive. Private health care systems are able to react to current trends faster than government funded health care systems and providers because of flexible organizational structures. However, the public health care facility's rigid structure allows for better coordination and integration because of the availability of information. Both private and public health care providers in Charlton County transcend the organizational barriers and cooperate amongst themselves.

All health care systems in Charlton County are based on quality and cost-effectiveness of services delivered to the client. Public health care systems have monitoring systems designed to measure effectiveness. A private health care facility depends on the quality of service provided to its clients to survive. Charlton County is a rural community with adequate medical services. The level of services provide by the medical community is adequate taking into account that Charlton County is sandwiched between several Regional Medical facilities 30-miles north or south of Charlton County.

As Charlton County continues to grow, for-profit health care providers will fill the gap of health care needs not given by public health care providers. The fact that Charlton County is sandwiched between Regional Medical Center means that quality health care will always be available to meet the needs of the citizens of Charlton County. Charlton County and its health care providers whether private or public will continue to ensure that services are provide in the most effective and efficient manner, thus, making quality health care affordable and available to everyone.

RECREATION

Outdoor recreation is widely available in Charlton. Activities range from canoeing, guided boat tours, fishing, golf, hunting, hiking, swimming, four-wheeling, bike riding, camping and other activities. Charlton County also has many organized sports and other recreational activities for adults and children. Other recreational opportunities are the nearby beaches located in Duval, Glynn and Nassau Counties.

The largest outdoor recreation area in Charlton County is the Okefenokee National Wildlife Refuge-177,787 acres. The refuge is accessed through the east and west entrances. The refuge has approximately 400,000 plus visitor annually. The west entrance is accessible only through Clinch County. The Stephen C. Foster State Park is located on Hwy. 177 and is 63 acres.

Traders Hill is another popular outdoor recreation area. The outdoor area has informal facilities, a boat ramp, a group shelter and camping sites. There are also many other camping sites and boat launching areas; some are public while others are private.

In addition to the recreational facilities at the schools, there are 4 parks in Charlton County with a variety of recreational opportunities ranging from basketball to sitting on a bench.

According to the SDS Charlton County is responsible for providing recreation facilities and equipment for Charlton County. The City of Folkston has no recreational facilities. The City of Homeland has two major recreation areas and 1 baseball field.

The LOS for Recreational Facilities is:

Baseball/Softball Fields	1/1500
Basketball	1/2500
Tennis Courts	1/5000
Total Park/Land Acreage	1/1000

Because of the variety of recreational activities in Charlton County, a LOS has not been established for all activities. For a complete listing of activities and recreational facilities, refer to the "Existing Inventory of Community Facilities." The available recreational activities and facilities currently meet the needs of the community and will meet the future needs of Charlton County.

GENERAL GOVERNMENT FACILITIES

The majority of government facilities and services are located in or near the municipalities unless they are emergency services. The county's courthouse is located in the City of Folkston as is the Sheriff Department.

The courthouse houses many county departments that provide services to local citizens. The county's courthouse is easily accessible from the outermost areas of the county. All government services provided by City of Folkston and Homeland are within walking distance from the outermost areas of their urban boundaries.

All local government units provide a one-stop service center. Charlton County government units, to make effective and efficient use of its resources, have adopted the idea of one-stop service centers as standard organizational procedure.

The current government facilities local in Charlton meet the needs of the located citizens. Currently the services provided by the local government units-based on projection-meet current and will address future needs. However, as resources become more limited, government units will become more effective and efficient at providing those services demanded by citizens. For a listing of all government facilities in Charlton County, refer to the "Existing Inventory of Community Facilities."

EDUCATIONAL FACILITIES

The Charlton County Board of Education does follow the LOS set forth by the US Department of Education. Charlton County's School system average rate of growth is 11 students per year. Based on average growth per year and current resources, Charlton County's education system can meet the needs of its students for the next 21.5 years.

The Charlton County Commissioners and the Board of Education within the next 5-10 years will replace the 50-year-old Bethune Elementary School with a new elementary school. The new facility will hold 120 more students than the current Bethune Elementary School. The new education facilities will be built with SPLOST funds at an estimated cost 2 millions dollars.

The Charlton County Commission and the Board of Education does have informal means of communication in place. These informal means of communications will ensure that the siting of educational facilities is coordinated with infrastructure and wise use of land.

The majority of educational facilities in Charlton are within walking distance of its students. The exception is individuals living in rural areas of the county. For

these students, county buses provide transportation to and from educational facilities.

The Charlton County Board of Education ensures that facilities are utilized up to the point where it is no longer economically feasible for that facilities continued use as a resource. The Charlton County Board of Education has done an outstanding job at establishing breakeven points and adhering to those standards for effective and efficient use of the citizens' resources.

LIBRARIES

According to the SDS, all three government units support the funding of the Charlton County Library. The library is located in the City of Folkston. The Planning and Evaluation Committee for the Georgia Public Library System has established standards-Georgia Public Library Standards (GPLS).

The GPLS are essential tools for library evaluation and measurement. The GPLS ensures that the public library serves the local community.

The GPLS standards assess the performance and effectiveness of a library and assess in establishing service improvement goals. The Charlton County Library System has used this document as a guide for setting its own goals and standards and as a means of evaluation and measuring services. The methodologies used in the GPLS have been adapted for use in the Charlton County Library System.

The Charlton County Library System is unique because it is a two-tier system serving local residents. The Three Rivers Regional Library System supports the Charlton County Library System. The Three Rivers Book Mobile reaches the outermost areas of Charlton County. All citizens of Charlton County have access to reading materials. Charlton County and Three River Library System meets current needs and will meet the future needs of the citizens of Charlton County. For a detailed description of the service provided by the Charlton County Library System, refer to the "Existing Inventory of Community Facilities."

5.3.0.0: Goals & Implementation

Goal 1

Ensure the delivery of cost effective services that will match the future needs of the residents, businesses and industries of the Cities of Folkston, Homeland and Charlton County.

Objective 1.1

Ensure that the development of infrastructure systems support desired growth patterns.

Policy 1.1.1

The municipalities will restrict development that is not support by infrastructure.

Policy 1.1.2

The municipalities will encourage clustered type of developments.

Policy 1.1.3

Impact statements will be required for subdivisions, new commercial and industrial developments to determine impact on infrastructure.

Policy 1.1.4

Annually inventory public facilities, infrastructure, recreation and natural resources.

Objective 1.2

Encourage and support efforts to plan and coordinated the development of infrastructure and public facilities within the county.

Policy 1.2.1

Develop and support a joint Planning Commission.

Policy 1.2.2

Support and develop a joint review process to ensure compatibility, cooperation and the implementation of jointly devised strategies.

Objective 1.3

Continue to support the newly construct Charlton County Public Library and ensure appropriate, cost effective facilities for arts and cultural activities as the cities of Folkston, Homeland and Charlton County continue to grow.

Policy 1.3.1

Increase the public funding of library facilities to reflect increasing demands for services.

Policy 1.3.2

Establish a cultural arts committee to organize and promote local artisans, coordinate with the local media and explore fund raising alternatives.

Objective 1.4

Ensure excellence in public safety, public works and health services as the Cities of Folkston, Homeland and Charlton County continue to grow in an efficient and cost effective manner.

Policy 1.4.1

Develop a public service training facility for the training of volunteer fire fighters, police, and EMS and support the cross training of public safety officers.

Policy 1.4.2

Develop a hazardous materials public safety team.

Policy 1.4.3

Develop a public education program that focuses on the benefits and services of the public safety departments.

Policy 1.4.4

Continue to provide funding for CMH.

Policy 1.4.5

Continue to upgrade all emergency services equipment.

Policy 1.4.6

Continue to pursue the construction of a new jail facility, possibly as a joint venture with adjacent counties.

Policy 1.4.7

Address and prepare the community for 911.

Policy 1.4.8

Purchase, repair or replace equipment and property as required.

Policy 1.4.9

Maintain or constructed new facilities to improve or meet current LOS.

Objective 1.5

Provide for adequate cost effective parks and recreation areas for all citizens of Folkston, Homeland and Charlton County, utilizing the natural environment and existing resources to the maximum extent.

Policy 1.5.1

Study the possibility of modifying the City of Folkston's Subdivision Ordinance to allow the development of High Density Conservation Subdivision that would require recreation space.

Policy 1.5.2

Ensure that special needs groups (elderly, children/youth, physically impaired, etc.) have available to them those amenities, services and a safe environment that will provide the maximum quality of life possible. We accept that it is incumbent upon us to be alert for opportunities to enhance or create programs, activities, facilities, etc., to accomplish this general goal.

Goal 2

A safe, convenient and efficient motorized and non-motorized transportation system shall be available for all residents of Charlton County.

Objective 2.1

Provide for safe and efficient transportation systems that support desired growth patterns.

Policy 2.1.1

Encourage developers to connect roadways when feasible.

Policy 2.1.2

Encourage developers to connect bicycle paths and walking systems to existing systems.

Policy 2.1.3

Maintain current LOS for the Cities and County's transportation routes.

Policy 2.1.4

Develop and enforce standards for the construction and maintenance of transportation systems and drainage systems.

Policy 2.1.5

Continue to support drainage and paving unpaved roads as funding is available.

Policy 2.1.6

Continue the cooperative effort by Homeland, Folkston and Charlton County to activate a joint airport authority and construct and equip a 4,000 + foot airstrip.

Goal 3

Provide for an efficient, economical and environmentally sound solid waste disposal system.

Objective 3.1

Support and encourage the development of strategies to management waste within Charlton County.

Policy 3.1.1

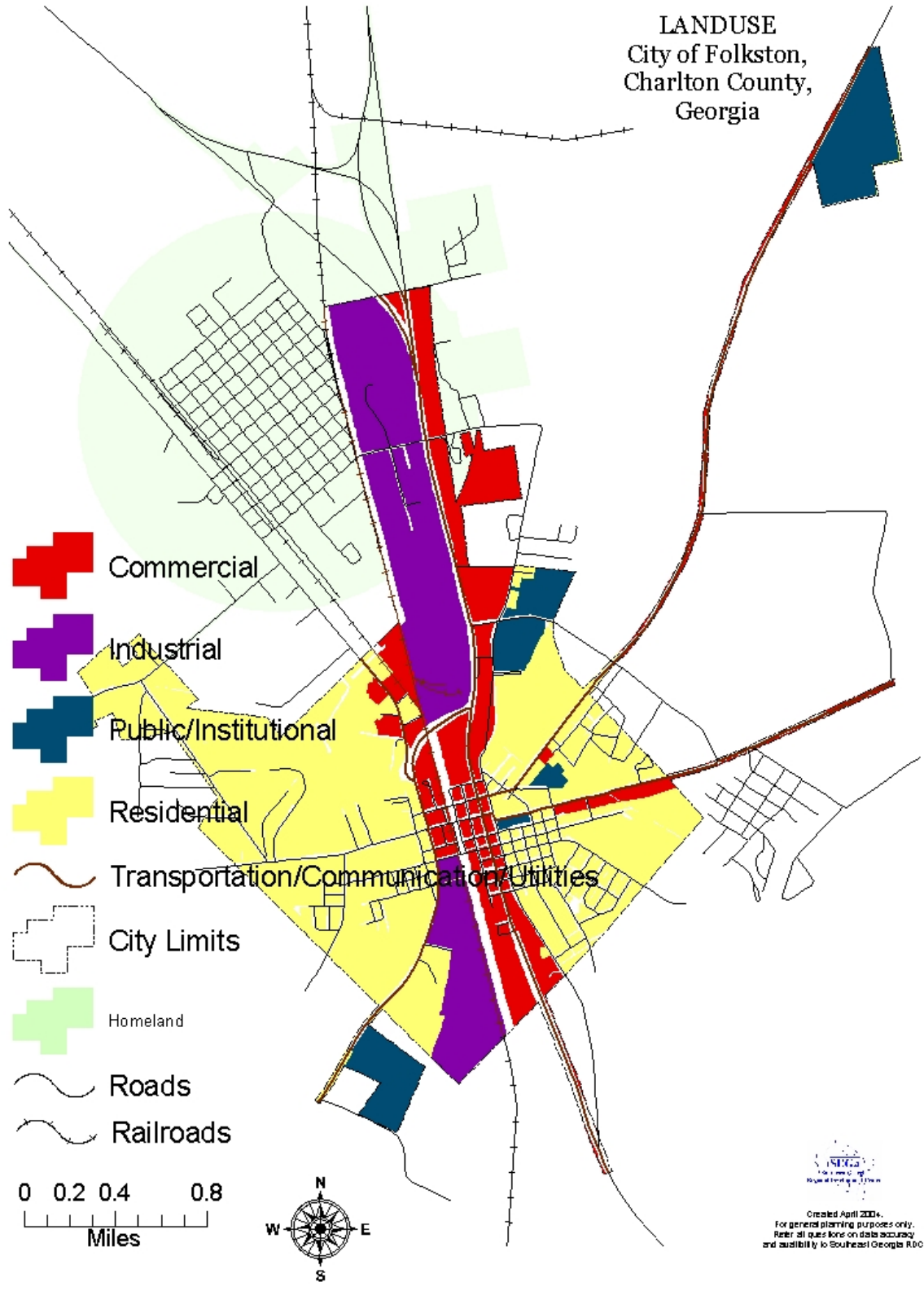
Develop a Joint Solid Comprehensive Solid Waste Management Plan.

6.0.0.0: Land Use

This element provides an inventory and assessment of how land is used in Charlton County, Folkston, and Homeland. The estimated acreage of each existing land use type has been calculated using parcel information, and future land use acreage has been projected. Existing land use problems and how these and future problem areas should be addressed are included in this element.

6.1.1.0: Existing Land

Map 13 City of Folkston



CITY OF FOLKSTON

(a) Residential

The predominant use of land within the residential category is single-family housing. Approximately 17 percent of the housing in this category is multi-family housing units. Acreage for the Residential Category is approximately 1116.

(b) Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. Acreage for the Commercial Category is approximately 380.

- The downtown commercial district is mainly single building.
- The northern end of Folkston, U.S. 1 is mainly single building businesses.
- The southern end of Folkston, U.S. 1 is a mixture of single building businesses interrupted by small strip mall sites.

(c) Industrial

The land in this category is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Acreage for the Industrial Category is approximately 431.

- The majority of industrial uses of land are adjacent to the rail transportation system that runs north and south.

(d) Public/Institutional

This category contains land that local, federal and state governments utilities. Included in this category also is private prison that houses state inmates. Acreage for the Public/Institutional Category is approximately 214.

(e) Transportation/Communication/Utilities

Land in this category is used mainly for transportation routes and railway systems. The City of Folkston has no telecommunication sites that are more than one-tenth of an acre in size. Acreage for TCU is approximately 295.

(f) Park/Recreation/Conservation

Land in this category is used mainly for active and passive recreational activities. The City of Folkston has no land dedicated to recreationally activities. According to the SDS sites.

(g) Agriculture

Land in this category is dedicated to farming or other rural uses such as pasture. The City of Folkston has no land-designated agriculture.

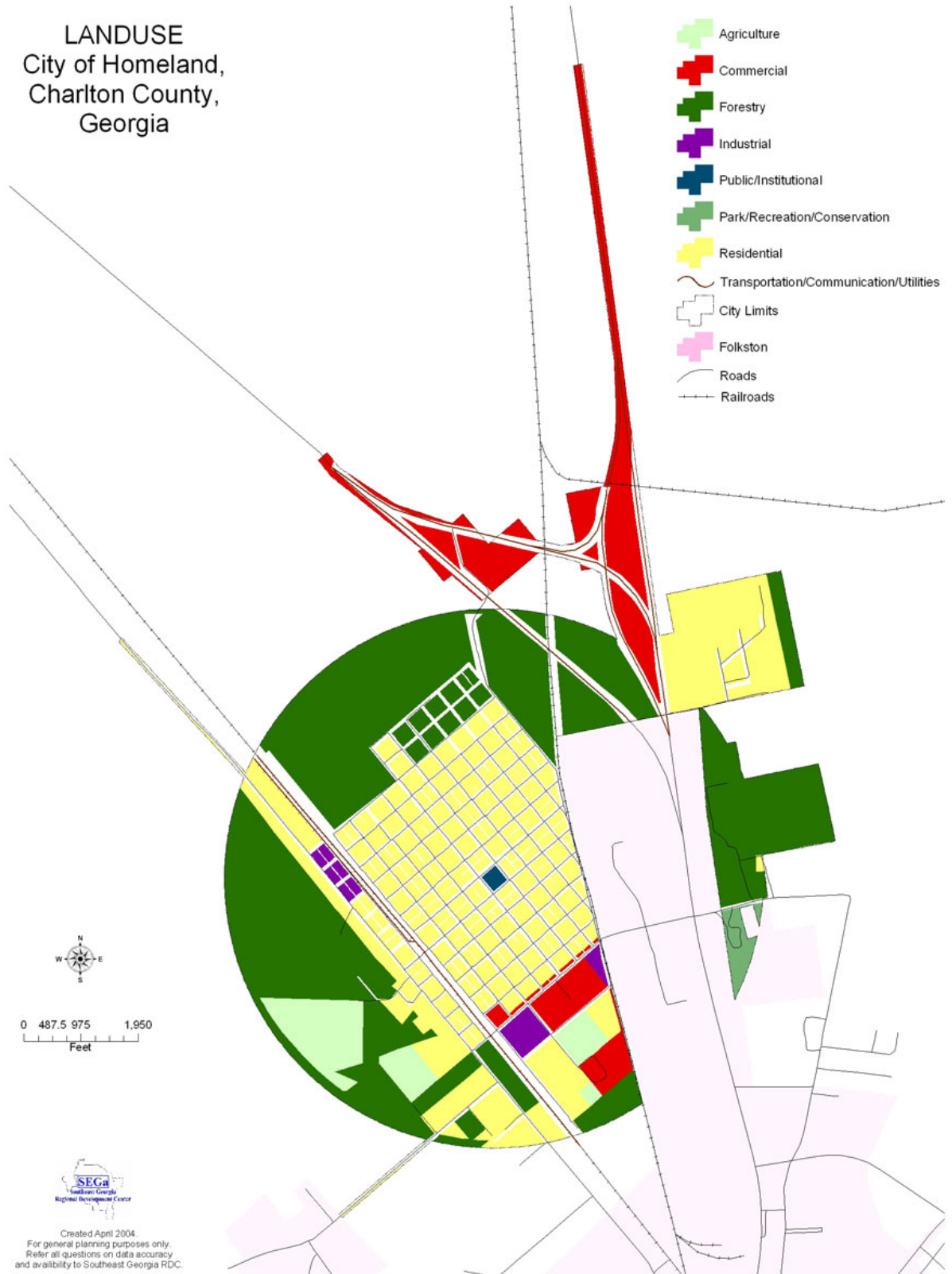
(h) Forestry

Land in this category is dedicated to the production of trees for harvesting. The City of Folkston has no land-designated forestry.

Note: Parcel information was used to calculate acreage.

Map 14 City of Homeland

LANDUSE
City of Homeland,
Charlton County,
Georgia



CITY OF HOMELAND

(a) Residential

The predominant use of land within the residential category is single-family housing. Acreage for the Residential Category is approximately 439.

(b) Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. Acreage for the Commercial Category is approximately 147.

(c) Industrial

The land in this category is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Acreage for the Industrial Category is approximately 18 - Homeland's Industrial Park.

- The majority of industrial uses of land are adjacent to the rail transportation system that runs north and south.

(d) Public/Institutional

This category contains land that local, federal and state governments utilities. Acreage for the Public/Institutional Category is approximately 2.

(e) Transportation/Communication/Utilities

Land in this category is used mainly for transportation routes and railway systems. The City of Homeland has no telecommunication sites that are more than one-tenth of an acre in size. Usage is 50 acreages.

(f) Park/Recreation/Conservation

Land in this category is used mainly for active and passive recreationally activities. Acreage for the Park/Recreation/Conservation Category is approximately 45

(g) Agriculture

Land in this category is dedicated to farming or other rural uses such as pasture. Acreage for the Agriculture Category is approximately 64.

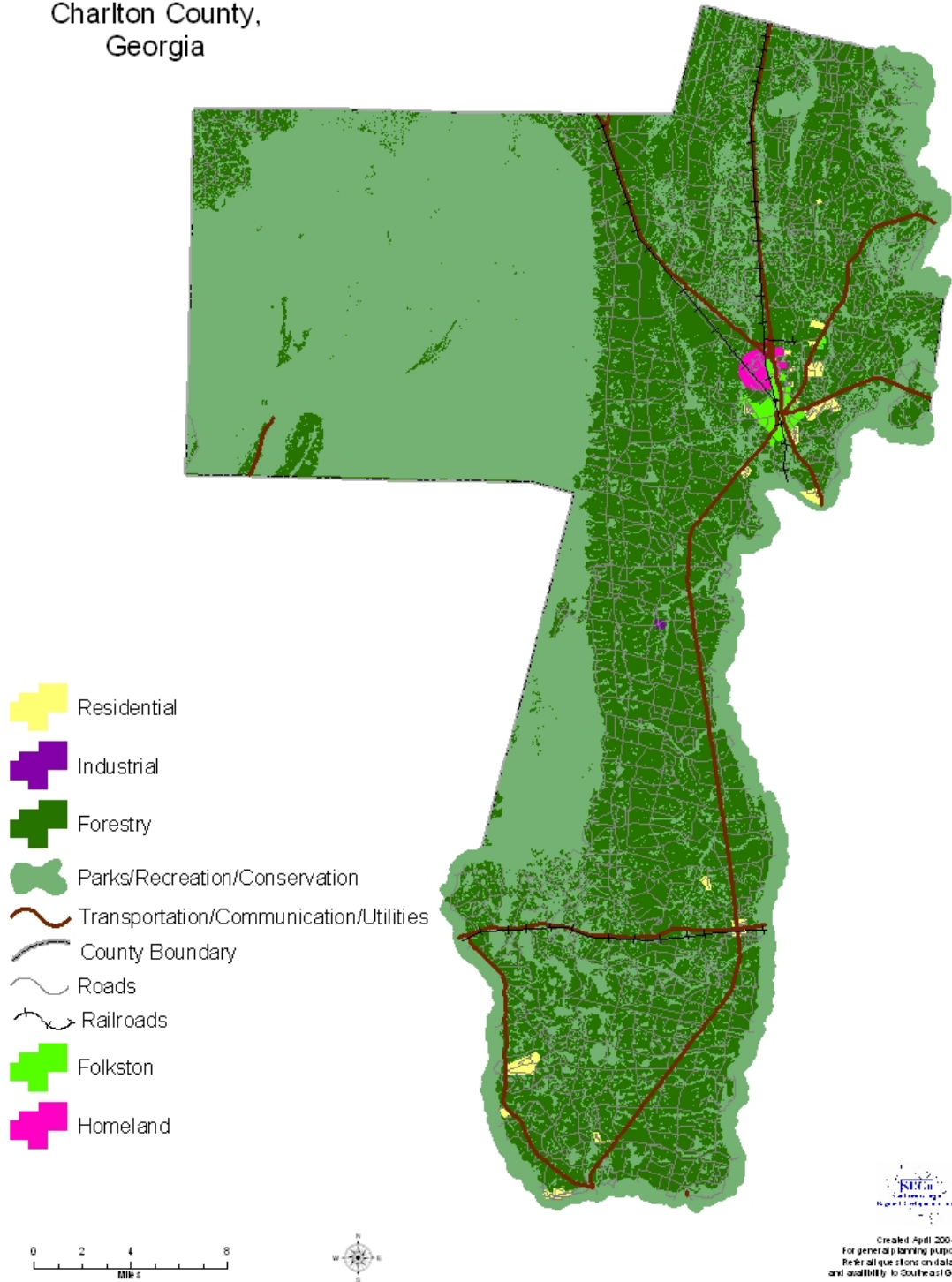
(h) Forestry

Land in this category is dedicated to the production of trees for harvesting. Acreage for the Forestry Category is approximately 580.

Note: Parcel information was used to calculate acreage.

Map 15 Charlton County

LANDUSE
Charlton County,
Georgia



CHARLTON COUNTY

(a) Residential

The predominant use of land within the residential category is single-family housing. Acreage for the Residential Category is approximately 2731.

(b) Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. Acreage for the Commercial Category is none.

(c) Industrial

Land in this category is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. The Folkston/Charlton County Industrial Park is located in the City of Folkston. The Chesser Island Landfill is permitted for 200 acres.

(d) Public/Institutional

This category contains land that local, federal and state governments utilize. Included in this category also is private prison that houses state inmates. Public and institutional facilities are located in the City of Folkston.

(e) Transportation/Communication/Utilities

Land in this category is used mainly for transportation routes and railway systems. The Charlton County has no telecommunication sites that are more than one-tenth of an acre in size. Charlton County has 4,138 acres of roadways.

(f) Park/Recreation/Conservation

Land in this category is used mainly for active and passive recreational activities. Acreage for the Park/Recreation/Conservation Category is approximately 222,224.

(g) Agriculture

Land in this category is dedicated to farming or other rural uses such as pasture. Charlton County has 20,362 acres in farmland; of this amount, only 1661 acres are used for crop production. Only 144 farms exist in Charlton County. The average acreage is 141. The farms are dispersed throughout the county. Many of the farms are dominated by forestry activities, thus making the small acreage statically insignificant and unable to display on the map.

(h) Forestry

Land in this category is dedicated to the production of trees for harvesting. Acreage for the Public/Institutional Category is approximately 271,653.

Note: Parcel information was used to calculate acreage.

ASSESSMENT

The existing pattern of development in Charlton County is a direct result of large tract ownership and soil types, with only small, scattered areas of available land suitable for development or agriculture. These areas exist primarily along Trail Ridge, which is a geologic formation that serves as a retention wall for the Okefenokee Swamp and is sufficiently above mean sea level to provide arable and build able land areas.

As timber and timber-related products grew in importance to the economy of Charlton County, logging and mill towns emerged around these activities. As the timber industry waned, so did these timber towns. Most existing areas of settlement are remnants of these former towns, including St George, Racepond, Trader's Hill, Moniac, and Winokur.

Existing development outside Folkston has been generated by private development efforts at private development rates; within Folkston development has occurred generally along the guidelines of the current zoning designation, but at the private development pace.

The provision of sound infrastructure has determined the placement of industry and commercial activity in Charlton County, Folkston and Homeland; however, the availability of municipal water and/or sewer has not been a limiting factor for residential development. The importance of US 1 and US 301 have helped shaped the transient service orientation of land uses along this highway corridor.

Transitional areas exist immediately adjacent to Folkston and Homeland, where small tracts of former timberland are being subdivided into ranchettes of two to ten acres in size. This is a direct result of the demand for rural housing by mid to upper income families and seasonal residents.

Blighted areas are minimal in Charlton County, although isolated pockets of substandard development are present around Folkston, Homeland, Racepond, Winokur, St George, and Moniac as a result of low income levels; within Folkston, blighted areas include much of the US 1/US 301 corridor, which occurred after the opening of 1-95, as well as isolated pockets of blighted residential areas; and, Homeland has isolated blighted areas of residential units.

There are currently no areas in Folkston or Homeland where development is outpacing available infrastructure.

Although the industrial area of Folkston is adjacent to residential areas of Homeland, the impact of the industrial development is mitigated by the railway line, which forms an adequate barrier between land uses.

Due to the nature of land ownership in Charlton County, Folkston and Homeland, the development decisions concerning new facilities and development strategies will deal with in-fill development, which will consolidate the use of existing infrastructure in a condensed manner; the result is a future land use pattern very similar to the existing land use pattern.

Fortunately, the Okefenokee National Wildlife Refuge provides the protection of our most valuable resource, the Okefenokee Swamp, other environmentally sensitive areas along the St Marys River and the Satilla River are protected through the River Corridor Protection Act and through Best Management Practices of the large tract owners. In these environmentally sensitive areas, the County and the Cities will discourage detrimental land uses, in an effort to preserve irreplaceable resources.

Areas containing the majority of substandard housing are contiguous to the southern and northern edges of the City of Folkston. The City of Folkston and Charlton County are working hard to eliminate substandard housing-for a more detailed analysis refer to Housing, Current and Future Needs, Assessment of Housing Types.

The majority of land that is being converted to residential use is in the Bend area of Charlton County. Single-family residential developments are being erected throughout Charlton County, however; only a small portion of the acreage is predominantly utilized for residential development. The majority of acreage sold is in the range 5-10 acreage tracts. Approximately 20 percent of a tract of land this size maybe utilized for residential development and still classified as forestry if it is planted in rows and used to complement household income.

The slow but steady improvement of our local economic market will help condense the existing land use pattern into more cohesive and distinct land use areas; in light of the ever increasing costs of infrastructure improvements, Charlton County, Folkston and Homeland will need to examine very closely any proposed infrastructure expansions.

Pages 283-297 were the original version (before edits) of pages 298-313. Therefore pages 283-297 have been removed.

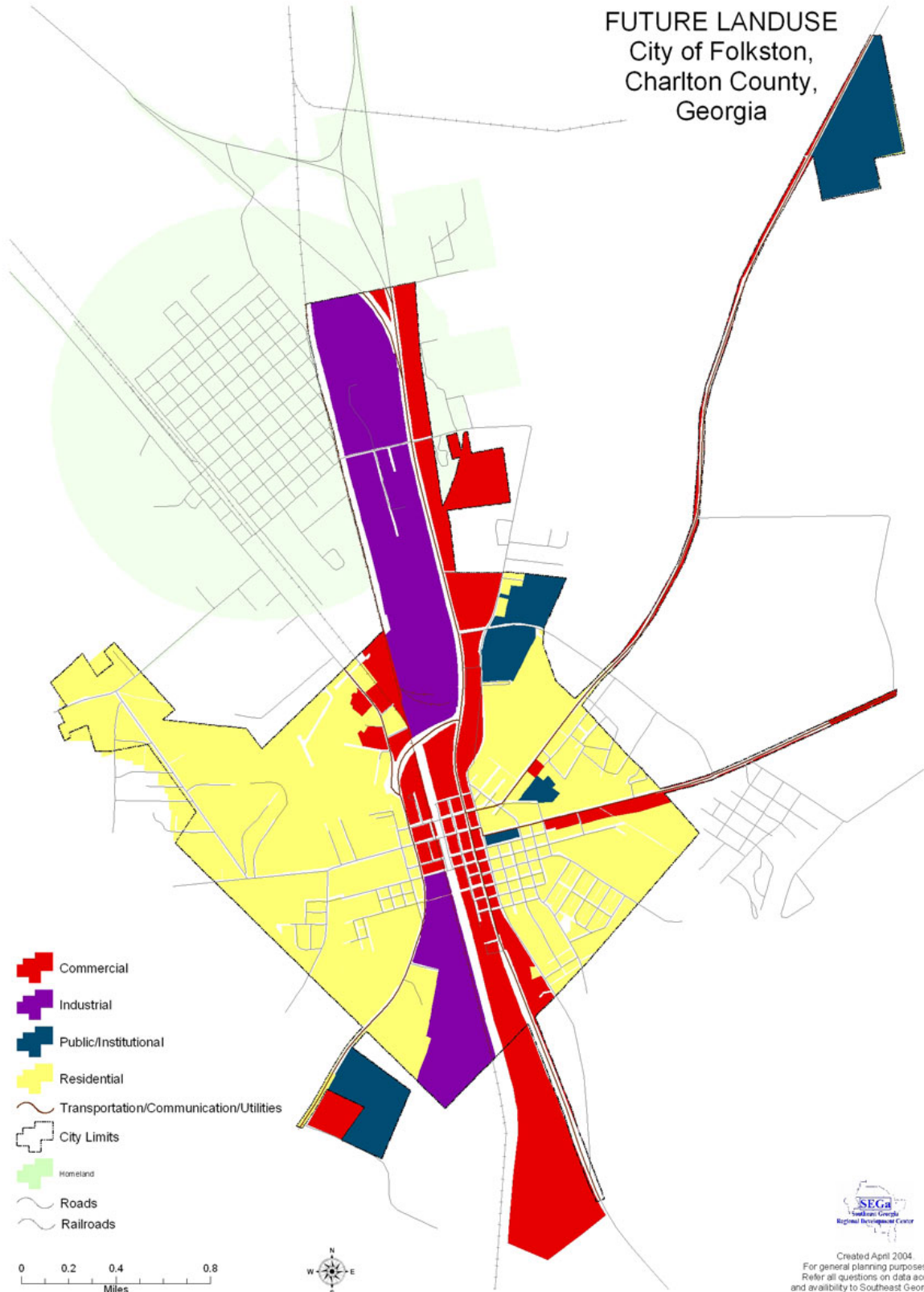
6.2.0.0: Assessment

6.2.1.0: FUTURE LAND USE

6.2.1.1: INVENTORY

Map 19 City of Folkston

FUTURE LANDUSE
City of Folkston,
Charlton County,
Georgia



CITY OF FOLKSTON

- A. All areas in the City of Folkston have an assigned category to designate the intended type of development.
- B. The Future Land Use maps points outs all areas considered for annexing during the next twenty-year planning period.
- C. The City of Folkston does intend to expand as shown on the Future Land Use Map. Including expansions, the City of Folkston will be utilizing approximately 64.8 percent of its total infrastructure capacity. The City of Folkston will continue to expand, however, the expansions will be slow, steady and at a controlled pace; thus, ensuring that infrastructure is projected before expansion.
- D. For information on areas that are prone to flooding, refer to the Natural and Cultural Resources Element, Existing Conditions Inventory, Flood Plains.
- E. The Natural and Cultural Resources Element points out areas that are archaeological, architectural, cultural and historically significant.

(a) Residential

The predominant use of land within the residential category is single-family housing. Based on an annual projected growth rate of 1.6% for the next twenty-year planning period, minus the inmate population, average amount of annual building permits and an average acreage of 1.3 per home the acreage required for the next twenty-year planning period is 1416.

The City of Folkston plans to increase residential acreage up to 1227. This is a shortfall of 189 acres. The City of Folkston can house its residents in the planned acreage of 1227 if clustering, infill developments and multi-family units are encouraged. Folkston should offer incentives and options to encourage developers to construct multi-family housing units. The density level is approximately 2.32 individuals per acre.

(b) Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. The City of Folkston plans to increase commercial acreage to 532.

- The downtown commercial district is mainly single building.
- The northern end of Folkston, U.S. 1 is mainly single building businesses.

- The southern end of Folkston, U.S. 1 is a mixture of single building businesses interrupted by small strip mall sites.
- Planned for annexing is 152 acres along US 1 South. This expansion will extend the city limits by nine-tenths of a mile. The expansion and built-up of this area is appropriate and benefits the city by increasing the tax base and revenue generated from infrastructure. (For questions concerning infrastructure refer to the Community Facilities Element, Existing Conditions)

(c) Industrial

The land in this category is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Acreage for the Industrial Category is approximately 431. Approximately 30% of the available land is utilized at this time. Infrastructure is available at all industrial sites. The industrial park will support all current and foreseen future growth.

- The majority of industrial uses of land are adjacent to the rail transportation system that runs north and south.

(d) Public/Institutional

This category contains land that local, federal and state governments utilize. Included in this category is a private prison that houses state inmates. Acreage for the Public/Institutional Category is approximately 214. The acreage is adequate for the next twenty-year planning period. Only 80 percent of available land is in use at this time. The only planned construction at this time is the facility to replace Bethune Elementary School. The footprint will be approximately 12 acres. SPLOST will fund this future project. Estimate cost is approximately 2 million.

(e) Transportation/Communication/Utilities

This category contains land that transportation routes and railway systems utilize. The City of Folkston has no telecommunication sites that are more than one-tenth of an acre in size. TCU will utilize 303 additional acreages. The expansion is a direct result of the acreage increases in commercial, residential and public facilities.

(f) Park/Recreation/Conservation

This category contains land utilized for active and passive recreational activities. The City of Folkston has no land dedicated to recreational activities. According to the SDS Charlton County is responsible for recreation. The City of Folkston does not intend to create recreation sites.

(g) Agriculture

Land in this category is dedicated to farming or other rural uses such as pasture. The City of Folkston has no land-designated agriculture and does not intend to allow this land use in the city.

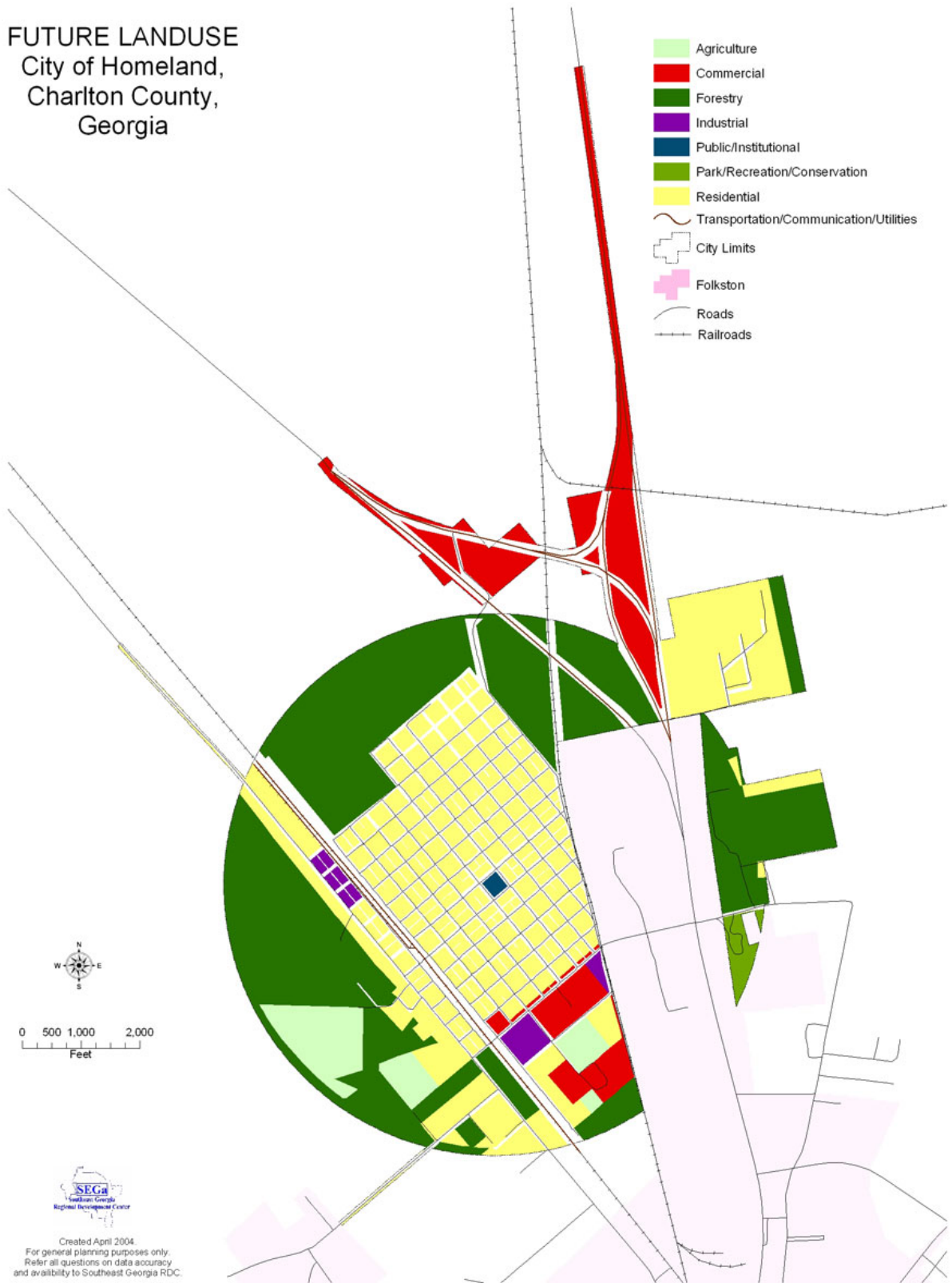
(h) Forestry

Land in this category is dedicated to the production of trees for harvesting. The City of Folkston has no land-designated as forestry and does not intend to allow this land use in the city.

Note: Parcel information was utilized to calculate acreage.

Map 20 City of Homeland

FUTURE LANDUSE
City of Homeland,
Charlton County,
Georgia



Created April 2004.
For general planning purposes only.
Refer all questions on data accuracy
and availability to Southeast Georgia RDC.

CITY OF HOMELAND

- A. All areas within the City of Homeland have an assigned category to designate the intended type of development.
- B. The Future Land Use maps points out all areas considered for annexing during the next twenty-year planning period.
- C. The City of Homeland does intent to expand as shown on the Future Land Use Map. Currently, the City of Homeland has the capacity to pump 100,000 gallons of water daily. The city has requested from the Department of Natural Resources a permit for 100,000 more gallons. If the City of Homeland does increase its pumping capacity to 200,000 per day-based on its current growth rate and average water usage-it will max out at 198,489 gallons per day in approximately 2023. The City of Homeland should plan for another 100,000 gallon permitted near 2020.

Homeland must monitor the usage of its infrastructure carefully. The Homeland Development Authority shall issue an impact statement to the Homeland City Council discussing the impact on infrastructure when soliciting new commercial or industrial developments.

The City of homeland must strive to develop a balance between housing and economic development.

- D. For information on areas that are prone to flooding, refer to the Natural and Cultural Resources Element, Inventory of Existing Conditions, Flood Plains.
- E. The Natural and Cultural Resources Element points out areas that are archaeological, architectural, cultural and historically significant.

(a) Residential

The predominant use of land within the residential category is single-family housing. Acreage for the Residential Category is approximately 462. This represents a 5.2% increase in the twenty-year planning period. The density level at the end of the twenty-year planning period will be 2.23 persons per acre.

(b) Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. Acreage for the Commercial Category is approximately 154. This represents a 4.76% increase in the twenty-year planning period.

This expansion will be in the city limits. The build-up and expansion of this area is appropriate and benefits the city by increasing tax base and revenue generated

from infrastructure. (For questions concerning infrastructure refer to the Community Facilities Element, Existing Conditions)

(c) Industrial

The predominate uses of land designated as industrial are manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Acreage for the Industrial Category is approximately 18. The available acreage is 14 and meets current and future needs.

- The majority of industrial uses of land are adjacent to the rail transportation system that runs east and west.

(d) Public/Institutional

The local, federal and state governments utilize this category of land. Acreage for the Public/Institutional Category is approximately 2. This acreage meets current and future needs.

(e) Transportation/Communication/Utilities

Transportation routes, railway systems and utilities occupy this land category. The City of Homeland has no telecommunication sites that are more than one-tenth of an acre in size. The usage of 50 acres will remain the same. This meets the current and future needs of the city.

(f) Park/Recreation/Conservation

Land in this category is utilized mainly for active and passive recreationally activities. Acreage for the Park/Recreation/Conservation Category is approximately 45. This acreage meets current and future needs.

(g) Agriculture

Land in this category is dedicated to farming or other rural uses such as pasture. Acreage for the Agriculture Category is approximately 64. This acreage meets current and future needs.

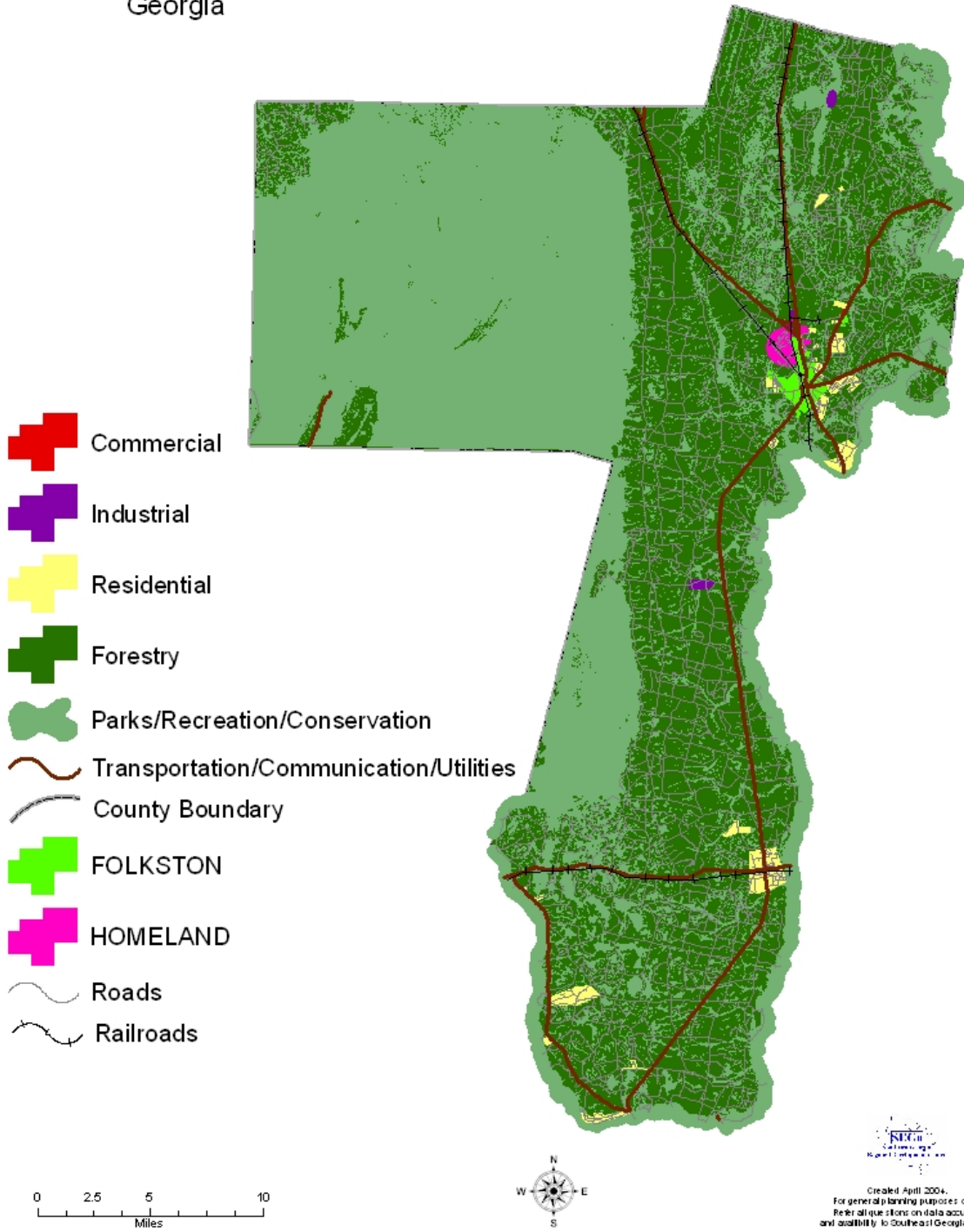
(h) Forestry

Land in this category is dedicated to the production of trees for harvesting. Acreage for the Forestry Category is approximately 550. This represents a 5.17% decrease in the twenty-year planning period. This acreage meets current and future needs.

Note: Parcel information was utilized to calculate acreage.

Map 21 Charlton County

FUTURE LANDUSE
Charlton County,
Georgia



CHARLTON COUNTY

- C. All areas within Charlton County have an assigned category to designate the intended type of development.
- D. N/A
- D. Charlton County does not have Water and Sewage Treatment Facilities. Charlton County will only accept roads that meet its standards.
- F. For information on areas that are prone to flooding, refer to the Natural and Cultural Resources Element, Existing Conditions, Flood Plains.
- G. The Natural and Cultural Resources Element points out areas that are archaeological, architectural, cultural and historically significant.

(a) Residential

The predominant use of land within the residential category is single-family housing. Charlton County plans to increase residential acreage up to 3931. In Charlton County, the majority of tracts sold were in the 5-10 acre tract range; unless it was in a subdivision consisting of 1-1.5 acre lots-approximately 5 subdivisions existed in 2004. Approximately 20 percent of acreage is utilized for residential purposes on a 5-10 acre tract of land and the remaining acreage is usually left in its natural state-in Charlton County this is forested lands. The subdividing of large tracts of land to individuals for single-family residential use is an established trend that will to continue and accelerate over the next 20 years.^{51]}

The low amount of acreage assigned to the residential classification may mislead one into believing that little growth has taking place in Charlton County. Individuals requiring more information about population increases in Charlton County must refer to the Population Element. Density per square mile is likely to increase to approximately 16 people per square mile if growth continues at approximately 1.6 percent annually.

(b) Commercial

The predominate use of land in the commercial category is retail sales, office, service and entertainment. Charlton County does intent to expanded acreage to 20. The increase in acreage is because commercial growth is expanding outside the city limits along transportation corridors.

^[1] Charlton County Tax Assessors Office, (912) 496-7437, May 17, 2004.

(c) Industrial

Manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses utilize land in this category. The Folkston/Charlton County Industrial Park is located in the City of Folkston. The estimated acreage required for the next twenty-year planning period is 800. The Chesser Island landfill will remain at 200 acres and has the capacity to meet the needs of Charlton County for the next 30 years. Along US 301, in the outermost area of Charlton County, 800 acres may be mined for minerals.

(d) Public/Institutional

This category contains land that local, federal and state governments utilize. Included in this category also is a private prison that houses state inmates. Public and institutional facilities are located in the City of Folkston. Charlton County may decide to construct a detainee housing facility. This has not been decided at this time. Currently it is more cost effective to house detainees in other facilities in adjacent counties. Cost is the major deterrent.

(e) Transportation/Communication/Utilities

Transportation routes, railway systems and utilities utilize land in this category. Charlton County has no telecommunication sites that are more than one-tenth of an acre in size. New construction is along established transportation routes. The county is not in the business of constructing private roadways. Before accepting a roadway, it will meet the county standards. Charlton County has approximately 4,138 acres of roadways. The amount of roadways meets current and future needs of Charlton County.

(f) Park/Recreation/Conservation

Active and passive recreational activities occupy this land use category. Acreage for the Park/Recreation/Conservation Category is approximately 222,224 acres, most of which is protected. This acreage meets the current and future needs of Charlton County. The Natural and Cultural Resources Element contain information on the protection of natural resources.

(g) Agriculture

Land in this category is dedicated to farming or other rural uses such as pasture. 20,362 acres of farmland exist in Charlton County. Crops grown for commercial use exist on approximately 1661 acres. Approximately 144 farms exist in Charlton County occupying 20,304 acres. The farms are dispersed throughout the county and dominated by forestry activities; thus, making the small acreage statically insignificant and unable to display on the map. Farm acreage at this time is being lost at a rate of 2.1 percent annually. Farmlands are suitable for subdividing for residential development. The acreage meets current and future needs.

(h) Forestry

Land in this category is dedicated to the production of trees for harvesting. Acreage for the Forestry Category is approximately 271,653. This acreage meets current and future needs.

Note: Parcel information was utilized to calculate acreage.

ASSESSMENT

The existing pattern of development in Charlton County is a direct result of large tract ownership and soil types, with only small, scattered areas of available land suitable for development or agriculture. These areas exist primarily along Trail Ridge, which is a geologic formation that serves as a retention wall for the Okefenokee Swamp and is sufficiently above mean sea level to provide arable and build able land areas.

As timber and timber-related products grew in importance to the economy of Charlton County, logging and mill towns emerged around these activities. As the timber industry waned, so did these timber towns. Most existing areas of settlement are remnants of these former towns, including St George, Racepond, Trader's Hill, Moniac, and Winokur.

Existing development outside Folkston has been generated by private development efforts at private development rates; within Folkston development has occurred generally along the guidelines of the current zoning designation, but at the private development pace.

The provision of sound infrastructure has determined the placement of industry and commercial activity in Charlton County, Folkston and Homeland; however, the availability of municipal water and/or sewer has not been a limiting factor for residential development. US 1 and US 301 has helped shape the transient service orientation of land uses along this highway corridor.

Transitional areas exist immediately adjacent to Folkston and Homeland. Large tracts of timberland are becoming available for purchase. Ranchettes consisting of two to ten acres usually occupy these once large tracts of timber. This is a direct result of the demand for rural housing by mid to upper income families and seasonal residents.

Blighted areas are minimal in Charlton County, although isolated pockets of substandard development are present around Folkston, Homeland, Racepond, Winokur, St George, and Moniac as a result of low income levels; within Folkston, blighted areas include much of the US 1/US 301 corridor, which occurred after the opening of 1-95, as well as isolated pockets of blighted residential areas; and, Homeland has isolated blighted areas of residential units.

No areas exist in Folkston or Homeland where development is outpacing available infrastructure.

The railway lines serves as a man-made barriers separating the Charlton County/Folkston Industrial Park from the residential areas of Homeland.

Due to the nature of land ownership in Charlton County, Folkston and Homeland, development decisions concerning new facilities and development strategies should deal with in-fill development. In-fill development will use existing infrastructure. The result is a future land use pattern very similar to the existing land use pattern that reduces the cost of providing services.

Fortunately, the Okefenokee National Wildlife Refuge provides the protection of our most valuable resource, the Okefenokee Swamp, other environmentally sensitive areas along the St Marys River and the Satilla River are protected through the River Corridor Protection Act and through Best Management Practices of the large tract owners. In these environmentally sensitive areas, the County and the Cities will discourage detrimental land uses, in an effort to preserve irreplaceable resources.

The slow but steady improvement of our local economic market will help condense the existing land use pattern into more cohesive and distinct land use areas; in light of the ever increasing costs of infrastructure improvements, Charlton County, Folkston and Homeland will need to examine very closely any proposed infrastructure expansions.

6.3.0.0 Goal & Implementation

Goal 1

Promote Charlton County as an excellent place to live. Ensure the preservation and the improvement of the quality of life that currently exists through the expansion of economic development. Ensure the orderly and efficient development of land, water and other unique resources in and around Charlton County. Preserve our heritage and small town values.

Objective 1.1

The County and its municipalities shall make available or schedule for availability public facilities for future growth and urban development as to manage growth and to study urban intensities for impact within the Cities.

Policy 1.1.1

The Cities shall examine the impact of residential, industry and commercial developments and limit or suggest locations that are appropriate for the intensity level.

Policy 1.1.2

Density and intensity level of developments in the City of Folkston is governed by the zoning ordinance and the availability of infrastructure.

Policy 1.1.3

The City of Folkston will encourage innovative practices for proposed developments by considering increased housing densities and other incentives under certain circumstances, if appropriate criteria are met.

Policy 1.1.4

Charlton County, Folkston and Homeland will examine the feasibility of establishing and enforcing special development districts and regulations to promote infill development, for areas targeted for new development, and for conservation areas over the next twenty-years.

Policy 1.1.5

The City of Homeland will maintain a balance between economic development and housing by monitoring and requesting impact statements when appropriate.

Objective 1.2

Charlton County and its municipalities will continue to support and encourage land uses that is supportive of the current and future land use patterns.

Policy 1.2.1

Develop instruments to ensure coordination between population densities and land use patterns.

Policy 1.2.2

The City of Folkston shall regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy 1.2.3

Charlton County and its respective municipalities will restrict development within unsuitable areas prone to flooding, improper drainage or other areas as identified within the Part V ordinances or maps located in the Historical and Cultural Resources Element.

Objective 1.3

Recommendations for amendments to the City of Folkston's Zoning Ordinance shall address the impact the changes will have on adjacent Future Land Uses both within the City and in the surrounding county, as appropriate. This will include coordination with the Charlton County Board of Education. This report will be prepared by or at the direction of the Planning Board.

Objective 1.4

Charlton County and its respective municipalities shall continue to identify and designate blighted areas that are feasible for redevelopment or renewal.

Policy 1.4.1

Charlton County and its respective municipalities shall continue to request federal and state funds to redevelop and renew any identified blighted areas, where the local government units finds there is a competitive feasibility to receive such funding.

Objective 1.5

The City of Folkston will examine the feasibility of creating overlay districts such as a historic preservation district and a type of infill development district.

Objective 1.6

Charlton County and its respective municipalities shall continue to coordinate, through established processes, with agencies responsible for the implementation of any regional or state resource planning and management plan.

Policy 1.6.1

Charlton County and its respective municipalities shall require that all proposed developments subject to the provisions of any regional or state resource planning and management plan shall be consistent with such plan.

Objective 1.7

Charlton County and its respective municipalities shall protect all endangered flora and fauna from adverse impacts due to loss of critical habitat in accordance with state and federal regulations.

7.0.0.0: Intergovernmental Coordination

Introduction

Comprehensive planning in Georgia depends heavily on intergovernmental coordination among local governments within a region and between local governments and other entities, whether local, regional or state level. Local governments are autonomous when it comes to planning and land use decisions, and these decisions can have a great impact on neighboring jurisdictions if there are no mechanisms in place to provide for intergovernmental coordination.

One formal coordination mechanism already in place statewide is the provision for review of local governments' comprehensive plans by their Regional Development Center. The regional review function helps identify potential conflicts between the plans of neighboring jurisdictions.

Another formal coordination mechanism establishing as part of Georgia's Growth Strategies program is the provision for review of Developments of Regional Impact (DRI's).

Both of these mechanisms help identify potential conflicts between communities or adverse impacts of the decisions of one local government on another.

This element provides an opportunity not only for our community to inventory coordination mechanisms that are already in place, like the two named above, but also to identify new mechanisms that may be needed to insure the successful implementation of your community's comprehensive plan.

In addition to neighboring local governments, there are many other entities whose plans and programs may affect the implementation of your comprehensive plan. A number of local or regional "special districts" or authorities may be operating within your local government's jurisdiction, such as school boards or water and sewer authorities.

These quasi-public entities have their own plans and make their own decisions on matters very crucial to the implementation of portions of your comprehensive plan. A prime example is the siting of facilities, such as schools or infrastructure that serve the residents and businesses of your community.

Where these facilities are located has a profound impact on the development of our community, which is one of the main topics dealt with in your comprehensive plan, particularly in the Land Use and Community Facilities and Services elements.

The Intergovernmental Coordination element is intended to help your community identify points where additional coordination may be needed in order to plan for more orderly development that is consistent with the desires of the community.

The requirements for this element apply to all local governments, regardless of Planning Level designation. This element must follow the three-step planning process, as follows:

- (i) Inventory of Existing Conditions
- (ii) Assessment of Current and Future Needs
- (iii) Articulation of Community Goals and an Associated Implementation Program

7.1.0.0: Inventory

(I) BASIC PLANNING LEVEL REQUIREMENTS

A. Charlton County and its respective local government units must inventory, at a minimum, existing coordination mechanisms relating to the following entities and state programs and activities:

(A) ADJACENT LOCAL GOVERNMENTS;

To ensure that continued cooperation exists and that a line of communications is always open local governments and independent authorities have an appointee at each local government unit to attend meetings held by local agencies. Since Charlton County is a close-knit community, the sharing of information is common.

The majority of times it is through informal means of communications until an official action is taken and/or recommended. The informal means are phone calls, faxes or e-mails and formal means of communications are usually resolutions.

The county and its respective municipalities have no formal planning agreements, but informally for joint planning purposes, the county appoints a local contact and the three local governments work through that contact. The contact is responsible for maintaining communications with all entities involved.

Intergovernmental coordination is required in the following categories:

1. The City of Folkston participates in the Better Hometown program. The Better hometown program is covered by the **Beautification Service Delivery Strategy**. The City of Folkston has a Better Hometown beautification program that assists Charlton County with the landscaping of the Courthouse. Communications is usually informal, but formal letters of support and resolutions are sometimes used.
2. The City of Folkston and Charlton County has a **Building Inspection Service Delivery Strategy** program. The fees are established and collected by each entity separately, but they share one Building Inspector. Most of the communications are informal.
3. All three local governments share the Folkston-Homeland-Charlton County Airport authority that was formed to explore the possibility of a new airport. The County pays the fees to support the airport. Charlton County has agreed to this and no formal agreement is needed.

4. Under the ***Economic Development Service Delivery Strategy***, the City of Folkston and Charlton County share a Development Authority. Both government units fund the authority. The local government units have agreed to support this authority jointly. No formal agreement exists between the government units.
5. Under the ***Law Enforcement Service Delivery Strategy***, the Sheriff's Department can operate countywide. The cities police force operate only within the respective city limits. The Sheriff has deputized city law enforcement officers to assist county law enforcement officers in the unincorporated areas if needed. No formal agreement exists between the government units.

(B) SCHOOL BOARDS;

1. Local governments do have an appointee assigned to attend meetings held by the Charlton County Board of Education. Local government units share information by e-mail, fax and phone. The local school board and local government entities do have an informal agreement that calls for coordinated planning to ensure proper usage of allotted resources.

(C) INDEPENDENT SPECIAL DISTRICTS, SUCH AS WATER AND SEWER DISTRICTS; AND

1. No independent special districts or Authorities exist in Charlton County or its respective municipalities at this time.

(D) INDEPENDENT DEVELOPMENT AUTHORITIES, SUCH AS INDUSTRIAL DEVELOPMENT AUTHORITIES, DOWNTOWN DEVELOPMENT AUTHORITIES

1. Two-development authorities exist in Charlton County: 1) The Folkston-Charlton Development Authority and 2) the Homeland Development Authority. Communications is informal, but still allows for effective utilization of resources.

(B) In addition, the local government must also inventory other applicable related state programs and activities that are interrelated with the provisions of the local government's comprehensive plan. The purpose off such an inventory is to identify existing agreement, polices, initiatives, etc. that may/will have an effect on the options a local government may want to exercise as part of its comprehensive plan.

A) STATE AND REGIONAL PROGRAMS AND ACTIVITIES

1. Service Delivery Strategy Law

“(a) Adjacent local governments” listed SDS elements having planned coordination between local government units. The other, “The Summary of Land Use Agreements” summarizes the process to resolve disputes when the county disagrees with actions of the City of Folkston expansion of water and sewer into new areas of the county. The Charlton County Administrator and the City’s Water and Sewer Committee will review plans of expansion when appropriate. When appropriate the Charlton County Administrator and the City of Folkston’s Planning and Zoning Committee will prepare an impact statement for review by the local government units. The City of Folkston is the only local government unit to have zoning.

2. Governor’s Greenspace Program

Charlton County declined the opportunity to participate in the State Greenspace Program.

3. Coastal Management Program

Charlton County in 2004 did assign a member to the board of the Coastal Advisory Council. In 2004, Charlton County had no planned major federal projects, no plans to receive grants or participate in coastal environmental projects. The Coastal Management Program does not affect the Charlton County Comprehensive Plan at this time.

b) Water Supply and/or Water Quality Protection Plans

Charlton County has adopted the following Part V Environment Ordinances: 1) Wetlands, 2) GRW Recharge and 3) the River Corridor. The City of Folkston has adopted the following Part V Environment Ordinances: 1) Wetlands and 2) GRW Recharge. The City of Homeland has adopted the following Part V Environment Ordinances: 1) Wetlands. Charlton and its municipalities do have a person that is as a Soil and Erosion specialist.

1. NPDES Storm Water Program

No local government within Charlton County is required to have a NPDES Permit.

2. Watershed Protection Plans

No public water supply watersheds exist in Charlton County.

3. River Basin Management Plans

Charlton County and has adopted the Part V River Corridor Protection Ordinance. The timber companies utilize “Best Management Practices” (BMPs) within Charlton County that exceed the state required BMPs established by the Georgia Forestry Commissions. These BMPs prevent terrigenous substances from entering the waterways, thus creating conditions that are hazardous for aquatic life.

Charlton County has reached out to its neighbors to assist in creating the St. Mary’s River Management Plan. This project is a collaborative effort between several counties and local industries in Florida and Georgia to protect the St. Mary’s River. The St. Mary’s River Management Committee is an advisory board. The Board communicates its needs to local and state legislators through local representatives.

7.2.0.0: Assessment

(I) Charlton County and the municipalities within its jurisdictional boundaries must address issues or problems with existing coordination mechanisms and/or agreements.

A. Has any issues or problems been identified that need additional planning coordination between local governments.

(A) LAND USE CONFLICTS AT JURISDICTIONAL BORDERS

Charlton County and its respective municipalities have a mechanism in place to resolve land use issues (reference Intergovernmental Coordination Element, Inventory of Existing Conditions, Section (I), Subsection B-a-1).

(B) LACK OF INFORMATION ABOUT THE PLANS, POLICIES, ETC. OF ADJACENT COMMUNITIES

Charlton County and its respective municipalities do have an informal working relationship with the local governments of the surrounding counties. Communications and cooperation between local government units are excellent. The demonstrated goodwill between local governments rule out a need for formal communication mechanisms.

(C) SERVICE PROVISION CONFLICTS OR OVERLAPS

The County and its municipalities at this time have no services that overlap.

(D) ANNEXATION ISSUES BETWEEN CITIES AND COUNTIES

Charlton County and its respective municipalities have a mechanism in place to resolve annexation issues (reference Intergovernmental Coordination Element, Inventory of Existing Conditions, Section (I), Subsection B-a-1).

B. Specific problems and needs identified within each of the comprehensive plan elements that would benefit from improved or additional intergovernmental coordination.

The assessment bore no specific problems or needs. Currently, the governing bodies utilized all available information to address development and needs within their respective communities. These small communities have only one autonomous body and that is the Charlton County Board of Education. The Charlton County Board of Education does coordinate with all governing bodies to ensure adequate use of resources.

C. Charlton County and its respective local governments must identify and assess the adequacy of existing coordination mechanisms or agreements related to other applicable state programs with the emerging goals and implementation portions of the comprehensive plan. The assessment must focus on the adequacy of these existing coordination mechanisms or agreements in achieving predictable positive results for ensuring efficient and effective delivery of local services, coordinated land use and growth management and protection/conservation of natural resources.

Charlton County and its municipalities are a closely knitted group of individuals. The agreed upon mechanisms are well suited for these local government units.

Charlton County and its municipalities do participate in all state prescribed programs and the Coast Management Program. The control mechanisms are formal and ensure compliance with both prescribed and non-prescribed programs.

7.3.0.0: Goals & Implementation

Goals 1

Expand intergovernmental relationships with local municipalities state and federal governmental units and other units of government.

Objective 1.1

Develop policies, cooperative agreements and working relationships promoting intergovernmental cooperation, sharing of information and sharing of services with other governmental units.

Policy 1.1.1

Pursue intergovernmental cooperation when it is cost effective.

Policy 1.1.2

When appropriate and cost effective promote the sharing of services.

Policy 1.1.3

Participate in committees, groups and organizations promoting intergovernmental cooperation.

Implementation

CHARLTON COUNTY JOINT COMPREHENSIVE PLAN

The purpose of the Implementation element is to provide direction and recommendations for implementation of the Charlton County Joint Comprehensive Plan and for continued planning.

Planning is a continuous process. Completion of the Comprehensive Plan is by no means an end in itself. The Charlton County Joint Comprehensive Plan is a living document and must be constantly scrutinized to ensure that its goals, objectives and policy statements continue to reflect changing community needs and attitudes. Above all, it must be used.

The Comprehensive Plan is the community's guide for government officials and citizens in making decisions about land use and development. The Comprehensive Plan is **comprehensive** in the manner that it identifies the myriad of factors related to future community growth; analyzes the relationships between these factors; proposes what needs to be done about them; and recommends **goals and objectives** for using the community's resources in the most efficient and effective ways.

An aggressive, yet realistic, program for implementing the Comprehensive Plan has been established by the local government units.

The Comprehensive Plan is a tool that should be reviewed and updated periodically so that the goals, objectives and policy statements of the Comprehensive Plan are put into action.

COMMITMENT TO IMPLEMENTATION

It is important to note that successful implementation of this plan relies on many non-traditional resources. The many hours committed by citizens to shaping the Comprehensive Plan attest to their desire for attaining their vision/mission statement for Charlton County.

IMPLEMENTATION

Charlton County Joint Comprehensive Plan

PROPOSED IMPLEMENTATION ACTIONS

Perhaps the most important method of implementing the Charlton County Joint Comprehensive Plan comes from the day-to-day commitment by elected and appointed officials, staff members and citizens.

The Charlton County Comprehensive Plan must be understood as a useful and capable tool to direct the County's future. The Comprehensive Plan is displayed on the Georgia Department of Community Affairs web site for viewing and reference by officials, staff and citizens. The Comprehensive Plan should continually be referenced in planning studies and zoning case reports as well as informal discussion situations.

High visibility will make the plan successful, dynamic and a powerful tool for guiding Charlton County's future growth. A series of proposed implementation actions were developed after reviewing the goals and objectives described in the plan elements.

These are specific steps that should be taken to better implement the plan. These actions were synthesized by analysis of the goals and objectives. Some proposals may call for the formation of a new committee, or identify the need for a specific study. In addition to such "new" initiatives, the continuation of ongoing local policies and programs is recommended in many instances.

The following implementation goal will guide the proposed objectives and actions. These objectives and actions are described in each of the chapters. While the proposed implementation actions are not legally binding like the zoning code and subdivision regulations, the proposals are tremendously important to the plan's successful implementation, and are a vital supplement to its goals, objectives and policies.

USING THE LONG-RANGE PLAN

The long-range plan is based on planning objectives identified in each individual element.

Connectively and flow in a logical manner from the individuals elements, to the goals, to the objectives and long-range planning policies are essential if the comprehensive plan is to be used a tool to guide future growth in Charlton County.

The Short Term Work Program is just that short-term (five-years). The Short-Term Work Program is based on the policy statements found in the long-range planning policy statement.

SHORT TERM WORK PROGRAM 2005-2009

The efficacy of a joint planning effort is contingent on the items set forth in the plan that in turn reflect the direction the community has chosen to follow. Developing a viable plan in the dynamic political, fiscal, social and physical environment is challenging to say the least.

It is hoped that the new goals set forth by this update serve to provide a framework of future decision making with regard to multiple issues in Charlton County and its associated communities.

The Short Term Work Program update and Report of Accomplishments both deal with specific goals, policies and objectives within the confines of general categories of interest entitled: Housing, Economic Development, Public Facilities and Infrastructure, Natural and Historic Resources, and Land Use. These categories are set forth by the Georgia Planning Act and are the basic chapters for all comprehensive-planning efforts in the state. In the Report of Accomplishments, several projects not specifically mentioned in the original work program are included to show various unplanned accomplishments made in the area. Many of these additional accomplishments helped to set the stage for the new Short Term Work Program.

IMPLEMENTATION GOAL

Encourage the use of the Charlton County Joint Comprehensive Plan as the implementation tool for Charlton County and its respective communities.

CHARLTON COUNTY'S 2005-2014 LONG RANGE WORK PROGRAM

ECONOMIC DEVELOPMENT				
Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility
3. Objective 1.1 Charlton County will continue to promote employment opportunities for community residents.	\$15,000	General Funds	2005-2014	Charlton County
4. Objective 1.6 Charlton County will support organizations that enhance economic development/growth and/or develop implementation strategies.	\$290,000	General Funds	2005-2014	Charlton County

HOUSING				
Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility
1. Objective 1.1 Charlton County will ensure that existing and future building codes are enforced.	\$400,000	Fees	2005-2014	Charlton County
2. Objective 1.2 The County shall use the SBCCI, local ordinances, grants and housing standards to eliminate substandard housing.	\$400,000	CHIP/CDBG, USDA and HUD grants	2005-2014	Charlton County
5. Objective 1.7 Charlton County will support programs that attract businesses that are compatible with our goals, natural resources and unique geological features.	\$150,000	General Funds	2005-2014	Charlton County

COMMUNITY FACILITIES				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
6. Objective 1.1 Ensure that the development of infrastructure systems support desired growth patterns.	\$27,000	General Funds	2005-2014	Charlton County
7. Objective 1.3 Support the newly construct Charlton County Public and ensure appropriate, cost effective facilities for arts and cultural activities.	\$344,000	General Funds	2005-2014	Charlton County
8. Objective 1.4 Charlton County will ensure excellent in public safety and health services available to its citizens in an efficient and cost effective manner.	\$18,760,000	General Funds	2005-2014	Charlton County
9. Objective 2.1 Provide for safe and efficient transportation systems that support desired growth patterns	\$410,000	LARP, GA DOT, General Funds	2005-2014	Charlton County
10. Objective 3.1 Provide for an efficient, economical and environmentally sound solid waste disposal system.	\$1,000	General Funds	2005-2014	Charlton County

NATURAL AND HISTORIC RESOURCES ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
11. Objective 1.7 Support Programs and agencies that promote the natural resources of Charlton County.	\$10,000	General Funds	2005-2014	Charlton County

LAND USE ELEMENT

Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
12. Objective 1.2 Charlton County and its municipalities will continue to support and encourage land uses that is supportive of the current and future land use patterns.	\$40,000	General Funds	2005-2014	Charlton County

INTERGOVERNMENTAL COORDINATION

Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
13. Objective 1.1 Pursue intergovernmental cooperation when cost effective.	N/A	N/A	2005-2014	City of Homeland, City of Folkston and Charlton County

CITY OF FOLKSTON'S 2005-2014 LONG RANGE WORK PROGRAM

HOUSING				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
<p>1. Objective 1.1 Revitalize existing, deteriorating neighborhoods so that they are attractive and will draw people back to them. Support rehabilitation plans and encourage the replacement of dilapidated structures. Charlton County and its municipalities will ensure that existing and future building codes are enforced.</p>	\$320,000	General Funds	2005-2014	City of Folkston
<p>2. Objective 1.2 The City of Folkston shall use the SBCCI, local ordinances, grants and housing standards to eliminate substandard housing.</p>	\$220,000	General Funds, CHIP/CDBG, USDA and HUD grants	2005-2014	City of Folkston

ECONOMIC DEVELOPMENT				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
3. Objective 1.4 The core downtown business district should continue to be revitalized.	\$76,660	General Funding and Quality Growth Grants	2005-2014	City of Folkston
4. Objective 1.6 The county and the municipalities will support organizations that enhance economic development/growth and/or develop implementation strategies.	\$216,000	General Funds	2005-2014	City of Folkston
5. Objective 1.7 Encourage and support programs and the development of programs that attract businesses that are compatible with our goals, natural resources and unique geological features.	\$86,666	General Funds	2005-2014	City of Folkston

COMMUNITY FACILITIES				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
6. Objective 1.1 Ensure that the development of infrastructure systems support desired growth patterns.	\$57,500	USDA, DCA grants and General Funds	2005-2014	City of Folkston
7. Objective 1.3 Continue to support the newly construct Charlton County Public Library and ensure appropriate, cost effective facilities for arts and cultural activities as the cities of Folkston, Homeland and Charlton County continue to grow.	\$18,000	General Funds	2005-2014	City of Folkston
8. Objective 1.4. Improve accuracy, effectiveness, efficiency and safety of City's water supply (i.e. electronic meters, residential back-flow preventers, etc.).	\$190,000	General Funds	2005-2014	City of Folkston
9. Objective 2.1 Provide for safe and efficient transportation systems that support desired growth patterns.	\$520,000	CDBG	2005-2014	City of Folkston

NATURAL AND HISTORIC RESOURCES ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
10. Objective 1.8 Support programs and agencies that promote and protect the historical resources and unique character of Folkston.	\$20,000	General Funds	2005-2014	City of Folkston.

LAND USE ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
11. Objective 1.2 The City of Folkston will continue to support and encourage land uses that are supportive of the current and future land use patterns.	\$15,000	General Funds	2005-2014	City of Folkston

INTERGOVERNMENTAL COORDINATION				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
12. Objective 1.1 Pursue intergovernmental cooperation when cost effective.	N/A	N/A	2005-2014	City of Homeland, City of Folkston and Charlton County

CITY OF HOMELAND'S 2005-2014 LONG RANGE WORK PROGRAM

HOUSING				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
1. Objective 1.1 Revitalize existing, deteriorating neighborhoods so that they are attractive and will draw people back to them. Support rehabilitation plans and encourage the replacement of dilapidated structures. Charlton County and its municipalities will ensure that existing and future building codes are enforced.	\$50,000	Fees and General Funds	2005-2014	City of Homeland

ECONOMIC DEVELOPMENT				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
2. Objective 1.6 The county and the municipalities will support organizations that enhance economic development/growth and/or develop implementation strategies.	\$100,000	General Funds	2005-2014	City of Homeland

COMMUNITY FACILITIES				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
3. Objective 1.4 Ensure excellence in public safety, public works and health services as the Cities of Folkston, Homeland and Charlton County continue to grow in an efficient and cost effective manner.	\$496,500	USDA, DCA grants and General Funds	2005-2014	City of Homeland
4. Objective 1.5 Provide for adequate cost effective parks and recreation areas for all citizens of Folkston, Homeland and Charlton County, utilizing the natural environment and existing resources to the maximum extent.	\$30,000	Private, DNR Funds and Quality Growth Grants and General Funds	2005-2014	City of Homeland
5. Objective 2.1 Provide for safe and efficient transportation systems that support desired growth patterns.	\$10,000	General Funds	2005-2014	City of Homeland

NATURAL AND HISTORIC RESOURCES ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
6. Objective 1.8 Support programs and agencies that promote and protect the historical resources and unique character of Folkston.	\$100,000	General Funds and Grants	2005-2014	City of Homeland

LAND USE ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
7. Objective 1.2 City of Homeland will continue to support and encourage land uses that is supportive of the current and future land use patterns.	\$10,000	General Funds	2005-2014	City of Homeland and SEGa RDC

INTERGOVERNMENTAL COORDINATION				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
8. Objective 1.1 Pursue intergovernmental cooperation when cost effective.	N/A	N/A	2005-2014	City of Homeland, City of Folkston and Charlton County

CHARLTON COUNTY: STWP REPORT OF ACCOMPLISHMENTS 2004-2008

HOUSING			
Project	Activity	Status	Explanation
1	Continue to apply for CHIP and other housing related grants to improve stock in Charlton County.	Completed	Project was reworded to language that is more concise. Projects 1-Aggressively pursue grants for housing rehabilitation/renewal.

ECONOMIC DEVELOPMENT			
Project	Activity	Status	Explanation
2	Continue to attempt to attract appropriate businesses to appropriate businesses to Charlton County through promotion of abundant natural resources, proximity to coastal and interior recreation, to ports and air transportation, and to metropolitan areas.	Completed	Project was combined with project number 4 in the 2005-2009 STWP. Provide funding for programs that attract businesses that are compatible with community goals, natural resources and unique geological features.
3	Continue funding support for the Joint Development Authority.	Underway	Project was combined with project number 3 in the 2005-2009 STWP. Provide funding for the Charlton County/Folkston Development Authority and its programs.
4	Participate, as needed, in workforce development.	Underway	2005-2009 STWP Project # 6
5	Develop better understanding of population trends and demographic makeup. Develop a template for all agencies to use in planning and grant writing.	Completed	
6	Initiate a study of the specific advantages offered by the southern end of the county, due to its proximity to Jacksonville, Florida.	Not Accomplished	Not Accomplished: This project lacked funding and organizational support, which prevented this from being developed.
7	Pursue more aggressive promotion of nature-based tourism and assist local businesses in benefiting from this tourism.	Underway	Project reworded to language that is more concise. 2005-2009 STWP project # 5. Provide funding for programs that promote eco-tourism as an opportunity for local businesses.

PUBLIC FACILITIES AND INFRASTRUCTURE			
Project	Activity	Status	Explanation
8	Create inventory of county assets such as buildings, land, roads, natural resources, and recreation areas.	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. 2005-2009 STWP Project # 8
9	Seal cracks in Folkston Airport runway.	Completed	
10	Replace Clay Branch Bridge.	Completed	
11	Sponsor Comprehensive Water Supply Plan in cooperation with 3 other counties and eventually with all 24 coastal Georgia counties.	Completed	
12	Repair several bridges in the county	Completed	
13	Pave several roads in Charlton County including, but not limited to, Roberts, Hamp Chesser Road, Arthur Knowles Road, and several streets in The Sticks area.	Completed	
14	Construct new shop building at County maintenance Yard.	Completed	
15	Bring County Courthouse up to ADA standards.	Not Accomplished	Not Accomplished: This project lacked funding and organizational support, which prevented this from being developed.
16	Maintain Charlton Memorial Hospital operations under existing contract.	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. 2005-2009 STWP Project # 9.
17	Continue to pursue the construction of a new jail facility, possibly as a joint venture with adjacent counties.	Underway	2005-2009 STWP Project # 10
18	Continue to support Family Connection programs to reduce teenage pregnancies, lower school dropout rates and raise the level of adult literacy and parenting skills.	Underway	

NATURAL AND HISTORIC RESOURCES			
Project	Activity	Status	Explanation
18	Conduct a study of storm water runoff and non-point sources of pollution.	Completed	
19	Continue to support the proposed Okefenokee Education and Research Center including the renovation of the three old school buildings in downtown Folkston.	Completed	
20	Continue to support the St. Marys River Management Committee in its study of the St. Marys River. Continue to work with DNR in Studying the St. Marys and Satilla Rivers.	Underway	2005-2009 STWP Project # 25
21	Adopt and implement standards for the protection of Charlton County wetlands and groundwater recharge areas.	Completed	

FOLKSTON: STWP REPORT OF ACCOMPLISHMENTS 2004-2008

HOUSING			
Project	Activity	Status	Explanation
1	Continue utilizing building official.	Underway	Language has been revised for language that is more concise. 2005-2009 STWP project # 2. Provide funding for the building and code enforcement program.
2	Continue pursuit of initiatives to address inadequate, unsafe and sub-standard housing in the City of Folkston.	Postponed	<p>Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project.</p> <p>Language has been revised for language that is more concise. 2005-2009 STWP # 3. Encourage property owners to clean up areas using the Dangerous Building Ordinance.</p>
3	Eliminate blight areas within the City through condemnation and rehabilitation initiatives.	Postponed	<p>Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project.</p> <p>Language has been revised for language that is more concise. 2005-2009 STWP # 1. Aggressively pursue grants for housing rehabilitation/renewal.</p>

ECONOMIC DEVELOPMENT			
Project	Activity	Status	Explanation
4	Continue funding support for the Chamber of Commerce and other entities with suitable expertise and product delivery to promote the economic development of Folkston.	Underway	This project is still underway, but has been disassembled. The project and language has been reworked to provide direction and a better understanding of the projects. (2005-2009 STWP Project # 4, 5, 9 and 10)
5	Continue funding support for the Joint Development Authority.	Underway	A change in wording was required to prevent redundancy. This New wording is "Provide funding for the Charlton County/Folkston Development Authorities." (2005-2009 STWP Project # 4)
6	Continue Hotel/Motel Tax in support of tourism.	Underway	This project is still underway, but has been disassembled. The project and language has been reworked to provide direction and a better understanding of what the Hotel/Motel Tax supports. (2005-2009 STWP Project # 9, 10)
7	Continue initiatives to revitalize the downtown area.	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. Reworded to "Provide funding that promote the revitalization of the City of Folkston to support economic growth." (2005-2009 STWP Project # 7)
8	Expand revitalization initiatives beyond immediate downtown area.	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. This activity was combined with project #7 of the 2005-2009 STWP. "Provide funding that promote the revitalization of the City of Folkston to support economic growth" (2005-2009 STWP Project # 7)
9	Maintain current funding for information reference center.	Not Accomplished	Lacked Funding and Organizational Support.

10	Actively support public, quasi-public, not-for-profit and private entities (to the extent possible) whose mission, business, product or service complements the economic goals & initiatives of the City.	Underway	Changed: Combined and reworded to – “Provide funding for programs that attract business that are compatible with our goals, natural resources and unique geological features.” (2005-2009 STWP Project # 5)
11	Participate to the extent possible in attracting appropriate business and industry to the area that is compatible with our goals and unique geological features.	Underway	Reworded to “Provide funding for programs that attract business that are compatible with our goals, natural resources and unique geological features.” (2005-2009 STWP Project # 5)

PUBLIC FACILITIES AND INFRASTRUCTURE			
Project	Activity	Status	Explanation
12	Conduct studies and repair/replace old, defective and damaged water distribution lines.	Not Accomplished	Not Accomplished. Funding not available.
13	Improve accuracy, effectiveness, efficiency and safety of City's water supply (i.e. electronic meters, residential back-flow preventers, etc.).	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. (2005-2009 STWP Project # 14)
14	Expand capacity of wastewater treatment facility.	Completed	
15	Continue repair, refurbishment and replacement of defective wastewater lift stations, manholes and distribution lines.	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. (2005-2009 STWP Project # 15)
16	Pave approximately 2.0 miles of dirt streets.	Underway	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. The activity has been reworded to encompass similar projects that are active throughout the community. Changed to “Pave and provide drainage, sidewalks, curb, gutter and parking space where appropriate for 6 roads.” (2005-2009 STWP Project #11)
17	Maintain program of streets, sidewalk, curb, gutter and parking lots (placement, refurbish & repair).	Not Accomplished	Not Accomplished. This project statement is too general. 2005-2009 STWP Project #11 supports this statement.

18	Conduct storm water runoff and drainage study. Implement corrective action to control flooding. Lack of drainage in appropriate controlled runoff and limit potential for non-point source pollution of streams and lakes.	Completed	
19	Continue support for the Charlton County Library.	Underway	2005-2009 STWP Project # 16. Provide funding to support the Charlton County Library.
20	Continue to look for opportunities to implement measures to improve the quality of the life in our City and enhance the comfort and safety of our citizens.	Not Accomplished	This statement is too general and is not clearly defined in the 2000-2004 STWP. This statement is similar to objective 1.4 in the Community Facilities Element. This statement is not considered a STWP item.
21	Ensure that special needs groups (elderly, children/youth, physically impaired, etc.) have available to them those amenities, services and a safe environment that will provide the maximum quality of life possible. We accept that it is incumbent upon us to be alert for opportunities to enhance or create programs, activities, facilities, etc., to accomplish this general goal.	Not Accomplished	Project number 21 is removed because it is a general policy statement. Only project #18 in the Community Facilities Element could be associated with this statement.
22	Complete the preparation of a comprehensive set of water system maps.	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. (2005-2009 STWP Project # 17)

NATURAL AND HISTORIC RESOURCES			
Project	Activity	Status	Explanation
23	Complete the restoration of the Mizell property.	Completed	
24	Add 4-6 additional properties to existing historic resources. Provide or participate in the placement of such properties on the National Register of Historic Places. Provide or assist with the restoration and productive use (continued or returned) of these properties.	Postponed	Postponed: This activity was continued through 2004. The 2000-2004 STWP was not amended to reflect this activity as being a continuous project. (2005-2009 STWP Project #19)
25	Adopt and implement standards for the protection of Folkston wetlands and groundwater recharge areas.	Completed	

LAND USE			
Project	ACTIVITY	Status	Explanation
26	Annual review of City zoning and related ordinances.	Underway	Underway: Project has been revised to 2005-2009 STWP project #20-Revise ordinances that are in conflict with the desired development and growth patterns.
27	Continue enforcement of City building and zoning ordinances.	Not Accomplished	Not Accomplished: This project will be removed from the Land Use Element. This is a replication of project #2-Policy 1.1.2 in the 2005-2009 STWP Housing Element. This project is too general and not specific enough to describe its purpose in this element.

Homeland: STWP Report of Accomplishments 2004-2008

HOUSING			
Project	Activity	Status	Explanation
1	Continue to upgrade Homeland's housing stock through various ordinances, inspections programs, and applications for funding to assist with these improvements.	Not Accomplished	Parts of Project 1 are being used whereas other parts are not. This statement is too general. This project has been disassembled to reflect the 2005-2009 STWP. The inspections are carried out under project #1 in the 2005-2009 STWP.

ECONOMIC DEVELOPMENT			
Project	Activity	Status	Explanation
2	Continue funding the Homeland Development Authority.	Underway	Underway: Wording Changed to project #2. The new wording is "Provide funding for the Homeland Economic Development Authority and its programs." Project #2 in the 2005-2009 STWP.
3	Annex additional properties that encourage growth, enhance economic development, and enhance quality job opportunities in Homeland.	Completed	
4	Continue efforts to achieve a 100% census count for the City of Homeland in the year 2000. Continue to serve on the Southeast Georgia RDC's Regional Complete Count Committee to ensure a correct count for all of Charlton County.	Completed	

PUBLIC FACILITIES AND INFRASTRUCTURE			
Project	Activity	Status	Explanation
6	Initiate congressional and senatorial campaign to secure a post office and zip code for Homeland and the surrounding rural areas.	Not Accomplished	Lacked Funding and Support.
7	Complete the street mapping and address correction project begun in 1998.	Completed	
8	Conduct a feasibility study into paving bike lanes on U.S. Highways 1 and 301 through Homeland.	Completed	
9	Construct sidewalks on rights-of-way of some frequently used streets.	Completed	
10	Construct scenic wooded hiking trail accessible to both children and senior citizens.	Underway	(2005-2009 STWP Project # 3)
11	Continue the cooperative effort by Homeland, Folkston, and Charlton County to activate a joint airport authority and construct and equip a 4,000 + foot airstrip.	Underway	(2005-2009 STWP Project # 4)
12	Implement a storm water runoff and drainage program that meets state and Federal guidelines, reduces erosion, and prevents contamination while providing adequate drainage for the City of Homeland.	Not Accomplished	Not Accomplished: Lacked organizational support and funding.
13	Implement a Fire Prevention and Protection Plan for the City of Homeland. Educate residents on ways to reduce fire risks, assess fire hazard prone properties, increase the number of fire hydrants in Homeland, and procure a firehouse and fire suppression equipment for the City.	Underway	(2005-2009 STWP Project #18)
14	Construct a new masonry and metal structure with a fireproof record storage vault to serve as the Homeland City Hall.	Underway	Underway: Project has been changed to "Purchase fireproof Vault for the City Hall." 2005-2009 STWP Project #15.

15	Extend Homeland's city water services to all areas of the city and to those requesting service outside the city limits (when feasible).	Underway	Project is still underway, but has been reworded to "Extended water service to Nature Trails Estates." 2005-2009 STWP #5
16	Increase the number of Homeland police officers and the hours of on-duty policing.	Not Accomplished	Not Accomplished: Funding Not Available.
17	Construct a sewage collection and wastewater treatment facility for the City of Homeland.	Not Accomplished	Project lacked funding and organizational support.
18	Continue street paving and drainage program.	Completed	Completed: Project was carried out from 2000-2004. The 2005-2009 STWP is more detailed. The City of Homeland did not identify any roads in the 2005-2009 STWP that needed paving. However, in the 2005-2009 STWP project #18 does identify that culverts will be replaced as needed to facilitate drainage.
19	Continue monitoring improving, and upgrading Waughtel Park, Homeland Park, and other recreational facilities.	Underway	Underway: Project changed to "Upgrade all recreational facilities and parks." (2005-2009 STWP Project #7)
20	Complete Homeland's animal control facility and acquire the necessary equipment to carry out that program. Revisit all animal control ordinances periodically to ensure that they conform to state laws and adequately provide for the needs of the citizens of Homeland.	Underway	(2005-2009 STWP Project # 8). The animal control ordinance has been written and approved.
21	Monitor city contracts, policies, ordinances, regulations, permits, boards, and authorities to ensure that they are in compliance with the latest acts of Georgia's General Assembly.	Not Accomplished	Not Accomplished: This item has been dropped. The statement is too general and is not a STWP item. Provides no clear direction for the city.
22	Create additional authorities, boards, committees, permitting officers, and enforcement officers as deemed necessary by the Mayor and Council.	Not Accomplished	Not Accomplished: This item has been dropped. The statement is too general and is not a STWP item. Provides no clear direction for the city.

NATURAL AND HISTORIC RESOURCES			
Project	Activity	Status	Explanation
23	Continue initiative to preserve and restore Homeland properties of historical and cultural significance and have these properties placed on the National Register of Historic Places.	Underway	Underway: Project reworded to "Restore the Palmetto Hotel (Phase I). 2005-2009 STWP project # 19.
24	Continue to participate in the DuPont Collaborative Process regarding mining on lands adjacent to the Okefenokee National Wildlife Refuge.	Completed	
25	Monitor groundwater withdrawal to determine quality. Increase withdrawal as necessary and continue implementing Water Conservation Plan.	Not Accomplished	Not Accomplished: This project lacked funding and organizational support, which prevented this from being developed
26	Adopt and implement standards for the protection of Homeland wetlands and groundwater recharge areas.	Completed	

LAND USE			
Project	Activity	Status	Explanation
<u>27</u>	Conduct a study of zoning, land use, population density, and long range growth plans. Adopt and implement needed ordinances, regulations, and programs deemed necessary by the Mayor and Council.	Completed	<p>Completed: Several of these items have been complete during the comprehensive planning process.</p> <p>Could be an objective or a general policy statement. "Adopt and implement needed ordinances, regulations, and programs deemed necessary by the Mayor and Council" is not clearly defined and is not a STWP statement.</p>

CHARLTON COUNTY'S SHORT TERM WORK PROGRAM

HOUSING				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
1. Policy 1.2.1, 1.2.2 & 1.2.3 Aggressively pursue grants for housing rehabilitation/renewal.	\$200,000	CHIP/CDBG, USDA and HUD grants	2005-2009	Charlton County
2. Policy 1.1.2 Provide funding for the building and code enforcement program.	\$200,000	Fees	2005-2009	Charlton County

ECONOMIC DEVELOPMENT				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
3. Policy 1.6.1 Provide funding for the Charlton County/Folkston Development Authority and its programs.	\$125,000	General Funds	2005-2009	Charlton County
4. Policy 1.7.1 Provide funding for programs that attract businesses that are compatible with our goals, natural resources and unique geological features.	\$50,000	General Funds	2005-2009	Charlton County
5. Policy 1.7.2 Provide funding for programs that promote eco-tourism as an opportunities for local businesses	\$25,000	General Funds and Quality Growth Grants	2005-2009	Charlton County
6. Policy 1.1.1 Participate in workforce development.	\$7,500	General Funds	2005-2009	Charlton County
7. Policy 1.6.2 Provide funding and support for the Okefenokee Chamber of Commerce.	\$20,000	General Funds	2005-2009	Charlton County

COMMUNITY FACILITIES				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
8. Policy 1.1.4 Create inventory of county assets such as buildings, land, roads, natural resources and recreation areas	\$10,000	General Funds	2005-2009	Charlton County
9. Policy 1.4.4 Maintain Charlton Memorial Hospital operations under existing contract.	\$3,500,000	General Funds	2005-2009	Charlton County
10. Policy 1.4.6 Continue to pursue the construction of a new jail facility, possibly as a joint venture with adjacent counties.	\$500,000	General Funds	2005-2009	Charlton County
11. Policy 2.1.6 Continue the cooperative effort by Homeland, Folkston and Charlton County to activate a joint airport authority and construct and equip a 4,000 + foot airstrip.	\$25,000	FFA, GA DOT, General Funds	2005-2009	Charlton County
12. Policy 2.1.4 Fund the maintenance of streets, sidewalk, curbs, gutter and parking lots	\$100,000	General Funds, LARP, GA DOT, CDBG	2005-2009	Charlton County
13. Policy 1.3.1 Provide funding to increase circulation and support library programs.	\$145,000	General Funds	2005-2009	Charlton County

14. Policy 1.4.3 & 1.4.4 Provide funding for programs that enhance public safety and health.	\$25,000	General Funds and Quality Growth Grants	2005-2009	Charlton County
15. Policy 3.1.1 Develop a Comprehensive Solid Waste Management Plan.	\$1,000	General Funds	2005	Charlton County
16. Policy 1.1.4 GPS County Roads for map.	\$7,000	General Funds	2005-2006	Charlton County and SEGa RDC
17. Policy 2.1.5 Pave Mclading, Spring Lake, Gene and Grace Chapel Roads	\$200,000	General Funds, GA DOT and SPLOST	2005-2009	Charlton County
18. Policy 1.4.7 Address and prepare the community for the 911 system.	\$65,000	General Funds	2005-2007	Charlton County and SEGa RDC
19. Policy 1.4.5 Purchase 4 fire trucks.	\$95,000	General Funds and SPLOST	2005-2009	Charlton County
20. Policy 1.4.5 Purchase 3 Sheriff cars.	\$90,000	General Funds	2005-2009	Charlton County
21. Policy 1.5.2 Replace Gym Floor in Recreation Department.	\$70,000	SPLOST	2005	Charlton County
22. Policy 1.4.8 Purchase a dump truck.	\$90,000	General Funds and SPLOST	2005	Charlton County
23. Policy 1.4.9 Build Courthouse addition/annex.	\$280,000	SPLOST	2005-2009	Charlton County
24. Policy 1.3.1 Construct addition to library.	\$54,000	SPLOST	2005-2009	Charlton County

<p>25. Policy 1.4.3 & 1.4.4 Provide funding to support Family Connection programs to reduce teenage pregnancies, lower school dropout rates and raise the level of adult literacy and parenting skills.</p>	\$12,500	General Funds	2005-2009	Charlton County
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NATURAL AND HISTORIC RESOURCES ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
<p>26. Policy 1.7.1 Provide funding for the support of the St. Marys River Management Committee in its study of the St. Marys River.</p>	\$2,500	General Funds	2005-2009	Charlton County
<p>27. Policy 1.7.2 Contribute funding to support DNR programs that study the St. Marys and Satilla Rivers.</p>	\$2,500	General Funds	2005-2009	Charlton County

LAND USE ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
<p>28. Policy 1.2.1 Annual review of ordinances.</p>	\$5,000	General Funds	2005-2009	Charlton County
<p>29. Policy 1.2.1, 1.2.2 & 1.2.3 Support land uses that encourage growth, enhances economic development and affords employment opportunities.</p>	\$15,000	General Funds	2005-2009	Charlton County

INTERGOVERNMENTAL COORDINATION				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
30. Policy 1.1.1 Purse intergovernmental cooperation when cost effective.	N/A	N/A	2005-2009	City of Homeland, City of Folkston and Charlton County
31. Policy 1.1.2 When appropriate and cost effective promote the sharing of services.	N/A	N/A	2005-2009	City of Homeland, City of Folkston and Charlton County
32. Policy 1.1.3 Participate in committees, groups and organizations promoting intergovernmental cooperation.	N/A	N/A	2005-2009	City of Homeland, City of Folkston and Charlton County

CITY OF FOLKSTON'S SHORT TERM WORK PROGRAM

HOUSING				
Project Number/Policy	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
1. Policy 1.2.1, 1.2.2 & 1.2.3 Aggressively pursue grants for housing rehabilitation/renewal.	\$100,000	CHIP/CDBG, USDA and HUD grants	2005-2009	City of Folkston
2. Policy 1.1.2 Provide funding for the building and code enforcement program.	\$160,000	\$8,000 Fees \$25,000 General Funds	2005-2009	City of Folkston
3. Policy 1.2.4 Encourage property owners to clean up areas using the Dangerous Building Ordinance.	\$10,000	General Funds	2005-2009	City of Folkston

ECONOMIC DEVELOPMENT

Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
4. Policy 1.6.1 Provide funding for the Charlton County/Folkston Development Authority.	\$90,000	General Funds	2005-2009	City of Folkston
5. Policy 1.7.1 Provide funding for programs that attract businesses that are compatible with our goals, natural resources and unique geological features.	\$5,000	General Funds	2005-2009	City of Folkston
6. Policy 1.4.2 Provide funding for initiatives that promote the revitalization of the City of Folkston to support economic growth.	\$5,000	General Funding and Quality Growth Grants	2005-2015	City of Folkston
7. Policy 1.7.2 Provide funding for programs that promote eco-tourism as an opportunities for local businesses	\$5,000	General Funds and Quality Growth Grants	2005-2015	City of Folkston
8. Policy 1.6.2 Provide funding for the Okefenokee Chamber of Commerce.	\$33,330	Hotel/Motel Tax Revenue	2005-2009	City of Folkston
9. Policy 1.4.2 Provide Funding for the Better Hometown Program by using the Hotel/Motel Tax.	\$33,330	Hotel/Motel Tax Revenue	2005-2009	City of Folkston

COMMUNITY FACILITIES				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
10. Policy 2.1.5 Pave and provide drainage, sidewalks, curb, gutter and parking space where appropriate for 6 roads.	\$500,000	CDBG	2005-2009	City of Folkston
11. Policy 2.1.6 Continue the cooperative effort by Homeland, Folkston and Charlton County to activate a joint airport authority and construct and equip a 4,000 + foot airstrip.	\$10,000	FFA, GA DOT, General Funds	2005-2009	City of Folkston
12. Policy 1.1.1 Extend sewage & water into the Forest Lake, Spring Lake and Bethune School Road area.	\$100,000	USDA, DCA grants and General Funds	2005-2009	City of Folkston
13. Policy 1.4.8 Improve accuracy, effectiveness, efficiency and safety of City's water supply (i.e. electronic meters, residential back-flow preventers, etc.).	\$50,000	General Funds	2005-2009	City of Folkston
14. Policy 1.4.8 Continue repair, refurbishment and replacement of defluctive wastewater lift stations, manholes and distribution lines.	\$10,000	General Funds	2005-2009	City of Folkston

15. Policy 1.3.1 Provide funding to support the Charlton County Library.	\$90,000	General Funds	2005-2009	City of Folkston
16. Policy 1.1.4 Complete the preparation of a comprehensive set of water system maps (Fire Hydrant list completed).	\$7,500	General Funds	2005-2009	City of Folkston
17. Policy 1.4.9 Maintain the Funnel as a platform for viewing trains.	\$5,000	General Funds	2005-2009	City of Folkston

NATURAL AND HISTORIC RESOURCES ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
18. Policy 1.8.1 Add 4-6 additional properties to existing historic resources. Provide or participate in the placement of such properties on the National Register of Historic Places. Provide or assist with the restoration and productive use (continued or returned) of these properties.	\$10,000	General Funds	2005-2007	City of Folkston.

LAND USE ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
19. Policy 1.2.1 Revise ordinances that are in conflict with the desired development and growth patterns.	\$7,500	General Funds	2005-2009	Charlton County, City of Folkston and Homeland

INTERGOVERNMENTAL COORDINATION				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
20. Policy 1.1.1 Purse intergovernmental cooperation when cost effective.	N/A	N/A	2005-2009	City of Homeland, City of Folkston and Charlton County
21. Policy 1.1.2 When appropriate and cost effective promote the sharing of services.	N/A	N/A	2005-2014	City of Homeland, City of Folkston and Charlton County
22. Policy 1.1.3 Participate in committees, groups and organizations promoting intergovernmental cooperation.	N/A	N/A	2005-2009	City of Homeland, City of Folkston and Charlton County

CITY OF HOMELAND'S SHORT TERM WORK PROGRAM

HOUSING				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
1. Policy 1.1.2 Fund the building and code enforcement program.	\$25,000	Fees and General Funds	2005-2009	City of Homeland

ECONOMIC DEVELOPMENT				
Project Number/Policy	Estimated Cost	Funding Source	Implementation Year	Responsibility
2. Policy 1.6.1 Provide funding for the Homeland Economic Development Authority and its programs.	\$50,000	General Funds	2005-2009	City of Homeland

COMMUNITY FACILITIES				
Project Number/Policy	Annual Estimated Cost	Funding Source	Implementation Year	Responsibility
3. Policy 1.5.2 Construct scenic wooded hiking trail accessible to both children and senior citizens.	\$10,000	Private, DNR Funds and Quality Growth Grants and General Funds	2005-2009	City of Homeland
4. Policy 1.4.3 Implement a Fire Prevention and Protection Plan for the City of Homeland. (Educate residents on ways to reduce fire risk, assess fire hazard prone properties, increase the number of fire hydrants in Homeland, and procure firehouse and fire suppression equipment for the city).	\$10,000	USDA, DCA grants and General Funds	2005-2009	City of Homeland & Charlton County

5. Policy 1.4.3 Extend water service to Nature Trails Estates. System will have fire hydrants.	\$200,000	USDA, DCA grants and General Funds	2005-2009	City of Homeland
6. Policy 1.4.5 Purchase 1 fully equipped patrol car.	\$28,000	Grants and General Funds	2006	City of Homeland
7. Policy 1.5.2 Upgrade all recreational facilities and parks.	\$20,000	General Funds	2005-2007	City of Homeland
8. Policy 1.4.8 & 1.4.9 Complete Homeland's animal control facility and acquire the necessary equipment to carry out that program.	\$3,000	General Funds	2005-2009	City of Homeland
9. Policy 1.4.8 & 1.4.9 Build and equip maintenance/repair shop.	\$20,000	General Funds	2006-2007	City of Homeland
10. Policy 1.4.8 Purchase new garbage truck.	\$60,000	General Funds	2005	City of Homeland
11. Policy 1.4.8 Purchase new dump truck.	\$40,000	General Funds	2008	City of Homeland
12. Policy 1.4.8 Purchase new tractor/mower.	\$14,000	General Funds	2008	City of Homeland
13. Policy 1.4.8 Purchase new pickup truck to conduct city business.	\$18,000	General Funds	2006	City of Homeland
14. Policy 1.4.8 Purchase office equipment for City Hall.	\$10,000	General Funds	2005-2009	City of Homeland
15. Policy 1.4.8 Purchase fireproof Vault for City Hall.	\$15,000	General Funds	2006	City of Homeland
16. Policy 1.4.8 Install galvanized chain fencing at Homeland Cemetery.	\$2,500	General Funds	2007	City of Homeland
17. Policy 1.4.8 Replace Street signs.	\$6,000	General Funds	2005-2009	City of Homeland
18. Policy 2.1.5 Install and/or replace culverts as needed	\$5,000	General Funds	2005-2009	City of Homeland

19. Policy 2.1.6 Continue the cooperative effort by Homeland, Folkston and Charlton County to activate a joint airport authority and construct and equip a 4,000 + foot airstrip.	\$5,000	General Funds	2005-2009	City of Homeland
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NATURAL AND HISTORIC RESOURCES ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	RESPONSIBILITY
20. Policy 1.8.1 Restore the Palmetto Hotel (Phase I)	\$50,000	General Funds and Grants	2005-2009	City of Homeland

LAND USE ELEMENT				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
21. Policy 1.2.1 Develop a review process that ensures land use compatibility.	\$1,000	General Funds	2005	City of Homeland and SEGa RDC

INTERGOVERNMENTAL COORDINATION				
Project Number/Activity	Estimated Cost	Funding Source	Implementation Year	Responsibility
22. Policy 1.1.1 Purse intergovernmental cooperation when cost effective.	N/A	N/A	2005-2009	City of Homeland, City of Folkston and Charlton County
23. Policy 1.1.2 When appropriate and cost effective promote the sharing of services.	N/A	N/A	2005-2014	City of Homeland, City of Folkston and Charlton County
24. Policy 1.1.3 Participate in committees, groups and organizations promoting intergovernmental cooperation.	N/A	N/A	2005-2009	City of Homeland, City of Folkston and Charlton County