

Joint 2030 Comprehensive Plan for Charlton County City of Folkston City of Homeland



Source: Blaine Eckberg



<u>Table of Contents</u>		<u>Page</u>
1.	Introduction-	5
2.	Charlton County’s Vision for the Future-	7
	a. Introduction-	7
	b. Public Outreach	7
	c. Project Oversight & Coordination	7
	d. Community Outreach Tools	7
3.	Future Land Development-	9
	a. Introduction	9
	b. Future Development Map	9
	c. Character Areas for Charlton County & Cities	9
	d. Character Area Map	11
	e. Community Facilities Maps	13
	f. Character Area Description and Documentation	17
4.	Translating the Vision into the Plan: Goals, Issues and Policies	29
	a. Introduction	29
	b. Priority List - Top Ten Issues and Opportunities	29
	c. Goals, Issues & Policies	32
	1. Population	32
	2. Economic Development	33
	3. Housing	35
	4. Natural Resources	36
	5. Cultural Resources	38
	6. Community Facilities and Services	40
	7. Land Use	41
	8. Transportation	43
	9. Intergovernmental Coordination	44
5.	Implementation Program (Policies, Responsible Party, Partners, Time Frame)	47
6.	Short Term Work Program	55
7.	Report of Accomplishments	63

1. Introduction

Purpose

The Community Agenda is the most important part of the Joint Charlton County 2030 Comprehensive Plan.

Based on the findings of the Community Assessment and the input gathered through the many stakeholder public participation meetings, this document provides the Vision for Charlton County's future and it provides a community based plan to implement that vision.

The Community Agenda also prioritizes the key issues and opportunities that Charlton County, the City of Folkston and the City of Homeland want to address in the next 20 years, provides a list of policies which may guide the making of day-to-day decisions of the local governments, and provides a detailed Short Term Work Program that outlines what specific actions Charlton County and its cities can implement over the next 5 years.

Scope

This document was prepared following the Rules of the Georgia Department of Community Affairs (DCA) Chapter 110-12-1-.05, Standards and Procedures for Local Comprehensive Planning, "Local Planning Requirements," effective May 1, 2005. It includes three basic requirements for a Community Agenda:

1. The Community Vision is intended to paint a picture of what the community desires to become, providing a completed description of the development patterns to be encouraged within the jurisdiction. The Community Vision consists of a General Vision Statement, the Future Development Map and a Defining Narrative.
2. Community Issues and Opportunities. This is the list of Issues and Opportunities that the community intends to address and follow-up with specific implementation measures.
3. Short Term Work Program – These are specific implementation actions which the community intends to take over the next five years. This can include ordinances, review procedures, capital improvements, financing, investments or other incentives or programs.

Use of the Plan

Homeland, Folkston and Charlton County elected officials, staff, and residents should use the Community Agenda, or the Comprehensive Plan, in three ways:

First, the Future Development Map (Character Areas) will be a help in guiding future zoning, development and capital investment decisions. It is a representation of the communities' vision for the County and indicates areas in the county and cities where certain types of land uses should be directed as preferred uses. The Future Development Map takes into consideration any existing current zoning map, the existing uses on the ground, development suitability due to topography, soils, natural resources, the availability of existing and proposed infrastructure., as well as the needs and desires of the projected population and desired economic development growth.

Second, the Community Agenda provides Goals, Issues, and Policies that will help guide day-to-day decisions. These goals, issues and policies reflect community priorities and should also be used as guidelines in the analysis of zoning and development review decisions.

Third, the Community Agenda includes an Implementation Plan that will help direct public investment and private initiatives. Plan implementation is carried out through daily land use and administration decisions and through projects outlined in the Short-Term Work Program. This Community Agenda outlines recommended changes as pointed out by Homeland, Folkston and Charlton County and other codes to be consistent with the county's and cities' vision; and after the adoption of the Comprehensive Plan, it will be up to City Councils and County Commission to implement revisions as necessary.

2. Greater Charlton County's Vision for the Future

a. Introduction

Extensive public outreach, involvement and support are the key ingredients for a successful Comprehensive Plan. Therefore, a strong outreach to the community was implemented as part of Greater Charlton County's planning process and the public and key community stakeholders were engaged early and often. This resulted in a clearer understanding of the issues and opportunities affecting Greater Charlton County. Elected officials, community leaders and citizens as well as other agencies also actively engaged in discussions and consensus building resulting in a clear vision of Greater Charlton County's future and how to get there.

b. Public Outreach

The Community Participation Plan (CPP) was completed early in the process prior to the Community Assessment with the goal to engage stakeholders and citizens as early as possible in the process, to engage them often, and to continue the public involvement from start to finish of the process.

The public involvement had four main goals:

- To educate and to increase public awareness of the Comprehensive Plan
- To take advantage of the expertise and local knowledge of the citizens and residents
- To mobilize early and establish continuing support for the plan
- To make the plan a "Grassroots Plan" developed by and for the citizens of Greater Charlton County

c. Project Oversight and Coordination

City of Folkston, Homeland and Charlton County elected officials and staff provided general oversight over the planning process. This oversight was accomplished by actively engaging these key players in the process through active participation in the stakeholder workshops, and by regular personal and e-mail consultations on specific planning issues.

Members of the Stakeholder Committee participated in the Kick-Off Workshop and in all subsequent public work sessions and public hearings. The Steering Committee's responsibilities included promoting plan involvement, attending workshops, providing feedback, completing surveys and homework, and providing comments to the elected officials as necessary.

d. Community Outreach Tools

Website

A website was developed to serve as a portal for everyone to access throughout the planning process. It was linked to the Southern Georgia Regional Commission website and also accessible through the City of Folkston and Charlton/Folkston Chamber of Commerce websites. The website was created in a simple format to simplify navigation by the general public. A variety of information was posted on the website including schedules of meetings, invitations to meetings, draft and final documents including all maps, and contact information with the option to e-mail Southern Georgia Regional Commission staff anytime and directly. The website was updated often through the development of the Comprehensive Plan.

Public Notification

Public Notification tools included fliers that were posted and distributed electronically to the Stakeholder Committee and other interested parties. Hard copies were posted throughout the communities as well as at the different City Halls and County Administration Building. The local newspaper also printed public announcements and advertisements.

Meetings and Workshops

A large number of people participated in the various meetings and workshops held for the Comprehensive Plan. Working with the public began with the Visioning/Kick-off meeting in August of 2009 and continued throughout the

development of the Community Assessment in an evaluation and appraisal effort of the state of Greater Charlton County and culminated in the development of the Community Agenda in an effort to present a unified vision and implementation strategy for the Cities of Folkston, Homeland and Greater Charlton County as a whole. A public hearing on December 3, 2009, completed the Community Assessment and a final public hearing on April 1, 2010 provided the community with a last opportunity to shape the Community Agenda.

The following Community Agenda is the result of the extensive public involvement effort and is reflective of Greater Charlton County's residents and elected officials' commitment to their home and vision for its future.

3. Future Land Development

a. Introduction

The Future Land Development Section describes and implements a very important tool that will be used to guide future land development and capital investment decisions in Greater Charlton County, **the Future Development Map**.

The map is based on Charlton County's residents' vision for the future and has been developed in coordination with the citizens, elected officials and many other stakeholders. The Future Development Map is a required component of the Comprehensive Plan under Chapter 110-12-1.05 of the new Local Planning Requirements adopted by DCA on May 1, 2005.

The Future Development Map defines a specific vision for each Character Area and outlines the boundaries on a local scale. Several Character Areas have been defined for the Cities of Homeland, Folkston, and Charlton County, each with their own vision, description, Goals, and implementation strategies. In addition, the map defines areas in the county where specific land use types such as agricultural/forestry, commercial, industrial, residential, conservation, etc. should be directed to as preferred land uses. This does not preclude a specified use from developing in other character areas, it just points out the most suitable land areas for a certain development and points out certain handicaps for that use in other areas.

b. Future Development Map

Considering the above mentioned items, a series of Future Development Maps was created. These maps, found on the following three pages, represent a specific vision for each character area. A description of how the character areas were defined follows along with what types, forms, styles, and patterns of development are to be encouraged in the area, Quality Community Objectives to be pursued and identification of implementation measures to achieve the desired development patterns.

c. Character Areas for the City of Folkston, City of Homeland and Charlton County

Each character area has a unique description stating either the existing or desired qualities for that area and shows the differences that exist among the different areas in Charlton County. The development strategy developed for each character area should serve as a guide for all development and redevelopment taking place in that character area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life. The inclusion of permitted zonings, where appropriate and desired, provides guidance as to the type of land uses encouraged within each character area and to ensure compatible uses within and between the character areas.

Character areas in Greater Charlton County were defined by looking at the size and type of lots, site design features, and availability of infrastructure, density and intensity of development, type of development, environmental features, and vision for future development. Some Character Areas are more generic and cover several geographic areas in Greater Charlton County that have the same characteristics, issues, and goals for their future. Other Character Areas are more specific and defined as such in their name, and act more as an overlay zone in their nature than a Future Land Use designation.

d. Character Area Maps for Greater Charlton County

The following pages contain the customized Character Area Maps for Unincorporated Charlton County, the City of Folkston and the City of Homeland. The Future Development maps (= Character Area maps) were developed through workshops with the elected officials of each government and all stakeholders involved and reflect the local character of each area.

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Placeholder for Charlton County Character Area Map

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Charlton County Community Facilities Map

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Homeland/Folkston Community Facilities Map

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h. Character Area Description and Documentation

Conservation Character Area



Source: USFWS

Description

The Conservation Character Area is intended to identify those areas in Greater Charlton County which exhibit unique or special environmental characteristics, and may be held either publicly or privately. Conservation Character Areas in Greater Charlton County include the Okefenokee Wildlife Refuge, the St. Marys and Satilla Rivers, the Devil's Elbow and Trader's Hill.

Predominant Land Use

Conservation areas contain significant natural resources including watershed and groundwater recharge areas. The land uses are undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development. The primary mission is to maintain and improve critical water quality, preserve endangered species, preserve wetlands, educate future generations and add stability to the ecosystem.

Vision for the Future

Protect the natural habitat in order to maintain or improve water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat and wildlife while utilizing the natural resources' attraction to visitors to build a sustainable economy around the Okefenokee Wildlife Refuge and the St. Marys and Satilla Rivers. Passive and active recreation uses will be allowed in addition to some limited residential uses.

Quality Community Objectives:

- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

Implementation Measures:

- Limit active development of conservation areas to uses which are compatible with the natural restraints of the land. No invasive residential or commercial development should occur inside those areas other than that typically related to the mission of the refuge or conservation area, compatible outdoor recreation opportunities, and public health and safety.
- Establish Greenway and Blueway Corridors to connect areas of predominantly environmentally sensitive lands in cooperation with willing sellers. Such Greenway and Blueway Corridors will also serve as recreation corridors for active recreation tourism including kayaking, canoeing, hiking and biking.
- Provide conservation incentives such as clustering of buildings away from environmentally sensitive areas in developments that are adjacent to conservation areas.
- Pursue grants to purchase the most sensitive lands for public protection. Funds are scarce but could be found through donations, grants or low-interest loans through programs such as the Georgia Land Conservation Program, or even a special voter approved tax assessment specifically for that purpose.
- Adopt development standards for landscaping in areas adjacent to the Okefenokee Wildlife Refuge to minimize impacts to the refuge's conservation mission and the threat of wildfires.
- Adopt density standards for developments relying on septic tanks within and adjacent to conservation areas.
- Adopt development standard outlining requirements for buffers for developments adjacent to conservation areas.
- Establish a Tourism Council whose main purpose it will be to market Charlton County as an Eco-Tourism destination and develops incentives to attract the necessary infrastructure such as overnight lodging.
- Develop public boat ramps for the St. Marys and Satilla Rivers that are patrolled and provide for safe access to the rivers.
- Incorporate the St. Marys River Management Plan into long range planning efforts of this Comprehensive Plan.

Mixed Use Transitional Area



Description

The “Mixed Use Transitional” character area designation in Charlton County is intended for those areas outside of the more developed areas which are associated with agricultural/forestry and agriculture or forestry related activities. These areas are being recognized as appropriate for cash crops, livestock, and ranching activities. Many of these agriculturally/forestry utilized lands are under the 10-year (15-year for forest lands) conservation designation through the Tax Assessor and therefore, will not be available for development for those years. The Mixed Use Transitional Area serves as a buffer between the Conservation Character Area and its natural constraints on development and the Mixed-Used Preferred Development Character Area, which is the preferred area for potential future development.

Many of the wetlands and groundwater recharge areas are located in the Mixed Use Transitional Character Area. The soil suitability does not lend itself for prime development due to large coverage by wetlands or streams and incompatibility for development on septic systems. Water and sewer is generally not available within a cost feasible distance and will not be available in the near term future. The Mixed Use Transitional Area adjacent to the Okefenokee Wildlife Refuge is also subject to increased Wildfire danger. As such additional standards for fire resistant landscaping and construction should be observed here.

Predominant Land Use

Land Use types allowed in this area would include: agricultural farm/silviculture operations and related activities, natural resources conservation, groundwater recharge areas, low-density residential development accessory to agricultural or farm operations of varying sizes. Limited commercial operation that will not adversely affect the adjacent conservation areas would also be permitted.

Vision for the Future:

Protect the rural/ agricultural/forestry character of these areas by maintaining very low density residential development primarily accessory to farm operations and large lot sizes. Use of conservation easements to protect environmentally sensitive areas should be encouraged. Roadways in these areas should be widened only when required to meet public safety standards.

Quality Community Objectives:

- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

- **Environmental Protection Objective:** Environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas such as ground water recharge areas, wetlands, and native upland habitat (such as mature tree stands and southern hardwoods) deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- **Appropriate Business (Agricultural) Objective:** Agricultural operations are an integral part of the economic development lifeline in Greater Charlton County and should be protected from development pressures. Eco-agricultural businesses should be encouraged.
- **Regional Identity Objective:** The rural and agricultural character of the County should be preserved by maintaining large lot sizes accessory to and consistent with agricultural operations.
- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

Implementation Measures:

- Permit agricultural/forestry uses and encourage the maintenance of the rural character and agricultural operations from development pressures. The preferred land uses would be agricultural farming and low density residential development on larger size lots.
- Maintain agricultural and forestry lands near suburban areas to facilitate desirable and efficient production-distribution relationships including community supported agricultural and forestry operations.
- Preserve agriculture and forestry to maximize return on investments in agricultural soil and water conservation practices and minimize conflicts between agricultural operations and suburban land uses.
- Encourage private land owners to establish more weekend hunting camps on private property for increase in destination tourism.
- Increase joint public/private marketing efforts for the main destinations in Florida such as Duval County south to Ft. Pierce, including Baker, Nassau and Clay Counties.
- Establish or continue the existing Firewise Program in cooperation with the Georgia Forestry Commission to reduce the risk of wildfires to the residents of the area.
- Consider allowing Planned Developments in this character area, where developments can deviate from traditional site plans in order to cluster homes on suitable soils in order to minimize impacts on the environmentally sensitive areas. Allow for more flexibility of uses and design options and allow for more compact development.
- Provide for buffers between conservation, agricultural and residential uses.
- Allow for Conservation Easements to be provided by private citizens on a voluntary basis.
- Allow for neighborhood businesses and at-home businesses to reduce traffic.
- Wherever possible, connect to regional network of green space and trails, available to pedestrians, bicyclists, and equestrians, for both tourism and recreational purposes.
- Encourage that any bicycle and pedestrian ways are located off to the side of the highway within power line easements to maximize separation from heavy truck traffic on county and state highways.
- Provide for regular maintenance of dirt roads to reduce stormwater run-off and groundwater pollution.
- Consider to widen roadways only if absolutely necessary or to address safety hazards.
- Develop incentives to steer non-residential development into the Mixed Use Preferred Development Character Area.

Mixed Use Preferred Development Area



Description:

The Mixed-Use Preferred Development Character Area is intended for those areas in the County where the soil suitability and the availability of or potential for water, sewer and road infrastructure allows for compatible development of residential and non-residential uses. These areas are in relative close proximity to major transportation corridors such as rail or highways, and water and sewer lines are either currently available or can be made available at a reasonable cost. The majority of this area also follows prior trends of growth, such as along north-south corridors (SR 121) into Florida or east towards I-95 and Kingsland.

Predominant Land Use:

Allowable Land Uses in this Character Area include: low-density residential development outside of the incorporated areas, as well as industrial and commercial development along the major highway corridors. Inside the incorporated areas mainstreet and infill development are encouraged with a wide variety of uses to form a traditional town.

Vision for the Future:

Outside the incorporated areas, attractive gateways and development corridors present themselves for future development in order to provide a sustainable mix of residential and business development that will improve the quality of life for residents and businesses alike.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by

encouraging development or redevelopment closer to the downtown or traditional urban core of the community.

- **Regional Identity Objective:** Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Implementation Measures:

- New developments should be carefully reviewed to guard against unintended adverse impacts while at the same time providing sustainable economic development and a pool of quality homes in all price ranges.
- Encourage the use of compatible architectural styles that maintain Charlton County’s character, and limit “franchise” or “corporate” architecture.
- Provide an interconnected system of sidewalks and bicycle lanes to increase safety and connectivity between developments.
- Develop a 20 year water & sewer plan to steer development into those areas that are most advantageous for Charlton County in terms of connectivity and cost feasibility.
- Encourage infill development on vacant parcels.
- Implement development standards that will minimize the cost of development on Charlton County taxpayers and ensure compatibility of development i.e. landscape buffers, parking, signage.
- Research and implement a type of user fee or surcharge on short term rentals (less than six months) to help cover expenses for the county relating to road maintenance, security, and other transient related expenses.
- Provide an inventory and incentives for the location of processing plants in Charlton County to shorten the distance traveled between raw material available and value added products and make agriculture more productive for local farmers.
- Continue to pursue the location of a second rail line through the County.
- Monitor the growth moving north from Florida to minimize its impacts on Charlton County.
- Establish or continue the existing Firewise Program in cooperation with the Georgia Forestry Commission to reduce the risk of wildfires to the residents of the area.
- At the appropriate time consider implementing a local business license to help off-set local expenses.

City of Folkston Character Area



Description:

The City of Folkston was created in 1881 as a train station for the Savannah, Florida and Western Railroad. Trains no longer stop in Folkston, but as many as 60-70 trains per day travel through Folkston. Folkston has become a tourist destination for train watchers and visitors to the Okefenokee Wildlife Refuge. Folkston is only one hour from Jacksonville, Florida, and is deriving much of its economy and jobs from that area.

Predominant Land Use:

Primary land uses for this area have been identified as city services, entertainment and commercial recreation, mainstreet, mixed use businesses, business support services, newer residential subdivisions, and traditional older, but stable neighborhoods. Interconnectivity and walkability have been identified as some of the primary factors for revitalization of the area along with preservation of historic resources, attracting private developers to the downtown and providing attractive outdoor spaces.

Vision for the Future:

Preserve, restore & reuse historic buildings. Improve the environment for private investment and development. Expand downtown's green spaces and civic spaces. Mix land uses and control building architecture. Become a center for eco-tourism, local artisans and a niche farmer's and arts market drawing tourists and visitors from Jacksonville and become a quality, sustainable alternative to metro living.

Quality Community Objectives:

- **Regional Identity Objective:** Regions should promote and preserve an "identity", defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, including transit, bicycle routes and pedestrian facilities, should be made available to each community. Greater use of alternate transportation should be encouraged.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.

- **Housing Opportunities Objective:** Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.
- **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Measures:

- Allow only Appropriate Zoning Districts which will benefit the City of Folkston's sense of place and historic character.
 - Market Folkston as a regional center for tourism, education, medical services, recreation, and the arts.
 - Encourage the conversion of a building for new uses, often from a non-housing use to a housing use.
 - Establish community design standards or guidelines that can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance. The standards or guidelines should provide a basis for local planning and zoning boards to evaluate proposals, and also provide guidance to developers, property owners, and businesses.
 - Allow for flexibility in zoning standards that allows different types of uses to locate within the same area and in the same building, provided these uses are reasonably related and compatible.
 - Provide for a downtown development coordinator to take the lead on the historic preservation, revitalization and development of this character area.
 - Provide for flexibility of zoning regulations to encourage residential and commercial infill development as well as appropriate mix of uses including higher densities.
 - Provide for incentives to attract private investors and encourage public/private partnerships including financial and density bonuses.
 - Provide for pedestrian connections and increased walkability.
 - Encourage attractive designs, art and landscaping to increase attractiveness of place including architectural design guidelines.
 - Provide for underground utilities wherever possible.
 - Provide for traffic circulation and parking that will assist business without detracting from pedestrian experience.
 - Allow for a minimum building frontage in Downtown Folkston, to ensure that development has a street presence
 - Allow for on-street parking.
 - Encourage the adaptive re-use of older, historic landmarks for modern functions such as city hall, police department.
 - Allow for architecturally compatible residential & commercial infill in historic neighborhoods.
 - Allow for building codes with standards more appropriate to the rehabilitation of older buildings, encouraging reinvestment in blighted areas.
 - Allow for code enforcement to protect vacant buildings from unlawful entry by boarding up openings, stabilizing structures and encouraging rehabilitation, as opposed to demolition.
- Establish or continue the existing Firewise Program in cooperation with the Georgia Forestry Commission to reduce the risk of wildfires to the residents of the area.

City of Homeland Character Area



Description:

In 1906, a group of investors purchased about 8,000 acres of land one mile north of Folkston and began surveying and platting the “1906 Homeland Colony Company Domains”. The town included 144 blocks, platted streets and alleys, a town square and approximately 800 acres of five and ten acre tracts for small scale homesteading and farming. While the town had been conceived as a self-sufficient retirement community that goal has not been implemented to date. As part of the adoption of this comprehensive plan, the City of Homeland is renewing its goal of becoming the retirement town envisioned by its founders.

Predominant Land Use:

Allowable land uses for this character area include: low density residential uses, limited commercial/industrial development, civic or institutional uses as well as any service uses to establish and maintain a well-functioning retirement community.

Vision for the Future:

Preserve and rehabilitate what remains of the original housing stock, while rebuilding on vacant land new, attractive neighborhoods following the principles of traditional neighborhood development. The neighborhoods should include a well-designed new neighborhood activity center at an appropriate location. Reactivate goal of being a retirement community.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- **Transportation Alternatives Objective:** Alternatives to transportation by automobile, such as bicycle routes, golf cart paths and pedestrian facilities, should be made available. Greater use of alternate transportation should be encouraged.

- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Strategies:

- Provide a master plan with preferred locations for a community center, health center, restaurants and other amenities & services necessary to develop a sustainable, self-contained and attractive retirement community.
- Develop a zoning/land development code that will allow flexibility in development of parcels for housing and related services for retired and aging persons, with particular focus on meeting the needs of residents.
- Provide for commercial businesses at neighborhood scale.
- Encourage creative design of green space and open space including bicycle and pedestrian ways to provide for walkability and continuity of sidewalks and bikeways.
- Develop and encourage golf-cart ways and parking.
- Provide flexibility to mix compatible uses and allow for residential and non-residential infill.
- Allow for a mix of uses which will allow the roots of a traditional neighborhood to appear.
- Provide for flexibility in design standards to allow infill development to take place on smaller lots and provide for more affordability of housing.
- Provide for public/private partnerships to construct and rehabilitate quality housing.
- Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs.
- Utilize streetscaping features, such as decorative lighting, street furniture, landscape buffering, and sidewalks to create a safe and comfortable environment for citizens.
- Establish or continue the existing Firewise Program in cooperation with the Georgia Forestry Commission to reduce the risk of wildfires to the residents of the area.

St. George Character Area



Description

In 1904, St. George was founded as a Colony Company community for retired Civil War Veterans. Today, the unincorporated area of St. George is a blue collar bedroom community for Jacksonville, Florida and MacClenny, Florida. Of the 3,000 residents in south Charlton County approximately 1,000 residents live in the immediate St. George area. St. George is also home to the Cherokee Tribal Grounds and is a cross roads for heavy truck traffic from I-10 near MacClenny to Valdosta, Folkston and Waycross, as well as truck traffic destined for the Chesser Island Landfill.

Predominant Land Use:

The allowable land uses for this character area are identical to those already existing here. The predominant land uses in St. George are one to five acre residential parcels with many vacant infill parcels. The main intersection of SR 94 and SR 121 also features a small commercial center including a feed store, two restaurants, two gas stations, a general store, the volunteer fire department, community center and an elementary school. The predominant type of home is a manufactured home, making up approximately 50 – 70 % of the housing stock in Charlton County.

Vision for the Future:

To develop a thriving cross roads community that will provide services, employment, and quality housing for residents in south Charlton County.

Quality Community Objectives:

- **Growth Preparedness Objective:** Each Community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These may include housing and infrastructure to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- **Appropriate Business Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher skill job opportunities.
- **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment closer to the downtown or traditional urban core of the community.
- **Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is

- compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.
- **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Implementation Strategies:

- **Consider development standards to implement the Goal which include but are not limited to:**
 - Incorporate flexibility for appropriate mix of uses, appropriate architectural guidelines, and incentives for location of businesses that would contribute to the goal of a cross roads community
 - Provide for continuous safe bicycle and pedestrian lanes to enhance the attractiveness and walkability of the area and increase pedestrian traffic for local businesses.
 - Provide incentives to preserve historic resources and provide for consistency of new construction with historic architecture. These architectural styles should blend with and be consistent with local architectural styles.
 - Encourage infill development for residential and commercial development.
 - Encourage location of businesses serving the heavy truck traffic coming through St. George.
 - Develop a 5 year public sewer plan for St. George, identify and research all available funding to encourage and enable infill development on smaller, more economical lots.
 - Develop a 5 year public water plan for St. George in order to provide more protection for the St. Mary's river corridor and groundwater recharge areas.
 - Encourage/require that newly permitted septic systems be set back from tributaries as well as the main stream of the St. Marys River.
 - Develop policies to remove junk yards from river corridors and groundwater recharge areas and work with private property owners to locate more appropriate properties.
 - Develop a 5 year paving plan to identify a list of roads to be paved and assign a priority ranking to those roads in order to minimize storm water run-off and minimize long term maintenance expenses for the county.
 - Continue to minimize the number of Mobile Homes or Manufactured Homes in the County that are older than 10 years.
 - Establish or continue the existing Firewise Program in cooperation with the Georgia Forestry Commission to reduce the risk of wildfires to the residents of the area.

4. Translating the Vision into the Plan: Goals, Issues, and Policies

a. Introduction

In order to translate the Future Vision for Greater Charlton County into a practical plan, overall goals were developed to guide the plan and address those issues and opportunities that most likely will be encountered during the implementation phase. Those issues and opportunities were described in the previous chapter. The goals, as are the issues and opportunities, are divided into eight major elements of Economic Development, Housing, Natural Resources, Cultural Resources, Community Facilities and Services, Land Use, Transportation, and Intergovernmental Coordination.

A goal statement for each of these elements, a list of issues and policies addressing those issues are presented in the following sections. The issues and opportunities were first identified during the Community Assessment phase of the Plan through intense stakeholder and public participation input and then confirmed and prioritized during the Community Agenda portion of this Plan. The issues are building the base for the goals as they are describing long-term issues that the community desires to address in the next twenty years, and policies were built upon the opportunities as defined in the Community Assessment earlier in the process. Therefore, the opportunities are building the base for the policies, implementation strategies and short-term work program to address the issues and realize the goals. Quantitative benchmarks are used where appropriate to keep track of success and progress and identify areas where policies may need to be adjusted.

b. Priority List of Issues

Stakeholders were asked to rank the top five issues of all the issues identified in the Community Assessment. The resulting priority ranking of issues for each element is shown below.

Top Five Ranked Population Issues

1. Retention of younger population segment is necessary to maintain population & workforce.
2. Loss of Population due to a lack of local available jobs.
3. A high percentage of transient population requiring services at local expense.
4. Attraction of retirees necessary to diversify population.
5. Disadvantage to the State of Florida's No-Income Tax to attract residents.

Top Five Ranked Economic Development Issues

1. Not enough quality lodging places.
2. Missed tourism marketing opportunities specific to the Wildlife Refuge and other natural resources in the County.
3. Charlton County has not created a sense of place for opportunities surrounding the Wildlife Refuge.
4. Lack of younger, educated workforce.
5. Lack of skilled labor.

Top Five Ranked Housing Issues

1. Charlton County has a countywide shortage of affordable quality housing for all income groups.
2. Only a small section of property owners pay property taxes due to the low value of the housing stock.
3. Most housing for the elderly or families with young children is substandard.
4. The housing authority is split between Folkston, St. Marys, Kingsland and Woodbine.
5. Rents are very high compared to the same housing stock in surrounding areas.

Top Five Ranked Natural Resources Issues

1. The St. Marys River and Satilla River both lack sufficient public access opportunities.
2. Charlton County's flood plain maps were inaccurate in many areas prior to the most recent revision in September of 2009.
3. Enforcement is needed where public access to rivers goes through residential subdivisions to minimize incidents of speeding of trucks with trailers, alcohol related incidents on the rivers and DUI.
4. The St. Marys River and Satilla River both have existing grandfathered septic tanks that are located within the flood plain.
5. The St. Marys River and Satilla River both experience vandalism and dumping of trash.

Top Five Ranked Cultural Resources Issues:

1. Charlton County has an existing Historical Society, but it is inactive.
2. Both Charlton County and the City of Folkston have historical surveys, but nothing is being done with them.
3. Historic houses are not being maintained and are falling apart.
4. Folkston's Better Hometown Designation efforts have been stagnant.
5. Lack of historic downtown district for the City of Folkston.

Top Five Ranked Community Facilities and Services Issues

1. The length of the County (54 miles) poses logistical issues to provide sufficient law enforcement coverage for the Sheriff as well as for medical emergency transportation and medical service.
2. The Cities of Homeland and Folkston only have small utilities. Federal and state regulations, including an annual water quality testing fee that increased from \$8,000 to \$30,000 per year, will put

small utilities out of business which will compromise availability and quality of service. Centralization of utility services (economies of scale) adversely affects small towns such as Folkston and Homeland.

3. Need to encourage long term reclamation plan (30 years) for Chesser Island Landfill.
4. The Fire Department currently consists of 5 volunteer fire departments. The department may need to consider becoming a professional paid fire department due to the new training and certification requirements
5. Lack of sufficient cell phone coverage for public and private coverage.

Top Five Ranked Land Use and Development Issues

1. The City of Folkston has a zoning ordinance, the unincorporated county does not. Some development standards need to be put into place countywide to protect the existing quality of life while still allowing new residential and non-residential development.
2. Flood maps for Charlton County were mostly inaccurate prior to the most recent September 2009 revision.
3. Lack of code enforcement countywide results in lack of maintenance on existing housing stock. Enforcement does exist for new construction.
4. The county is 54 miles long and due to the length has developed into two distinct North Charlton County and South Charlton County portions. An overall sense of community is not present and the unique characteristics of each area require to be addressed separately.
5. Charlton County does not have a septic pumping ordinance which would regulate the maintenance of septic tanks in the flood plain areas.

Top Five Ranked Transportation Issues

1. Charlton County does not have a rural/public transit, but is desperately needed.
2. Residents need two cars due to the length/size of the county and the lack of alternative transportation. This increases cost of living in the county and is a barrier for people moving to the county.
3. Lack of connectivity for sidewalks and biking trails. Many areas are not safe to walk.
4. Passenger trains do not stop in Charlton County.
5. Charlton County does not have a 20 year transportation plan.

Top Five Ranked Intergovernmental Coordination Issues

1. Lack of coordination with State agencies – too much disconnect to the higher levels of government.
2. There is not enough coordination and interaction between the community and the school system. The School board needs to be folded more into the local planning efforts, specifically for future school site planning.
3. Lack of coordination with other areas in the region on education, cultural and entertainment events.

c. Goals, Issues & Policies

1. POPULATION

Population Goal

Issue

Retention of younger population segment: In order to provide a sustainable population base and workforce, initiative needs to be taken to provide quality education and job opportunities for the younger population to minimize the desire to leave the area. There is also a lack of social opportunities for the younger generation.

Policy 1.1 Promote of the proximity to Kings Bay Naval Base to attract military personnel and military retirees to diversify the population base and attract complementary services.

Policy 1.2 Promote the proximity to Kingsland and locally less expensive cost of living.

Issue

Loss of Population due to a lack of local available jobs. Especially the younger generation is leaving due to lack of local opportunities. Residents need two cars due to the length/size of the county and the lack of alternative transportation. This increases cost of living in the county and is a barrier for people moving to the county.

Policy 1.3 Develop a step-by-step implementation plan to provide for a job center in the County.

Policy 1.4 Update and implement the rural transportation plan.

Issue

Charlton County has a large transient population from south of the state line who do not pay taxes, but cause a tax burden because they use the local services (10% of the medical emergency services are from Florida) and increase the crime rate.

Policy 1.5 Encourage the Hospital Board to research possibility of implementing a “fee for service” for non-emergency services to help cover expenses.

Issue

Attraction of Retirees: The tax impacts of a change to an overall older population are not entirely clear and need to be understood before a concentration or marketing to that population segment will be made a priority, however the quality of life would lend itself to attracting retirees from adjacent States that are becoming too urbanized and expensive.

- Policy 1.6** Research how the rise in elderly population may enhance the county's economic base and provide a largely untapped knowledge and experience base for the labor market.
- Policy 1.7** Promote the rural quality of life and low density of the area to residents of the Jacksonville area and other metro areas who may seek a more peaceful way of life.
- Policy 1.8** Promote the Okefenokee Wildlife Refuge and the St. Marys and Satilla Rivers to attract residents to the area who are looking for an improved quality of life around first class natural resources.
- Policy 1.9** Promote the area as similar to north-central Florida with only a minor threat of hurricanes.

Issue

Charlton County is competing with the State of Florida's "no-income tax" advantage at only 4 miles away.

- Policy 1.10** Develop a marketing campaign which emphasizes Charlton's better quality of life, less crime, lower cost of living, lower property taxes – these are all things that make up for "no income tax".

2. ECONOMIC DEVELOPMENT

Economic Development Goal

Improve the greater Charlton County economy by diversifying and establishing an economic and cultural climate that will allow greater Charlton County to become a regional center for eco-tourism, for Jacksonville and Kings Bay oriented businesses, and provide quality housing for families and retirees.

Issue

Not enough quality lodging places: Charlton County does not have adequate hotels/motels to attract tourists to the area for overnight stays.

- Policy 2.1** Encourage developing a step by step recruitment plan to attract more lodging places to accommodate increased business and tourism.
- Policy 2.2** Assist with public and private efforts to attract new lodging places to the community.

Issue

Insufficient Marketing of Valuable Tourism Opportunities. There are many missed tourism marketing opportunities specific to the Wildlife Refuge and other natural resources in the County.

- Policy 2.3** Encourage the formulation of a short-term and a long term use and marketing plan to target tourism opportunities presented by the Okefenokee Wildlife Refuge and the St. Marys and Satilla Rivers without exceeding the carrying capacity of those areas.
- Policy 2.4** Develop a second marketing plan to specifically target businesses with the characteristic of being able to distribute their goods and services locally, or whose customer base will be to the north or south following the major transportation corridors.
- Policy 2.5** Promote hunting and fishing tourism in the county.
- Policy 2.6** In coordination with the Chamber of Commerce develop in-kind and on-site incentives to off-set the higher cost of out-of-state hunting licenses for Florida residents. A Georgia Hunting License is \$30 for in-state residents and \$200 for out-of-state residents.

- Policy 2.7** In coordination with the City of Folkston and the Chamber of Commerce create a downtown master plan and develop incentives to for businesses to locate downtown. The Train Watching Platform with its web presence and huge marketing potential in order to encourage more train and tourism related business to locate in the City including arts and crafts and artisans.
- Policy 2.8** Develop an agricultural/forestry small business sector for niche farming, forestry and agriculture related businesses such as specialty foods, farmer's market products and food processing industries which would build would build on the existing agricultural culture, and expand the business .
- Policy 2.9** Promote Charlton's agri-/forestry business in Jacksonville to emphasizing use of locally/regionally grown produce and develop a regular regional Farmer's Market for the sale of sustainable goods by local farmers and artisans.
- Policy 2.10** Promote Charlton Memorial hospital – as a viable alternative for pre/post op care for patients from Jacksonville.
- Policy 2.11** Encourage private land owners to establish more weekend hunting camps on private property.
- Policy 2.12** Work with the Chamber of Commerce and other economic development organizations to develop a set of incentives to attract investors and encourage public/private partnerships, including financial and density bonuses.
- Policy 2.13** Investigate the potential for developing a master planned retirement community within the county that would include a full range of services and facilities, including a community center, a health center and restaurants.

Issue

Lack of Sense of Place around Okefenokee Wildlife Refuge. Charlton County has not created a sense of place for opportunities surrounding the Wildlife Refuge.

- Policy 2.14** Promote the Okefenokee Wildlife Refuge through public and private events and marketing campaign– create a vision and a sense of place in the are a surrounding the Refuge.
- Policy 2.15** Coordinate with the OWR to develop construction projects which will help provide local jobs and increase the sense of place and tourism attractions in Charlton County.
- Policy 2.16** Develop a 5-year marketing Plan in coordination with the Chamber of Commerce and the OWR as well as the St. Marys Management Committee and to tap into these national natural resources for education and eco-tourism.
- Policy 2.17** Incorporate by reference into the comprehensive plan the Comprehensive Plan and Economic Impact Analysis for the Okefenokee Wildlife Refuge and the St. Marys River Management Plan.

Issue

Lack of younger, educated workforce: Develop strategies to bring younger, more educated workforce back into the community with a customized program that matches employees and employers and a central location that advertises local jobs.

- Policy 2.18** In coordination with the Chamber of Commerce and the Development Authority and Board, develop a 5 year strategic marketing plan to market Charlton County to the Naval Base to the Kings Bay Naval Base and Kingsland just 26 miles away both for residential and business locations.
- Policy 2.19** In coordination with the Chamber of Commerce and the Development Authority and Board, develop and implement a strategic marketing plan to take advantage of the proximity to Jacksonville and its growth towards the north and detail marketing opportunities for the Jacksonville area to market the proximity to Jacksonville.

- Policy 2.20** Encourage cooperation and communication between the Chamber of Commerce, the Joint City-County Development Authority and the City of Homeland Economic Development Board in order for all three agencies need to work together to develop a consolidated marketing and implementation plan for all business marketing.
- Policy 2.21** Develop non-cash incentives for military personnel and supporting businesses to locate in Charlton County.
- Policy 2.22** Recruit and vitalize local volunteers and participants for various community efforts and campaigns.
- Policy 2.23** In coordination with the Chamber of Commerce and the Development Authority and Board create an inventory of available developable land (Homeland has 16 acres and the County has 7 acres in the Industrial Park) to market and attract development to.
- Policy 2.24** Pursue a Biomass Energy Plant that will take advantage of the existing local timber industry.
- Policy 2.25** Take advantage of the membership in the Port of Brunswick 6 County Economic Development Corporation and expand the existing rail facilities and connections into Charlton County.
- Policy 2.26** Promote the Chesser Island Landfill to North Florida residents to increase tipping fees while maintaining environmental stewardship.

Issue

Lack of skilled labor: Charlton County has a higher than average percentage of its workforce who is not proficient in reading and writing skills.

- Policy 2.27** Establish a joint public/private committee to develop a plan to implement new work opportunities for the younger generation.
- Policy 2.28** Coordinate with the School Board and the local Chamber to provide additional education programs to address increasing the educational level of the workforce, specifically reading and writing as well as basic business skills.
- Policy 2.29** Work with private businesses in the community to provide internships to the younger workforce to learn business and working skills and gain experience.
- Policy 2.30** Develop a program in coordination with the School Board to identify higher education opportunities either through long-distance learning methods or in nearby metro areas and make them accessible to local residents of all ages who wish to obtain a higher education level.
- Policy 2.31** Develop an outreach program to existing businesses and industry to identify areas where assistance may be needed prior to a business leaving the area.
- Policy 2.32** Create a job center as a clearing house that publicizes available jobs.
- Policy 2.33** Promote adult education and engage the community as part of the effort.
- Policy 2.34** Promote location and expansion of internet and broadband infrastructure in the county as well as the education of the workforce in internet applications and skills.

3. HOUSING

Housing Goal

To ensure that all Residents of Charlton County have access to adequate and affordable housing with

a suitable living environment for all residents.

Issue

Charlton County has a countywide shortage of affordable quality housing for all income groups.

- Policy 3.1** Conduct a county-wide housing inventory and based on the results of the inventory develop housing plan to address insufficiencies.
- Policy 3.2** Develop an incentive program to encourage construction of affordable, quality housing for all income groups. Incentives may include density bonuses.
- Policy 3.3** Vacant lots need to be maintained instead of being neglected and can serve as infill development locations to provide additional affordable housing.
- Policy 3.4** Research and develop regulations that will require property owners to remove dilapidated, illegally placed mobile homes.

Issue

Only a small section of property owners pay property taxes due to the low value of the housing stock.

- Policy 3.5** Maintain older neighborhoods that are also perceived as providing quality and character to the area. Housing preserved in quality will subsequently raise the value of housing stock.
- Policy 3.6** Continue to use the Code Enforcement Inspector Program. Low value, substandard, dilapidated housing presents a danger to the welfare, health and safety of the public. It should be eliminated through demolition or removal and replaced with higher value, quality, and affordable housing stock.
- Policy 3.7** Research and apply for available grants and loan programs to eliminate substandard housing.

Issue

Most housing for the elderly or families with young children is substandard.

- Policy 3.8** Consider the location of support businesses such as quality grocery stores and other businesses supporting a neighborhood to attract quality housing.

Issue

The housing authority is split between Folkston, St. Marys, Kingsland and Woodbine.

- Policy 3.9** Greater Charlton County should seek partnerships with cooperative neighborhood and civic groups to further the elimination of dilapidated housing and encourage the maintenance of adequate housing stock and therefore provide additional housing stock and inventory independent from Camden County.
- Policy 3.10** Develop public/private partnerships to build and market affordable infill housing in areas of need as identified in the county-wide housing survey.

Issue

Rents are high compared to rents for similar housing in surrounding areas.

- Policy 3.11** Provide a menu of incentives for developers of rental housing with affordable rents such as allowing a mix of housing sizes while maintaining the same quality of housing, funding contributions for off-site construction of affordable housing in exchange for incentives, off-site or on-site construction of affordable housing in exchange for pre-determined incentives.

4. NATURAL RESOURCES

Natural Resources Goal

The Natural Resources Of Greater Charlton County Should Be Protected, Appropriately Used, Or Conserved In A Manner Which Maximizes Their Functions And Values.

Issue

The St. Marys River and Satilla River both lack sufficient public access opportunities.

Policy 4.1 Develop a 5 year plan to define public access points to the rivers including research of options for public or private management of those access points and their immediate vicinity (either as a state park or through concessions) to increase security and reduce crime and vandalism.

Policy 4.2 Coordinate public recreation opportunities with hunting, fishing and hiking opportunities on adjacent private lands if possible.

Issue

Charlton County's flood plain maps have been inaccurate in many areas prior to the most current September 2009 revisions.

Policy 4.3 Protect the 100-year flood plains of Folkston, Homeland and Charlton County, the St. Marys and Satilla River basins from development that would negatively impact the water quality in Charlton County.

Policy 4.4 Develop a plan to limit growth in potential flood areas to compatible development that will not put a burden on the tax payer when the development experiences a flood (i.e. passive or active recreation, limits on density).

Policy 4.5 Identify those areas that are mapped incorrectly and provide information to FEMA with a petition to amend the maps to show the correct flood information.

Issue

Enforcement is needed where public access to rivers goes through residential subdivisions to minimize incidents of speeding of trucks with trailers, alcohol related incidents on the rivers and DUI.

Policy 4.6 Develop a program in coordination with the Sheriff's Department, DNR and volunteers to enforce speeding limits in residential subdivisions. Increase fines for offenders to finance administration of such a program.

Issue

The St. Marys River and Satilla River both have existing grandfathered septic tanks that are located within the flood plain.

Policy 4.7 Encourage implementation and enforcement of regulations for septic system setbacks on for the St. Marys and Satilla Rivers and the OWR.

Policy 4.8 Encourage proper maintenance of septic systems within the river corridors and tributaries through increased education.

Policy 4.9 Limit density of development and septic tanks within the river corridors and tributaries and require that all septic tanks within the flood zones be mound systems due to the high ground water table.

- Policy 4.10** Promote conservation easements and conservation tax assessments that maintain a forest-based economy and protect river resources by continuing compatible agricultural uses, such as tree farming and encourage agricultural/forestry best management practices by all land owners.
- Policy 4.11** Develop and implement a public education program regarding various methods of water conservation and water quality improvement at all levels including municipal, agricultural, households, and businesses.
- Policy 4.12** To protect groundwater recharge areas, consider for implementation the following protection opportunities : limiting of impervious surfaces; expansion of sewer service instead of septic systems, especially for non-residential; requirements for groundwater quality monitoring from incompatible but grandfathered businesses; incentives for moving of incompatible businesses out of the groundwater recharge areas.
- Policy 4.13** Investigate and encourage alternate methods of waste disposal other than septic tanks in order to protect the quality of the groundwater.
- Policy 4.14** Consider incentives that will ensure that existing and proposed uses are compatible and to ensure that proposed uses are appropriate and compatible with natural and cultural uses surrounding it.
- Policy 4.15** Develop zoning and land development regulations that will limit the development of conservation areas to uses that are compatible with the natural restraints of the land, and require buffers between conservation areas and adjacent development.
- Policy 4.16** Continue to pursue state and federal grants and other public funding sources to purchase some of the most environmentally sensitive lands in the county.

Issue

The St. Marys River and Satilla River both experience vandalism and dumping of trash.

- Policy 4.17** In coordination with USDA and the Sheriff's Department develop a plan to increase security patrols along the area's natural resources and research funding to implement increased security.
- Policy 4.18** Participate and assist in the annual river cleanups.
- Policy 4.19** Support DNR, the Satilla Riverkeeper and the St. Marys River Management Committee with projects to protect and enhance these valuable natural resources and take advantage of their economic value for the area.
- Policy 4.20** Encourage the county to investigate sample ordinances that could help maintain the environmental character of the rivers and their banks and the river corridors.
- Policy 4.21** Encourage local governments and agencies to seek out funding for grants and other assistance to help clean up the rivers.

5. CULTURAL RESOURCES

Cultural Resources Goal

Greater Charlton County takes pride in and values its historic and cultural resources. In order to effectively protect, preserve and promote these resources, Charlton County, and the Cities of Folkston and Homeland, should consider the adaptive reuse of vacant historic buildings, the

development of heritage tourism and public education programs focusing on historic preservation, the identification and inventory of existing cultural resources and the protection of cultural resources through local regulation and other initiatives.

Issue

Charlton County has an existing Historical Society, but it is inactive.

- Policy 5.1** Reactivate the Charlton County Historical Society and encourage increased activity and volunteer work.
- Policy 5.2** Task the Charlton County Historical Society to research and write the rich history of Charlton County in order to develop more pride in the history and culture of Charlton County and keep the momentum going.
- Policy 5.3** Encourage the establishment of a historical museum and archive for Greater Charlton County. This museum should be used for the storage and display of historic papers, books, photographs, textiles, and other historic and cultural memorabilia. Information pertaining to the history of Greater Charlton County's historic & cultural resources, such as historic resources surveys should also be kept there.

Issue

Charlton County/City of Folkston have a historical survey, but nothing is being done with it.

- Policy 5-4** Provide information about Charlton County's historic & cultural resources on the Okefenokee Chamber of Commerce website.
- Policy 5-5** Undertake a new comprehensive historic & cultural resources survey to update the historic & cultural resources identified in the circa 1990 Architectural Survey of Charlton County, by 2015. Transmit the results to the Georgia Department of Natural Resources' Historic Preservation Division for the official State record.
- Policy 5-6** Create a Historic Preservation Commission in Folkston through the adoption of a historic preservation enabling ordinance and protect the historic & cultural resources of the City through the adoption of designation ordinances by 2015.

Issue

Historic houses are not being maintained and are falling apart.

- Policy 5-7** By 2015 create a comprehensive historic preservation plan for Greater Charlton County to establish the historic context of the County, develop goals and priorities for the identification, evaluation, registration, and treatment of historic & cultural resources, identify fiscal needs and provide for public input in conjunction with the comprehensive historic & cultural resources survey per Policy 5-5 above.
- Policy 5-8** Conserve and extend the useful life of historic & cultural resources through the rehabilitation of underutilized properties consistent with preserving their historic character and value.
- Policy 5-9** Research and consider offering incentives to protect and rehabilitate designated historic & cultural resources in the unincorporated areas and, when appropriate, coordinate with the Cities of Folkston and Homeland, as well as State and Federal Governments, on intergovernmental efforts to protect historic & cultural resources.
- Policy 5-10** When appropriate, and as resources allow, Greater Charlton County should support citizen- initiated efforts to preserve and protect historic & cultural resources. Greater Charlton County could develop a local incentive or assistance program to encourage local building owners to develop their properties
- Policy 5-11** Historic & cultural properties should be maintained or rehabilitated/restored according to the

Secretary of the Interior's Standards.

Issue

Folkston's Better Hometown Designation efforts have become stagnant.

- Policy 5-12** Develop local buy-in for the Better Hometown Program through increased education and public-awareness campaigns.
- Policy 5-13** Promote the use of land conversion and façade easements through coordination with the Better Hometown Program.

Issue

Lack of historic downtown district for the City of Folkston

- Policy 5-14** Research and submit a National Register of Historic Places nomination for the Folkston Downtown Commercial Historic District and other historic districts and properties, as appropriate, in order to take full advantage of tax incentives and other incentives that designation provides.
- Policy 5-15** Assist and encourage Charlton County's many local artists and artisans to become more involved in downtown development and marketing efforts.
- Policy 5-16** Coordinate with the Okefenokee Chamber of Commerce to develop downtown historic Folkston into a center for local arts.

6. COMMUNITY FACILITIES AND SERVICES

Community Facilities Goal

Provide needed community facilities including water, sewer, solid waste, police, fire, and EMS in a manner that will ensure that current and future needs of the residents and businesses of Charlton County and the Cities of Folkston and Homeland are met.

Issue

The length of the County (54 miles) poses logistical issues to provide sufficient law enforcement coverage for the Sheriff as well as for medical emergency transportation and medical service.

- Policy 6.1** Develop a 5 year plan to encourage supplemental medical transport other than EMS to provide sufficient coverage including research of alternatives, cost and feasibility.
- Policy 6.2** Develop a 10 year Master Plan for coverage and response time areas in Greater Charlton County in cooperation with the Fire and Police Department and Emergency Medical Services.
- Policy 6.3** Investigate and consider developing a fee for services menu to provide for payment for non-emergency services.

Issue

The Cities of Folkston and Homeland only have small utilities. Federal and state regulations, including an annual water quality testing fee that increased from \$8,000 to \$30,000 per year, will put small utilities out of business. This in turn will compromise availability and quality of service due to lack of competition and centralization of utility services (economies of scale). Small towns such as Folkston and Homeland will use their utilities including related jobs and property valuation.

- Policy 6.4** Develop a county-wide water and sewer management plan to address anticipated capacity needs county-wide for a 20 year time frame.

- Policy 6.5** Plan and guide the growth via the provision of water and sewer lines and tie the services into the appropriate land use.
- Policy 6.6** Restrict development that is not supported by infrastructure.
- Policy 6.7** Encourage clustered type of developments where it will encourage the provision of water and sewer and protect natural resources.
- Policy 6.8** Develop a strategic plan to protect the Satilla and St. Marys Rivers and work with the Chamber of Commerce to market the availability of fresh, clean water in the tourism industry.
- Policy 6.9** Continue to support the development of the GPS inventory for the water system including location of fire hydrants.
- Policy 6.10** Continue, in coordination with the Regional Commission, to apply for CDBG and other applicable grant and loan funding to construct and rehabilitate necessary infrastructure in the county.
- Policy 6.11** Pursue CDBG grants for water and sewer for the St. George area to protect the groundwaters and surface waters from the impact of too many septic tanks and to enable smaller lot sizes of ¼ to ½ acre within St. George Character area limits.
- Policy 6.12** Monitor development pressure coming from growth caused by the outmigration of Florida residents in order to ensure a timely response to impacts to local community facilities and services.
- Policy 6.13** Consider the implementation of a local business license requirement to offset local expenses.

Issue

Lack of long term reclamation plan (30 years) for Chesser Island Landfill.

- Policy 6.14** Encourage the owners of the landfill to develop a long-term reclamation plan for the Chesser Island Landfill Facility.
- Policy 6.15** Research alternatives to address the most pressing litter problems in the county.
- Policy 6.16** Develop a regional education and outreach program to teach about the negative impacts of littering and develop a system of fines for littering.
- Policy 6.17** Encourage the owners of the landfill to investigate capturing methane and using the proceeds to help cover their operating costs.

Issue

The Fire Department currently consists of 5 volunteer fire departments. The department may need to consider becoming a professional paid fire department due to the new training and certification requirements

- Policy 6.18** Promote a regional service training facility for the training of volunteer fire fighters, police, and EMS and support the cross-training of public safety officers. Research and apply for applicable Assistance to Firefighters and COPS grants with the help of the Regional Commission.
- Policy 6.19** Continue to apply for grants to upgrade emergency services equipment and vehicles and funding for emergency personnel training in coordination with the Regional Commission.

Issue

Lack of sufficient cell phone coverage for public and private coverage.

Policy 6.20 Continue to market Charlton County to cell phone providers for the location of communication towers in an effort to increase coverage in order to delete gaps of coverage for emergency services.

7. LAND USE and DEVELOPMENT

Land Use Goal

Ensure a high quality living environment through a mixture of compatible land uses that reflect the needs and the desires of the local residents and businesses and their vision for Charlton County.

Issue

The City of Folkston has a zoning ordinance, the unincorporated county does not. Some development standards need to be put into place countywide to protect the existing quality of life while still allowing new residential and non-residential development.

Policy 7.1 Develop a sense of purpose and intent and a geographic sense of space for the various areas of Charlton County. Encourage innovative development practices that will allow compatible development while protecting natural resources.

Policy 7.2 Encourage and request that any proposed development will be compatible with the underlying "Character Areas" as shown in the Comprehensive Plan.

Policy 7.3 Provide adequate buffering and setbacks between agricultural and non-agricultural uses to protect any agricultural/forestry uses from adverse impacts associated with the encroachment of non-agricultural development and protect agricultural/forestry uses from nuisance complaints created by agricultural operations. Ensure that Agricultural Best Management Practices and Forest Best Management Practices are used in maintaining the county's agricultural and forest areas.

Policy 7.4 Develop some limited land development standards to plan for the future in order to steer development and economic growth where Charlton County would like to see it, provide for compatible development and preserve its rural quality of life with close proximity to a major metro area and to improve the current status as bedroom community.

Policy 7.5 Encourage new residential to locate within the Mixed Use Preferred Development Character areas to ensure adequate service with infrastructure and minimize the cost on the County for road maintenance.

Policy 7.6 Create an inventory of available developable land (Homeland has 16 acres and the County has 7 acres in the Industrial Park) and promote the development of commercial and industrial development in those areas.

Policy 7.7 Provide land use incentives/planning to encourage pockets of retirement living.

Policy 7.8 Provide/encourage walkable communities (Folkston/Homeland/St. George) and town centers including connected and continuous sidewalks for pedestrians and motorized wheelchairs to encourage the creation of retirement communities in Charlton County.

Policy 7.9 Promote developing standards for landscaping and land use based on best management practices for the prevention of wildfires, specifically in areas adjacent to the county's timbered areas and the Okefenokee Wildlife Refuge in coordination with the Georgia Forestry Commission, which is in the process of developing a Community Wildfire Protection Plan that will provide recommendations for the appropriate types and methods of fuel reduction and structure ignitability reduction that will protect the citizens of this county and its essential infrastructure.

- Policy 7.10** Coordinate with the School Board on Future Land Use designations to locate schools in areas where residential development is desirable and in such a manner that the schools are located near existing or future residential neighborhoods to ensure walkability and safety.
- Policy 7.11** Review and revise subdivision regulations, zoning codes and design guidelines to encourage creative design, the creation of open space, mixing of uses, infill development, higher density where appropriate and the development of a sense of place.
- Policy 7.12** Develop a set of land use regulations and building codes applicable to the downtown Folkston area, which will allow minimum building frontages, on street parking, architecturally compatible residential and commercial development and the rehabilitation of older, historic buildings.

Issue

The existing FEMA Flood maps for Charlton County have been inaccurate prior to the most current September 2009 revisions.

- Policy 7.13** Continue to apply to FEMA to revise flood maps where needed and provide necessary correct back-up information.
- Policy 7.14** Continue to educate the public about the 2009 FEMA map revisions.

Issue

Lack of code enforcement countywide results in lack of maintenance of existing housing.

- Policy 7.15** Consider developing a program that would incrementally require building inspections for renovations or rehabilitation of existing buildings and therefore bring the housing inventory to a higher quality.
- Policy 7.16** Many non-conforming structures and uses exist that suffer from lack of maintenance and pose a hazard to the public welfare, health and safety. Provide incentives to ensure that these non-conforming uses and structures will be phased out as soon as possible either through renovation or demolition and replacement.

Issue

The county is 54 miles long and due to the length has developed into two distinct North Charlton County and South Charlton County portions. An overall sense of community is not present and the unique characteristics of each area require to be addressed separately.

- Policy 7.17** Create pro-active planning projects to address the character of each character area and provide a focal point for community action.

Issue

Charlton County does not have a septic or septic pumping ordinance which would regulate the regular dumping of septic tanks, specifically in the flood plain areas.

- Policy 7.18** Property with industrial uses should have both water and sewer services available to it concurrent with development in order to provide sufficient protection to the health and safety of the public, avoid groundwater contamination and to provide for sufficient fire protection.
- Policies 7.19** In conjunction with other appropriate agencies consider seeking funding to establish baseline and ongoing water quality data for tributaries within the Mixed Used Preferred Development Character Area.

8. TRANSPORTATION

Transportation Goal

Provide a safe and efficient integrated multi-modal transportation system which addresses the future needs of Charlton County businesses and residents.

Issue

Charlton County does not have a rural/public transit, but is desperately needed.

Policy 8.1 Revisit, amend and implement the existing rural transit plan to address the existing needs and provide creative solutions.

Issue

Residents need two cars due to the length/size of the county and the lack of alternative transportation. This increases cost of living in the county and is a barrier for people moving to the county.

Policy 8.2 Provide incentives to begin another service for the Transportation Disadvantaged that may have at least a north and a south county location.

Policy 8.3 Assist the local coordinated community transit provider in seeking additional state and federal assistance funds in order to provide necessary services.

Policy 8.4 Promote the availability of public transit to all transportation dependent residents through marketing and public information efforts.

Issue

Lack of connectivity for sidewalks and biking trails. Many areas are not safe to walk.

Policy 8.5 Develop a 10-year bicycle and pedestrian plan to specifically address the followings issues:

- Sidewalks and bikeways are not wide enough and are not maintained.
- Sidewalks lead to the school property, but do not continue to the front door of the school.
- Signage is not sufficient.
- Many roads have no shoulders.

Policy 8.6 Develop and maintain an inventory of all significant streets within Greater Charlton County with particular attention given to hazards, bottlenecks and barriers to children walking or riding their bike to school.

Policy 8.7 Encourage the location of bicycle and pedestrian paths to be located off of major highways, and to be placed within powerline easements to maximize the separation from heavy truck traffic on county and state highways.

Policy 8.8 Promote the development of traffic circulation patterns and parking facilities that assist local business without hurting the pedestrian experience.

Issue

There is no train stop/ active train station in Charlton County

Policy 8.9 In coordination with the Chamber of Commerce and the Development Authority and Board, develop a 10 year railroad incentive plan which will document the necessity for train stops and opportunities to work with the railroad.

Issue

Charlton County does not have a 20 year transportation plan.

Policy 8.10 Develop a 20 year transportation plan for Charlton County with input from GDOT, Kings Bay Naval Base and the railroad.

Policy 8.11 Develop the following strategies in the 20 year transportation plan

- How to take advantage of the proximity to Jacksonville Airport (40 miles).
- How to take advantage of the proximity to Jacksonville Port (45 miles).
- How to take advantage of the proximity to I-95.
- How to take advantage of US #1 as a major north-south corridor.
- Provide better connectivity between the north and south areas of the county.

Policy 8.12 Develop alternatives to east-west connections by stressing north-south and east to I-95 connections.

Policy 8.13 Continue to support the designation of the Okefenokee Trail through Charlton County as a Scenic By-Way.

Policy 8.14 Encourage pursuing grant funds to continue the pavement from Sparkman Creek Bridge east to Hwy 121.

Policy 8.15 Continue to support the designation of SR 121/Woodpecker Trail through Charlton County as a Scenic Byway.

Policy 8.16 Highways and major thoroughfares should only be widening when absolutely necessary to address safety hazards.

Policy 8.17 Develop a 5-Year prioritized list of road paving projects for the county.

9. INTERGOVERNMENTAL COORDINATION

Intergovernmental Coordination Goal

Establish effective coordination measures among all pertinent public and quasi-public entities to best maintain and improve Charlton County's quality of life and resources.

Issue

Lack of coordination with State agencies – too much disconnect to the higher levels of government.

Policy 9.1 Actively participate in committees, groups and organizations promoting intergovernmental cooperation and state and regional level.

Policy 9.2 Encourage state/federal entities to cooperate with local groups and include them or their communities in state/federal planning and projects.

Policy 9.3 Charge the County and City chief elected officials with continuing responsibility for developing and implementing an effective intergovernmental coordination program for Greater Charlton County.

Policy 9.4 Pursue the location of a full time driver's license office in the City of Folkston to minimize travel of county residents to Waycross or Kingsland for such purposes.

Issue

There is not enough coordination and interaction between the community and the school system. The School board needs to be folded more into the local planning efforts, specifically for future school site planning.

Policy 9.5 Provide more education and involvement opportunities to encourage the community to embrace the school system.

Policy 9.6 Encourage and develop joint use agreements between the local governing bodies of municipalities, Charlton County and the School Board.

Issue

Lack of coordination with other areas in the region on education, cultural and entertainment events.

Policy 9.7 Develop and implement Citizen’s committees to work with local government staff on various projects including a Cultural Affairs Committee.

Policy 9.8 Development departmental needs assessment, standards and benchmarks to set 2030 goals and increase involvement of local government in the 2030 Comprehensive Plan and increase chance of success for implementation.

Policy 9.9 Improve relationships in the community to increase volunteerism and involvement from residents.

Policy 9.10 Continue the good working relationships with surrounding counties to maintain mutual aid agreements for Fire, Police, and EMS and school attendance.

Existing and Proposed Communication Links								
Coordinating Entity	Economic Development	Housing	Natural Resources	Cultural Resources	Land Use	Community Facilities	Transportation	Intergovernmental Coordination
Charlton County	x	x	x	x	x	x	x	x
City of Homeland	x	x	x	x	x	x	x	x
City of Folkston	x	x	x	x	x	x	x	x
Southern Georgia Regional Commission	x		x	x	x			x
Camden County			x			x	x	x
Brantley County						x	x	x
Ware County						x	x	x
GDOT							x	x
City of Jacksonville / Duvall County			x	x		x	x	x
Baker County			x			x	x	x
Nassau County			x	x		x	x	x
State of Florida						x	x	x

5. Implementation Program (Policies, Responsible Party, Partners, Time Frame)

Introduction

In this section, the Comprehensive Plan identifies the implementation strategies along with the responsible parties and a projected time frame for implementation. The following table is organized by Comprehensive Plan element and identifies action items by time frame, such as: 1. Ongoing, 2. Short-Term (1-5 years), 3. Medium Range (6-10 years) and 4. Long Range (10+ years).

The list of responsible parties or partners includes the following:

Responsible Parties and/or Partners	Abbreviation
Charlton County Board of Commissioners	Charlton County
City of Folkston	Folkston
City of Homeland	Homeland
Charlton County Board of Education	CCBOE
Folkston Utilities	Folkston Utilities
Fire Department	FD
Emergency Management Service	EMS
Sheriff	Sheriff
Police	HPD, FPD
Folkston/Charlton Chamber of Commerce	CoC
Folkston Development Authority	FDA
Homeland Economic Development Board	HEDB
Historic Preservation Society	HPS
Southern Georgia Regional Commission	SGRC
Georgia Department of Transportation	GDOT
Georgia Department of Community Affairs	DCA
Georgia Department of Natural Resources	DNR
Environmental Protection Agency	EPA
Army Corps of Engineers	ACE
Okefenokee Wildlife Refuge	OWR
St Marys River Management Committee	SMRMC
St. Johns River Management District	SJRMDC
Satilla River Keeper	SRK

a. Population

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
1.1	Charlton County	Folkston, Homeland, COC	Short/mid
1.2	Charlton County	Folkston, Homeland, COC	Short/mid
1.3	Charlton County	Folkston, Homeland, COC, FDA, HEDB	Short
1.4	Charlton County	Folkston, Homeland, SGRC, GDOT	Short
	Charlton County	Hospital Board	Short
1.5			
1.6	Charlton County	Folkston, Homeland, COC	mid
1.7	Charlton County	Folkston, Homeland, COC	Short/mid
1.8	Charlton County	Folkston, Homeland, COC, OWR, SMRMC, SRK	Short/mid/long
1.9	Charlton County	Folkston, Homeland, COC, FDB, HEDB	Short/mid/long
1.10	Charlton County	Folkston, Homeland, COC, FDB, HEDB	Short

b. Economic Development

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
2.1	COC	Charlton County, Folkston, Homeland	Short/mid
2.2	COC	Charlton County, Folkston, Homeland	Short/mid
2.3	COC	Charlton County, Folkston, Homeland OWR, SMRMC, SRK	Short/mid/long
2.4	FDA, COC	Charlton County, Folkston, Homeland	Short/mid
2.5	COC	Charlton County	Short/mid
2.6	COC	Charlton County	Short/mid
2.7	COC, Folkston	Charlton County	mid
2.8	COC, Folkston	Charlton County	Short/mid
2.9	COC, Folkston	Charlton County	Short/mid
2.10	Charlton County, Hospital Board	COC	short
2.11	Charlton County	Folkston, Homeland, COC, OWR	Short/mid
2.12	Charlton County	Folkston, Homeland, COC, OWR	Short/mid
2.13	Charlton County	Folkston, Homeland, COC, OWR, SMRMC	short
2.14	Charlton County	Folkston, Homeland, COC, OWR, SMRMC	short
2.15	Charlton County	Folkston, Homeland, COC, FDA, HEDB	short
2.16	Charlton County	Folkston, Homeland, COC, FDA, HEDB	short
2.17	Charlton County	Folkston, Homeland, COC, FDA, HEDB	Short/mid
2.18	Charlton County	Folkston, Homeland	Short/mid
2.19	Charlton County	Folkston, Homeland, COC	Short/mid/long
2.20	Charlton County	Folkston, Homeland, COC, FDA, HEDB	short
2.21	Charlton County	COC, FDA, HEDB	short
2.22	Charlton County	Folkston, Homeland, COC, FDA, HEDB	Short/mid
2.23	Charlton County	Folkston, Homeland	Short/mid
2.24	Charlton County	Folkston, Homeland, COC, FDA, HEDB	short
2.25	Charlton County	Folkston, Homeland, CCBOE	short
2.26	Charlton County	Folkston,	short

		Homeland, COC, FDA, HEDB	
2.27	Charlton County	Folkston, Homeland, CCBOE	Short
2.28	Charlton County	Folkston, Homeland, COC, FDA, HEDB	Short
2.29	Charlton County	Folkston, Homeland, COC, FDA, HEDB	Short
2.30	Charlton County	Folkston, Homeland, CCBOE	short

c. Housing

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
3.1	Charlton County	Folkston, Homeland	short
3.2	Charlton County	Folkston, Homeland	mid
3.3	Charlton County	Folkston, Homeland	mid
3.4	Charlton County	Folkston, Homeland	Short/mid
3.5	Charlton County	Folkston, Homeland	long
3.6	Charlton County	Folkston, Homeland	long
3.7	Charlton County	Folkston, Homeland	short
3.8	Charlton County	Folkston, Homeland, COC, FDA, HEDB	mid
3.9	Charlton County	Folkston, Homeland	mid
3.10	Charlton County	Folkston, Homeland	mid
3.11	Charlton County	Folkston, Homeland	long

d. Natural Resources

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
4.1	Charlton County	OWR, SMRMC, SRK	Short
4.2	Charlton County	Residents	mid
4.3	Charlton County	Folkston, Homeland, OWR, SMRMC, SRK	mid
4.4	Charlton County	Folkston, Homeland	mid
4.5	Charlton County	Folkston, Homeland	short
4.6	Charlton County	Folkston, Homeland, DNR, Sheriff	short
4.7	Charlton County	Folkston, Homeland, OWR, Health Department	mid
4.8	Charlton County	Folkston, Homeland	mid
4.9	Charlton County	Folkston, Homeland, Health Department	mid
4.10	Charlton County	Folkston, Homeland	mid
4.11	Charlton County	Folkston, Homeland	mid
4.12	Charlton County	Folkston, Homeland	Long
4.13	Charlton County	Folkston, Homeland	long
4.14	Charlton County	Folkston, Homeland	long
4.15	Charlton County	Folkston,	mid

		Homeland, DNR, Sheriff	
4.16	Charlton County	Folkston, Homeland, CCBOE, COC, OWR, SMRMC, SRK	Short/mid/long
4.17	Charlton County	Folkston, Homeland, CCBOE, COC, OWR, SMRMC, SRK	mid
4.18	Charlton County	Folkston, Homeland, CCBOE, COC, OWR, SMRMC, SRK	mid
4.19	Charlton County	Folkston, Homeland, CCBOE, COC, OWR, SMRMC, SRK	short

e. Cultural Resources

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
5.1	Charlton County, Folkston, Homeland	HPS	short
5.2	Charlton County, Folkston, Homeland	HPS	mid
5.3	Charlton County, Folkston, Homeland	HPS	long
5.4	Charlton County, Folkston, Homeland	HPS, COC	Short
5.5	Charlton County, Folkston, Homeland	HPS, COC, SGRC, DNR	mid
5.6	Charlton County, Folkston, Homeland	HPS, SGRC	short
5.7	Charlton County, Folkston, Homeland	HPS, COC, SGRC, DNR	short
5.8	Charlton County, Folkston, Homeland	HPS	long
5.9	Charlton County, Folkston, Homeland	HPS, COC, SGRC, DNR	long
5.10	Charlton County, Folkston, Homeland	HPS, COC	long
5.11	Charlton County, Folkston, Homeland	HPS	long
5.12	Charlton County, Folkston, Homeland	HPS	mid
5.13	Charlton County,	HPS	mid

	Folkston, Homeland		
5.14	Folkston	HPS, Charlton County, SGRC	mid
5.15	Charlton County, Folkston, Homeland	HPS, COC	long
5.16	Folkston	HPS, Charlton County, COC	long

f. Community Facilities and Services

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
6.1	Charlton County	Folkston, Homeland, EMS	short
6.2	Charlton County	Folkston, Homeland, EMS, Sheriff, Fire	mid
6.3	Charlton County	Folkston, Homeland, EMS, Sheriff, Fire	mid
6.4	Charlton County	Folkston, Homeland	long
6.5	Charlton County	Folkston, Homeland, FDA, HEDEB, COC	long
6.6	Charlton County	Folkston, Homeland	long
6.7	Charlton County	Folkston, Homeland	long
6.8	Charlton County	Folkston, Homeland, COC, SMRMC, SRK	mid
6.9	Charlton County	Folkston, Homeland	short
6.10	Charlton County	Folkston, Homeland, SGRC	Short/mid/long
6.11	Charlton County	SGRC	Short/mid/long
6.12	Charlton County	Folkston, Homeland, Chesser Landfill	long
6.13	Charlton County	Folkston, Homeland, SGRC	Short/mid
6.14	Charlton County	Folkston, Homeland, SGRC	long
6.15	Charlton County	Folkston, Homeland, Chesser Landfill	short
6.16	Charlton County	Folkston, Homeland, EMS, Sheriff, Fire	mid
6.17	Charlton County	Folkston, Homeland, SGRC	short
6.18	Charlton County	Folkston, Homeland, FDA, HEDEB, COC	mid

g. Land Use

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
7.1	Charlton County	Folkston, Homeland, SGRC	long
7.2	Charlton County	Folkston, Homeland, SGRC	long
7.3	Charlton County	Folkston, Homeland	long
7.4	Charlton County	Folkston, Homeland, SGRC	long
7.5	Charlton County	Folkston, Homeland, SGRC	long
7.6	Charlton County	Folkston, Homeland, COC, FDA, HEDB	short
7.7	Charlton County	Folkston, Homeland, COC, FDA, HEDB	long
7.8	Charlton County	Folkston, Homeland, COC, FDA, HEDB	mid
7.9	Charlton County	Folkston, Homeland, SGRC, OWR, Georgia Forestry Commission	long
7.10	Charlton County	Folkston, Homeland, CCBOE	long
7.11	Charlton County	Folkston, Homeland	short
7.12	Charlton County	Folkston, Homeland	mid
7.13	Charlton County	Folkston, Homeland	short
7.14	Charlton County	Folkston, Homeland	long
7.15	Charlton County	Folkston, Homeland	long
7.16	Charlton County	Folkston, Homeland, COC, FDA, HEDB	mid
7.17	Charlton County	Folkston, Homeland, SGRC	mid

h. Transportation

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
8.1	Charlton County	Folkston, Homeland, SGRC, GDOT	short
8.2	Charlton County	Folkston, Homeland, SGRC, GDOT	mid
8.3	Charlton County	Folkston, Homeland, SGRC, GDOT	Short/mid
8.4	Charlton County	Folkston, Homeland, SGRC, GDOT, COC	long
8.5	Charlton County	Folkston, Homeland, SGRC, GDOT, COC, CCBOE	mid

8.6	Charlton County	Folkston, Homeland, SGRC, GDOT, COC, CCBOE	long
8.7	Charlton County	Folkston, Homeland, COC, FDA, HEDB	mid
8.8	Charlton County	Folkston, Homeland, COC, FDA, HEDB, Kings Naval Base	long
8.9	Charlton County	Folkston, Homeland, SGRC, GDOT	long
8.10	Charlton County	Folkston, Homeland, SGRC, GDOT, CGSC	short
8.11	Charlton County	Folkston, Homeland, SGRC, GDOT	short
8.12	Charlton County	Folkston, Homeland, SGRC, GDOT	mid
8.13	Charlton County	Folkston, Homeland, SGRC, GDOT	short

i. Intergovernmental Coordination

Policy/Strategy/Action	Responsible Party	Partners	Time Frame
9.1	Charlton County	Folkston, Homeland, SGRC	short
9.2	Charlton County	Folkston, Homeland, SGRC	mid
9.3	Charlton County	Folkston, Homeland	short
9.4	Charlton County	Folkston, Homeland	mid
9.5	Charlton County	Folkston, Homeland, CCBOE	long
9.6	Charlton County	Folkston, Homeland, CCBOE	long
9.7	Charlton County	Folkston, Homeland, COC	long
9.8	Charlton County	Folkston, Homeland, SGRC	long
9.9	Charlton County	Folkston, Homeland, COC	long
9.10	Charlton County	Folkston, Homeland, EMS, Fire, Sheriff, Florida Counties and agencies	long

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6. Short-Term Work Program

Introduction

In this section, the Comprehensive Plan identifies the capital improvements projects along with a projected time frame and a projected cost and funding source for implementation. The following table is organized by Comprehensive Plan element and identifies projects by time frame, such as: 1. Ongoing, 2. Short-Term (1-5 years), 3. Medium Range (6-10 years) and 4. Long Range (10+ years), projected cost and funding source. The update of this table will be incorporated into the annual capital improvements projects budget process by Greater Charlton County.

CHARLTON COUNTY SHORT TERM WORK PROGRAM

Community Facilities/ Transportation	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Purchase five new fire trucks (one each year).	X	X	X	X	X	Charlton County	\$625,000	General Funds, Splost, grants
Renovation and expansion of courthouse	X	X	X			Charlton County	\$3.5 Million	SPLOST
Purchase new wild-fire turn out gear each year	X	X	X	X	X	Charlton County	\$4,000 to \$5,000 per year	General Funds, grants
Purchase three new police cars.	X	X	X			Charlton County	\$30,000 each	SPLOST, General Funds
Acquire Community Center for Boys and Girls Club. Old Bethune School Gym is possibility.		X	X	X	X	Charlton County	Operating Costs	General Funds
Pave Newell Road and Farley Burnsed Road			X	X	X	Charlton County	\$1,000,000	General Funds, SPLOST, DOT
Construct new jail administration building	X					Charlton County	\$2,000,000	SPLOST
Continue maintenance of streets, curbs and gutters	X	X	X	X	X	Charlton County	\$1,725,000 per year	General Funds, LARP, DOT, CDBG
Continue funding/support of library programs	X	X	X	X	X	Charlton County	\$46,000 annually	General Funds
Continue with plans to pave Grace Chapel road	X	X	X	X	X	Charlton County	\$200,000	General Funds, SPLOST, DOT
Finishing the remaining 10% of addressing for 911 system	X	X				Charlton County	\$6,500	General Funds
Continue to provide funding and support to the Family Connection programs	X	X	X	X	X	Charlton County	\$12,500	Grants
Implement continuous bike trails along the Okefenokee Trail and GA Hwy 40 from Kingsland to Folkston	X	X	X	X	X	Charlton County	TBD	Federal, State, local
Complete Paving of Spring Lake Drive	X	X	X	X	X	Charlton County	300,000	Grants, SPLOST, General Funds, DOT

Economic Development	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Pursue manufacture and/or process of native materials such as wood/fuel pellets.	X	X	X	X	X	Charlton County	\$150,000	General Funds, Available grants
Market sale/rent of vacant Truss plant and Sawmill buildings.	X	X	X	X	X	Charlton County	\$200,000	General Funds
Continue to provide funding for Charlton/Folkston Development Authority and its programs	X	X	X	X	X	Charlton County	\$29,000/yr	General Funds
Continue to use Chamber for promotion of County to attract business and promote eco-tourism	X	X	X	X	X	Charlton County	\$10,000/yr	County promotion budget
Continue to participate in workforce development	X	X	X	X	X	Charlton County	\$7,500	General Funds/ grants

Housing	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Annual Cost	Revenue Source
Renovate homes for elderly, low and/or fixed income who did not qualify for CHIP Program	X	X	X	X	X	Charlton County	\$150,000	General Funds, grants, CDBG
Apply for housing for moderate to middle income workforce	X	X	X	X	X	Charlton County	\$150,000	CDBG, grants
Continue to provide funding for building and code enforcement program	X	X	X	X	X	Charlton County	\$40,000/yr	Fees

Joint Charlton County 2030 Comprehensive Plan
Community Agenda

Land Use	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
As economy improves lease or purchase large tract of property for industrial park to lure potential investors	X	X	X	X	X	Charlton County	\$150,000	General Funds, grants, CDBG
Conduct review of ordinances on annual and as need basis	X	X	X	X	x	Charlton County	\$2,500	General Funds
Continue to support land uses that encourage growth, enhances economic development and affords employment opportunities and environmental sustainability	X	X	X	X	x	Charlton County	\$2,500	General Funds
Establish Firewise Community Programs/Plans for all communities within the county	X	X	X			Charlton County, City of Folkston, City of Homeland	\$80,000	Department of Forestry
Establish a county agricultural and forestry committee that will encourage the diversification of agriculture and forestry industry in order to increase sustainability and independence of the county	X	X				Charlton County	N/a	N/a

Natural and Historic Resources	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Pursue areas in County to promote and dedicate to outdoor sports such as mud bogging, ATV. Trails, and air boats	X	X	X	X	X	Charlton County	\$100,000	General Funds, and available grants
Market future development of private buildings into Bed/Breakfast Inns	X	X	X	X	X	Charlton County	\$10,000	General Funds
Promote and encourage outdoor recreation activities such as bird watching and bike riding.	X	X	X	X	X	Charlton County	\$5,000	General Funds
Continue funding and support of the St Marys River Management Committee	X	X	X	X	X	Charlton County	\$2,500	General Funds
Re-survey historic and cultural resources identified in the 1990 Architectural Survey of Charlton County and update with resources now 50+ years of age					X	Charlton County	\$20,000	General Funds, GA DNR Coastal Incentive Grant
Create a comprehensive historic preservation plan for Greater Charlton County to establish the historic context of the County, develop goals and priorities for the identification, evaluation, registration, and treatment of historic & cultural resources, identify fiscal needs and provide for public input in conjunction with the comprehensive historic & cultural resources survey					X	Charlton County	\$5000	General Funds, GA DNR Coastal Incentive Grant

CITY OF FOLKSTON SHORT TERM WORK PROGRAM

Community Facilities/Transportation	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Continue to support drainage and paving unpaved roads as funding is available	X	X	X	X	X	Charlton County, City of Folkston, and City of Homeland	\$1,000,000	LARP, DOT, General Funds
Establish a community center		X	X			City of Folkston, Homeland and the County	\$300,000	SPLOST, CDBG
Maintain community facilities	X	X	X	X	X	City of Folkston	N/A	SPLOST, CDBG General Funds
Continue repair, refurbishment and replacement of defective wastewater lift stations, manholes and distribution lines	X	X	X	X	X	City of Folkston	\$100,000	General Funds
Continue funding and monthly support of the Charlton County Library	X	X	X	X	X	City of Folkston	\$90,000	General Funds
Continue to maintain the Funnel as a platform for viewing trains	X	X	X	X	X	City of Folkston	\$5,000	General Funds
Match infrastructure systems support desired growth patterns	X	X	X	X	X	City of Folkston	\$57,500	USDA, DCA grants, and General funds

Economic Development	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Participate in the development authority instead of taking a reactive stance to development	X	X	X	X	X	City and County	N/A	SPLOST, DCA, General Funds
Actively seek businesses and industry to our area	X	X	X	X	X	City of Folkston, Chamber of Commerce, Development Authority	\$10,000	General Funds
Develop and Implement a marketing plan for the City of Folkston		X	X	X	X	City of Folkston	\$15,000	General Funds, DCA grants
Continue to provide funding for the Charlton/Folkston Development Authority	X	X	X	X	X	City of Folkston	\$90,000	General Funds
Continue funding for programs that attract businesses that are compatible with our goals, natural resources and unique geological features	X	X	X	X	X	City of Folkston	\$5,000	General Funds
Continue to provide funding for initiatives that promote the revitalization of the City of Folkston to support economic growth	X	X	X	X	X	City of Folkston	\$5,000	TEA grants, General Funds
Continue to provide funding for programs that promote eco-tourism as opportunities for local businesses	X	X	X	X	X	City of Folkston	\$5,000	General Funds, Quality Growth grants
Continue funding the Okefenokee Chamber of Commerce	X	X	X	X	X	City of Folkston	\$33,300	Hotel/Motel Tax Revenue and General Funds
Continue to revitalize core downtown business districts	X	X	X	X	X	City of Folkston	\$76,660	General Funds, Quality Growth grants
Continue support of organizations that enhance economic development growth and implementation strategies	X	X	X	X	X	City of Folkston	\$216,000	General Funds
Continue support and participation in the multi-jurisdictional Development Authority	X	X	X	X	X	City of Folkston	\$86,660	General Funds

Housing	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Develop a plan to attract more middle to high-end housing units to attract the workforce commuters in this area and also retirees looking for a slower pace		X	X	X	X	City of Folkston	\$100,000	DCA Housing Grants
Provide funding for the building and code enforcement program	X	X	X	X	X	City of Folkston	\$40,000	General Funds
Encourage property owners to clean up areas using the Dangerous Building Ordinance	X	X	X	X	X	City of Folkston	\$10,000	General Funds
Continue to ensure that existing codes are enforced through Dangerous Building Ordinance, building inspections, and CDBG efforts	X	X	X	X	X	City of Folkston	\$320,000	General Funds, CDBG, USDA, and HUD grants

Joint Charlton County 2030 Comprehensive Plan
Community Agenda

Land Use	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Develop county wide need of land use regulations to promote controlled growth in the county	X	X	X	X	X	City of Folkston	\$25,000	General Funds, available DCA grants
Revise ordinances on an as need basis that are in conflict with desired development and growth patterns	X	X	X	X	X	City of Folkston	\$7,500	General Funds
Continue to support and encourage land uses that are supportive of current and future land use patterns	X	X	X	X	X	City of Folkston	\$15,000	General Funds

Natural and Historic Resources	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Support programs and agencies that promote and protect the historical and unique character of Folkston	X	X	X	X	X	City of Folkston	\$20,000	General Funds
Promote the Satilla and St. Marys Rivers	X	X	X	X	X	City of Folkston	\$10,000	General Funds
Create a Historic Preservation Commission through the adoption of a historic preservation enabling ordinance and protect the historic & cultural resources of the City through the adoption of designation ordinances					X	City of Folkston	\$1,000	Application Fees
Research and submit a National Register of Historic Places nomination for the Folkston Downtown Commercial Historic District				X	X	City of Folkston	\$3,500	General Funds

Intergovernmental Coordination	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Pursue intergovernmental cooperation when cost effective	X	X	X	X	X	City of Folkston , Homeland and Charlton County	N/A	N/A
Continue to participate in committees, groups, and organizations promoting intergovernmental cooperation	X	X	X	X	X	City of Folkston , Homeland and Charlton County	N/A	N/A
Improve intergovernmental coordination	X	X	X	X	X	City of Folkston , Homeland and Charlton County	N/A	N/A

CITY OF HOMELAND SHORT TERM WORK PROGRAM

Community Facilities/ Transportation	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Extend water service to Nature Trails Estates. System will have fire hydrants	X	X	X	X	X	City of Homeland	\$200,000	USDA, DCA grants, General Funds
Continue to upgrade all recreational facilities and parks on an as needed basis	X	X	X	X	X	City of Homeland	\$20,000	General Funds
Pursue grant funding to construct new City Hall with built in fireproof value	X	X	X	X	X	City of Homeland	\$300,000	CDBG, USDA and General Funds
Install galvanized chain fencing at Homeland Cemetery			X	X	X	City of Homeland	\$7,500	General Funds
Continually seek available grants to maintain and replace existing fleet on an as need basis	X	X	X	X	X	City of Homeland	\$25,000 - \$30,000	DCA grants

Economic Development	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Continue funding for the Homeland Economic Development Authority and its programs	X	X	X	X	X	City of Homeland	\$50,000	General Funds

Housing	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Continue to fund the building and code enforcement program	X	X	X	X	X	City of Homeland	\$25,000	Fees, and General Funds

Intergovernmental Coordination	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Responsible Agency	Estimated Cost	Revenue Source
Pursue intergovernmental coordination when cost effective	X	X	X	X	X	City of Homeland, Folkston and Charlton County	N/A	N/A
Continue to promote sharing of services	X	X	X	X	X	City of Homeland, Folkston and Charlton County	N/A	N/A
Continue to participate in committees, groups and organizations promoting intergovernmental coordination	X	X	X	X	X	City of Homeland, Folkston and Charlton County	N/A	N/A

7. Report of Accomplishments

Charlton County 2005 – 2014 - Long Range Work Program - Report of Accomplishments

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Economic Development					
Charlton County will continue to promote employment opportunities for community residents.	\$15,000	General Funds	2005-2014	Charlton County	Ongoing, the County continues to promote employment opportunities
Charlton County will support organizations that enhance economic development/growth and/or develop implementation strategies.	\$290,000	General Funds	2005-2014	Charlton County	Ongoing, supports Development Authority and Chamber in seeking further economic development, such as the new hydraulic plant and fragrance plant
Housing					
Charlton County will ensure that existing & future building codes are enforced	\$400,000	Fees	2005-2014	Charlton County	Ongoing, building codes for new buildings are being enforced
The County shall use the SBCCI, local grants and housing standards to eliminate substandard housing	\$400,000	CHIP, CDBG, USDA, HUD	2005-2014	Charlton County	Has not been accomplished because not economically feasible and no citizens could qualify for CHIP grants.
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	Ongoing, the County will continue to attempt to attract businesses that will encourage and support a better housing stock.

Joint Charlton County 2030 Comprehensive Plan
Community Agenda

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Community Facilities					
Ensure that the development of infrastructure systems support desired growth patterns	\$27,000	General Funds	2005-2014	Charlton County	Ongoing
Support the newly construct Charlton County Public Library and ensure appropriate, cost effective facilities for arts and cultural activities.	\$344,000	General Funds	2005-2014	Charlton County	Ongoing, the County acquired operational right control of the annex building including the auditorium for community use.
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	Ongoing, continuous
Provide for safe and efficient transportation systems that support desired growth patterns	\$410,000	LARP, GA DOT, General Funds	2005-2014	Charlton County	Not completed, not cost effective for County
Provide for an efficient, economical and environmentally sound solid waste disposal system	\$1,000	General Funds	2005-2014	Charlton County	Ongoing, County added curbside pickup of white goods, yard trimmings and miscellaneous waste in last five years at a cost of \$160,000/year
Natural and Historic Resources					
Support Programs and agencies that promote the natural resources of Charlton County	\$10,000/ year	General Funds	2005-2014	Charlton County	Ongoing, promotion is done through Chamber which is supported through County promotion budget.
Land Use					
Charlton County and its municipalities will continue to	\$40,000	General Funds	2005-2014	Charlton County	Ongoing, County has

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
support and encourage land uses that are supportive of the current and future land use patterns.					enacted a residential subdivision ordinance
Intergovernmental Coordination					
Pursue intergovernmental cooperation when cost effective	N/a	N/a	2005-2014	City of Homeland, City of Folkston and Charlton County	Ongoing

Charlton County 2005 – 2009 Short Term Work Program - Report Of Accomplishments

Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Housing					
Aggressively pursue grants for housing rehabilitation/renewal	\$200,000	CHIP/CDBG, USDA and HUD grants	2005-2009	Charlton County	Not been accomplished, CHIP monies were returned due to residents not qualifying.
Provide funding for the building and code enforcement program.	\$200,000	Fees	2005-2009		Ongoing
Economic Development					
Provide funding for the Charlton County/Folkston Development Authority and its programs	\$125,000	General Funds	2005-2009	Charlton County	Ongoing, funds are still being paid
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	Ongoing , funds paid to Chamber for promotion of County
Provide funding for programs that promote eco-tourism as an opportunities for local businesses	\$25,000 (included in \$50,000 above)	General Funds and Quality Growth Grants	2005-2009	Charlton County	Ongoing, County promotion is administered by Chamber, which is funded by County promotion budget. County amends funding cost to \$10,000 per year.
Participate in workforce development	\$7,500	General Funds	2005-2009	Charlton County	Ongoing, supported EIP grants for Cornell Prison expansion.
Provide funding and support for the Okefenokee Chamber of Commerce.	\$20,000	General Funds	2005-2009	Charlton County	Ongoing
Community Facilities					
Create inventory of county assets such as buildings, land, roads, natural resources and recreation areas	\$10,000	General Funds	2005-2009	Charlton County	Completed
Maintain Charlton Memorial Hospital operations under existing contract	\$3,500,000	General Funds	2005-2009	Charlton County	Ongoing, works with new manager St.

Joint Charlton County 2030 Comprehensive Plan
Community Agenda

Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
					Vincent's.
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	Ongoing with Spring 2010 as new implementation year. County wishes to amend to construction of new jail administration building at a cost of \$2,000,000 funded by SPLOST.
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	Not Completed, lack of land to facilitate project.
Fund the maintenance of streets, sidewalk, curbs, gutter and parking lots	\$100,000	General Funds, LARP, GA DOT, CDBG	2005-2009	Charlton County	Ongoing for maintenance of streets, curbs, and gutter, County does not maintain sidewalks or parking lots.
Provide funding to increase circulation and support library programs.	\$145,000	General Funds	2005-2009	Charlton County	Ongoing, funded increased in 2008.
Provide funding for programs that enhance public safety and health	\$25,000	General Funds and Quality Growth Grants	2005-2009	Charlton County	Ongoing
Develop a Comprehensive Solid Waste Management Plan	\$1,000	General Funds	2005	Charlton County	Completed
GPS County Roads for maps	\$7,000	General Funds	2005/2006	Charlton County /SEGa RDC	Completed
Pave McLading, Grace Chapel, Gene and Spring Lake Roads	\$200,000	General Funds, GaDOT, SPLOST	2005-2009	Charlton County	Spring Lake is a third completed, Grace Chapel is still an open project not yet started, McLading and Gene Roads are not found in the County.
Address and prepare the Community for the 911 system	\$65,000	General Funds	2005-2007	Charlton County /SEGa RDC	Ongoing, approximately 90% completed.
Purchase 4 Fire Trucks	\$95,000	General Funds/	2005 – 2009	Charlton County	Completed

Joint Charlton County 2030 Comprehensive Plan
Community Agenda

Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
		SPLOST			
Purchase 3 Sheriff cars	\$90,000	General Funds	2005 – 2009	Charlton County	Completed
Replace Gym Floor in Recreation Dept	\$70,000	SPLOST	2005	Charlton County	Completed
Purchase a Dump Truck	\$90,000	General Funds/ SPLOST	2005	Charlton County	Completed
Build Courthouse addition/annex	\$280,000	SPLOST	2005 – 2009	Charlton County	Completed as the County instead of building an annex acquired the use and control management of the County Annex building for use.
Construct addition to library	\$54,000	SPLOST	2005 – 2009	Charlton County	Not completed, addition to library delayed by freeze of state funds
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	\$12,500	General Funds	2005-2009	Charlton County	Ongoing, goals being met and progress is seen
Natural & Historic Resources					
Provide funding for the support of the St. Marys River Management Committee in its study of the St. Marys River	\$2,500	General Funds	2005-2009	Charlton County	Ongoing
Contribute funding to support DNR programs that study the St. Marys and Satilla Rivers.	\$2,500	General Funds	2005-2009	Charlton County	Ongoing, support DNR programs to study the river but no local funds are required.
Land Use					
Annual review of ordinances	\$5,000	General Funds	2005-2009	Charlton County	Ongoing on an annual and as need basis
Support land uses that encourage growth, enhances economic development and affords employment opportunities	\$15,000	General Funds	2005-2009	Charlton County	Ongoing

Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Intergovernmental Coordination					
Pursue intergovernmental cooperation when cost effective.	N/a	N/a	2005-2009	City of Homeland, City of Folkston and Charlton County	Ongoing
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	Ongoing
Participate in committees, groups and organizations promoting intergovernmental cooperation	N/a	N/a	2005-2009	City of Homeland, City of Folkston and Charlton County	Ongoing

City of Folkston 2005 – 2014 Long Range Work Program - Report of Accomplishments

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Housing					
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	\$320,000	General Funds General Funds, CHIP/CDBG, USDA and HUD grants	2005-2014	City of Folkston	Ongoing, no revitalization of neighborhoods have been done but City of Folkston does ensure that existing codes are enforced through Dangerous Building Ordinance, building inspections and CDBG efforts.
The City of Folkston shall use the SBCCI, local ordinances, grants and housing standards to eliminate substandard housing.	\$220,000	General Funds General Funds, CHIP/CDBG, USDA and HUD grants	2005-2014	City of Folkston	Ongoing existing codes are enforced through Dangerous Building Ordinance, building inspections
Economic Development					
The core downtown business district should continue to be revitalized.	76,660	General Funding and Quality Growth Grants	2005-2014	City of Folkston	Ongoing, City has two TEA grants
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	Ongoing
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	Ongoing, participate in multi-jurisdictional Development Authority.
Community Facilities					
Ensure that the development of infrastructure systems	\$57,500	USDA, DCA grants and General	2005-2014	City of Folkston	Ongoing , completed rehab of sewer system

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
support desired growth patterns.		Funds			
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	Ongoing, support monthly with revenues.
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	Completed
Provide for safe and efficient transportation systems that support desired growth patterns.	\$520,000	CDBG	2005-2014		Not been accomplished, not cost effective for City.
Natural & Historic Resources					
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	Ongoing
Land Use					
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	Ongoing
Intergovernmental Coordination					
Pursue intergovernmental cooperation when cost effective.	N/a	N/a	2005-2014	City of Homeland, City of Folkston and Charlton County	Ongoing

City of Folkston 2005 – 2009 Short Term Work Program - Report of Accomplishments

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Housing					
Aggressively pursue grants for housing rehabilitation/renewal	\$100,000	CHIP/CDBG, USDA and HUD grants	2005 - 2009	City of Folkston	Not been completed because not economically feasible for City and because of lack of participants that qualify for CHIP
Provide funding for the building and code enforcement program	\$160,000	\$8,000 fees \$25,000 General Funds	2005 - 2009	City of Folkston	Ongoing , the City would like to change cost to \$40,000 and source to only General Funds
Encourage property owners to clean up areas using the Dangerous Building Ordinance	\$10,000	General Funds	2005 - 2009	City of Folkston	Ongoing
Economic Development					
Provide funding for the Charlton County/Folkston Development Authority	\$90,000	General Funds	2005-2009	City of Folkston	Ongoing
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	Ongoing
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	Ongoing , City wishes to change source of funding to General Fund and TEA Grants
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	Ongoing
Provide funding for the	\$33,330	Hotel/Motel	2005-2009	City of	Ongoing,

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Okefenokee Chamber of Commerce.		Tax Revenue		Folkston	source of funding should also include General Funds.
Provide Funding for the Better Hometown Program by using the Hotel/Motel Tax.	\$33,330	Hotel/Motel Tax Revenue	2005-2009	City of Folkston	Not Completed, City is not a member of Better Hometown Program
Community Facilities					
Pave and provide drainage, sidewalks, curb, gutter and parking space where appropriate for 6 roads	\$500,000	CDBG	2005-2009		Completed two roads the remaining four are to be completed as funds become available.
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		Not Completed, lack of land to facilitate project.
Extend sewage & water into the Forest Lake, Spring Lake and Bethune School Road area	\$100,000	USDA, DCA grants and General Funds	2005-2009		Completed extending water into Forest Lake, completed extension of sewer into Bethune School Area, Spring Lake Road area is ongoing at this time.
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		Completed
Continue repair refurbishment and replacement of defective wastewater lift stations, manholes and distribution lines	\$10,000	General Funds	2005-2009		Ongoing
Provide funding to support the	\$90,000	General	2005-2009	City of	Ongoing

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Charlton County Library		Funds		Folkston	
Complete the preparation of a comprehensive set of water system maps (Fire Hydrant list completed).	\$7,500	General Funds	2005-2009	City of Folkston	Completed
Maintain the Funnel as a platform for viewing trains.	\$5,000	General Funds	2005-2009	City of Folkston	Ongoing
Natural & Historic Resources					
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	Not completed, lack of available funding, and lack of identified historical property.
Land Use					
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	Ongoing, City wishes to change wording of project to read
Intergovernmental Coordination					
Pursue intergovernmental cooperation when cost effective	N/a	N/a	2005-2009	City of Homeland, City of Folkston and Charlton County	Ongoing
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	Ongoing
Participate in committees, groups and organizations promoting intergovernmental cooperation.	N/a	N/a	2005-2009	City of Homeland, City of Folkston and Charlton County	Ongoing

City of Homeland 2005– 2014 Long Range Work Program – Report of Accomplishments

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Housing					
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	Ongoing, no revitalization of neighborhoods have been done but City of Homeland does ensure that existing codes are enforced through Dangerous Building Ordinance, building inspections and CDBG efforts.
Economic Development					
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	Ongoing existing codes are enforced through Dangerous Building Ordinance, building inspections
Community Facilities					
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	Ongoing
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	Ongoing
Provide for safe and efficient	\$10,000	General	2005-2014	City of	Not been

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
transportation systems that support desired growth patterns.		Funds		Homeland	accomplished, not cost effective for City.
Natural & Historic Resources					
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	Ongoing
Land Use					
City of Homeland will continue to support and encourage land uses that are supportive of the current and future land use patterns.	\$10,000	General Funds	2005-2014	City of Homeland and SGRC	Ongoing
Intergovernmental Coordination					
Pursue intergovernmental cooperation when cost effective.	N/a	N/a	2005-2014	City of Homeland, City of Folkston and Charlton County	Ongoing

City of Homeland 2005 – 2009 Short Term Work Program - Report of Accomplishments

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Housing					
Fund the building and code enforcement program.	\$25,000	Fees and General Funds	2005-2009	City of Homeland	Ongoing
Economic Development					
Provide funding for the Homeland Economic Development Authority and its programs.	\$50,000	General Funds	2005-2009	City of Homeland	Ongoing
Community Facilities					
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	Completed, a walking track on a scenic part of the City was constructed
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	Completed, City of Homeland does not have a fire department but does support the County Fire Department with tax monies and participates and contributes by providing fire hydrants.
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	Ongoing
Purchase 1 fully equipped patrol car.	\$28,000	Grants and General Funds	2006	City of Homeland	Completed, paid in full
Upgrade all recreational facilities and parks.	\$20,000	General Funds	2005-2007	City of Homeland	Ongoing, as needed basis.
Complete Homeland's animal control facility and acquire the necessary equipment to carry out	\$3,000	General Funds	2005-2009	City of Homeland	Completed

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
that program					
Build and equip maintenance/repair shop	\$20,000	General Funds	2006-2007	City of Homeland	Completed, did not construct new building but added to the original maintenance shop.
Purchase new garbage truck	\$60,000	General Funds	2005	City of Homeland	Completed, paid in full
Purchase new dump truck	\$40,000	General Funds	2008	City of Homeland	Completed paid in full
Purchase new tractor/mower	\$14,000	General Funds	2008	City of Homeland	Completed paid in full
Purchase new pickup truck to conduct city business	\$18,000	General Funds	2006	City of Homeland	Completed paid in full
Purchase office equipment for City Hall.	\$10,000	General Funds	2005-2009	City of Homeland	Completed paid in full
Purchase fireproof Vault for City Hall	\$15,000	General Funds	2006	City of Homeland	Ongoing, City wishes to construct new City Hall with built in safe.
Install galvanized chain fencing at Homeland Cemetery.	\$2,500	General Funds	2007	City of Homeland	Ongoing
Replace Street signs.	\$6,000	General Funds	2005-2009	City of Homeland	Completed
Install and/or replace culverts as needed	\$5,000	General Funds	2005-2009	City of Homeland	Completed
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	Not Completed, lack of land to facilitate project
Natural & Historic Resources					
Restore the Palmetto Hotel (Phase I)	\$50,000	General Funds and Grants	2005-2009	City of Homeland	Postponed, funding has not been available but small donated funding has been set aside and project is still deemed viable

Project Number/Objective	Estimated Cost	Funding Source	Implementation Year	Responsibility	Status
Land Use					
Develop a review process that ensures land use compatibility.	\$1,000	General Funds	2005	City of Homeland and SEGa RDC	Not completed, not enough funding or interest in project.
Intergovernmental Coordination					
Pursue intergovernmental coordination when cost effective	N/a	N/a	2005 - 2009	City of Homeland / City of Folkston & Charlton County	Ongoing
When appropriate and cost effective, promote the sharing of services	N/a	N/a	2005 - 2009	City of Homeland / City of Folkston & Charlton County	Ongoing all entities share services and work well together as needed
Participate in committees, groups and organizations promoting intergovernmental coordination	N/a	N/a	2005 – 2009	City of Homeland / City of Folkston & Charlton County	Ongoing

CITY OF HOMELAND
RESOLUTION TO ADOPT
2030 JOINT CHARLTON COUNTY/CITY OF FOLKSTON/CITY OF
HOMELAND
COMPREHENSIVE PLAN

WHEREAS, the City of Homeland City Council has completed the 2030 Joint Charlton County Comprehensive Plan; and

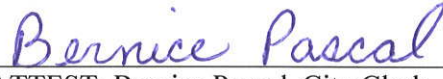
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989,.

BE IT THEREFORE RESOLVED, that the City of Homeland City Council does hereby adopt the 2030 Joint Charlton County Comprehensive Plan.

Adopted this June 21, 2010.



Austin Hickox, Mayor, Homeland City Council



ATTEST: Bernice Pascal, City Clerk

RESOLUTION # 0610-01

STATE OF GEORGIA

COUNTY OF CHARLTON

CITY OF FOLKSTON

RESOLUTION TO ADOPT

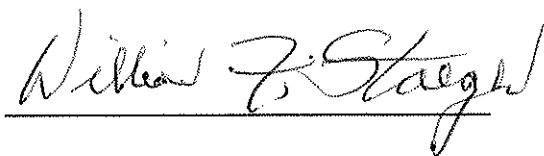
**2030 JOINT CHARLTON COUNTY / CITY OF FOLKSTON/ CITY OF HOMELAND
COMPREHENSIVE PLAN**

WHEREAS, the Folkston City Council has completed the 2030 Joint Charlton County Comprehensive Plan; and

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989.

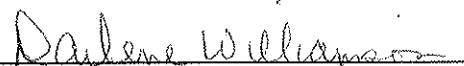
NOW THEREFORE, WE, THE MAYOR AND COUNCIL OF THE CITY OF FOLKSTON, GEORGIA , do hereby adopt the 2030 Joint Charlton County Comprehensive Plan.

BE IT SO RESOLVED THIS 21ST DAY OF JUNE, 2010



William F. Staeger, Mayor

Attest:



Darlene Williamson, City Clerk

CHARLTON COUNTY

RESOLUTION TO ADOPT

2030 JOINT CHARLTON COUNTY/CITY OF HOMELAND/CITY OF

FOLKSTON


COMPREHENSIVE PLAN

WHEREAS, the Charlton County Board of Commissioners has completed the 2030 Joint Charlton County Comprehensive Plan; and

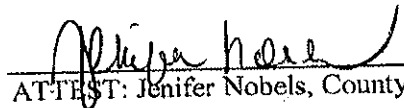
WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989,.

BE IT THEREFORE RESOLVED, that the Charlton County Board of Commissioners does hereby adopt the 2030 Joint Charlton County Comprehensive Plan.

Adopted this June 29th, 2010.



 Jossie Smith Chairman, Charlton County Commission



 ATTEST: Jenifer Nobels, County Clerk

