

# Greater Charlton County Community Assessment



November 2009



## TABLE OF CONTENTS

	<u>Page</u>
<b>1. INTRODUCTION</b>	
1.1 Purpose	6
1.2 Preparation	6
1.3 Scope	6
<b>2. STATEWIDE PLANNING GOALS</b>	
2.1 Economic Development	7
2.2 Natural and Cultural Resources	7
2.3 Community Facilities and Services	7
2.4 Housing	7
2.5 Land Use and Transportation	7
2.6 Intergovernmental Coordination	7
<b>3. COMMUNITY PROFILE</b>	8
<b>4. ISSUES AND OPPORTUNITIES</b>	
4.1 Population	12
4.2 Economic Development	13
4.3 Housing	15
4.4 Natural Resources	15
4.5 Cultural Resources	16
4.6 Community Facilities and Services	16
4.7 Land Use and Development	17
4.8 Transportation	18
4.9 Intergovernmental Coordination	18
<b>5. ANALYSIS OF EXISTING LAND USE AND DEVELOPMENT PATTERNS</b>	
5.1 Existing Land Uses	20
5.2 Areas Requiring Special Attention	30
5.3 Recommended Character Areas	38
<b>6. ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES</b>	
6.1 Development Patterns	46
6.2 Resource Conservation	48
6.3 Social and Economic Development	49
6.4 Governmental Relations	52
<b>7. SUPPORTING DATA AND INFORMATION</b>	53
<b>8. OTHER STUDIES</b>	53



## TABLE OF CONTENTS

<u>Maps</u>		<u>Page</u>
3-1:	Location Map	8
5-1:	Current Land Use – Charlton County	24
5-2:	Current Land Use – City of Folkston	26
5-3:	Current Land Use – City of Homeland	38
5-4:	Charlton County “Areas Requiring Special Attention”	34
5-5:	City of Folkston & Homeland “Areas Requiring Special Attention”	36
5-6:	Recommended Character Areas	38
5-7:	Community Facilities Charlton County	40
5-8:	Community Facilities City of Folkston/City of Homeland	42

<u>Tables</u>		<u>Page</u>
5-1:	Current Land Use Categories	20
5-2:	Current Land Use –Charlton County	20
5-3:	Current Land Use – City of Folkston	21
5-4:	Current Land Use – City of Homeland	21
5-5:	Recommended Character Areas in Charlton County	39



## **1. INTRODUCTION**

### **1.1 Purpose**

The purpose of the Community Assessment is to present the foundation for the update of the Greater Charlton County 2030 Comprehensive Plan. It provides a comprehensive review of the issues and opportunities that will affect the future growth of unincorporated Charlton County and the Cities of Folkston and Homeland. The Community Assessment includes an analysis and inventory of the existing Land Use, capital improvements, public policies and proposed revisions.

### **1.2 Preparation**

The Community Assessment (CASS) was prepared in compliance with the “Standards and Procedures for Local Comprehensive Planning” as set forth by the Georgia Department of Community Affairs (DCA) on May 1, 2005.

### **1.3 Scope**

As required in the DCA Standards, the Community Assessment includes four basic components:

- 1) A list of issues and opportunities which the community wants to address.
- 2) An analysis of existing land use and development patterns.
- 3) An evaluation of the Community’s existing policies, actions, and development patterns for consistency with the State’s Quality Community Objectives.
- 4) An analysis of supporting data and information for seven different community elements: population, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination, and transportation.

The detailed statistical and quantitative findings of this assessment are included in the “Technical Addendum”.

## **2. STATEWIDE PLANNING GOALS**

The State Department of Community Affairs (DCA) has established the following goals to assist communities in implementing their Comprehensive Plan. These goals will serve as a guide for the development of the Greater Charlton County 2030 Comprehensive Plan and its Community Agenda.

### **2.1 Economic Development Goal**

To achieve a growing and balanced economy, consistent with the prudent management of the state's resources, that equitably benefits all segments of the population.

### **2.2 Natural and Cultural Resources Goal**

To conserve and protect the environmental, natural and cultural resources of Georgia's communities, regions and the state.

### **2.3 Community Facilities and Services Goal**

To ensure the provision of community facilities and services throughout the state to support efficient growth and development patterns that will protect and enhance the quality of life of Georgia's residents.

### **2.4 Housing Goal**

To ensure that all residents of the state have access to adequate and affordable housing.

### **2.5 Land Use and Transportation Goal**

To ensure the coordination of land use planning and transportation planning throughout the state in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.

### **2.6 Intergovernmental Coordination Goal**

To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

### **3. COMMUNITY PROFILE**

Charlton County is located in the south-eastern region of the State of Georgia with a population of 10,282. Charlton County was created from a portion of Camden County, Georgia, by an act of the Georgia General Assembly on February 18, 1854. Additional lands from Ware County, Georgia were added to Charlton's borders by an 1855 act of the General Assembly. In 1856, an additional legislative act redefined the Charlton/Camden borders again with each county ceding land to the other. Georgia's 110th county was named for Robert Milledge Charlton of Savannah, a U.S. Senator from 1852 - 1854 and one of Georgia's foremost jurists.

According to the U.S. Census Bureau, the county has a total area of 780.8 square miles, of which, 781 square miles of it is land and 2 square miles of it (0.28%) is water. A large portion of the county, lies within the Okefenokee Swamp and its federally protected areas.

Charlton County contains a large part of the Stephen C. Foster State Park and the Okefenokee National Wildlife Refuge and Wilderness Area, which attract 350,000 visitors annually. The Okefenokee (Seminole for "Land of Trembling Earth") Swamp is roughly 20 by 40 miles in size and takes up one-third of the county's land. The impenetrable wilderness served as a sanctuary for the Seminoles and escaped slaves. Approximately 400,000 people visit the Okefenokee Wildlife Refuge each year, making it the 16<sup>th</sup> most visited refuge in the National Wildlife Refuge System. In 1999, the economic impact of tourists on Charlton, Ware and Clinch Counties was a combined \$67 Million.

A 90 mile band between Clay County, Florida and Charlton County contains the richest titanium reserves in the nation. More than 12,000 acres adjacent to the Okefenokee National Wildlife Refuge was purchased by DuPont to mine this titanium. After considerable protests that the refuge might be harmed by the mining, DuPont's mining plan was defeated.

Within the borders of Charlton County are the Cities of Folkston, the City of Homeland, and the unincorporated Town of St. George. Folkston, the county seat of Charlton County, was founded on August 19, 1911 because of the need for a station for the Savannah, Florida and Western Railroad whose first train passed through Charlton County in June 1881. The city was named after Dr. William B. Folks. Folkston participates in the Better Hometown Program run by the Georgia Department of Community Affairs. This community development program is a public-private partnership intended to revitalize small communities with populations between 1,000 and 5,000. These cities have access to technical assistance and fiscal resources designed to stimulate downtown revitalization. Folkston was for years the self-proclaimed "Marriage Capital of the World." Floridians who could not endure their state's waiting period before tying the knot would cross the state line to wed there. The City of Homeland lies directly adjacent to the City of Folkston. Homeland was established in 1906 as a colony for northern retirees, "The 1906 Homeland Colony Company Domains", including many who served in the Union Army in the War for Southern Independence. Homeland is governed by a Mayor and a board of council men.

Charlton County is bordered by Brantley County, GA, to the northeast, Nassau County, FL, to the east, Camden County, GA, to the east, Baker County, FL, to the south, and Ware County, GA, to the west and northwest. Several major highways such as US Hwy 1, US Hwy 23, US Hwy 301, SR 4, SR 15, SR 23, SR 40, SR 94, SR 121, and SR 185 travel through the County, mainly in a north-south direction.





**MAP 3-1 LOCATION MAP  
 GREATER CHARLTON COUNTY  
 COMPREHENSIVE PLAN**





#### 4. ISSUES and OPPORTUNITIES

In order to be a realistic and implementable document, the Comprehensive Plan must identify and provide Charlton County and its municipalities with workable goals, objectives and policies (= strategies) which will address the issues facing the communities and embrace opportunities that present themselves to all of Charlton County. The Technical Addendum of this document was the first step taken towards identifying these issues and opportunities. The quantitative information detailed in the addendum is summarized in the Community Assessment in a series of concise issue and opportunity statements. However, this series of statements is only a preliminary list of potential issues. The list will be further studied, refined and prioritized during subsequent local public and technical planning efforts and a final list of locally defined issues and opportunities for Charlton County will be included and published in the Community Agenda, which is the third and final portion of the Comprehensive Plan.

The following issues and opportunities are organized according to the elements of the Comprehensive Plan:

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

The issues and opportunities statements included here were presented and discussed with the Stakeholder Committee. This committee was formed to guide the development of the Comprehensive Plan. These statements were also presented during public participation workshops in the planning process. Through these discussions and the resulting feedback the final list of issues and opportunities was developed for the Community Agenda as well as a series of strategies and implementation programs. These strategies and implementation programs were then the basis for the Short Term Work Program component of the Comprehensive Plan.

#### **4.1 Population**

##### **Issues:**

- 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.
- 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.

- 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.
- A large inmate population (1,200 State and 200 Federal inmates) which require services from Charlton County. Charlton County has a large inmate population, but they are counted within the City of Folkston for the Census. The consequence is that Charlton County shows a lower statistical population number, but has to provide services for the higher population number that includes the inmates
- 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.
- Charlton County is competing with the State of Florida’s “no-income tax” advantage at only 4 miles away.

**Opportunities:**

- The rise in elderly population may enhance a community’s economic base and provide a largely untapped knowledge and experience base for the labor market.
- Promote of the proximity to Kings Bay Naval Base to attract military personnel and military retirees.
- Promote the proximity to Kingsland and less expensive cost of living.
- Promote the rural quality of life and low density of the area to residents of the Jacksonville and other areas who may seek a more peaceful way of life.
- Promote the Okefenokee Wildlife Refuge to attract residents to the area.

**4.2. Economic Development**

**Issues:**

- The failing economy has put a stop to housing starts and new subdivision construction.
- Local companies are closing due to the economy. In the last year, Charlton County lost a lumber mill and a truss plant due to large decline of construction.
- Lack of skilled labor with a high illiteracy rate.
- 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.
- Much of the workforce commutes to Jacksonville due to the lack of local jobs.

- Charlton County does not have a job center that publicizes available jobs. In order to know of local vacant jobs a person needs to have almost insider knowledge.
- Lack of opportunities for younger generation.
- There are many missed tourism marketing opportunities specific to the Wildlife Refuge.
- Charlton County has not created a sense of place for opportunities surrounding the Wildlife Refuge.
- Businesses need to have the special characteristic of being able to distribute their goods and services locally, to the north or to the south due to geographic limitations. To the east is the ocean and to the west is the swamp.
- Charlton County's rural population characteristics are perceived as indigent.
- Charlton County is not taking advantage of the proximity to the Kings Bay Naval Base and Kingsland just 26 miles away.
- A Georgia Hunting License is \$30 for in-state residents and \$200 for out-of-state residents. This is a huge missed opportunity since hunting/recreation opportunities are plentiful in Charlton County, but nearby Florida residents will not take advantage due to the high fees.
- Lack of higher education opportunities.
- Lack of lodging places in the area .

**Opportunities:**

- Take advantage of the proximity to Jacksonville and its growth towards the north.
- Expand marketing efforts in Jacksonville area to market the proximity to Jacksonville.
- Emphasize better quality of life, less crime, lower cost of living, lower property taxes – these are all things that make up for “no income tax”.
- Market Charlton County to the Naval Base. Provide incentives for military personnel and supporting businesses to locate in Charlton County.
- Change the negative and reactive attitudes in Charlton County and grow your own cheerleaders.
- Recruit and vitalize local volunteers and participants.
- Promote hunting and fishing tourism at St. Mary's River and Satilla River
- Promote the Okefenokee Wildlife Refuge – create a vision and a sense of place around it.
- 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.
- Promote Georgia Power Presentation – Charlton County – The Goldmine of Georgia.
- Private D.Ray James Correctional Facility provides job opportunities.
- Pursue a Biomass Energy Plant that will take advantage of the existing local timber industry.
- The Folkston Funnel – Train Watching Platform – has web presence and huge marketing potential – Chamber of Commerce – the City has created a sense of place around the Funnel where businesses locate that relate to railroad memorabilia and similar items.
- Promote the area as similar to north-central Florida with only a minor threat of hurricanes.
- Utilize available technology to attract residents and businesses.
- Develop more lodging places to accommodate increased business and tourism.
- The Chamber of Commerce is concentrating on Tourism and existing business. The Joint City-County Development Authority mainly deals with recruitment of new businesses and the City of Homeland has a separate Economic Development Board. All three agencies need to work together to develop a consolidated marketing and implementation plan for all business marketing.

- Promote Charlton’s agri-business in Jacksonville to emphasizing use of locally/regionally grown produce.
- Promote adult education and engage the community as part of the effort.
- 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.
- Promote the Chesser Island Landfill to North Florida residents to increase tipping fees while maintaining environmental stewardship.
- Take advantage of drawing business into the County with the help of the Okefenokee Wildlife Refuge’s substantial budget for construction projects.

### **4.3 Housing**

#### **Issues:**

- The failing economy has put a stop to housing starts and new subdivision construction.
- Most housing for the elderly or families with young children is substandard.
- The housing authority is split between Camden and Charlton Counties.
- Charlton County has a countywide shortage of affordable quality housing for all income groups.
- Only a small section of property owners pay property taxes due to the low value of the housing stock.
- Rents are super high.

#### **Opportunities:**

- Encourage construction of affordable quality housing for all income groups.
- Develop a housing inventory and subsequent a housing plan.

### **4.4 Natural Resources**

#### **Issues:**

- The Okefenokee Wildlife Refuge covers a large area of the county and eliminates any east-west connections from Charlton County to the western adjacent counties.
- The St. Marys River and Satilla River both experience vandalism and dumping of trash.
- The St. Marys River and Satilla River both lack sufficient public access opportunities.
- 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 DWI.
- The St. Marys River and Satilla River both experience pollution from existing grandfathered septic tanks that are located within the flood plain.
- Charlton County’s flood plain maps are inaccurate in many areas.

#### **Opportunities:**

- The Okefenokee Wildlife Refuge as well as the St. Marys and Satilla Rivers are a great national natural resource with lots of education, eco-tourism and marketing potential.

- Access points to the rivers need to be either publicly or privately managed (either as a state park or through concessions) to increase security and reduce crime and vandalism.
- Coordinate public recreation opportunities with hunting, fishing and hiking opportunities on adjacent private lands if possible.

#### **4.5 Cultural Resources:**

##### **Issues:**

- Lack of historic downtown district for the City of Folkston.
- Historic houses are not being maintained and are falling apart.
- Folkston's Better Hometown Designation efforts have been stagnant.
- Charlton County's original charter document has been lost.
- Charlton County has an existing Historical Society, but it is inactive.
- Charlton County/City of Folkston have a historical survey, but nothing is being done with it.

##### **Opportunities:**

- Reactivate and encourage more activity through the Historical Society.
- Develop more pride in the history and culture of Charlton County and keep the momentum going.
- Develop local buy-in for the Better Hometown Initiative
- Charlton County is home to many local artists and artisans who need to be encouraged to become active locally.
- Research and write up the rich history of Charlton County.
- Continue with the efforts to designate downtown Folkston as a historic downtown district.

#### **4.6 Community Facilities and Services**

##### **Issues:**

- 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 services.
- Need medical transport other than EMS to cover the area.
- 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.
- Lack of security and supervision at St. Mary's and Satilla Rivers' parking and boat ramp areas for hunting and fishing tourists
- Lack of sufficient cell phone coverage for public and private coverage.
- Charlton County small utility. 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) kill small towns such as Folkston and Homeland.
- Littering is a problem.

- The fire hydrant and water system needs to be inventoried through GPS.
- Lack of long term reclamation plan (30 years) for Chester Island Landfill.

**Opportunities:**

- The Satilla River so far has zero withdrawal permits issued. The availability of fresh, clean water could benefit Charlton County tourism industry.
- Schools have excess capacity.
- Homeland has capacity for water services.
- St. Vincent’s manages the local hospital – promote for pre/post op care for patients from Jacksonville
- Promote the existence of specialist medical services
- Develop a network of community spaces connecting areas in Folkston Downtown and The Funnel.

**4.7 Land Use and Development**

**Issues:**

- 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.
- 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.
- Proximity to the Florida State Line allows for transients to use services in Charlton County while living in Florida and paying property taxes there.
- Lack of code enforcement countywide results in lack of maintenance of existing housing.
- Building inspection requirements only exist for new construction but not for existing dwellings
- Flood maps for Charlton County are inaccurate.
- Charlton County does not have a septic or septic pumping ordinance which would regulate the location of septic tanks, specifically in the flood plain areas.
- Overall lack of sense of space.
- Large, landscape scale wildfires that can destroy thousands of acres of commercial forest lands and threaten residential areas have and will continue occur on a frequent basis within the Okefenokee Swamp and forest lands of the county.

**Opportunities:**

- Develop some limited land development standards to plan for the future – 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
- Create a sense of community and space through land planning.
- Create pro-active planning projects.
- Create an inventory of available developable land (Homeland has 16 acres and the County has 7 acres in the Industrial Park) to steer and attract commercial and industrial development to.



- Take advantage of proximity to Kingsland and Kings Bay Naval Base (26 miles) and plan for connectivity to both areas.
- Take advantage of the fact that Charlton County is close to Jacksonville and its services, but can still provide quality of life away from a metro area.
- Provide land use incentives/planning to encourage a limited amount of retirement area/living.
- Provide/encourage walkable communities (Folkston/Homeland) and town centers including connected and continuous sidewalks for pedestrians and motorized wheelchairs to encourage eco-tourism in the county
- Enforce stormwater management and flood plain management in the county
- Identify financial revenue streams to support land use strategies in order to achieve financial sustainability and increase feasibility of implementing land use strategies.
- Develop 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.

## 4.8 Transportation

### Issues:

- Train does not stop in Charlton County
- Charlton County does not have a rural/public transit, but is desperately needed.
- Amend and implement the existing rural transit plan
- Charlton County does not have a 20 year transportation plan
- 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.
- Lack of connectivity for sidewalks and biking trails. Many areas are not safe to walk.
- 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.
- Transportation Disadvantaged only have one carrier that operates out of Waycross.

### Opportunities:

- Include the necessity for train stops and opportunities to work with the railroad into the comprehensive plan
- Develop a 20 year transportation plan for Charlton County with input from GDOT, Kings Bay Naval Base and the railroad.
- Develop a bicycle and pedestrian facilities plan.
- Update and implement the Rural Transit Plan.
- Find a provider for a transportation disadvantaged public/private transit system.
- Take advantage of the proximity to Jacksonville Airport (40 miles).
- Take advantage of the proximity to Jacksonville Port (45 miles).
- Take advantage of the proximity to I-95.

- US #1 is a major north-south corridor.
- Provide better connectivity between the north and south areas of the county.

#### **4.9 Intergovernmental Coordination**

##### **Issues:**

- 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.
- Lack of coordination with State agencies – too much disconnect to the higher levels of government.
- Lack of coordination with other areas in the region on education, cultural and entertainment events.

##### **Opportunities:**

- Better educate local residents on the workings of local government and encourage increased participation.
- Develop and implement Citizen's committees to work with local government staff on various projects.
- 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.
- Improve relationships in the community to increase volunteerism and involvement from residents.
- The community needs to embrace the school system.
- Improve coordination within the region to provide more resources for culture , education and business.

**5. ANALYSIS OF EXISTING LAND USE and DEVELOPMENT PATTERNS**

In order to adequately develop Charlton County’s vision for future development, an understanding of its historic development and existing land use patterns is necessary. For a future vision to be achievable, it must be grounded in the reality of the current environment. This section provides a brief synopsis of the historical development of Charlton County and its Cities, an analysis of the Existing Land Use, and a discussion of the development patterns including any Character Areas and Areas which may require Special Attention during the planning process.

**5.1 Existing Land Use**

An existing land use map is a representation of what is on the ground at any given point in time. For the purpose of this analysis, Charlton County’s and the Cities of Folkston and Homeland’s Existing Land Use Maps (Map 5-1 through 5-3) were created based on information from residents, physical site visits and information received from the Charlton County Tax Assessor’s Office. The depicted uses may or may not be accurately reflected by the property’s current zoning classification.

**Table 5-1: Current Land Use Categories**

USE	OVERVIEW
Agriculture/Forestry	Land dedicated to farming, agriculture or commercial timber or pulpwood harvesting.
Commercial	Land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of densities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Office uses may be separated from other commercial uses such as retail, service or entertainment.
Industrial	Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
Parks/Recreation/Conservation	Land dedicated to passive and active recreation and conservation of natural resources.
Residential	The predominant use of land within this category is for single family and multi-family dwelling units organized into general categories of net densities.
Transportation/Communication Facilities	Predominant land use in this category includes airports, communication towers and water & sewer facilities as well as roads.

**Tables 5-2, 5-3, 5-4: Current Land Use Unincorporated Charlton County, City of Folkston, City of Homeland, October 2009**

Table 5-2: Charlton County (unincorporated)

Current LandUse Category	Acres	% of Total
Agriculture/Forestry	294341.20	59.00000%
Commercial	20.52	0.00004%
Industrial	790.78	0.00100%
Parks/Recreation/Conservation	191141.65	38.00000%
Public/Institutional	385.11	0.00070%
Residential	7212.03	1.00000%
Transportation/Communication/Utilities	3382.57	0.00600%

Source: Charlton County Tax Assessor, October 2009

Table 5-3: City of Folkston

Current LandUse Category	Acres	% of Total
Agriculture/Forestry	371.17	16.20000%
Commercial	208.29	9.10000%
Industrial	380.62	16.60000%
Parks/Recreation/Conservation	51.17	2.20000%
Public/Institutional	172.02	7.50000%
Residential	729.36	32.00000%
Transportation/Communication/Utilities	373.29	16.30000%

Source: Charlton County Tax Assessor,  
October 2009

Table 5-4: City of Homeland

Current LandUse Category	Acres	% of Total
Agriculture/Forestry	808.26	51.00000%
Commercial	39.90	2.50000%
Industrial	30.31	2.00000%
Parks/Recreation/Conservation	8.17	0.50000%
Public/Institutional	2.90	0.00100%
Residential	363.85	23.00000%
Transportation/Communication/Utilities	331.53	21.00000%

Source: Charlton County Tax Assessor, October 2009

Unincorporated Charlton County’s largest percentage of land use includes agriculture and forestry, which reinforces the fact that Charlton County is one of the most timbered counties in Georgia. Many of the tracts are still in ownership of large timber companies and have been traditionally a major source of income for the industry. The second largest percentage in land use is parks/recreation/conservation, which largely reflects the land mass covered by the Okefenokee Wildlife Refuge in the western section of the County. Residential covers approximately 1 % of the land area, reflecting the low population density within the unincorporated county. Most of the established residential development occurred within the incorporated areas and St. George. This percentage should see an increase in the future as several new subdivisions have been platted and approved along Hwy 252 from the Folkston City Limits north east to the prison facility and along GA 121 south of Folkston and along US#1 north of Folkston.

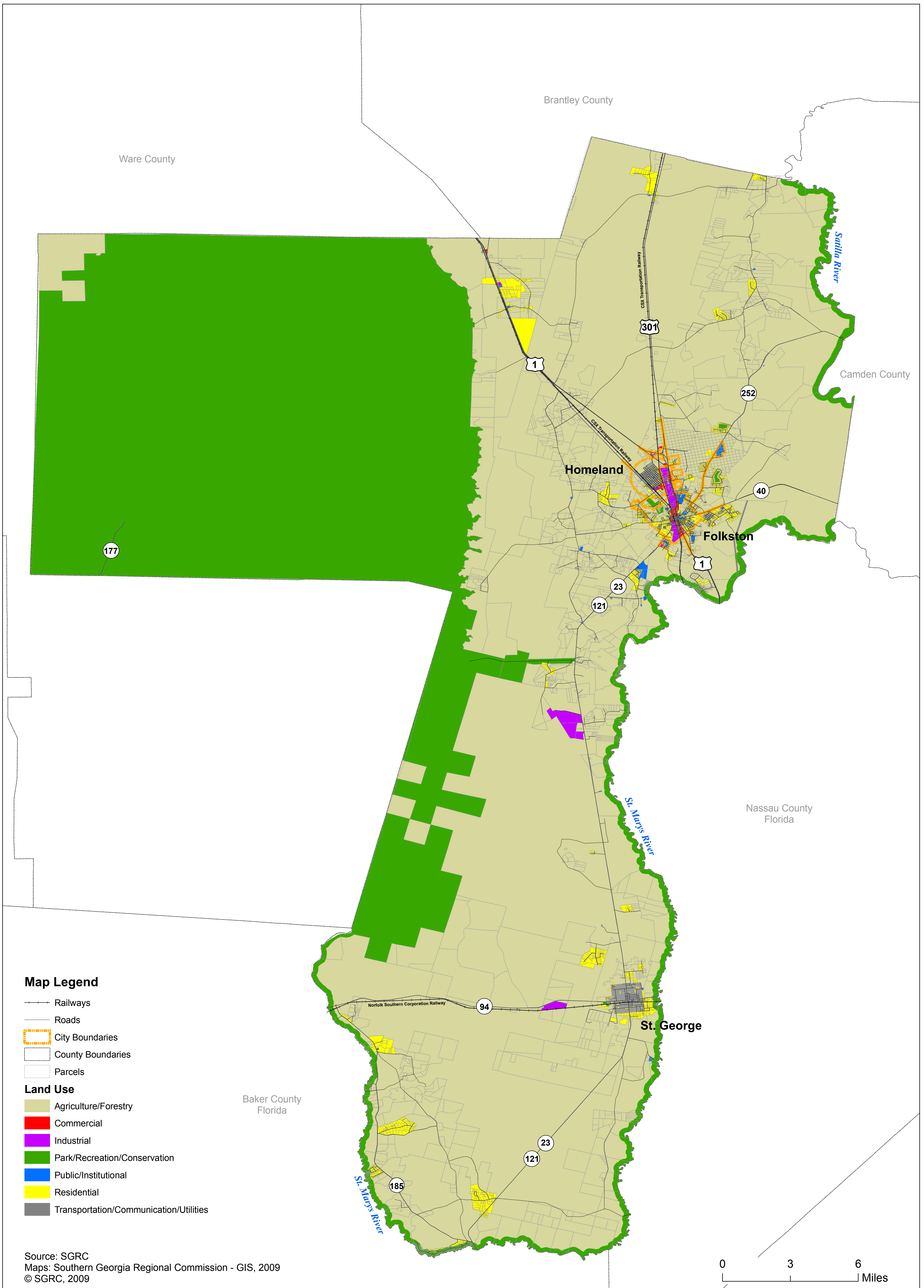
The City of Folkston still shows some agricultural/forestry use which reflects some land within the city limits that is under timber company control or still actively being used by various private owners. Most of these parcels lie towards the outside of the City of Folkston transitioning into the unincorporated county. Most of the commercial is located within the downtown area and the industrial land use is located in the Charlton County/City of Folkston Industrial Park which is located on the north end of the City of Folkston. Public/Institutional include the Courthouse, City Hall and the County Annex located across from the

### Courthouse.

The City of Homeland shows 51% in agricultural use. The majority of that land is on the outer edge of the mostly circular city limits. Much of the land originally was platted in 5 and 10 acres tracts to encourage use of family farms and today it is still mostly planted in timber. Residential land use comprises 23%. This reflects the original intent of the creation of Homeland as a retirement community for civil war retirees.

Transportation/communication/utilities with 21% reflects the annexation along roadway corridors and as such the location of major roadway and railroad corridors in the city, such as the CSX railroad corridor, US#1 and Hwy 301.

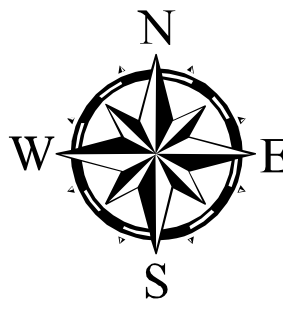
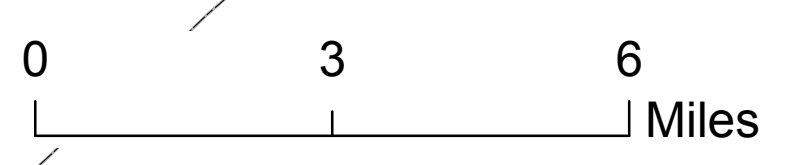




**Map Legend**

- +— Railways
- Roads
- ▭ City Boundaries
- ▭ County Boundaries
- ▭ Parcels
- Land Use**
- ▭ Agriculture/Forestry
- ▭ Commercial
- ▭ Industrial
- ▭ Park/Recreation/Conservation
- ▭ Public/Institutional
- ▭ Residential
- ▭ Transportation/Communication/Utilities

Source: SGRC  
 Maps: Southern Georgia Regional Commission - GIS, 2009  
 © SGRC, 2009

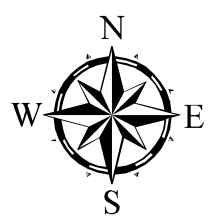
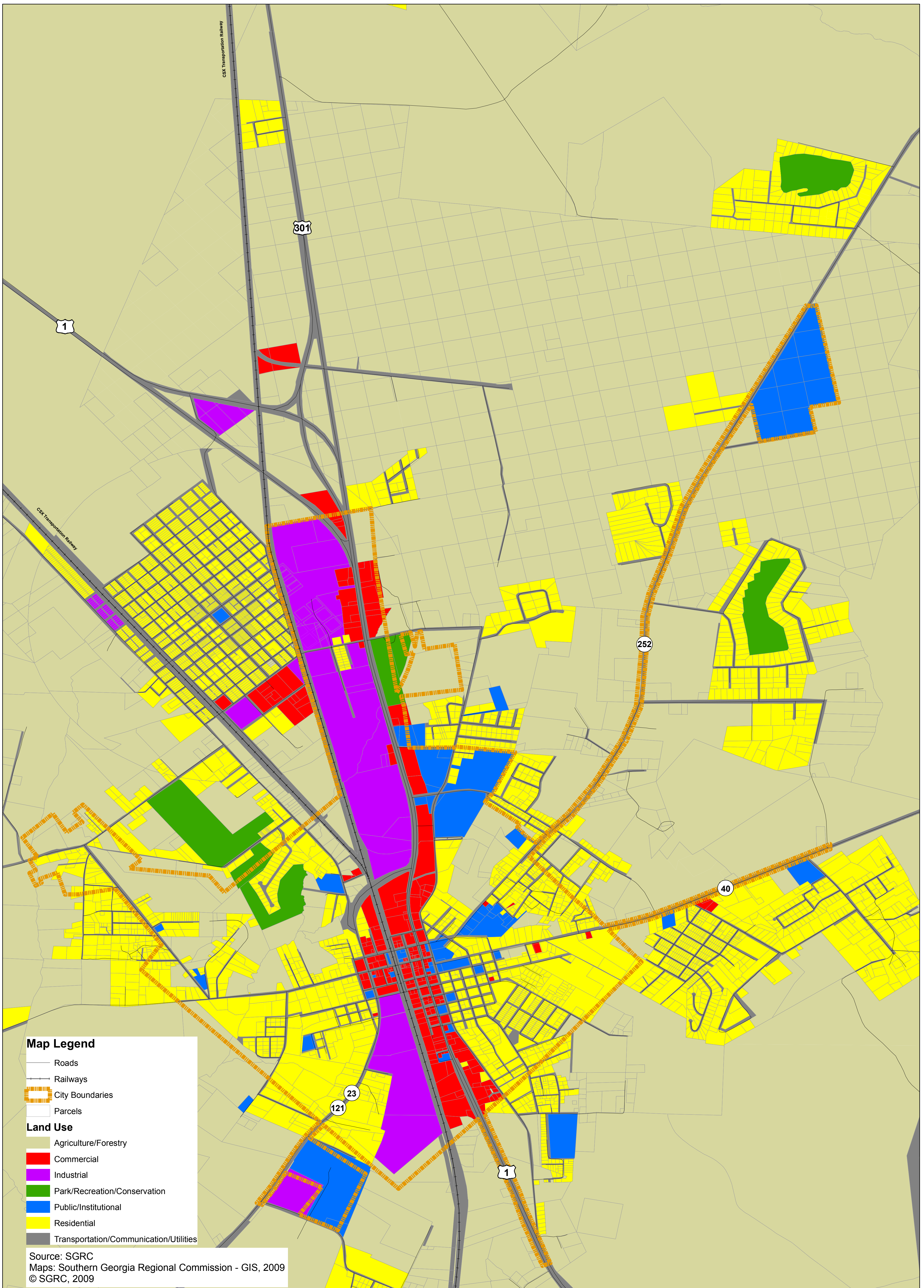


**MAP 5-1 CURRENT LAND USE CHARLTON COUNTY  
 GREATER CHARLTON COUNTY  
 COMPREHENSIVE PLAN**







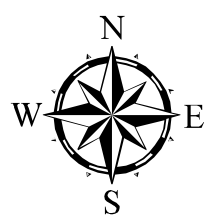
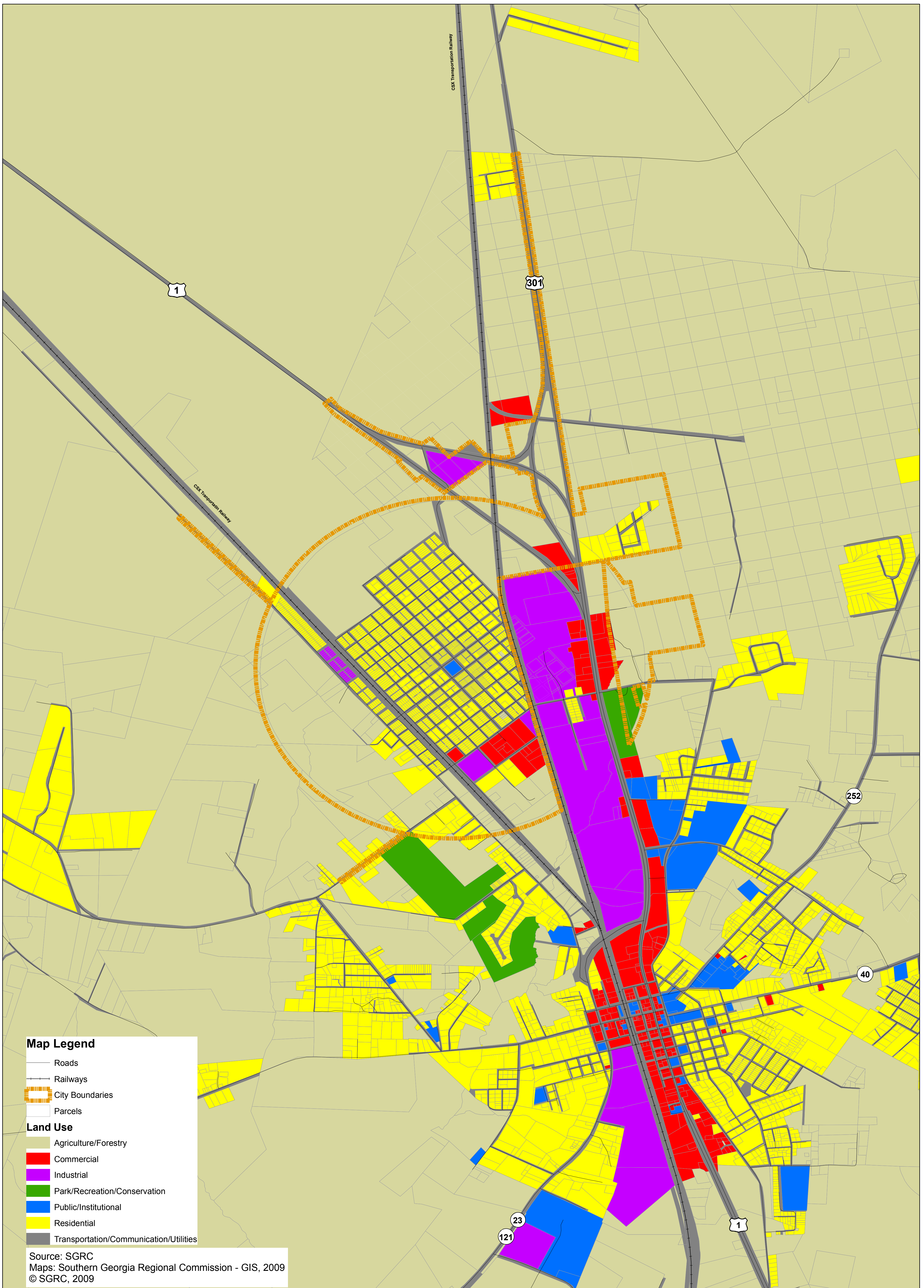


0 0.2 0.4  
 Miles

# MAP 5-2 CURRENT LAND USE CITY OF FOLKSTON GREATER CHARLTON COUNTY COMPREHENSIVE PLAN







0 0.2 0.4  
 Miles

# MAP 5-3 CURRENT LAND USE CITY OF HOMELAND GREATER CHARLTON COUNTY COMPREHENSIVE PLAN





## 5.2 Areas Requiring Special Attention

Charlton County's growth and development will have significant impacts on its existing residents, natural and cultural resources, community services and facilities and its infrastructure. This section summarizes the locations of some of the likely impacts of growth, including delineating areas where growth should be restricted or even completely avoided. Also included are areas in need of additional investment because of aesthetics, disrepair, pollution or other special need. These would primarily be areas where growth and redevelopment should be directed to.

Maps 5-4 and 5-5 show the general location of these areas.

The Department of Community Affairs has identified the following seven special conditions and requires that they be addressed if they exist within the area of influence:

- Areas of significant natural resources include wetlands, groundwater recharge areas, and river corridors particularly where they are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur.
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation facilities.
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors).
- Large abandoned structures or sites, including those that may be environmentally contaminated such as brownfields.
- Areas with significant infill development opportunities (scattered vacant sites).
- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

Through a review of Charlton County's Existing Land Use and the Technical Addenda, the following areas have been determined to warrant special attention:

### 5.2.1. Significant Natural and/or Cultural Resources

- Satilla River
- St. Marys River
- Okefenokee Wildlife Refuge
- Groundwater Recharge Areas
- City of Folkston Downtown Historic Area

### **5.2.2. Areas where Development or Change of Land Use is Likely to Occur**

- US#301 – east of US 301 from Antioch Cemetery Road south to Humphries Mining Road – this area has the potential for future industrial development. The properties are owned by one large timber company instead of several private owners. Water service is close by and sewer service will be available in the future.
- US#1 – east of US#1 from Crews Road south to the Homeland City limits – this area has the potential for future industrial development. The properties are owned by one large timber company instead of several private owners. Water service is close by and sewer service will be available in the future.
- GA 121 - east of GA 121 from Little Phoebe Church Road south to Spanish Creek Road – this area has the potential for future commercial or industrial development, but may also accommodate more residential development locating in proximity of the school. The area has water service available and sewer service is located at the school only ¼ mile away. The properties are owned by private owners, the county and a timber company.
- GA 121 – from City of Folkston city limits south to the Florida border. This area has been experiencing a lot of cross-border traffic and development from Florida. Even though development has slowed during the recession, it is anticipated that development pressures on this area will increase again in the future.
- GA 252 - east & west of GA 252 from the Folkston City Limits to the D. Ray James Prison and Stokes Lake Subdivision - this area connects several platted subdivisions on both sides of the GA 252 corridor from the city limits in a north-easterly direction including Forest Lake S/D, Spring Lake S/D, and Winward S/D. The northern boundary of this area contains the D. Ray James Prison and Stokes Lake Subdivision. The area already contains city water services and sewer services as well as roads to access the area.
- Charlton/City of Folkston Industrial Park inside City of Folkston between US #1 and the CSX Railroad line from approximately Robin Lane South to N. Okefenokee Drive. – The industrial park inside the City of Folkston contains several vacant parcels and vacant buildings which are positioned for development and redevelopment. Water and sewer as well as rail access are available and it is expected that future industrial development will concentrate in this area.

### **5.2.3. Areas where the pace of development may outpace the availability of public facilities and services**

None identified

### **5.2.4. Areas of disinvestment, needing redevelopment, or improvements to aesthetics or attractiveness**

- City of Folkston Historical Downtown: the downtown includes several historical structures and is bordered by Love Street on the north, S. Okefenokee Drive on the west, Martin Street on the south and the east side of S. 3<sup>rd</sup> Street on the east including the historical court house.

**5.2.5. Large Abandoned Structures or Sites**

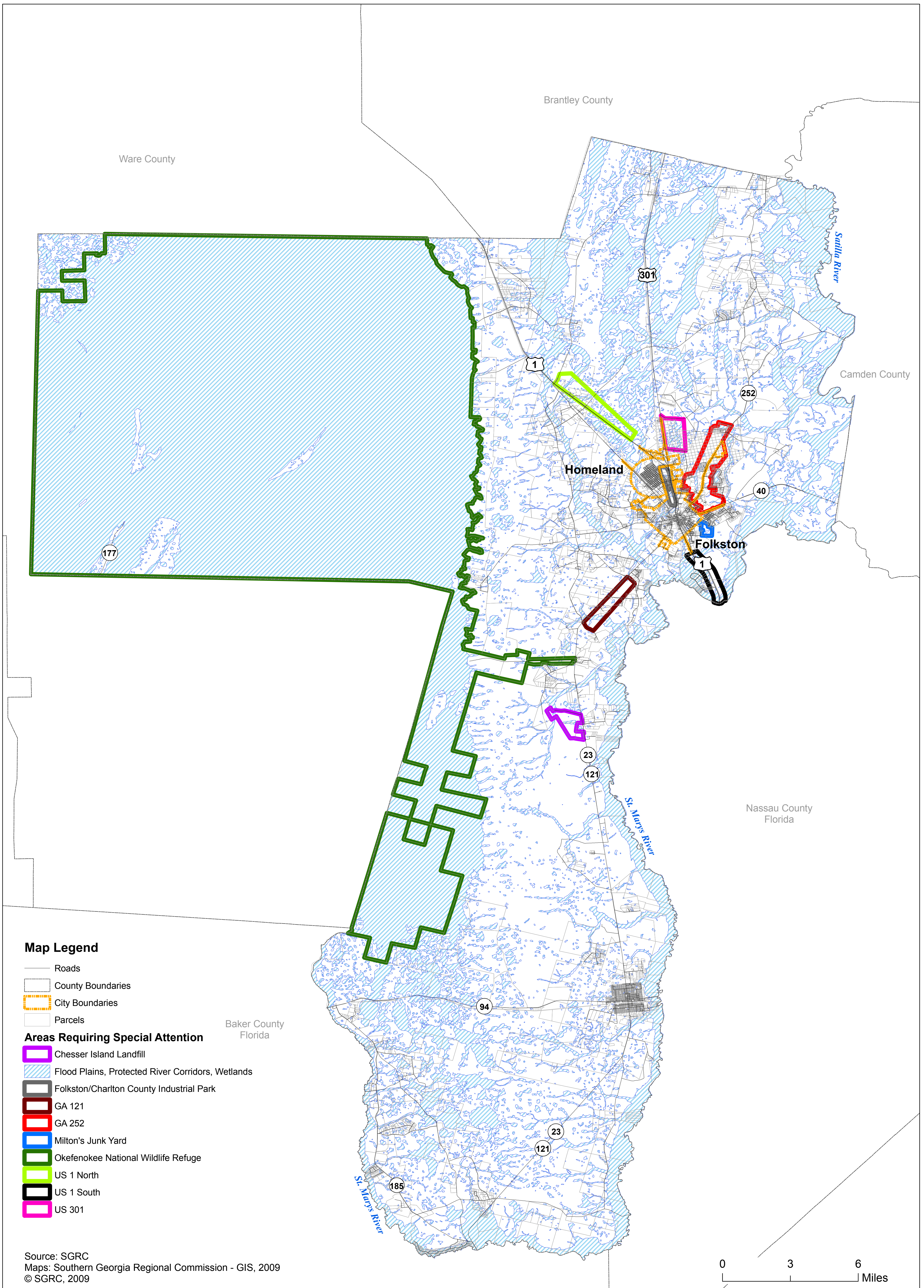
- Charlton/City of Folkston Industrial Park - The Industrial Park has lost two businesses due to the weakened economy, a saw mill and a truss manufacturing plant. Both of the sites have since been vacant and efforts have been made to attract other businesses to utilize the sites and buildings.

**5.2.6. Areas with significant Infill Development Opportunities**

None identified.







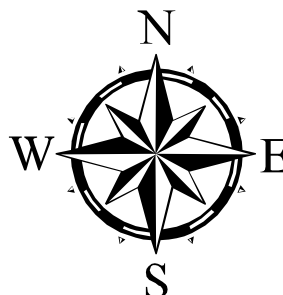
**Map Legend**

- Roads
- County Boundaries
- City Boundaries
- Parcels
- Areas Requiring Special Attention**
- Chesser Island Landfill
- Flood Plains, Protected River Corridors, Wetlands
- Folkston/Charlton County Industrial Park
- GA 121
- GA 252
- Milton's Junk Yard
- Okefenokee National Wildlife Refuge
- US 1 North
- US 1 South
- US 301

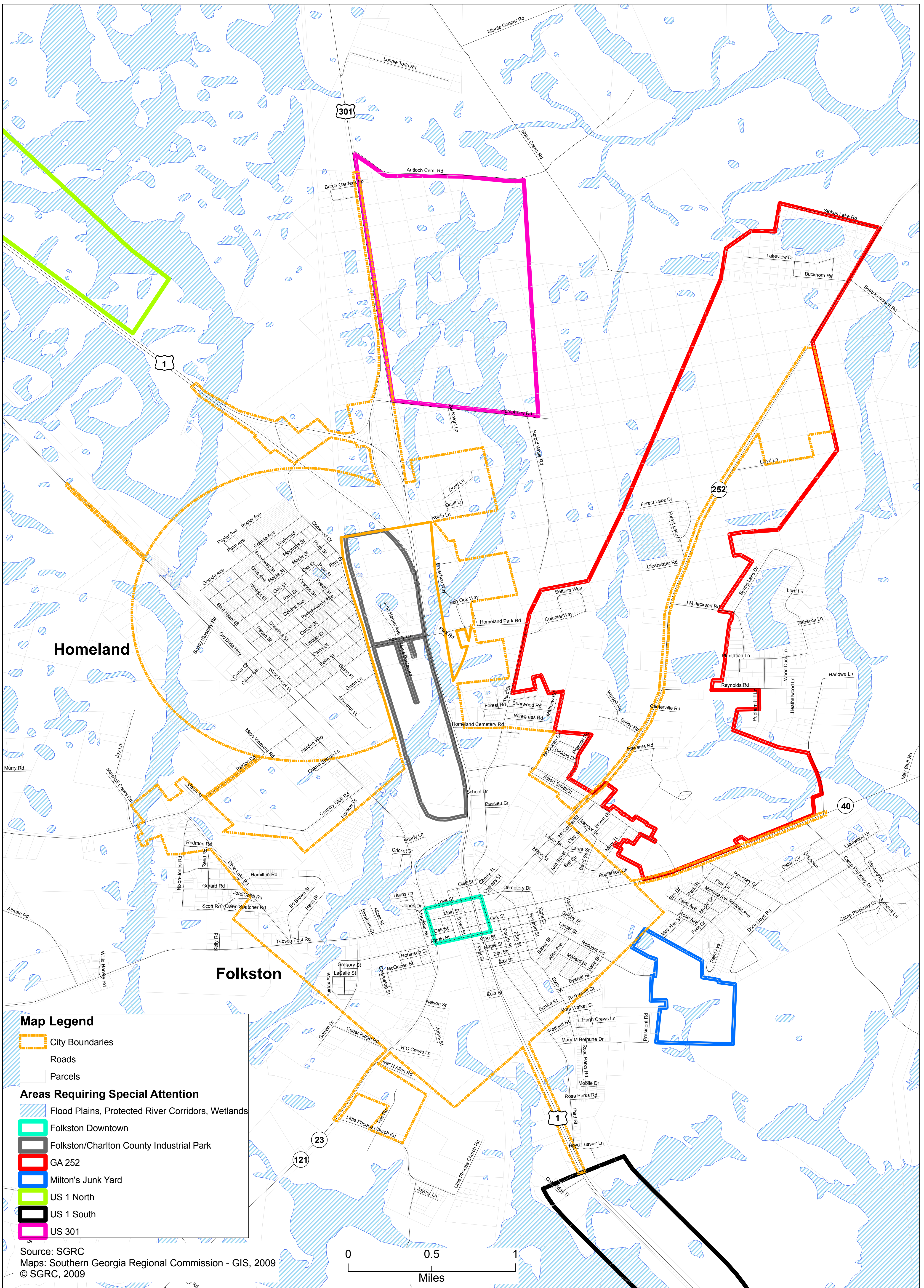
Source: SGRC  
 Maps: Southern Georgia Regional Commission - GIS, 2009  
 © SGRC, 2009

0 3 6  
 Miles

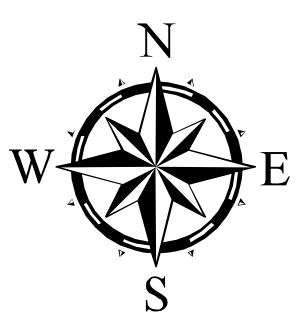
**MAP 5-4 CHARLTON COUNTY  
 "AREAS REQUIRING SPECIAL ATTENTION"  
 GREATER CHARLTON COUNTY  
 COMPREHENSIVE PLAN**







**MAP 5-5 CITY OF FOLKSTON & HOMELAND  
 "AREAS REQUIRING SPECIAL ATTENTION"  
 GREATER CHARLTON COUNTY  
 COMPREHENSIVE PLAN**





### **5.3 Recommended Character Areas**

The use of “Character Areas” in planning acknowledges unique visual and functional differences that exist today in the various areas of Charlton County and its cities. Character Areas are intended to pro-actively guide future development by putting in place policies and implementation strategies which are tailored to each area. It is important to recognize that the designation of a Character Area will reflect the defining character of the entire geographic area outlined, but may not be accurate for every single parcel in the area.

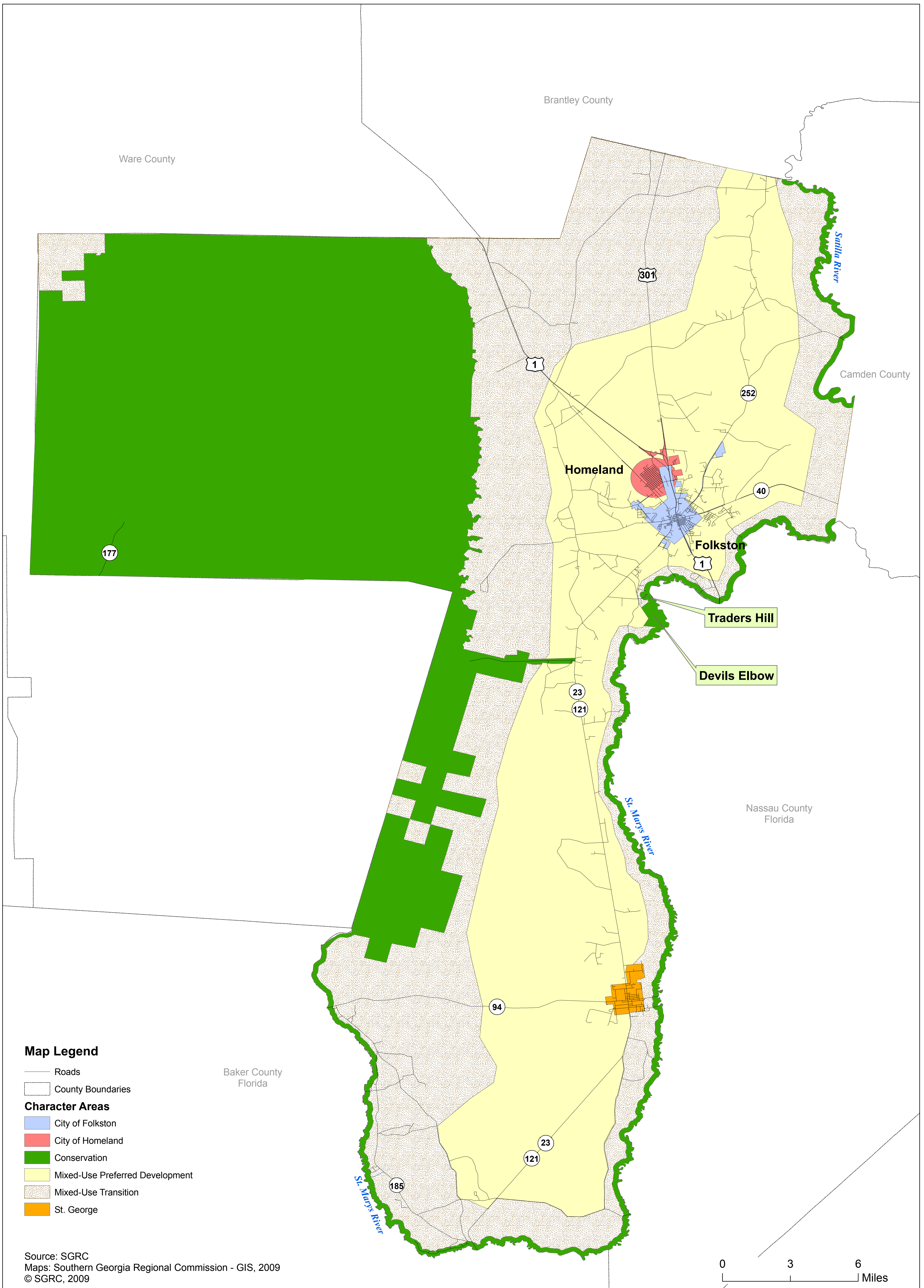
Recommended Character Areas can be used to more specifically define areas that:

- (1) Have unique or special characteristics that need to be preserved;
- (2) Have the potential to evolve into unique areas; or
- (3) Require special attention because of unique development issues.

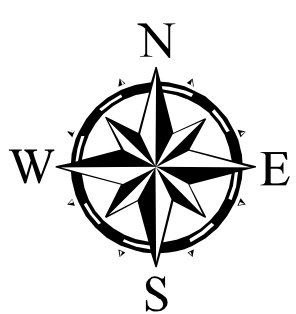
Table 5-5 and Map 5-6 provide a description of the proposed Character Areas for Charlton County and its cities.

Table 5-5: Recommended Character Areas

<b>Recommended Character Areas</b>	<b>Description/Location</b>	<b>Development Strategy</b>
Conservation Area	These are areas that contain environmentally sensitive wetland and/or upland areas and/or are home to endangered species. These areas should be protected from future development.	Maintain natural character. Do not permit new development. Establish conservation easements. Promote areas for eco-tourism and recreation destination.
Mixed Use Transitional Area	These are areas that are adjacent to Conservation areas and therefore contain potential development constraints due to the impact of development on water quality, air quality and native plant and wildlife habitat of the adjacent conservation areas.	Develop performance standards for compatibility and appropriateness. Promote low impact development.
Mixed Used Preferred Development Area	These areas are located within the County on land that is suitable for development. Any particular land use may locate anywhere in this area based on appropriateness for the area and needs of the community.	Ensure compatible mix of uses. Develop performance standards so that any particular land use can locate anywhere in this area (i.e., it is not subject to use restrictions or district regulations), as long as it meets the established performance standards for the particular sites.
City of Folkston	This area includes the City of Folkston, which has its own unique characteristics and opportunities for development.	Preserve the historical downtown, provide a network of community spaces to connect downtown and the Funnel and provide complementary infill residential, commercial and industrial infill development.
City of Homeland	This area includes the area for the City of Homeland, which has its own unique characteristics and opportunities for development.	Provide incentives and standards to pursue its original mission as a full-service, economically viable retirement community.
St. George Area	This area includes the unincorporated area for the Town of St. George which has its own unique characteristics and opportunities for development.	Preserve lower density. Protect surrounding agricultural uses. Provide mixed use to continue residential, churches, schools, small scale retail and other amenities and services within the boundaries of the Town.

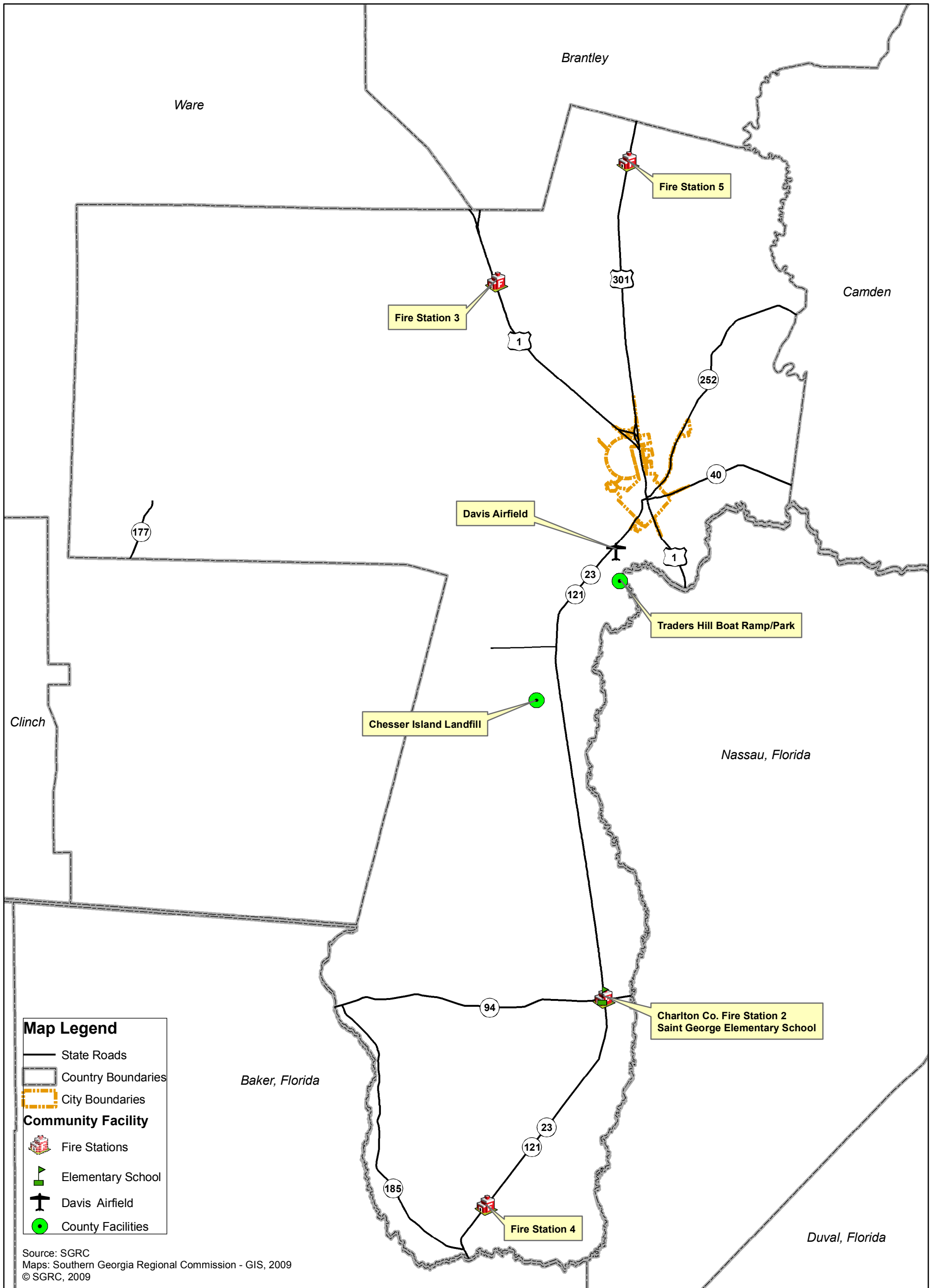


MAP 5-6 CHARLTON COUNTY  
 PRELIMINARY CHARACTER AREAS  
 GREATER CHARLTON COUNTY  
 COMPREHENSIVE PLAN





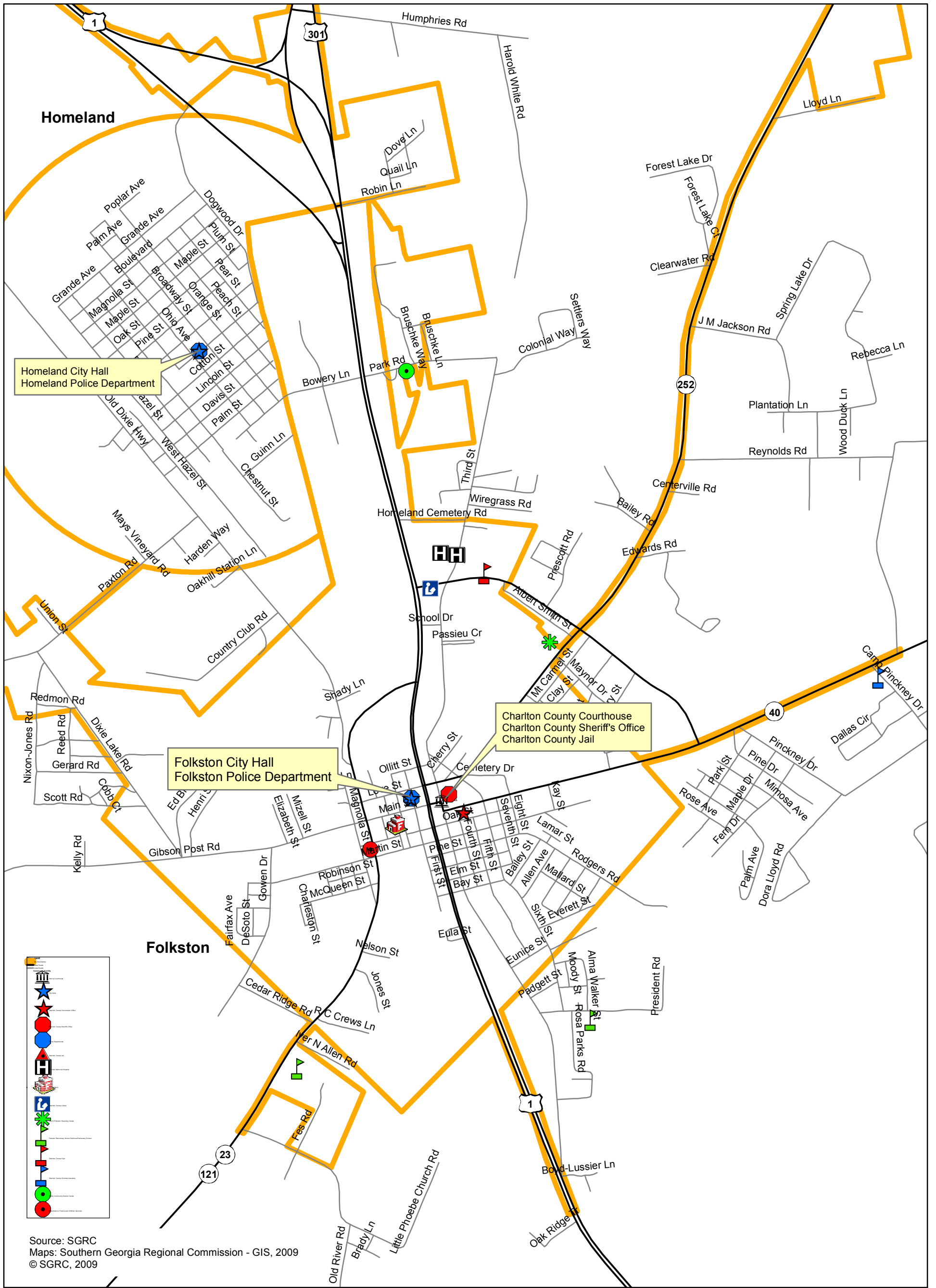




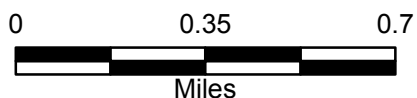
# MAP 5-7 CHARLTON COUNTY COMMUNITY FACILITIES GREATER CHARLTON COUNTY COMPREHENSIVE PLAN







# MAP 5-8 CITY OF FOLKSTON & HOMELAND COMMUNITY FACILITIES GREATER CHARLTON COUNTY COMPREHENSIVE PLAN





**6. ANALYSIS of CONSISTENCY with QUALITY COMMUNITY OBJECTIVES**

The Quality Community Objectives (QCO) as adopted by the Department of Community Affairs (DCA) further define the statewide planning goals based on growth and development issues identified in local and regional plans throughout the state. The purpose of this analysis is to evaluate the consistency of Charlton County’s goals, objectives and policies with those objectives and to propose any necessary improvements.

Proposals for recommended improvements will have been discussed in the Public Participation Phase of this Plan and will be utilized as a basis for the implementation program included in the Community Agenda.

The analysis shows that Charlton County is in the process of addressing many of the Quality Community Objectives and will continue to do so with the development and implementation of existing and new planning strategies in the planning period.

**6.1 Development Patterns**

<b>Traditional Neighborhoods</b>			
<b>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		<b>x</b>	
2. Our community has ordinances in place that allow neo-traditional development “by-right” so that developers do not have to go through a long variance process.	<b>x</b>		
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		<b>x</b>	Not a priority.
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.		<b>x</b>	Not a priority.
5. We have a program to keep poor public areas (commercial, retail districts, parks) clean and safe.	<b>x</b>		Keep Charleston Beautiful
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would chose.		<b>x</b>	
7. In some areas several errands can be made on foot, if so desired.	<b>x</b>		Limited, most areas are not safe to walk
8. Some of our children can and do walk to school safely.		<b>x</b>	
9. Some of our children can and do bike to school safely.		<b>x</b>	
10. Schools are located in or near neighborhoods in our community.		<b>x</b>	

<b>Infill Development</b>
<b>Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</b>

	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	x		Chamber and Joint Development Authority
2. Our community is actively working to promote brownfield redevelopment.	x		Chamber and Joint Development Authority
3. Our community is actively working to promote greyfield redevelopment.		x	No greyfields exist in Charlton County
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		x	
5. Our community allows small lot development (5,000 square feet or less) for some uses.	x		Only for commercial uses

**Sense of Place**

**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.**

	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.	x		Okefenokee Swamp, Funnel, Trails, but the sense of place could still use improvement
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	x		Limited action has been taken, but is stagnant now.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		x	
4. We have ordinances to regulate the size and type of signage in our community.		x	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		x	
6. If applicable, our community has a plan to protect designated farmland.	x		

**Transportation Alternatives**

**Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.**

	Yes	No	Comments
1. We have public transportation in our community.		x	Is desperately needed

2. We require that new development connects with existing development through a street network, not a single entry/exit.	x		Not as a written recommendation, but where it fits
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		x	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		x	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		x	
6. We have a plan for bicycle routes through our community.		x	
7. We allow commercial and retail development to share parking areas wherever possible.	x		

**Regional Identity**

**Each region should promote and preserve a “regional identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.**

	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	x		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	x		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.)	x		This will need to be built upon with increased marketing efforts
4. Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	x		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	x		Needs work
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	x	x	It does to some extent, but this area needs a lot of improvement.

**6.2 Resource Conservation**

<b>Heritage Preservation</b>			
<b>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.</b>			
	Yes	No	Comments
1. We have designated historic districts in our community.		x	The process was started, but then never followed through to designate downtown Folkston as a historic district.
2. We have an active historic preservation commission.		x	

3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	x	x	New development in the historic areas are welcome, and ordinances need to be developed
--	---	---	--

**Open Space Preservation**

**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. Compact development ordinances are one way of encouraging this type of open space preservation**

1. Our community has a green space plan.		x	With so much open green space in the county there has been no incentive to create one
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.		x	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	x		Okefenokee National Wildlife Preserve
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		x	

**Environmental Protection**

**Environmentally sensitive areas should be protected from negative impacts of development, 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.**

	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		x	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		x	
3. We have identified our defining natural resources and taken steps to protect them.	x		
4. Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	x		
5. Our community has a tree preservation ordinance which is actively enforced.		x	
6. Our community has a tree-replanting ordinance for new development.		x	
7. We are using stormwater best management practices for all new development.	x	x	Some stormwater standards are laid out in the subdivision ordinance speaking to roads and ditches.
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		x	

**6.3 Social and Economic Development**

**Growth Preparedness**

**Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might**



<b>include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		x	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		x	
3. Our elected officials understand the land-development process in our community.		x	
4. We have reviewed our development regulations and /or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		x	
5. We have a Capital Improvements Program that supports current and future growth.		x	
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	x		The comprehensive plan character areas will be designed based on development suitability in regards to the natural environment.
7. We have clearly understandable guidelines for new development.		x	
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		x	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		x	
10. We have a public-awareness element in our comprehensive planning process.	x		
<b>Appropriate Businesses</b>			
<b>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skills job opportunities.</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1. Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	x		To a limited extent
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	x		
3. We recruit firms that provide or create sustainable products.	x		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.	x		
<b>Employment Options</b>			
<b>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1. Our economic development program has an entrepreneur support program.	x		Charlton County is an Entrepreneur Friendly Community

2. Our community has jobs for skilled labor.	<b>x</b>		limited
3. Our community has jobs for unskilled labor.		<b>x</b>	These jobs are decreasing in number
4. Our community has professional and managerial jobs.	<b>x</b>		limited

**Housing Choices**

**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 (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.**

	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	<b>x</b>		
2. People who work in our community can also afford to live in the community.	<b>x</b>		However, rental housing is not very affordable, the rents are very high
3. Our community has enough housing for each income level (low, moderate and above average).		<b>x</b>	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	<b>x</b>		As a matter of policy, not because of zoning standards
5. We have options available for loft living, downtown living, or “neo-traditional” development.	<b>x</b>		
6. We have vacant and developable land available for multifamily housing.	<b>x</b>		
7. We allow multifamily housing to be developed in our community.	<b>x</b>		
8. We support community development corporations that build housing for lower-income households.	<b>x</b>		
9. We have housing programs that focus on households with special needs.	<b>x</b>		Pine Points, Charlton Courts
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		<b>x</b>	

**Educational Opportunities**

**Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.**

	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	<b>x</b>		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	<b>x</b>		Trades need more emphasis on training
3. Our community has higher education opportunities, or is close to a community that does.	<b>x</b>		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	<b>x</b>		limited

**6.4 Governmental Relations**

<b>Regional Solutions</b>			
<b>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1. We participate in regional economic development organizations.	<b>x</b>		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	<b>x</b>		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education tourism, parks and recreation, emergency response, E-911, homeland security etc.	<b>x</b>		Only limited, but the Fire Department and EMS services are provided through mutual aid.
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		<b>x</b>	Not yet
<b>Regional Cooperation</b>			
<b>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 or development of a transportation network.</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1. We plan jointly with our cities and county for comprehensive planning purposes.	<b>x</b>		
2. We are satisfied with our Service Delivery Strategy.	<b>x</b>		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to raft region-wide strategies.	<b>x</b>		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	<b>x</b>		

## **7. SUPPORTING DATA AND INFORMATION**

The validity of the identified Issues and Opportunities and recommended Character Areas was checked by evaluating data and information pertaining to the following seven elements:

- 1) Population
- 2) Economic Development
- 3) Housing
- 4) Natural and Cultural Resources
- 5) Community Facilities and Services
- 6) Transportation
- 7) Intergovernmental Coordination

A 20-year planning time frame was employed for evaluating the listed data and information items. A variety of information and sources was used to compile the data including but not limited to interviews with city and county representatives, review of Census data, and review of past trends.

When evaluating this data and information, staff focused on:

- Whether it verified potential issues or opportunities identified above;
- Whether it uncovered new issues or opportunities not previously identified;
- Whether it indicated significant local trends that need to be brought to the attention of decision-makers;
- Whether it suggested adjustment of recommended character areas (e.g., to avoid intrusion into environmentally sensitive areas, etc.).

In order to ensure a concise and readable *Community Assessment* report, the following pages only include general statements and/or recommendations taken from the completed assessment. These statements pertain to potential issues or opportunities, significant trends affecting the community, or character area delineation.

## **8. OTHER STUDIES**

- **Okefenokee Wildlife Refuge Comprehensive Conservation Plan, 2006**
- **St. Marys River Management Plan, 2003**

**The complete evaluation including all data and maps  
can be found in the respective Appendices A through G.**



**APPENDIX A**  
**POPULATION**

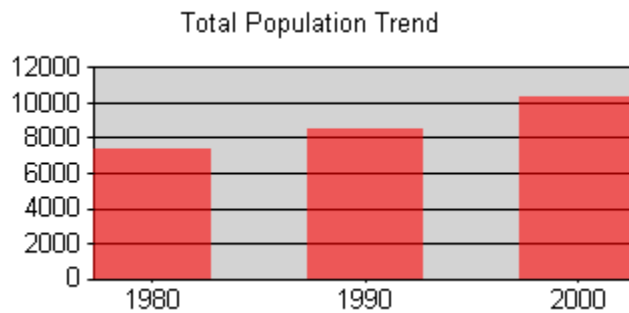
### APPENDIX A: POPULATION

Understanding past population trends and patterns is an important first step towards understanding how the population may change in the future. This section presents detailed information on the population demographics for Charlton County and the cities of Homeland and Folkston. This includes past trends using data provided by the U.S. Census and future predictions based on county and regional trends and development patterns.

**Past Population Trends:**

Between 1980 and 2000 the total population of Charlton County increased from 7,343 to 10,282 to; an increase of 2,939. (Figure A-1)

**FIGURE A-1 CHARLTON COUNTY HISTORIC POPULATION TRENDS**



Total Population Trend	1980	1990	2000
<b>Total Population</b>	7,343	8,496	10,282

Source: U.S. Census Bureau, Census 2000 Summary File 1

**FIGURE A-2 POPULATION GROWTH COMPARISON**

Total Population Growth Comparison	Charlton	Folkston	Homeland	Unincorporated Charlton	Georgia
<b>2000 Population</b>	10,282	3,248	769	6265	8,186,816
<b>2007 Population*</b>	10,609	3,227	807	6575	9,544,750
<b>Increase in Population</b>	327	-21	38	310	1,357,934
<b>Growth between 1990 and 2000</b>	3.2 %	-0.6%	4.9%	4.9%	16.6%

Source: U.S. Census and Southern Georgia Regional Commission, 2009

\*Estimate, Georgia County Guide

In comparing the growth of Charlton County to that of the State of Georgia, it appears that Charlton County has experienced some moderate growth from the 2000 to 2007. Charlton County is growing much slower than the State of Georgia as a whole. The difference in the growth rate between the County and the State of Georgia is probably very reasonable considering rapid growth in the Atlanta region and some other more metro areas of the state. For a mostly rural area, the growth in Charlton County from

2000-2007 seems reasonably accurate. It seems that most of the growth is occurring in the unincorporated areas of Charlton County and the City of Homeland. The City of Folkston saw a slight decrease of 21 individuals from 2000-2007, or -0.6%.

**FIGURE A-3 POPULATION PROJECTIONS**

Population Projections											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
<b>Charlton County</b>	7,343	7,920	8,496	9,389	10,282	11,017	11,752	12,486	13,221	13,956	14,691
<b>Folkston</b>	2,243	2,264	2,285	2,232	*2,178	2,162	2,146	2,129	2,113	2,097	2,081
<b>Homeland</b>	683	832	981	873	765	786	806	827	847	868	888

Source: <http://www.georgiaplanning.com/dataviews/census2>

The population projections for Charlton County represent an increase in population for Charlton County. Folkston and Homeland are both projected to see a decrease in population over the next 20 years. With proper planning and a drive towards economic development, this projection may turn out to be a population increase. These census projections are not consistent with those from the Georgia County Guide used in the table A-2.

\*The 2000 Census did not take in the inmates of the D. James Ray Prison. Folkston requested a recount to include the prison population. In March of 2002, the census bureau revised the count to show an increase of 1,052 to the total population. The original count was 2,178 and the final count was 3,230.

**Age Distribution:**

**TABLE A-4 HISTORICAL AGE DISTRIBUTION**

Age Distribution Trend	CHARLTON			FOLKSTON			HOMELAND		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
<b>0-4 Years Old</b>	652	777	673	184	205	159	72	102	59
<b>5-13 Years Old</b>	1,314	1,430	1,645	383	376	379	109	185	142
<b>14-17 Years Old</b>	699	434	508	187	122	94	66	38	39
<b>18-20 Years Old</b>	419	381	539	130	101	88	33	39	28
<b>21-24 Years Old</b>	457	472	549	154	120	106	47	74	40
<b>25-34 Years Old</b>	967	1,428	1,471	278	354	238	89	176	97
<b>35-44 Years Old</b>	836	1,066	1,785	203	247	336	84	117	109
<b>45-54 Years Old</b>	685	899	1,183	223	199	247	64	88	84
<b>55-64 Years Old</b>	573	718	935	213	214	200	61	67	83



65 And Over	741	891	994	288	347	331	58	95	84
-------------	-----	-----	-----	-----	-----	-----	----	----	----

The most apparent trends in Charlton County and its cities involve:

- The overall decrease of people from ages 14 to 17 and 21-24
- Unincorporated Charlton county seeing an increase in all age groups, while both of the municipalities saw decreases as a whole in most age groups under 35
- As a whole, most of the growth occurred in age groups 35 and over

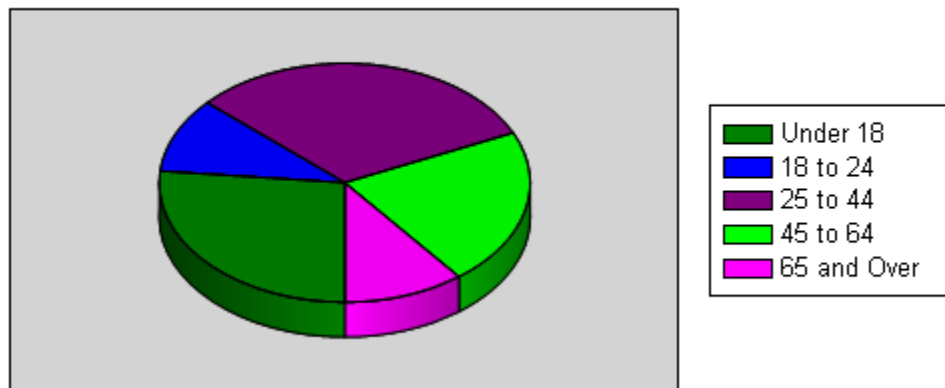
The Cities of Folkston and Homeland experienced gradual loses from 1980-2000 in their young people ages 0-24. The increases were seen in ages 25 and up for Homeland and 35 and up for Folkston. It seems that most all population increases were occurring primarily in the unincorporated areas of Charlton County.

Graph A-5 shows the age distribution for Charlton County for the year 2000. Table A-6 shows age distribution comparisons for Charlton County versus the State of Georgia and the rest of the country.

As the number of people from ages 35 and older is growing, Greater Charlton County may have to increase certain services and facilities to meet the needs of these age groups, which include young families, entry level housing, pediatric services and job opportunities. Due to the increase in people of ages 65 and older, there will also be additional need for more health care facilities and services, as well as for retirement homes and communities serving the older generation. The growth rate of school age children is not increasing rapidly at this point. The schools and other services for this age group should be stable for the time. However, in order to encourage more families to have their young children in Charlton County and its cities, some services could be improved upon and also the possibility of new attractive services to this age group could be an incentive. The Georgia County Guide states that in 2007, 8.46 percent of Charlton County’s population was made up of 25-29 year olds. 8.42 percent comprised the 15-19 year old generation. According to these 2007 numbers, the majority of the population was evenly distributed between birth to 54, and then the percentages begin to decrease after 55.

**GRAPH A-5, AGE DISTRIBUTION FOR 2000**

Age Distribution for Year 2000



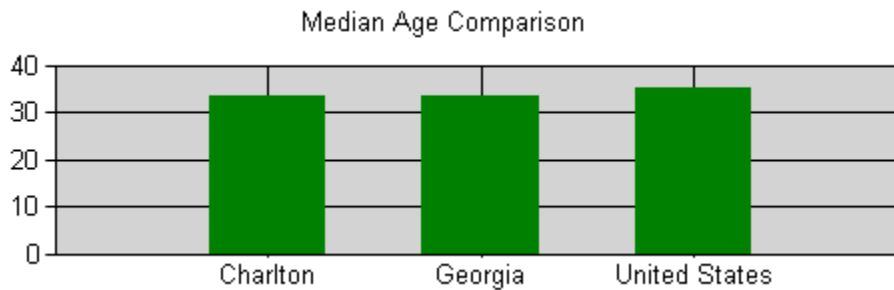
**TABLE A-6 AGE DISTRIBUTION COMPARISON**

Age Distribution Comparison	Charlton	Georgia	United States
Population	10,282	8,186,453	281,421,906
Percent below 18	27.5	26.5	25.7
Percent 18 to 24	10.6	10.2	9.6
Percent 25 to 44	31.7	32.4	30.2
Percent 45 to 64	20.6	21.3	22
Percent 65 and over	9.7	9.6	12.4
Median Age	33.4	33.4	35.3

Source: U.S. Census Bureau, Census 2000 Summary File 1

Charlton County’s population is fairly evenly distributed when comparing it to that of the state of Georgia and the United States.

**TABLE A-7, MEDIAN AGE COMARISON CHARLTON COUNTY**



The median age of people in Charlton County seems to be in line with the rest of the state and the United States as a whole. The Median Age in Charlton County is right around 32-34, which shows a natural increase in population.

**Race and Ethnicity:**

Table A-8 shows the racial composition trend of Charlton County based on use of 2000 Census data.

**TABLE A-8 RACIAL COMPOSITION TREND**

Racial Composition Trend	CHARLTON COUNTY			FOLKSTON			HOMELAND		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
White Alone	5,159	6,094	7,052	1232	1145	1005	666	854	697
Black or African American Alone	2,161	2,355	3,008	1008	1133	1122	13	116	33
American Indian and Alaska Native Alone	11	33	43	1	4	4	4	8	14
Asian or Pacific Islander	3	10	41	0	2	10	0	1	1
Other Race	9	4	138	2	1	37	0	2	20

The racial composition of the population is changing some but overall remaining fairly constant. There have been increases in all race groups, but not any drastic changes. All race groups seem to be growing fairly in line with each other.

**TABLE A-9 RACIAL COMPOSITION COMPARISON**

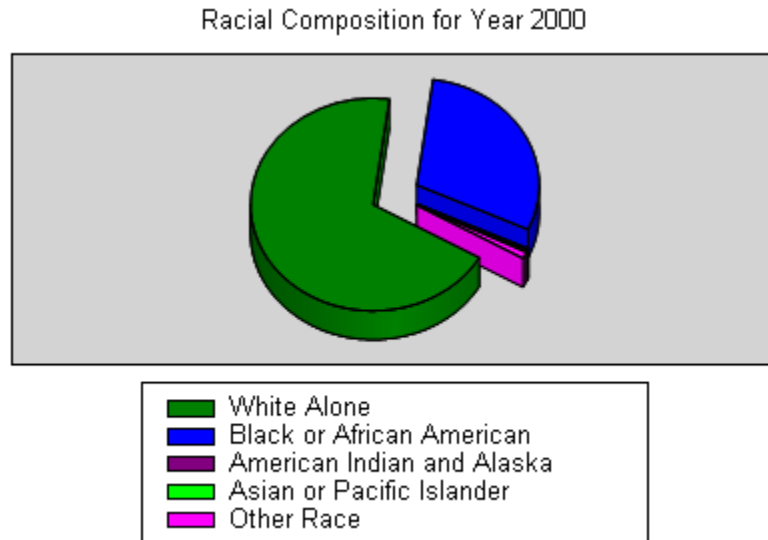
Racial Composition Comparison (Percent)	Charlton	Georgia	United States
White Alone	68.6	65.1	75.1
Black or African American Alone	29.3	28.7	12.3
American Indian and Alaska Native Alone	0.4	0.3	0.9
Asian or Pacific Islander	0.3	2.1	3.6
Other Race	0.1	2.4	5.5

Source: U.S. Census Bureau, Census 2000 Summary File 1

The racial compositions of the population in Charlton County are very much in line with the racial compositions in the rest of the State of Georgia and also in the United States. The population of Charlton County seems to be very similar in race makeup to Georgia and the United States. The US Census States that in 2007 Charlton County's race was 70.4% white; a slight growth from 2000. The

black or African American population in 2007 made up 27.8% of the total; a slight decrease from 2000.

**A-10 RACIAL COMPOSITION FOR 2000**



**A-11 TREND OF HISPANIC RESIDENTS**

	CHARLTON			FOLKSTON			HOMELAND		
Hispanic Trend	1980	1990	2000	1980	1990	2000	1980	1990	2000
Persons of Hispanic Origin	39	35	81	16	8	19	2	7	9

Source: U.S. Census Bureau, Census 2000 Summary File 1

Hispanic Population Comparison	Charlton	Georgia	United States
2000 Population	10282	8186453	281421920
Hispanic Population	81	435227	35305818
Percent Hispanic	0.79 %	5.32 %	12.55 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

The number of Hispanic Residents in Charlton County is much lower than the States Hispanic Population. From 1980 to 2000, the number of Hispanic Persons did double, but the number is still very low. The Georgia County Guide shows an estimate for the year 2007 of 112 Hispanic Persons in Charlton County, an increase of 1.1%.

**A-13 HOUSEHOLD INCOME, CHARLTON COUNTY**

Household Income Trend	1990	2000
Income (\$)	25,696	36,751

Source: U.S. Census Bureau, Census 2000 Summary File 1

**Income:**

According to the U.S. Census the household income in 1990 for Charlton County was \$25,696.00. In 2000 the number rose to \$36,751.00. Therefore, household income rose by \$11,055.00.

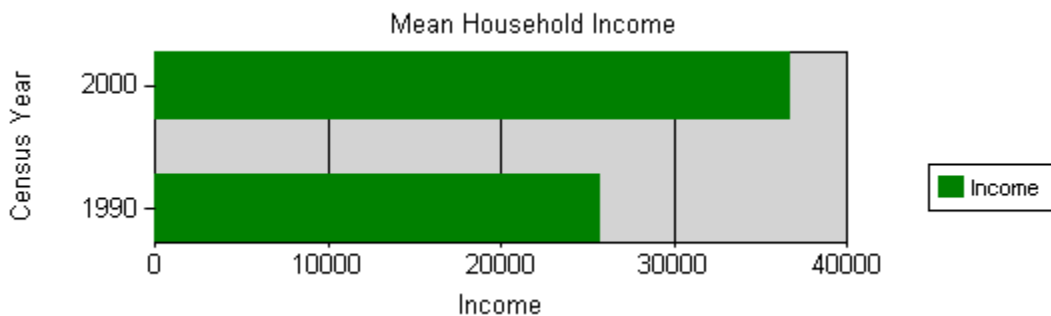
Table A-14 shows how Charlton County compares to the State of Georgia in Household Income. Charlton County has a lower household income than the State of Georgia. The State of Georgia does appear to be much higher, but when looking back at table A-13 it is evident that Charlton County’s household income is increasing at a steady rate. The difference in Georgia and Charlton County is probably so large due to more metro areas being factored in to this count at a state level.

**A-14, HOUSEHOLD INCOME COMPARISON**

Mean Household Income Comparison	Charlton	Georgia	United States
Income (\$)	36,751	80,077	56,675

Source: U.S. Census Bureau, Census 2000 Summary File 1

**A-15 HOUSEHOLD INCOME CHARLTON COUNTY, GA**



The household income for Charlton County was around \$26,000 in 1990. By 2000, the household income had increased to about \$36,000. This growth is normal for a 10 year period. The cost of living increases each year, so household income naturally increases to meet this growth. In the next Census, (2010), this number will likely be lower due to the state of the economy.

**A-16 PER CAPITA INCOME TREND**

<b>Per Capita Income Trend</b>	<b>1990</b>	<b>2000</b>
<b>Per Capita Income (\$)</b>	8,894	12,920

Source: U.S. Census Bureau, Census 2000 Summary File 1

Charlton County has seen a rise in per capita income as shown in Table A-16. Per Capita Income is the total personal income divided by the total population and is often used to measure the personal wealth of a population. The per capita income compared to the State of Georgia is outlined in Table A-17.

**A-17 PER CAPITA INCOME COMPARISON**

<b>Per Capita Income Comparison</b>	<b>Charlton</b>	<b>Georgia</b>	<b>United States</b>
<b>Per Capita Income (\$)</b>	12,920	21,154	21,587

Source: U.S. Census Bureau, Census 2000 Summary File 1

Charlton County’s per capita income for the year 2000 was less than the per capita income of Georgia and the United States. Comparing per capita income of a small rural area like Charlton County to the whole state is likely to not be the most accurate comparison due to the difference in income by industry. Georgia’s per capita income closely mirrors that of the Country, but Charlton County falls about \$8000 below either. The 2009 Georgia County Guide states that Charlton County’s per capita income for 2006 was \$19,221. The 2006 per capita income for the State of Georgia was \$32,095.

**A-18, EDUCATIONAL ATTAINMENT**

<b>Educational Attainment Comparison</b>	<b>Charlton</b>	<b>Georgia</b>	<b>United States</b>
Less than 9th Grade	10.99 %	7.54 %	7.55 %
9th to 12th Grade (no diploma)	24.07 %	13.86 %	12.05 %
High School Graduate (Includes Equivalency)	42.19 %	28.71 %	28.63 %
Some College (No Degree)	13.82 %	20.40 %	21.05 %
Associate Degree	2.52 %	5.19 %	6.32 %
Bachelor's Degree	3.40 %	16.01 %	15.54 %
Graduate or Professional Degree	3.01 %	8.30 %	8.86 %

**Educational Attainment**

It appears that Charlton County has a higher number of high school graduates or those receiving GED's (Equivalent to a HS Diploma) than the State of Georgia and the Country. However, Charlton County also has a higher number of students receiving less than a 9<sup>th</sup> grade education, and a higher number of students who complete 9-12 grade with no diploma. The number of GED's in Charlton County must be high based on the high percent of High School Graduates (which include equivalency degrees). Higher education seems to be valued in Charlton County. The percent of people who attended some college is around 14%. This does not fall too far behind the state and the country. The number of persons with a bachelor's degree is fairly lower than the state and the country, but the number of associate's degrees is not far behind.

**APPENDIX B**  
**ECONOMIC DEVELOPMENT**



**APPENDIX B: ECONOMIC DEVELOPMENT**

A thorough understanding of the economic development characteristics can help to improve the overall economic wellbeing of Charlton County and its cities, allows early planning for any future housing and education needs, and provides the basis to develop the necessary economic development tools to ensure sustainable growth in the targeted industries.

Folkston/ Charlton County offer unique opportunities for tourism development. Charlton County is the home of the south entrance (Suwannee Canal) to the Okefenokee Swamp with annual visitation of (number). The Suwannee canal site offers many educational programs, tours and events throughout the year. Economic impact of this wilderness attractions benefits local economy. To better serve and encourage visitors/tourist to remain in Folkston, new infrastructure requires developing to encourage over night stays rather than day trips. Folkston/ Charlton County is unique and world wide famous for its train watching adventure. Dailey train watching enthusiast can be found throughout town or at the train museum or at the Funnel. While watching trains they spend at local business, restaurant stay at local motels and bed and breakfast sites. A yearly attraction and gathering for train watching occurs the first weekend of April each year. Event is well attended and local economy benefits. Estimated 10,000 to 12,000 train watchers visit Folkston annually.

Charlton County is a major center for timber growing and harvesting. Niche industries related to forest products are in communities long range goals for economic development. Charlton County proximity to Georgia and Florida International shipping ports provided unique opportunities for transportation and distributions facilities. All counties development agencies continue to development strategies to strengthen the Tourism impact of the Okefenokee Swamp as well as train watching, as well as diversifying its business and industrial base.

**Employment by Industry**

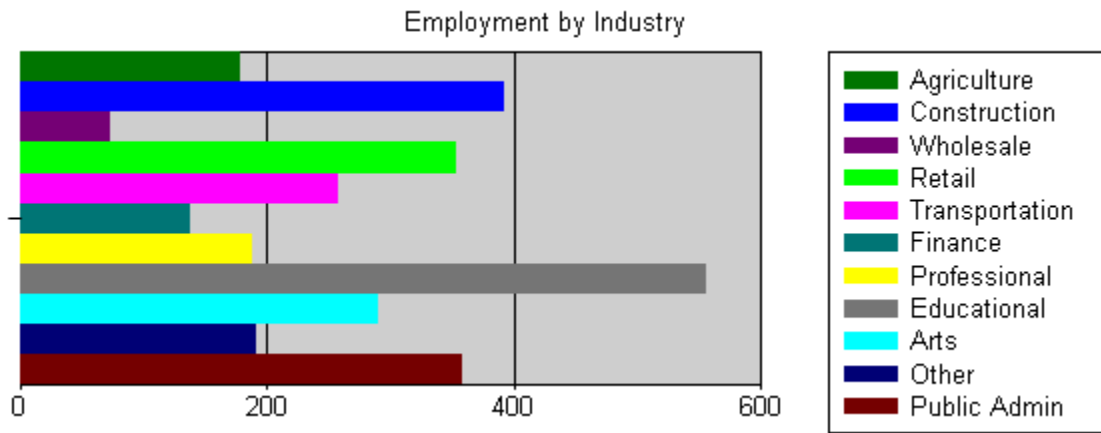
The Greater Charlton economy is based on 13 primary sectors. Table B-1 shows the total number of residents employed in each sector for Charlton County from 1980 to 2000.

**TABLE B-1**

<b>Employment by Industry</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Total Employed Civilian Population</b>	2,550	3,396	3,548
<b>Agriculture, Forestry, Fishing, hunting &amp; mining</b>	194	196	179
<b>Construction</b>	162	354	393
<b>Manufacturing</b>	717	852	547
<b>Wholesale Trade</b>	62	136	74
<b>Retail Trade</b>	320	471	354
<b>Transportation, warehousing, and utilities</b>	232	244	258
<b>Information</b>	NA	NA	22
<b>Finance, Insurance, &amp; Real Estate</b>	83	124	138
<b>Professional, scientific, management, administrative, and waste management services</b>	59	110	188
<b>Educational, health and social services</b>	389	473	555
<b>Arts, entertainment, recreation, accommodation and food services</b>	128	38	290
<b>Other Services</b>	61	147	192
<b>Public Administration</b>	143	251	358

The number of individuals employed in Charlton County has increased by 998 from 1980-2000. This represents steady growth in the employment sector as a whole over the past 10 years. This is due to general growth in Greater Charlton County as a whole. The number of individuals working in the Construction field more than doubled from 1980-2000. Majority of this growth was in the first ten years from 1980-1990. Manufacturing saw an increase in the first ten year period and has dropped off significantly from 1990-2000, falling below what it was in 1980. This is evidence that manufacturing jobs and/or facilities are not what they once were in Charlton County. The largest growth in a particular employment sector has been seen in public administration due to the construction and operation of the Federal & State James D. Ray Prison Facility. The downturn in the economy has resulted in a different picture and updates will have to be provided from the 2010 census as soon as data is available.

**B-2 CHARLTON EMPLOYMENT BY INDUSTRY, 2000**



Source: U.S. Census Bureau, Census 2000 Summary File 1

**B-3 EMPLOYMENT COMPARISONS**

<b>Employment by Industry Comparison</b>	<b>Charlton</b>	<b>Georgia</b>	<b>United States</b>
<b>Total Employed Civilian Population</b>	100.00 %	100.00 %	100.00 %
<b>Agriculture, Forestry, Fishing, hunting &amp; mining</b>	5.05 %	1.39 %	1.87 %
<b>Construction</b>	11.08 %	7.94 %	6.78 %
<b>Manufacturing</b>	15.42 %	14.81 %	14.10 %
<b>Wholesale Trade</b>	2.09 %	3.86 %	3.60 %
<b>Retail Trade</b>	9.98 %	11.97 %	11.73 %
<b>Transportation, warehousing, and utilities</b>	7.27 %	6.02 %	5.20 %
<b>Information</b>	0.62 %	3.53 %	3.08 %
<b>Finance, Insurance, &amp; Real Estate</b>	3.89 %	6.54 %	6.89 %
<b>Professional, scientific, management, administrative, and waste management services</b>	5.30 %	9.44 %	9.30 %
<b>Educational, health and social services</b>	15.64 %	17.59 %	19.92 %
<b>Arts, entertainment, recreation, accommodation and food services</b>	8.17 %	7.15 %	7.87 %
<b>Other Services</b>	5.41 %	4.74 %	4.87 %
<b>Public Administration</b>	10.09 %	5.03 %	4.79 %

Charlton County has a much higher percentage of individuals working in the agriculture, forestry, fishing, hunting & mining category than the State and the Country. This is probably due to the vast natural resources in Charlton County and its cities. Public Administration also makes up a much higher percentage of the Charlton County work force than the State of the Country.

**B-4, LABOR FORCE PARTICIPATION, CHARLTON COUNTY**

<b>Labor Force Participation Trend</b>	<b>1990</b>	<b>2000</b>
Total Males and Females	6,160	7,834
In Labor Force	3,722	3,771
Civilian Labor Force	3,679	3,743
Civilian Employed	3,396	3,548
Civilian Unemployed	283	195
In Armed Forces	43	28
Not In Labor Force	2,438	4,063
Total Males	2,941	4,180
Male in Labor Force	2,100	2,167
Male Civilian Labor Force	2,063	2,139
Male Civilian Employed	1,934	2,033
Male Civilian Unemployed	129	106
Male in Armed Forces	37	28
Male Not in Labor Force	841	2,013
Total Females	3,219	3,654
Female in Labor Force	1,622	1,604
Female Civilian Labor Force	1,616	1,604
Female Civilian Employed	1,462	1,515
Female Civilian Unemployed	154	89
Female In Armed Forces	6	
Female Not in Labor Force	1,597	2,050

Source: U.S. Census Bureau, Census 2000 Summary File 1

**B-5, LABOR FORCE COMPARISON**

<b>Labor Force Participation Comparison</b>	<b>Charlton</b>	<b>Georgia</b>	<b>United States</b>
Total Males and Females	7834	6250687	217168077
In Labor Force (percent)	48.14 %	66.07 %	63.92 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

It appears that the total number of males and females in the working force in Charlton County is only slightly lower than the total number in the working force in Georgia and the US. About half of the population in Charlton County is in the labor force.

**B-6, LABOR FORCE BY PLACE OF WORK, CHARLTON COUNTY**

Labor Force by Place of Work Trend	1990	2000
Total Population	8,496	10,282
Worked in State of Residence	2,486	2,463
Worked in County of Residence	1,740	1,711
Worked outside of County of Residence	746	752
Worked outside of State of Residence	891	1,021

Source: U.S. Census Bureau, Census 2000 Summary File 1

**B-7 LABOR FORCE BY PLACE OF WORK for FOLKSTON and HOMELAND**

Labor Force by Place of Work Category	FOLKSTON		HOMELAND	
	1990	2000	1990	2000
Total population	2285	2178	981	765
Worked in State of residence	790	688	379	277
Worked in place of residence	376	315	23	15
Worked outside of place of residence	414	373	356	262
Worked outside of state of residence	0	0	0	0

Examining where individuals work, it appears that much of the work force in Charlton County is made up of Charlton County residents. The majority of the workers who live in Folkston appear to work somewhere other than Folkston. About ten percent of Charlton County residents work outside of the State of Georgia. This is probably due to the very close proximity to Florida. The same is true for the City of Homeland.

**B-8 COMMUTING PATTERNS**

Geographic Area	Population 16 years and over—percent in labor force			Civilian labor force—Percent unemployed	Own Children—Percent with all parents in family in labor force		Working 16 years and over			
	Total	Female			Under 6 Years	6 to 17 Years	Percent in car pool	Percent using public transportation	Who did not work at home—mean travel time to work (minutes)	Percent worked outside county of residence
		Total	With own children under 6 years							
Charlton County	48.1	43.9	49.2	5.2	55.3	59.3	17.4	0.1	33.8	50.9

Looking at Census Commuting Patterns, 50.9 percent of the 16 year old and older working population from Charlton County works outside of their county of residence. The mean travel time for people who do not work at home was 33.8 minutes at the time of the last census, which is equivalent to a travel radius of approximately 20 – 25 miles.

**Economic Resources**

**Development Agencies:**

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

*Folkston and Charlton County Development Authority:* The Folkston and Charlton County Development Authority manages the Okefenokee Industrial Park, a 100-acre park located strategically off Highways 1 and 301 in Folkston. Charlton County is faced with the challenge of constantly repositioning themselves to stay competitive in ever changing economy. Folkston / Charlton Development Authority, Cities and County under takes its economic development activities through business retention, attractions efforts, targeting niche industries, marketing and advertisement. Our goals and strategy are based on community economic development, local economic development, industrial development, business development and micro enterprise development.

**Programs:**

- *SGRC Loan Program:* The Southern Georgia Regional Commission’s loan department offers in-house loans and Small Business Administration financing to businesses within the 18- county region including Greater Charlton County.
- *Workforce Investment Act Programs:* Various programs include the South Georgia Workforce Development Board, South Georgia CareerNET, area employers, and economic development organizations. The programs serve a 9-county region by providing job-skills training and education, establishing partnerships, and leveraging resources.

- Department of Labor:* Through various programs, the department provides job matching for employers and job seekers, unemployment insurance, GED classes, a job-search resource center, assistance for individuals with disabilities, and education for migrant farm workers.

**Major Employers**

The Chamber of Commerce identified the following as the current major employers in the Charlton County area:

**Major Employers for Greater Charlton County with number of employees**

AJM Packaging Corporation	165
B.H.A./G.E. Energies	62
Big John Trailers	10
Charlton County Commissioners	70
Charlton County School System	250
Charlton County Hospital Authority	125-150
Cornell Corrections, Inc.	300
Flash Foods, Inc.	50
Fulgham Fibers	
Harvin Carter and Associates	15
Hydraulic.Net	12
Margo State Line, Inc	25

**APPENDIX C**

**HOUSING**



## APPENDIX C: HOUSING

Housing is not only an important resource for individuals and families; it is also an integral part of economic and community development. It is important to have a stock of affordable and quality housing that fits in with the character of the community. Substandard housing and a lack of affordable housing often show a relationship to crime, declining neighborhoods and many other social problems.

Following is a series of briefly discussed topics that provide a description of the existing housing conditions for Greater Charlton County.

### Housing Types

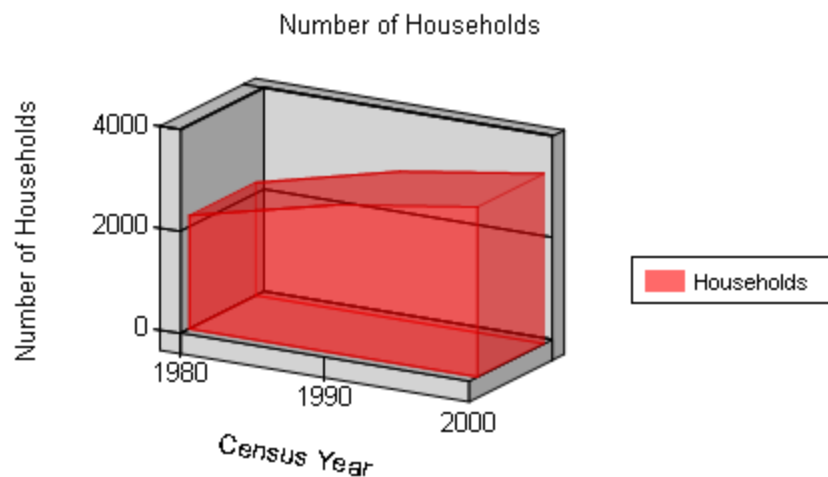
All housing type data comes from the US Bureau of Census, which identifies housing types by the amount of units per structure. The latest year of data available was used for this report.

**TABLE C-1, CURRENT AND PROJECTED HOUSING TYPES**

Number of Households Trend	1980	1990	2000
Number of Households	2,226	2,911	3,342

Source: US Census Bureau, 2007

**GRAPH C-2, NUMBER OF HOUSEHOLDS**



The number of households in Charlton County has increased by 1,116 or 50% from 1980-2000. With the population in Charlton County increasing at a steady rate, it is natural that the number of households would increase. From 1980-1990 the increase was about 31%. This shows that most of the household growth occurred from 1980-1990. From 1990-2000, the number of households rose by about 15%. Charlton County data figures that in 2009, the average number of persons per household was about 2.76. Inmates of the Georgia State Prison located in Folkston have been counted in previous census counts as being residents of Charlton County.

**C-3, HOUSING TRENDS**

<b>Types of Housing Trend</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
<b>Total Housing Units</b>	2,485	3,222	3,859
<b>Single Units (detached)</b>	1,737	1,698	1,896
<b>Single Units (attached)</b>	41	40	35
<b>Double Units</b>	92	41	63
<b>3 to 9 Units</b>	75	78	78
<b>10 to 19 Units</b>	47	5	4
<b>20 to 49 Units</b>	8	31	43
<b>50 or more Units</b>			5
<b>Manufactured Home or Trailer</b>	485	1,277	1,729
<b>All Other</b>		52	6

Source: U.S. Census Bureau, Census 2000 Summary File 1

According to the 2000 Census, the total number of housing units rose by 30% from 1980 to 1990. From 1990 to 2000, the number increased by about 19%.

The County saw a fairly large increase in number of Manufactured Homes from 1980-1990. Manufactured homes were becoming increasingly popular and more affordable during the 1980's. This increase was seen in many places, with new regulations on "mobile homes" which became Manufactured homes in 1976.

**C-4, HOUSING TRENDS COMPARISON**

<b>Types of Housing Comparison</b>	<b>Charlton</b>	<b>Georgia</b>	<b>United States</b>
<b>Total Housing Units</b>	100.00 %	100.00 %	100.00 %
<b>Single Units (detached)</b>	49.13 %	64.21 %	60.28 %
<b>Single Units (attached)</b>	0.91 %	2.87 %	5.56 %
<b>Double Units</b>	1.63 %	2.75 %	4.31 %
<b>3 to 9 Units</b>	2.02 %	9.32 %	9.41 %
<b>10 to 19 Units</b>	0.10 %	3.94 %	4.00 %
<b>20 to 49 Units</b>	1.11 %	1.76 %	3.34 %
<b>50 or more Units</b>	0.13 %	2.97 %	5.29 %
<b>Manufactured Home or Trailer</b>	44.80 %	12.03 %	7.57 %
<b>All Other</b>	0.16 %	0.13 %	0.23 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Compared to the State of Georgia and the United States, Charlton County has a slightly lower percentage of single family units than the 2000 Census shows for the State and the United States. This number is reasonable based on the size and economic conditions in Charlton County and rural South Georgia. Charlton County is shown to have had almost 45% of its housing stock made up of manufactured homes at the time of the 2000 Census. Georgia is shown to only have 12.03% manufactured homes. This would mean Charlton County was above the State by 33% in number of manufactured homes. This number is somewhat questionable with the number of rural communities with manufactured home parks still in existence and the number of people in the state seeking affordable housing.

**C-5, AGE OF HOUSING TREND**

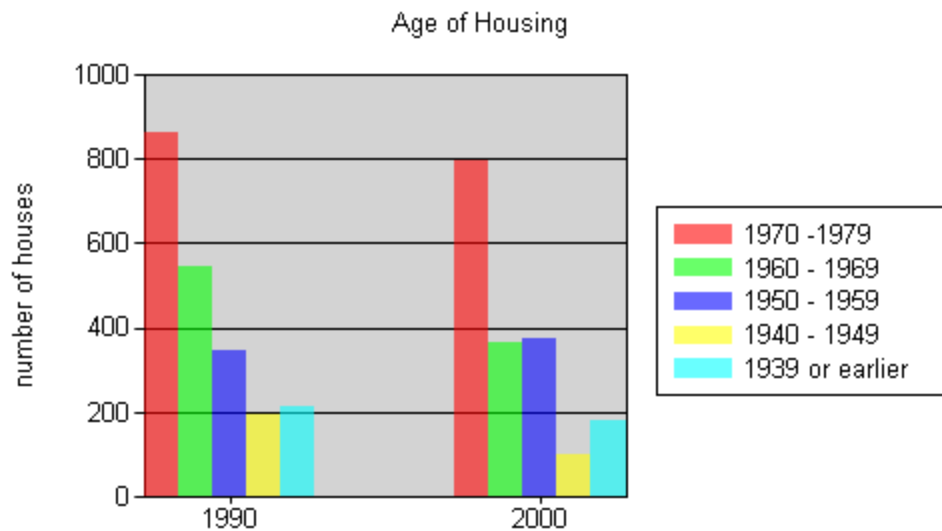
Age of Housing Trend	CHARLTON		FOLKSTON		HOMELAND	
	1990	2000	1990	2000	1990	2000
Built 1970 - 1979	861	795	190	210	94	68
Built 1960 - 1969	544	365	143	93	68	39
Built 1950 - 1959	348	376	171	180	22	23
Built 1940 - 1949	193	102	49	42	16	6
Built 1939 or earlier	212	179	79	81	21	9

Source: U.S. Census

Bureau, Census 2000 Summary File 1

**Age of Housing Units**

It appears that Charlton County and its cities have had a good mix of housing over the past 60-70 years. The age of the housing stock is getting newer each year, but it does appear that Charlton County is preserving its older homes.



**C-6, AGE OF HOUSING COMPARISON**

<b>Age of Housing Comparison</b>	<b>Charlton</b>	<b>Georgia</b>
Built 1970 - 1979	20.60 %	18.55 %
Built 1960 - 1969	9.46 %	12.68 %
Built 1950 - 1959	9.74 %	8.64 %
Built 1940 - 1949	2.64 %	4.39 %
Built 1939 or earlier	4.64 %	5.88 %

When comparing Charlton County’s housing stock to that of the State of Georgia, it appears that the age of housing in Charlton County is very similar to that of the State. Charlton County does have a slightly higher percentage of homes built in the 1960’s, and a slightly lower percentage of homes built in the 1940’s.

**C-8, CONDITION OF HOUSING TREND**

<b>Condition of Housing Trend</b>	<b>1990</b>	<b>2000</b>
Total Housing Units	3,222	3,859
Complete Plumbing Facilities	3,117	3,772
Lacking Plumbing Facilities	105	87
Complete kitchen facilities	3,123	3,752
Lacking complete kitchen facilities	99	107

Source: U.S. Census Bureau, Census 2000 Summary File 1

The total number of housing units in Charlton County rose by 637 from 1990-2000. In 1990, there were 105 housing units lacking complete plumbing facilities. By 2000, this number dropped to 87. The increase of housing units and the decrease of homes lacking complete plumbing facilities is a good sign. The number of homes with complete kitchen facilities was 99 in 1990 and rose to 107 in 2000.

**C-9, OCCUPANCY CHARACTERISTICS**

<b>Occupancy Characteristics Trend</b>	<b>1990</b>	<b>2000</b>
Total Housing Units Built	3,222	3,859
Housing Units Vacant	311	517
Housing Units Owner Occupied	2,293	2,697
Housing Units Renter Occupied	618	645

Source: U.S. Census Bureau, Census 2000 Summary File 1

The number of vacant homes in Charlton County has stayed fairly consistent over the ten year period from 1990-2000. While the number of vacant units rose, the number of total housing units also rose. The number of vacant housing units in 1990 was about 9.65% of the total number of homes. By the year 2000, this number had only increased to about 13.4%. The number of home owners and the number of home renters has remained fairly consistent during this 10 year period.

**C-10, OCCUPANCY CHARACTERISTICS COMPARISON**

<b>Occupancy Characteristics Comparison</b>	<b>Charlton</b>	<b>Georgia</b>	<b>United States</b>
<b>Total Population</b>	10,282	8,186,453	281,421,906
<b>Total Housing Units Occupied</b>	3,342	3,006,369	105,480,101
<b>Percent Housing Units Owner Occupied</b>	80.8	67.5	66.2
<b>Percent Housing Units Renter Occupied</b>	21.8	23.6	25.8

Source: U.S. Census Bureau, Census 2000 Summary File 1

When comparing the occupancy of homes in Charlton County to the rest of Georgia and the United States, Charlton County actually has a higher percentage of home owners than both the State and the Country. Charlton County shows an 80% home ownership rate. Georgia shows 67.5% and the United States at 66.2%. This is a very positive thing for Charlton County. The percentage of renters is fairly consistent across the board in this chart.

**C-11, HOUSING COST TREND**

Source: U.S. Census Bureau, Census 2000 Summary File 1

<b>Housing Cost Trend (in Dollars)</b>	<b>1990</b>	<b>2000</b>
<b>Median property value</b>	39,200	67,300
<b>Median rent</b>	290	394

The cost of housing in Charlton County has seen an increase in the 10 year period shown above. The median property value increased by about \$28,100 from the 1990's to 2000. However, median rent did not see that much increase, jumping up only about \$100. For the year 2000, \$394 seems like a fairly low number for rent although one of the issues mentioned during the public work sessions was the high price of rent in the county. Updates to this table will have to be provided with the availability of new data from the 2010 Census.

**Number of Mobile Home Tie-Downs**

<b>YEAR</b>	<b>Number of Tie Downs</b>
<b>2008</b>	<b>66</b>
<b>2007</b>	<b>53</b>
<b>2006</b>	<b>59</b>
<b>2005</b>	<b>31</b>

**Source: Charlton County**

The number of mobile home tie-downs in Charlton County is provided above. These numbers came from the permitting office in Charlton County. There has been a steady increase in the number of mobile home tie-downs from 2005-2008. Looking back at page 3, this increase is appropriate due to the increasing number of mobile homes within Charlton County and consistent with the ability of obtaining homeownership at an affordable price.

**APPENDIX D**  
**NATURAL AND CULTURAL RESOURCES**

## **APPENDIX D: NATURAL AND CULTURAL RESOURCES**

### **Natural Resources Introduction**

Consideration of natural resources is an important item in planning future growth patterns for any community. For Greater Charlton County, the characteristics of the natural environment, including soils, topography, water supply, and wildlife habitats is essential information in defining the county's existing attributes and potential areas of improvements. An understanding of these will guide community leaders in maintaining a high quality of life and protecting the community's vital natural resources. Numerous times in this appendix the communities will be advised to consult the enclosed maps for making basic determinations about land uses and location of development relative to the boundaries of environmentally sensitive areas. To assist the communities with making more accurate determinations at reasonable scales, this data has been integrated into each community's Geographic Information System (GIS) housed at the Southern Georgia Regional Commission (SGRC). This data is also available for viewing and query at numerous GIS-capable terminals throughout the county.

### **General Physical Environment**

Charlton County is in south – east Georgia and has a land area of 499,712 acres, or 780.8 square miles. It is within the Satilla Soil & Water Conservation District which is in an eight – county district established in 1937. Most of the land is poorly – drained which makes the county well – suited for forestry uses. The physical landscape is fairly homogenous with no outstanding physical features. Much of the land is used for forestry purposes, with no notable forms of mineral extraction except for sand and gravel.

The eastern part of the country is a flat sand covered plain; the western part is covered by the Okefenokee Swamp and is practically uninhabited. St Marys and Satilla Rivers have cut relatively deep courses and are bordered by flat terrace plains about 15 feet above the river levels; both are sluggish and are affected by the tide, the St Marys to a few miles above Traders Hill and the Satilla to a few miles above Burnt Fort. Although the main streams have cut down almost to grade the tributary streams, which are few in number have effected but little erosion and topographically the surface is youthful. Small ponds and swamps are common. The known elevations above sea level are Folkston 80, Racepond 148 (probably the highest point in the county), Wainwright 83, St George 78, and Moniac 114. The elevations are shown on Maps D – 1 and D – 2.

Charlton County's climate is classified as humid – mesothermal (Cfa) according to the Köppen climate classification system. Winters are short and mildly cool with periodic cold spells moderating in 1 – 2 days. Summers are hot and humid. Annual precipitation typically ranges from 45 to 52 inches and is spread evenly throughout the year (2 – 5 inches each month). Measurable snowfalls are very rare with a less than 5% probability each year. When they occur, snowfall amounts are most always less than one inch and melt quickly. In winter, the average minimum daily temperature is 41 degrees. In summer, the average maximum daily temperature is 94 degrees.



The county's topography is such that notable views and vistas are not present. The Satilla and St. Mary's rivers are scenic rivers (but non-designated) containing a dense tree canopy, and they are navigable by canoes most of the year.

### **Water Resources**

Annual precipitation runoff for Charlton County ranges from 52.5 inches of water. This represents the volume of water directly entering the county's rivers, streams, and depressional areas. The remaining water either evaporates or is absorbed by the ground. Surface stream drainage within Charlton County is directed by a dendritic (branching tree – like) pattern. The larger depressional areas have no drainage outlets and their water levels fluctuate greatly during the year. Elsewhere, drainage is through shallow streams which flow either eastward or westward toward the bordering rivers. All surface waters within the county eventually flow into the Suwannee River which empties into the Gulf of Mexico or the St. Mary's River which flows to the Atlantic. The two major rivers in Charlton County are the Satilla and St. Marys. The county has passed a Soil Erosion and Sedimentation Control Ordinance (2001) and a River Corridor Protection Ordinance (2000). At present there does not seem to be much development near the rivers. Map D – 3 depicts drainage basins within Charlton County.

Flood hazards along the major rivers and streams typically occur in late winter and early spring. Charlton County has a very high water table and is relatively susceptible to flooding. The risk of flooding is an important economic issue as well as a public safety concern in the area. Any major increase in population density and industrial and economic development could heighten the intensity of development within these flood plains. Foresight is now needed to restore the natural function and preserve the capacity of the flood plains and, where possible, limit development. Within Charlton County, the cities Folkston and Homeland have official flood hazard area maps (FIRMs -- Flood Insurance Rate Maps) prepared by the Federal Emergency Management Agency (FEMA). In addition, the maps for Folkston and Homeland need to be updated. Map D – 4 depicts flood hazard areas for the City of Folkston and Map D – 5 depicts flood hazard areas for the City of Homeland. These maps represent areas affected by a 100 – year flood which has a 1% chance of occurrence in any given year. It should be noted that smaller flood events occur more frequently and affect portions of flood hazard areas.

Loose white and yellow quartz sands probably nowhere exceeding 20 feet in thickness form the surface over the entire county. These sands are very porous and absorb the rainfall readily. They are underlain by 50 feet or less of red and white sands containing thin bluish clay layers the age of which is not certainly known but which is believed to be Pleistocene. The surface sands and the underlying red and white sands furnish the water of the shallow wells. The red and white sands are underlain by the Charlton formation (probably Pliocene), which consists of clays, limestones, and marls that are exposed on St Marys River from near Stokes Ferry downstream to Orange Bluff, 2 miles above Kings Ferry, and on Satilla River at Burnt Fort on land of WM Thrift 6 miles east of Winokur and on the King plantation, 6 miles south of Atkinson. The Charlton formation probably underlies a small area in the eastern part of the county. Beneath the Charlton are strata of probable Miocene age, and beneath the Miocene are 100 feet or more of sands and clays belonging to the Alum Bluff formation (Oligocene). Undifferentiated limestones, sands, clays, and marls which belong in descending order to the Eocene and Cretaceous, underlie the Alum Bluff formation. At an

undetermined depth, probably 3,000 feet or more the Cretaceous deposits are believed to rest upon a basement of ancient crystalline rocks.

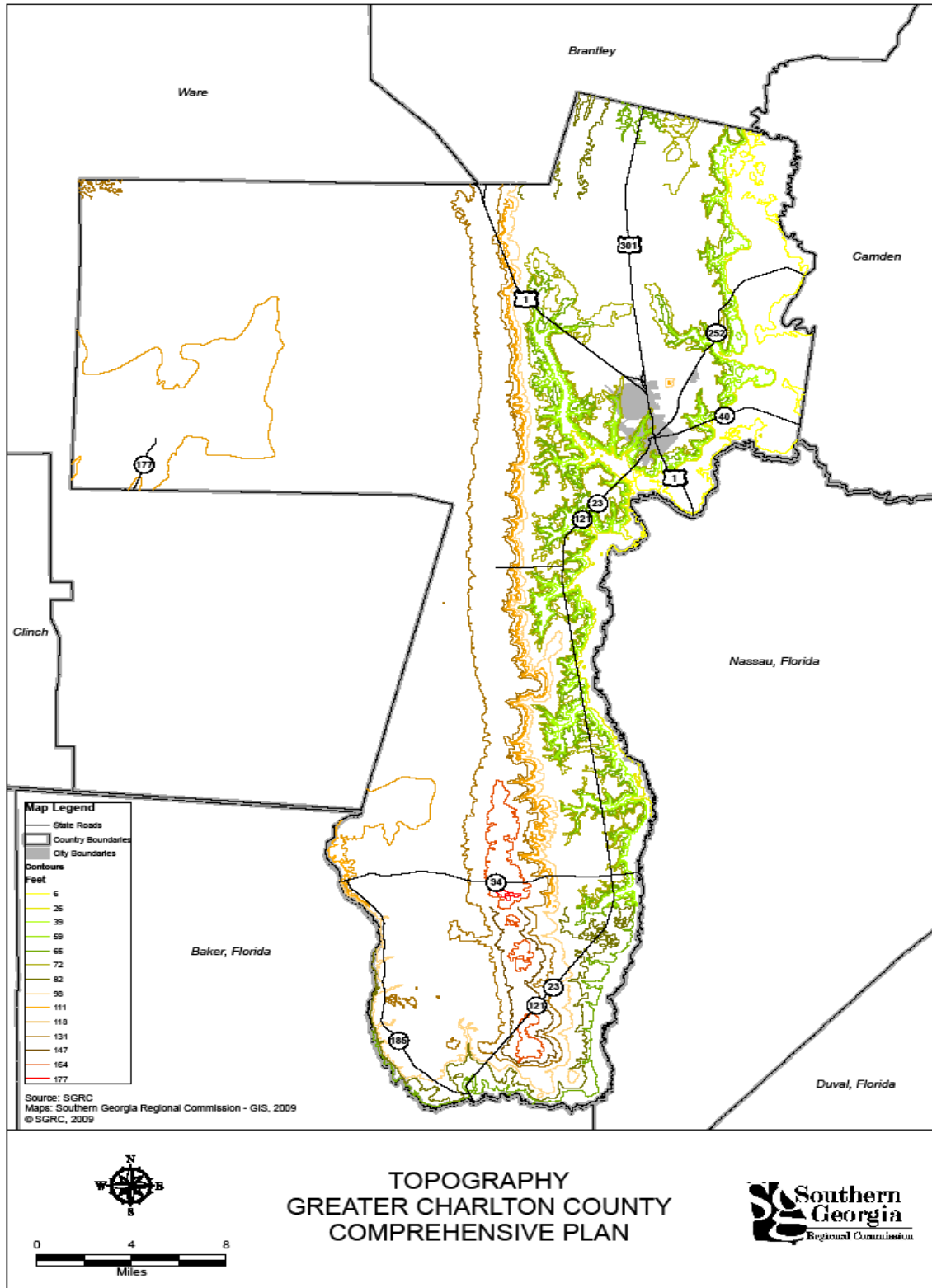
Typical of coastal plain areas, most of Charlton County, Folkston and Homeland consumer water comes from underground aquifers which are porous underground rock layers containing water. Coastal Plain aquifers generally are confined, except near their northern limits where they crop out or are near land surface. The main aquifer beneath Charlton County is the Floridian aquifer which consists of confined limestone, dolostone, and calarious sand. The Floridian aquifer is principally recharged immediately south of the Fall Line which stretches across central Georgia from Columbus to Macon to Augusta. This is the point at which streams from harder rock formations of the Piedmont cross into softer rock formations of the Coastal Plain. Most sedimentary rock formations of the Coastal Plain begin at the ground surface just south of the Fall Line; therefore this is where most aquifer water originates. Recharge can also occur at other points where the aquifer updips to become closer to the surface allowing water from streams, sink holes, and ponds to permeate through more shallow ground into the aquifer.

The vertical distance from the ground surface to the top of the first major subterranean reservoir varies considerably in different parts of Charlton County. Most wells in the county range from 40 - 900 feet deep. Groundwater throughout the county is typically very hard.

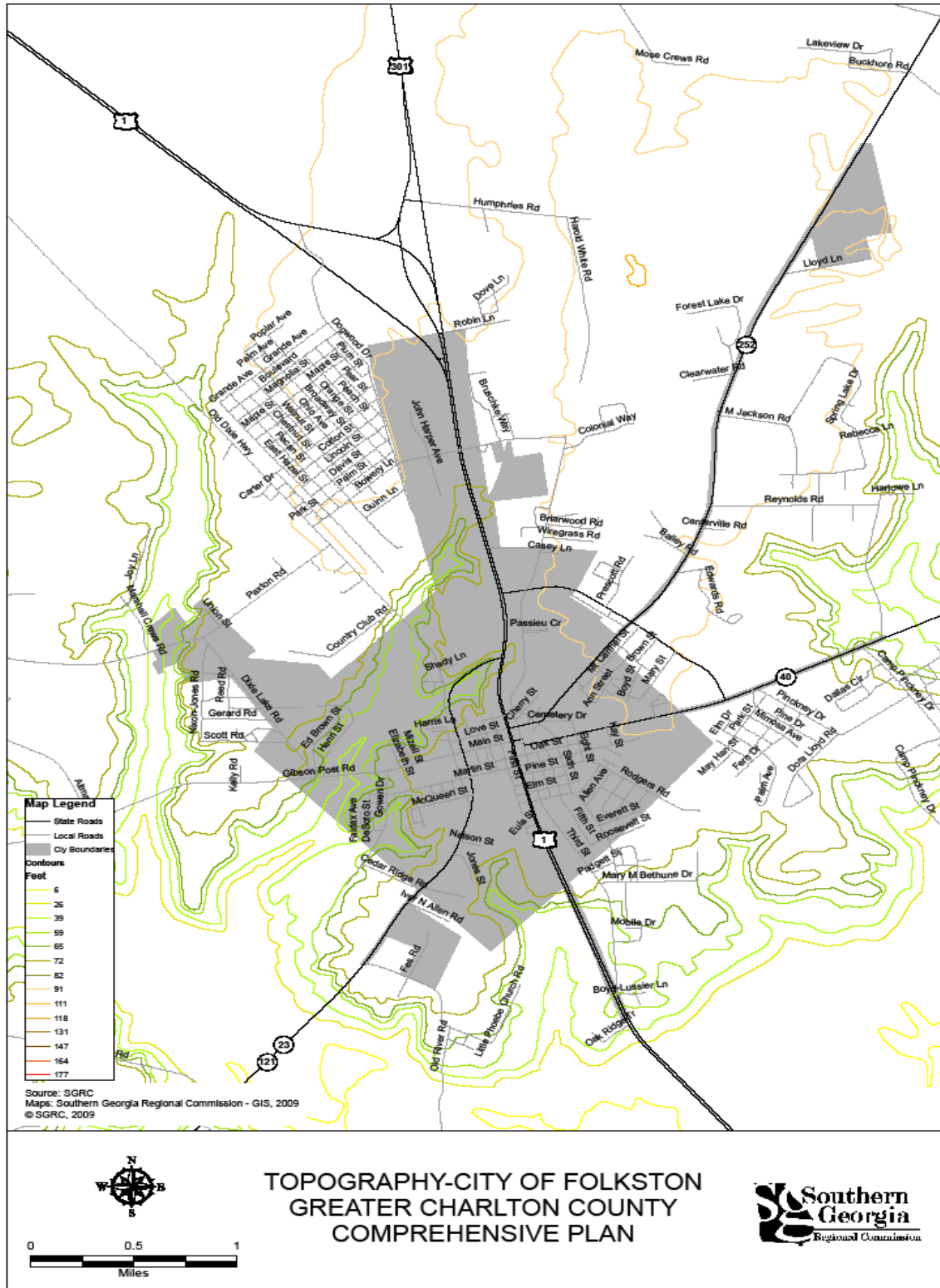
### **Environmental Planning Criteria**

In 1989, the Georgia Planning Act encouraged each local government to develop a comprehensive plan to guide its activities. In order to provide the local governments with a guideline so that they could prepare their comprehensive plan, the Department of Community Affairs (DCA) developed a set of minimum requirements that each local plan must meet known as the "Minimum Planning Standards." Part of the Minimum Planning Standards is the Part V Environmental Planning Criteria that specifically deal with the protection of water supply watersheds, groundwater recharge areas, and wetlands. River corridors and mountains were added through a separate Act in 1991. In order for a comprehensive plan to meet the Minimum Planning Standards, it must identify whether any of these environmentally sensitive areas exist within the local government's jurisdiction, and if so, must prepare local regulations to protect these resources.

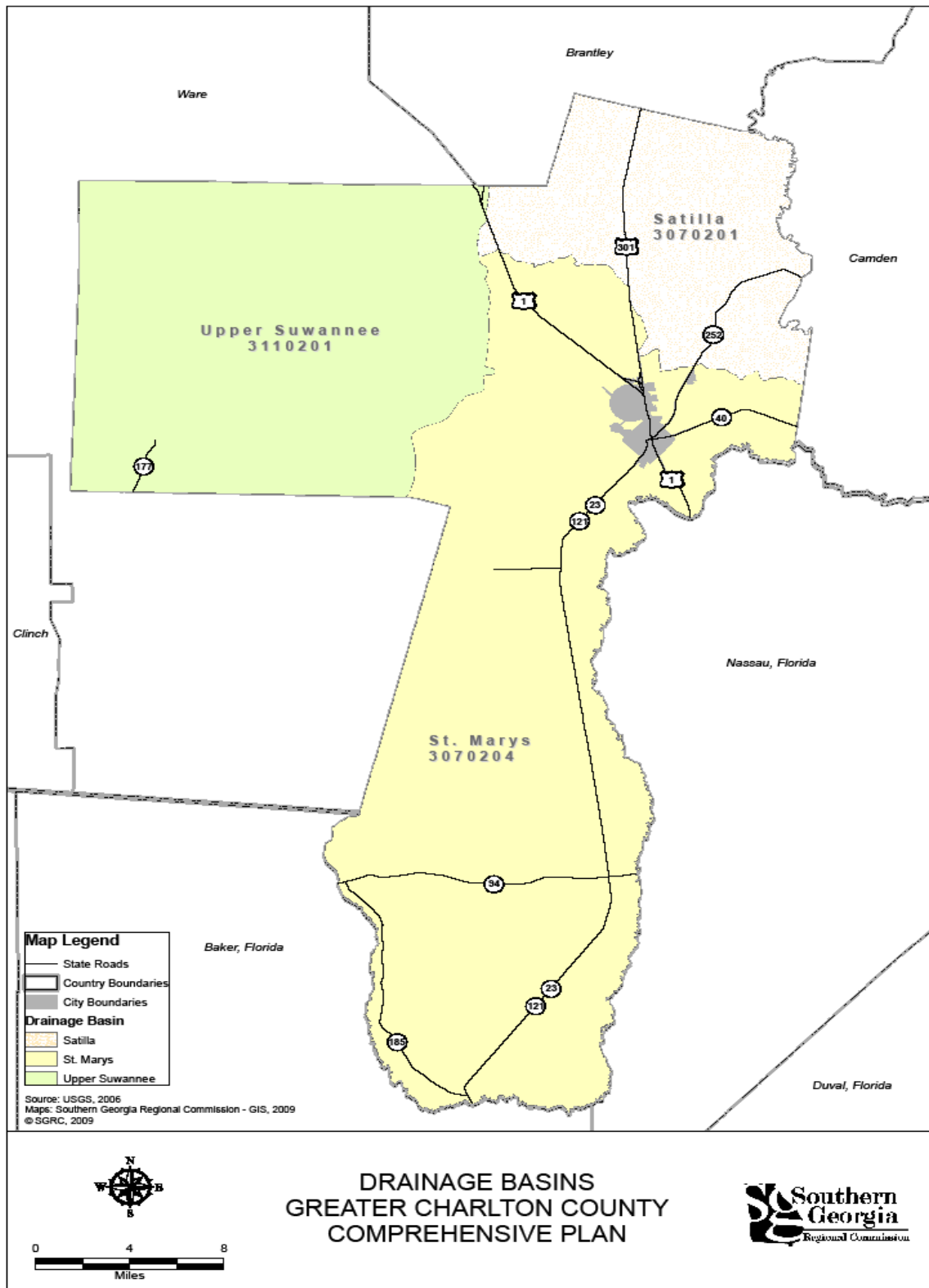
MAP D-1



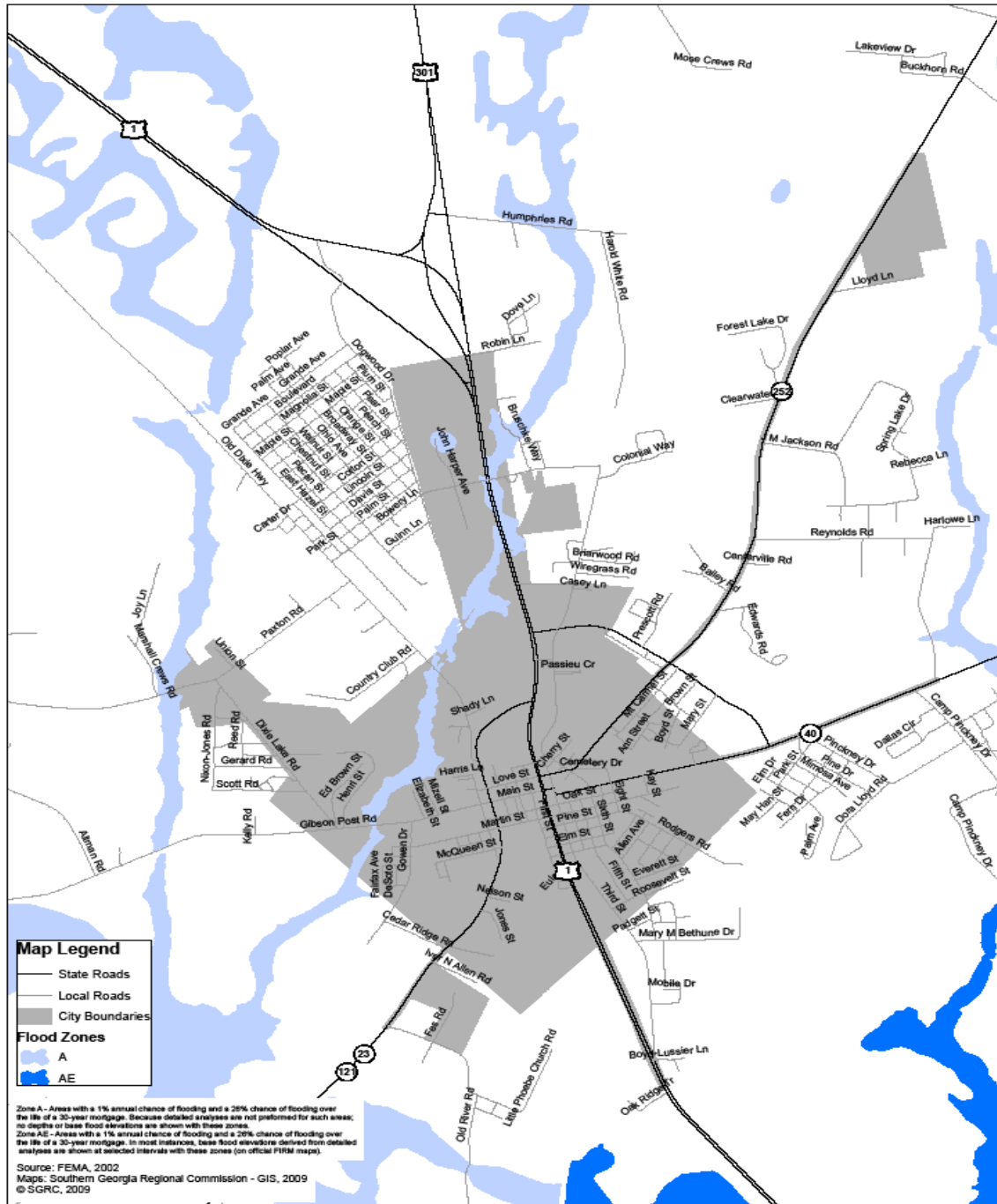
Map D-2



Map D-3



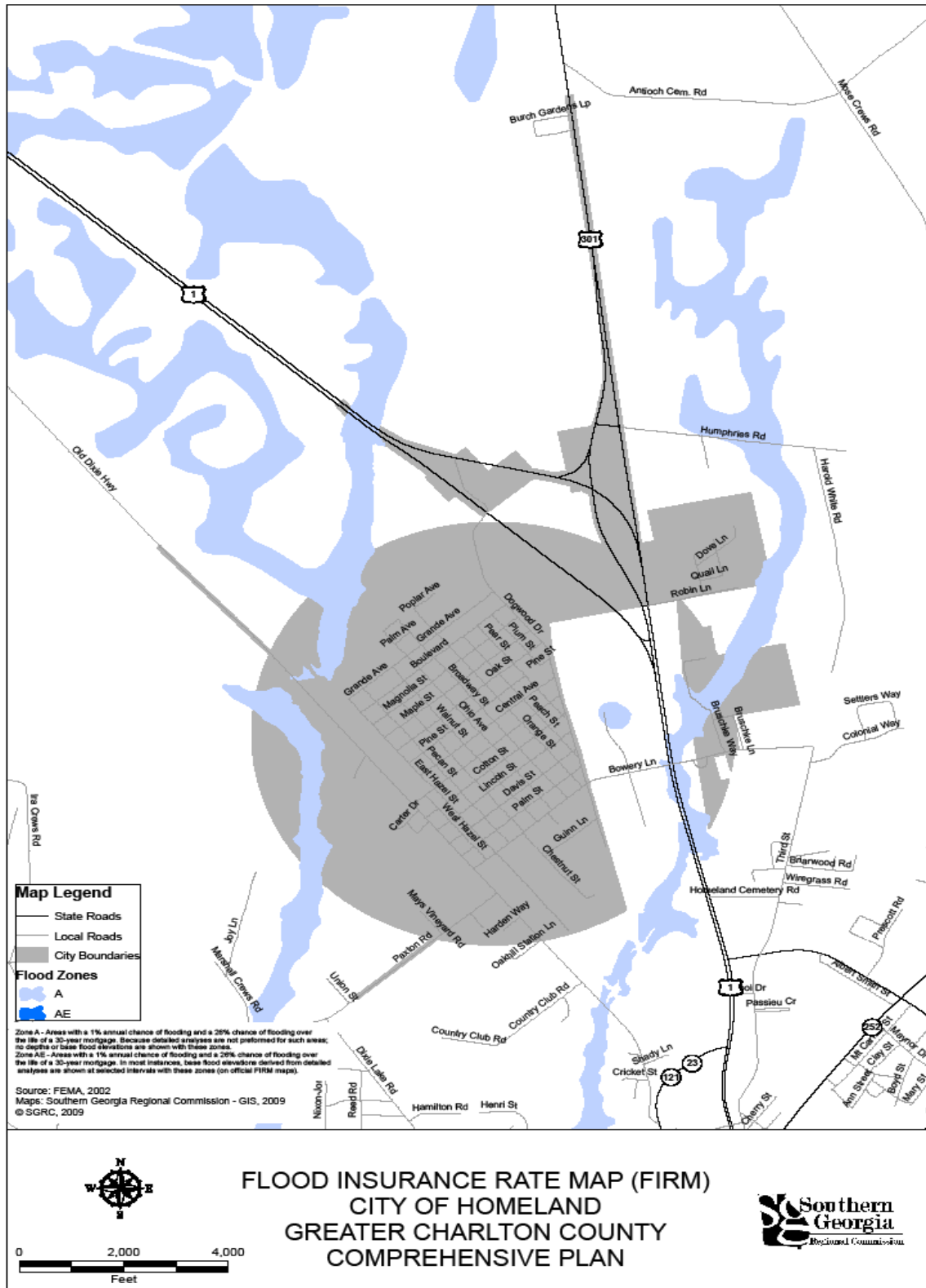
Map D-4



FLOOD INSURANCE RATE MAP (FIRM)  
 CITY OF FOLKSTON  
 GREATER CHARLTON COUNTY  
 COMPREHENSIVE PLAN



Map D-5



The Water Resource Protection Districts Ordinance (WRPDO) was adopted by Charlton County and the City of Folkston. This ordinance protects the sensitive natural resources: groundwater recharge areas, protected river corridors, and wetlands located throughout Charlton County. By explaining the requirements for developing property containing protected water resources, the ordinances help ensure our water resources are protected from adverse affects of land development. Map D – 6 depicts the *Greater Charlton County Water Resource Protection Districts*.

#### Water Supply Watersheds

Not applicable.

#### Wetlands

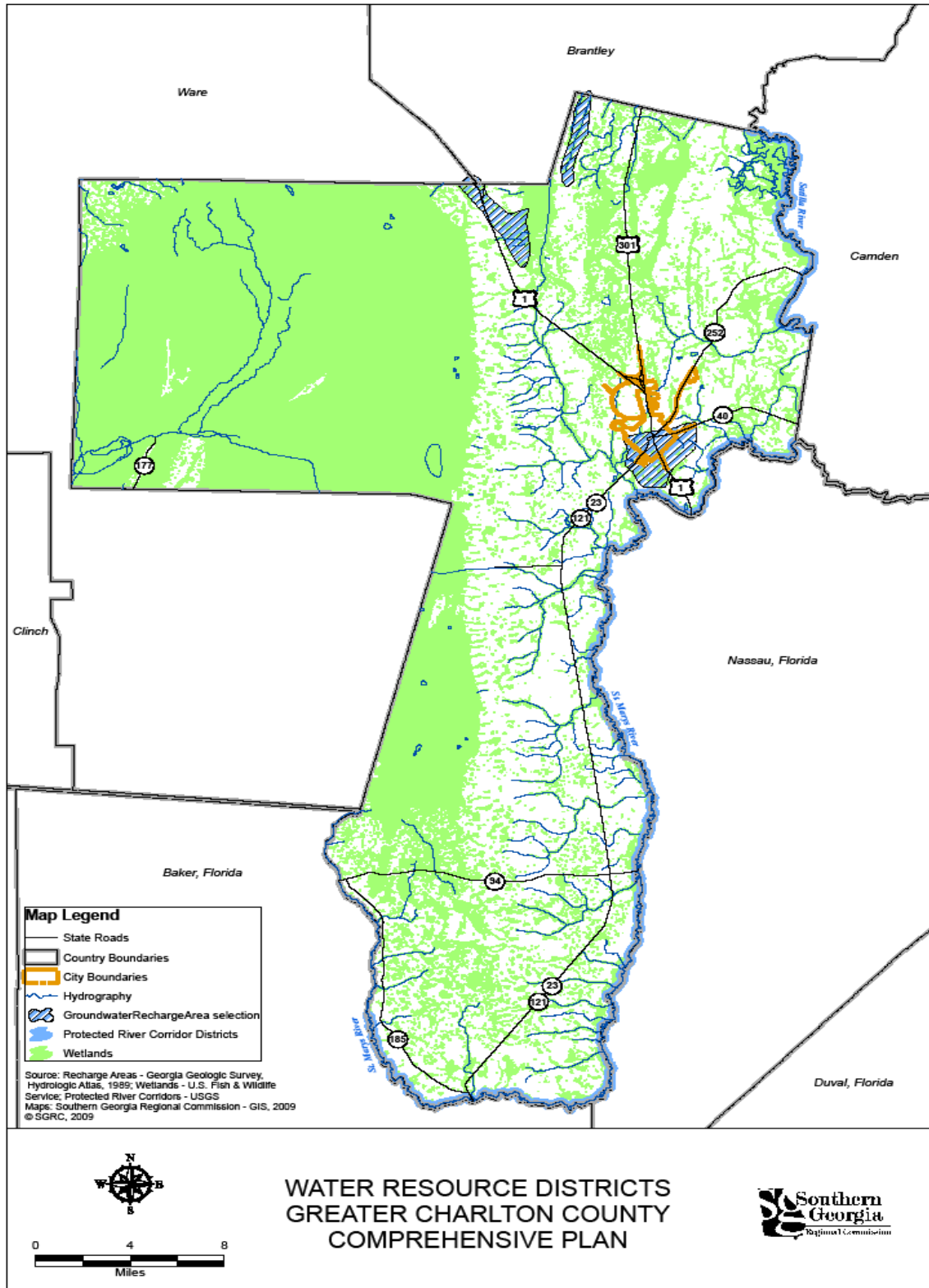
Freshwater wetlands are defined by federal law to be "those areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include bogs, marshes, wet prairies, and swamps of all kinds. When a wetland functions properly, it provides water quality protection, fish and wildlife habitat, natural floodwater storage, and reduction in the erosive potential of surface water; in addition to recreational opportunities, aesthetic benefits, and sites for research and education. However, a degraded wetland is less able to effectively perform these functions. Wetlands play an important role in both the natural and built environments and should be preserved for this purpose. Human activities cause wetland degradation and loss by changing water quality, quantity, and flow rates, increasing pollutant inputs, and changing species composition as a result of disturbance and the introduction of nonnative species.

Over the past several decades, expansion of both forestry and urban development in Georgia has caused a steady reduction of wetlands acreage. This has resulted in the destruction of valuable plant and animal habitats, increased magnitude of floodwaters, and the removal of natural filters for surface water drainage thereby endangering water quality throughout the county. Draining wetlands for forestry purposes is still a common, but declining practice, while development pressure is emerging as the largest cause of wetland loss. Many natural wetlands are in poor condition and man-made wetlands fail to replace the diverse plant and animal communities destroyed by development. Prior to developing parcels containing wetlands, or that are suspected of having wetlands, a detailed wetlands survey and all applicable requirements under Section 404 of the Federal Clean Water Act should be completed.

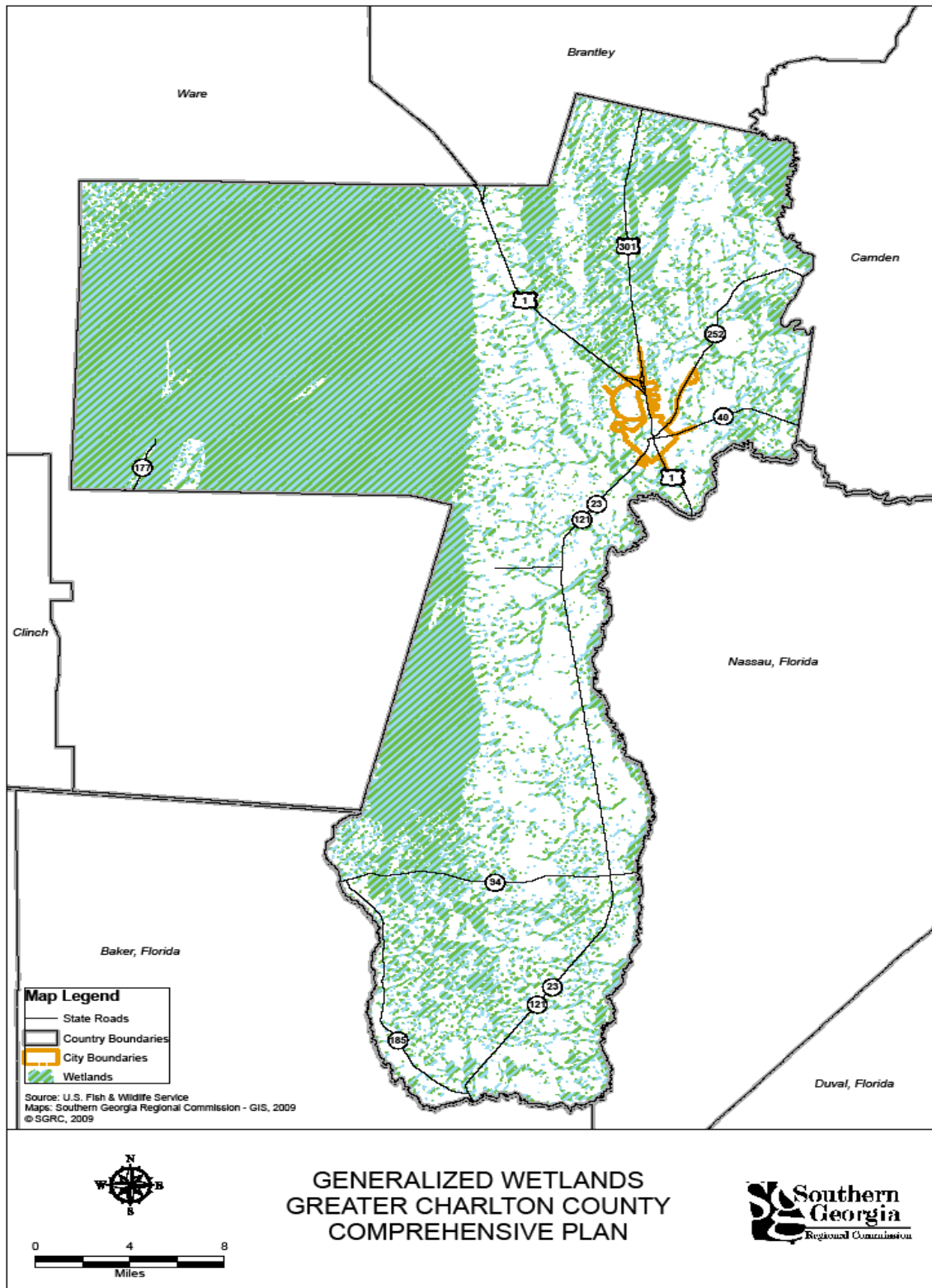
A National Wetland Inventory (NWI) database for the geographic extent of Charlton County has been constructed by the U.S. Department of the Interior, Fish and Wildlife Service and integrated into the county's Geographic Information System (GIS) and should be used to protect these sensitive areas. Map D – 7 depicts the *Greater Charlton County Generalized Wetlands*. See Table D – 1 for a breakdown of wetlands within the city and county boundaries.



Map D-6



Map D-7



**Table D-1, Wetlands**

<b>Location</b>	<b>Wetland Acreage</b>	<b>Overall Wetland Percentage</b>
Unincorporated Charlton County	247,452	49.4%
City of Folkston	144	.06%
City Homeland	80	.04%
<b>Total Wetlands</b>	<b>247,676</b>	<b>49.5%</b>

Source: National Wetland Inventory and Southern Georgia Regional Commission

To assist with the protection and incorporation of wetlands, examples of preservation opportunities for wetlands include:

- Use docks or boardwalks to cross a wetland rather than filling it in;
- Layout access paths along high ground;
- Preserve existing drainage and minimize diverting water to or from wetland areas;
- Avoid clearing or replacing natural native vegetation along the wetland edge;
- Control exotic/invasive plant species; and
- Follow State and Federal Wetland Regulations.

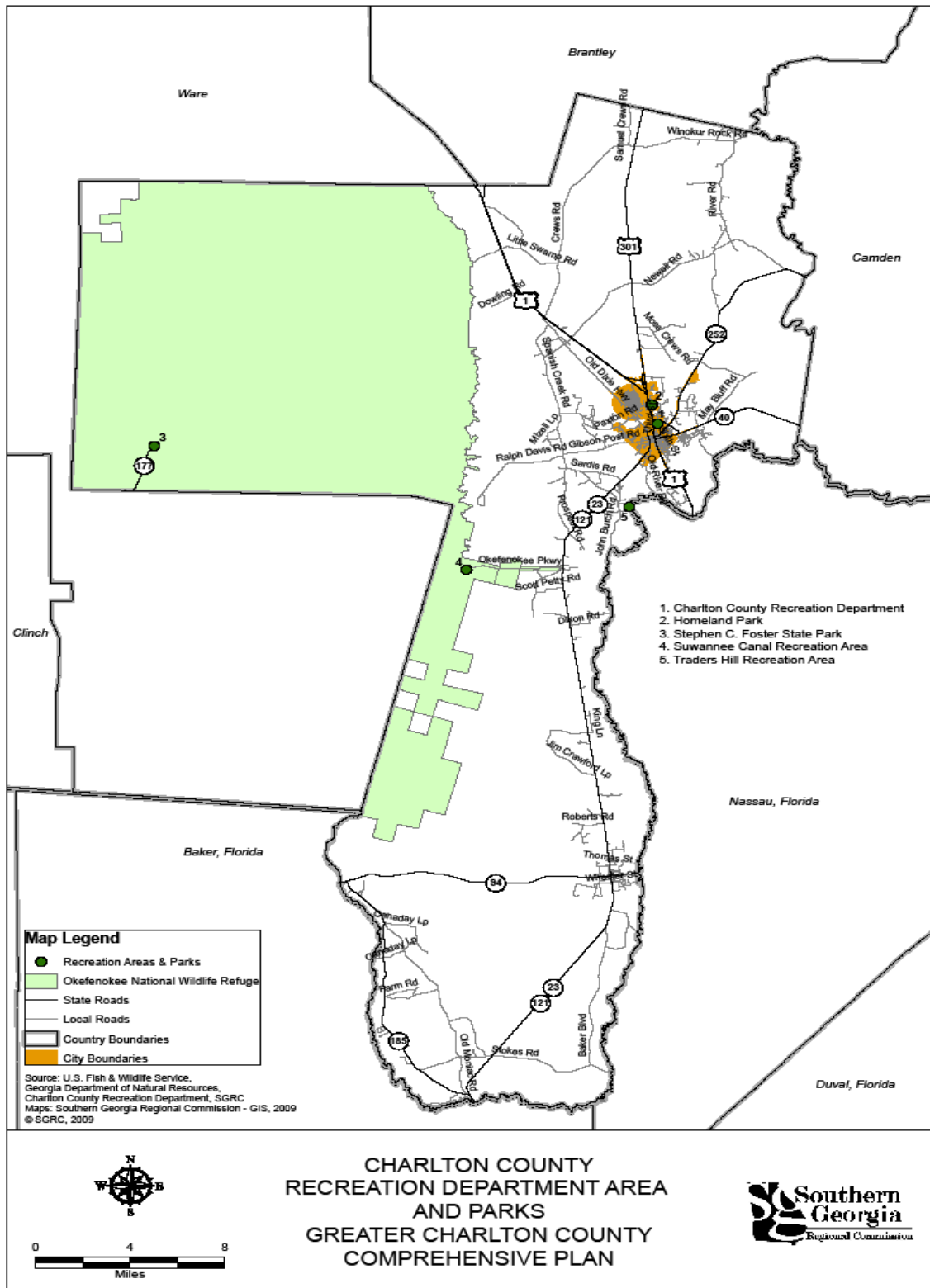
### Conservation Areas

A conservation area can be defined as a tract of land that has been awarded protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area can include a nature reserve, park, land reclamation project, conservation easement, etc. In many cases, properties that cannot be developed due to natural features are placed in conservation easements and this information can be located at the local tax office. Conservation areas (i.e., the swamp) consist of almost half the county. Outside the swamp most of the land is wooded, and traditionally it has been used for timber. Agriculture is quite limited and sporadic.

### Parks

A park can be defined as a piece of open land for either passive or active uses and maintained by a local, state or federal government. In Greater Charlton County, there are approximately 80 acres of parkland. As new parks are always welcomed by the community, it is also important to enhance the existing parks within Greater Charlton County. There are a variety of mechanisms for protecting the natural resources found in Greater Charlton County. Opportunities can range from local government initiatives, private property owner, and joint public – private partnerships and result in the designation of conservation areas, parks, and/or open space. Map D – 8 depicts the *Greater Charlton County Recreation Department Facilities*. Table D – 2 outlines the recreation department facilities

Map D-8



**Table D-2, Recreation Department Facilities**

<b>Facility</b>	<b>Includes</b>	<b>Acreage</b>
Homeland Park	Picnic areas	9
Stephen C. Foster	Canoe, Kayak, and Fishing, Boating, and Birding	40
Okefenokee National Wildlife Refuge	Wildlife viewing, hiking, hunting, fishing, picnic areas, walking trails, nature photography, boating, and canoeing	Part of ONWR
Suwannee Canal Recreation Area	Birding, freshwater fishing, boardwalk, walking trails, picnic sites, observation tower, camping, and canoeing.	Part of ONWR
Traders Hill Recreation Area	Picnic Area, camping, boating, canoeing, fishing, and swimming	31 acres
<b>Total</b>		80

Source: Adel - Charlton County Recreation Department

### Open Spaces

An open space can be defined as undeveloped land or common areas in a planned community that will not be developed and are reserved for parks, walking paths or other natural uses. These areas may not have any particular natural resources, but there has been a commitment to keep them from development.

### Groundwater Recharge Areas

A groundwater recharge area is a surface land area where water that eventually enters an aquifer (an underground reservoir) is first absorbed into the ground<sup>1</sup>. The term “recharge” is often used to describe the process by which groundwater is replenished. Most areas, unless composed of solid rock or covered by development, allow a certain percentage of precipitation to reach the water table. There are several factors that must be considered when calculating infiltration including vegetation cover, slope, soil composition, depth to the water table, and much more. It is also important to know that some areas allow more precipitation to infiltrate than in others and these areas of often referred to as "high", "critical", or “most significant” recharge areas.

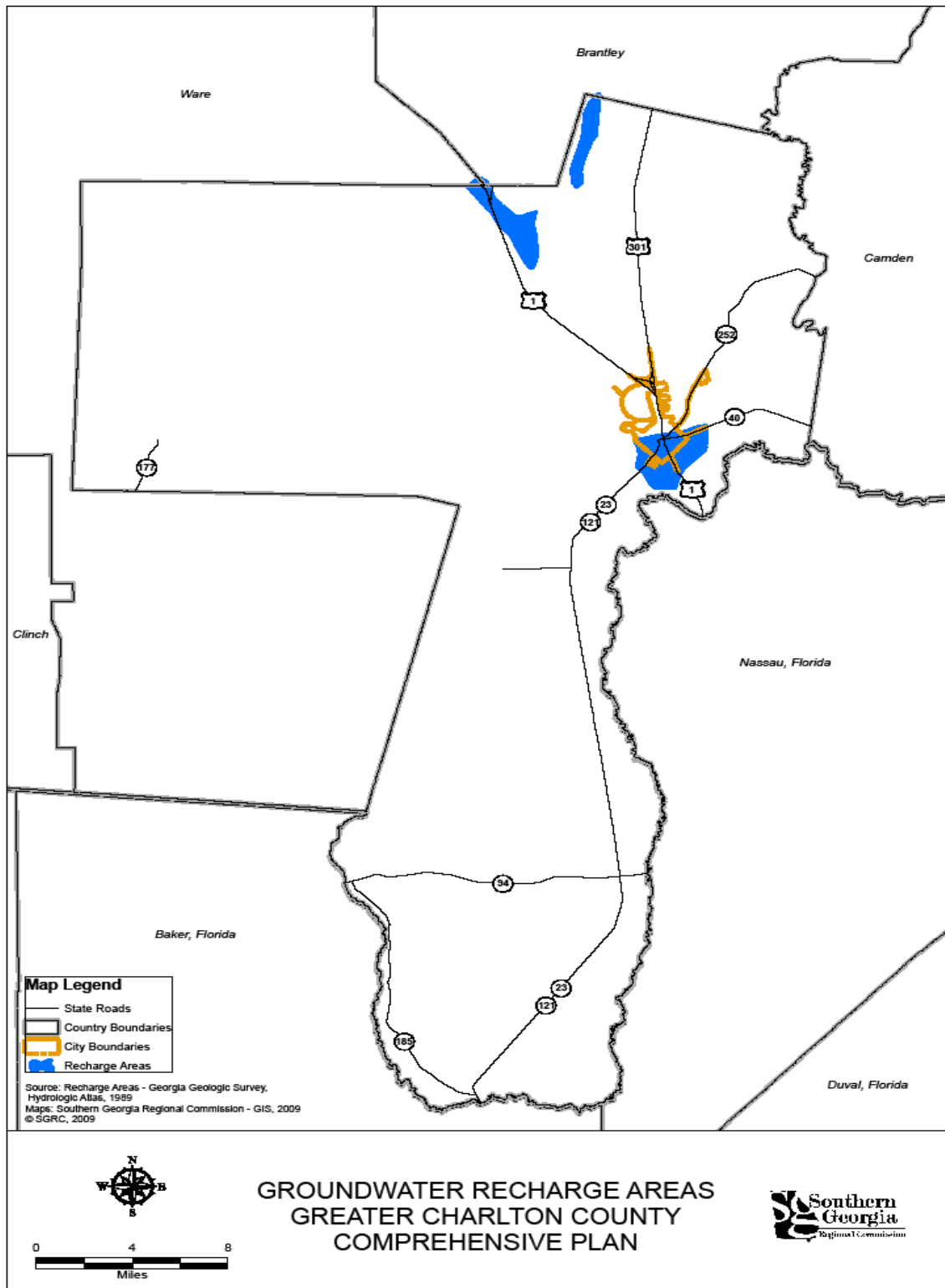
Map D – 9 depicts the *Greater Charlton County Groundwater Recharge Areas* within Charlton County. Aquifer recharge areas are vulnerable to both urban and agricultural development. Pollutants from stormwater runoff in urban areas and excess pesticides and fertilizers in agricultural areas can access a groundwater aquifer more easily through these recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region. Therefore, development of any kind in these areas, including installation of septic tanks, should be limited.

In Greater Charlton County, there are 2 “most significant” groundwater recharge areas. The remaining portions of Greater Charlton County are located in an “average” groundwater pollution susceptibility area<sup>2</sup>. Table D – 3 provides a breakdown of the most significant groundwater recharge areas within the city and county boundaries.

<sup>1</sup> Georgia Department of Community Affairs

<sup>2</sup> Georgia Department of Natural Resources – Hydrologic Atlas 20

Map D-9



**Table D-3, Most Significant Groundwater Recharge Areas**

<b>Location</b>	<b>Groundwater Recharge Acreage</b>	<b>Groundwater Recharge Percentage</b>
Unincorporated Charlton County	7050.51	.014%
City of Folkston	1238.45	54%
City Homeland	0	0%
<b>Total Groundwater Recharge Areas</b>	<b>8288.96</b>	<b>.016%</b>

Source: USDA – Hydrologic Atlas 18 and the Southern Georgia Regional Commission

If hazardous waste or toxic substances pollute the water that seeps into the ground in a recharge area, these pollutants are likely to be carried into the aquifer and contaminate the groundwater, making it unsafe to drink. Once polluted, it is almost impossible for a groundwater source to be cleaned up. Since Greater Charlton County receives all of its drinking water from groundwater, the Floridian aquifer, it is important that additional measures be taken to protect these highly sensitive areas. To assist with the protection of most significant groundwater recharge areas, examples of opportunities include:

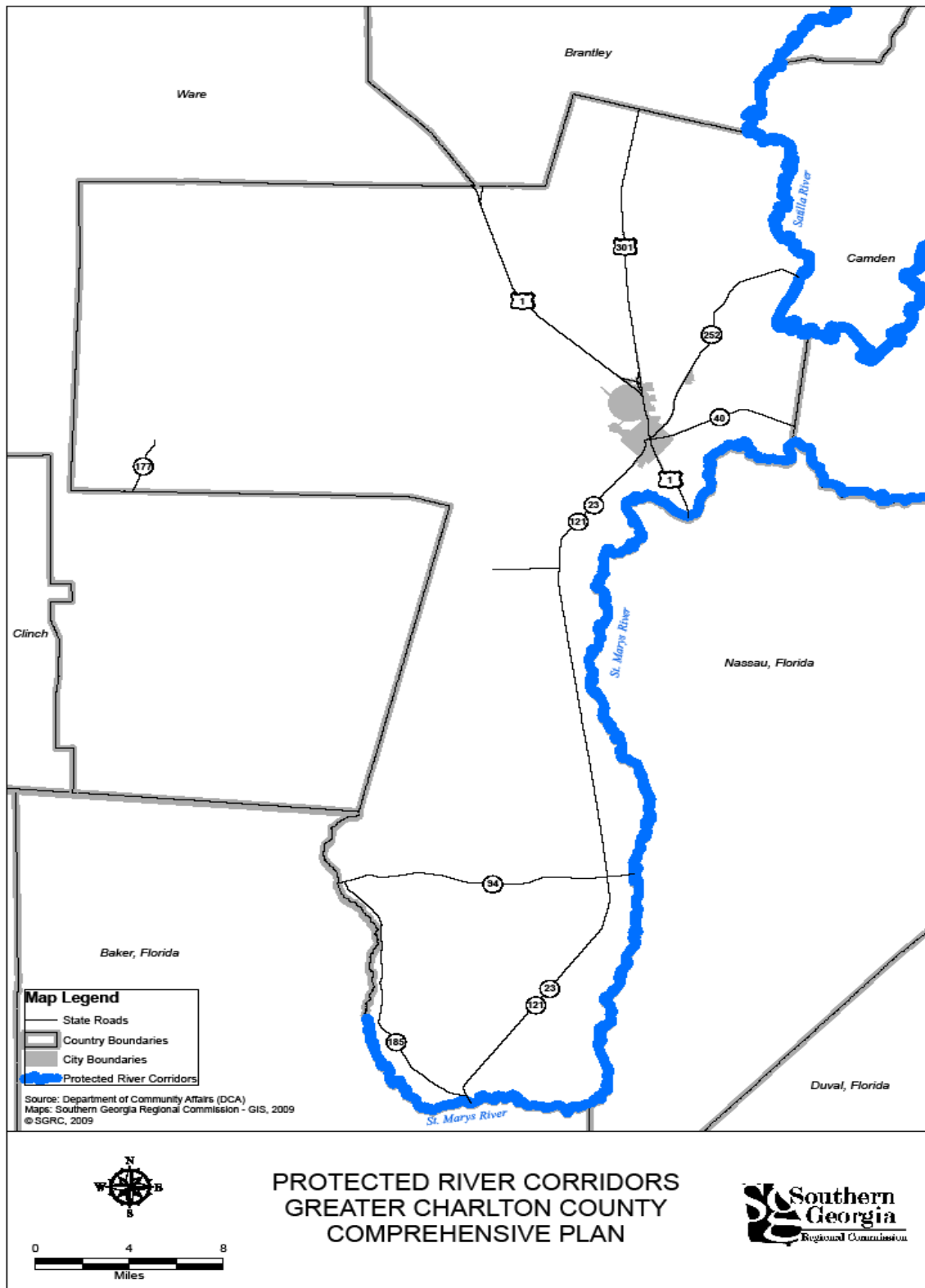
- Wellhead protection program;
- Limit impermeable surfaces (e.g. maximum building footprints);
- Require sewer services instead of septic systems; and
- Zoning overlay district (e.g. types of development allowed, increased minimum lot size, incentives for recharge – sensitive cluster development).

### Protected River Corridors

The Georgia General Assembly passed the "Mountain and River Corridor Protection Act" in 1991, which requires local governments to adopt river corridor protection plans for certain designated rivers affecting or bordering their jurisdiction. In Charlton County, the only rivers affected by this Act are the St. Marys and Satilla. Map D – 10 depicts the *Greater Charlton County Protected River Corridor*.

Under the Mountain and River Corridor Protection Act, Charlton County is required to adopt a "Corridor Protection Plan" for these river segments in accordance with the minimum criteria contained in the Act and as adopted by the Georgia Department of Natural Resources. Charlton County adopted the provisions in 2000 and its erosion and sedimentation control ordinances in 2001.

Map D-10





### Protected Mountains

Not applicable.

### Community Facilities

#### Water, Sewer, and Wastewater

The county does not provide water or sewer service. There are private wells and septic systems throughout the unincorporated areas. Public water providers (i.e., the two cities) supply about 36% of the county's water, and the remaining 64% comes from private wells. (Note: it is not quite clear if these percentages refer to amounts of water used, or to numbers of customers—but probably the former.)

Folkston provides water service, with a system permitted for 1.5 million gallons daily. Average consumption is 800,000 gallons daily. It serves 1,700 customers, which are located inside and outside the city. The City of Folkston has three (3) elevated storage tanks with the capacity to hold 550,000 gallons of water. Chlorine is added to the water to ensure the water is biologically safe. Fluoride is also added to the water. The City of Folkston is permitted for 1.5 million gallons per day.

Homeland provides water service for 315 customers (presumably only in the city—the plan does not specify). As also noted under land use, the city has applied for a permit to increase its maximum withdrawal from 100,000 gallons daily to 200,000. Average consumption is 70,000 gallons daily.

Folkston provides sewer service to 1,200 customers, which are located inside and outside the city. The sewer collection system consist of many mile of 4" to 18" sewer lines and 12 pump stations that transports the sewer to the wastewater treatment plant for treatment. The plant is permitted for 0.84 million gallons per day. The treatment plant consist of 5 acre aerated lagoon, a 7 acre holding pond and 500,000 gallon moving bed bioreactor system that removes ammonia from the treated wastewater. Approximately 33 acres are used in land applications system which sprays the treated wastewater on grass areas and pine forest land. Approximately 9.5 acres are used in constructed wetlands which consist of 4 cells that accept the treated wastewater and support the growth of numerous species of plants. Homeland does not provide sewer service, but the city "is actively pursuing the installation of a sewer and wastewater treatment facility as soon as affordable financing becomes available." Currently septic systems are used in the city.

"To protect wellheads, the Cities of Folkston and Homeland have adopted wellhead protection ordinances." (p. 158/174) But it would seem that the unincorporated areas would be where most of the wells are located, and thus where protections need to be in place. However, it is stated that "in the rural areas of the county, the code enforcement division works closely with the Charlton County Health Unit to prevent cross contamination of private water supplies."

The county uses 1.48 million gallons per day of water, and about 93% of it is from aquifers, with the remainder from surface sources. The main aquifer source is the Floridan aquifer, which supplies water throughout South Georgia. Groundwater recharge areas (through which water drains into the aquifers) only exist in a few portions of the county, but one of those areas

includes the southern portion of Folkston. The plan recommends that any sort of development in these areas, including septic systems, should be restricted.

With water being such a valuable and precious resource, it is important to encourage ways to conserve. Here are a few examples:

- Offer credits/incentives to local water provides/companies/farmers that hold permits and do not withdrawal the maximum amount that their permit allows;
- Promote water conservation programs and funding opportunities with agencies such as USDA – NRCS for irrigation retrofits, construction of catchment ponds, etc.; and
- Provide education opportunities as to ways that homeowners and businesses can conserve water through low-flow fixtures, xeriscaping, etc.

Stormwater

Stormwater is a term used by engineers to describe precipitation. Stormwater that does not soak into the ground becomes runoff, which either flows into surface waterways or is channeled into storm sewers. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater runoff from naturally soaking into the ground. Stormwater can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, or wetland. Anything that enters a storm sewer system is discharged untreated into our local water bodies.

All communities are faced with stormwater issues; however, not all are required to address them. In 1990, the Phase I stormwater program was created under the Clean Water Act (CWA) and required a National Pollutant Discharge Elimination System (NPDES) permit for (1) “medium” and “large” municipal separate storm sewer systems (MS4s) generally serving populations of 100,000 or greater, (2) construction activity disturbing 5 acres of land or greater, and (3) ten categories of industrial activity. In 1999, the Phase II stormwater program was created to further expand the Phase I program by requiring additional operators of MS4s in urbanized areas and operators of small construction sites, through the use of NPDES permits, to implement programs and practices to control polluted stormwater runoff. Even though there are no Phase II communities in Greater Charlton County, projects should be implemented to protect local waterbodies. Table D – 4 depicts the *Greater Charlton Average Daily Water Consumption*.

**Table D-4, Greater Charlton Average Daily Water Consumption (# of Gallons)**

Crop Irrigation	Livestock	Public Supply	Industrial and Mining	Domestic and Commercial	Totals	Consumptive Use
0.01	0.02	0.73	0	0.48	1.24	0.22

Source: USGS, Water Use in Georgia by County for 2005. (Numbers are translated from "millions of gallons per day (MGD)" calculations)

Assessment

- Current policies/ordinance meets state standards. Education outreach and enforcement should be implemented and/or continued.

- Offer credits/incentives to local water providers/companies/farmers that hold permits and do not pump the maximum amount of their permit in a given year.
- Depending on the size of an irrigation system, work with agencies such as NRCS and UGA to encourage/promote programs to construct or renovate irrigation water catchments, Variable Rate Irrigation Systems, etc.
- There are a number of things to do with homeowners to conserve water in their showers, toilets, faucets, and outdoor water use.

### **Environmentally Sensitive Areas**

#### Steep Slopes

Not applicable.

#### Coastal Resources

Not applicable.

#### Floodplains

Flood hazards along the major rivers and streams typically occur in late winter and early spring. Within Charlton County, only the Cities of Folkston and Homeland have official flood hazard area maps (FIRMs -- Flood Insurance Rate Maps) prepared by the Federal Emergency Management Agency (FEMA).

Maps D – 4 and D – 5 depict the *Greater Charlton County Mapped Floodplains*.

**Table D-5, Floodplains**

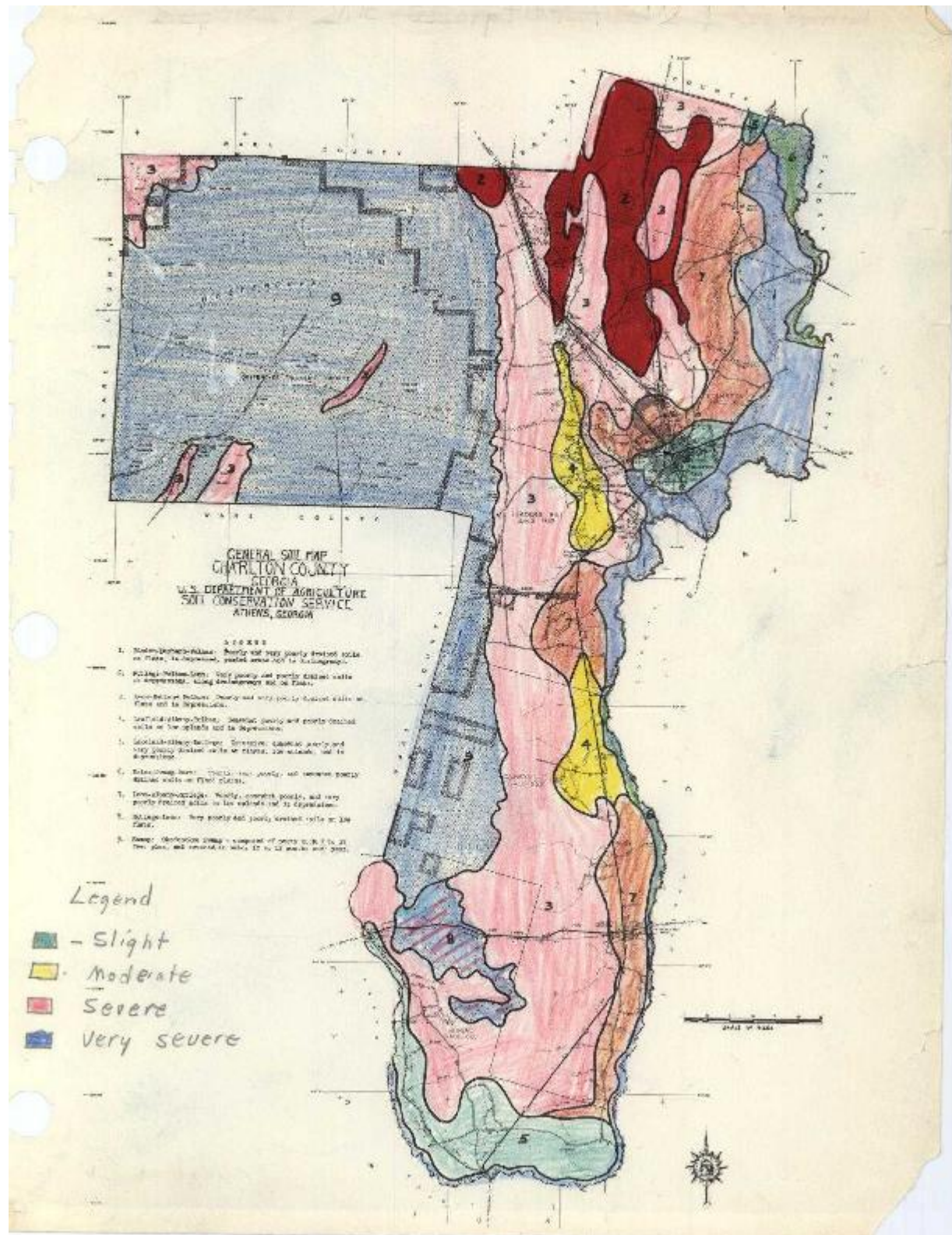
<b>Location</b>	<b>Acreage</b>
Folkston	115.42
Homeland	95.48

Source: Federal Emergency Management Agency and the Southern Georgia Regional Commission

#### Soils

Soils are considered to be a region's most basic and fragile natural resource, combined with such variable resources as air and water. A general soil association map was developed as a result of the study that includes nine (9) soil associations. Map D – 11 depicts the *Greater Charlton County Generalized Soil Associations*. Table D – 6 provides a general description of the 9 soil associations found in Greater Charlton County. This map was created in the late 1960's and is not certified or approved. This soil survey is an ongoing initial survey and is currently scheduled for completion in 2011.

MAP D-11



\*The map above was created by NRCS but has not yet been approved, not digitized. Updates will be made at a later date.

**Table D-6, Soil Associations**

Soil Association	Soil Description
Lakeland – Albany – Rutlege	The Lakeland soils are excessively drained and have a very dark gray, sand surface layer and a light yellowish – brown sand subsoil. The Albany soils are somewhat poorly drained and have a gray, sand surface layer and a mottled, pale yellow, sand subsoil to depths of 40 to 60 inches. The Rutlege soils are very poorly drained and have a thick, black, sand surface layer. The sandy profile extends to depths deeper than 40 inches.
Rains – Swamp – Barth	The Rains soils are poorly drained and have a black, fine sandy loam surface layer over a mottled gray sandy clay loam subsoil. Swamp is very poorly drained and has a black surface layer that ranges from sand to silt in texture. The subsoil is stratified layers of sand, silt, and sandy clay, mixed with varying amounts of organic matter. The Barth soils are somewhat poorly drained and have a dark gray, fine sand surface layer over a mottled light brownish gray fine sand subsoil.
Leon – Rutlege – Pelham	The Leon soils are poorly drained and have dark gray, sand surface layer over a white, leached A2 horizon over an organic hardpan or layer. The Rutlege soils are very poorly drained and have a thick, black sand surface layer, 10 to 18 inches. The sandy profile extends to depths deeper than 40 inches. The Pelham soils are poorly drained and have a dark gray, sand surface layer and a gray sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam.
Leefield – Albany – Pelham	The Leefield soils are somewhat poorly drained and have a very dark grayish – brown, sand surface layer and mottles pale yellow sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam. The Albany soils are somewhat poorly drained and have a gray sand surface layer over a mottles pale yellow sand gray, sand surface layer and a gray sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam.
Rutlege – Pelham – Leon	Rutlege soils are very poorly drained and have a thick, black sand surface layer, 10 to 18 inches. The sandy profile extends to depths deeper than 40 inches. The Pelham soils are poorly drained and have a dark gray, sand surface layer and a gray sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam. The Leon soils are poorly drained and have a dark gray, sand surface layer over a white, leached A2 horizon over an organic hardpan or stained layer.
Rutlege – Leon	Rutlege soils are very poorly drained and have a thick, black sand surface layer, 10 to 18 inches. The sandy profile extends to depths deeper than 40 inches. The Leon soils are poorly drained and have a dark gray, sand surface layer over a white, leached A2 horizon over an organic hardpan or stained layer.
Leon – Albany – Rutlege	The Leon soils are poorly drained and have a dark gray, sand surface layer over a white, leached A2 horizon over an organic hardpan or stained layer. The Albany soils are somewhat poorly drained and have a gray sand surface layer over a mottles pale yellow sand gray, sand surface layer and a gray

	sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam. Rutlege soils are very poorly drained and have a thick, black sand surface layer, 10 to 18 inches. The sandy profile extends to depths deeper than 40 inches.
Bladen – Bayboro – Pelham	The Bladen soils are poorly drained and have a dark gray fine sand surface layer that is less than 20 inches thick over a sandy to clay subsoil. The Bayboro soils are very poorly drained and have 10 to 20 inch surface layer that is black in color and has a loam to clay loam texture. The sub soil is clay. The Pelham soils are poorly drained and have dark gray, sand surface layer and a gray sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam to sandy clay.
Swamp	Within 43 % of the county this large body of land and water are islands of various sizes that consist of sandy type soils such as Leon, Plummer, and Rutlege.

Source: USDA – Soil Conservation Service, 1975 Soil Survey of Cook County Georgia

Assessment

- Current policy/ordinance meets state standards. Education outreach and enforcement should be implemented and/or continued (E&S ordinance).

Plant and Animal Habitats

River corridors, wetlands, and lakes provide natural habitat for a variety of rare and common plant and animal species. The Georgia Department of Natural Resources (DNR) – Wildlife Resources Division – Georgia Natural Heritage Program has worked with a number of groups to compile a list of Georgia’s rare species. The most recent data on threatened or endangered plant and animal species in Charlton County is from 2008. Table D – 7 lists the *Endangered or Threatened Plant Species in Charlton County* and Table D – 8 lists the *Endangered or Threatened Animal Species in Charlton County*.

**Table D-7, Endangered or Threatened Plant Species in Charlton County**

<b>Species</b> ( <i>Species Name</i> ) - Common Name	<b>Georgia</b> (state status)	<b>Federal</b>
<i>Aeschynomene viscidula</i> Sticky Joint-vetch		
<i>Agalinis aphylla</i> Scale-leaf Purple Foxglove		
<i>Asclepias pedicellata</i> Savanna Milkweed		
<i>Asimina pygmaea</i> Dwarf Pawpaw		
<i>Balduina atropurpurea</i> Purple Honeycomb Head	X	
<i>Ctenium floridanum</i> Florida Orange-grass		
<i>Fuirena scirpoidea</i> Southern Umbrella-sedge		
<i>Galactia floridana</i> Florida Milk-pea		
<i>Gymnopogon chapmanianus</i> Chapman Skeleton Grass		
<i>Hartwrightia floridana</i> Hartwrightia	X	
<i>Lachnocaulon beyrichianum</i> Southern Bog-button		
<i>Litsea aestivalis</i> Pond Spice	X	
<i>Peltandra sagittifolia</i> Arrow Arum		
<i>Piloblephis rigida</i> Pennyroyal		
<i>Plantago sparsiflora</i> Pineland Plantain		
<i>Platanthera integra</i> Yellow Fringeless Orchid		
<i>Psilotum nudum</i> Whisk Fern		
<i>Quercus chapmanii</i> Chapman Oak		
<i>Rhynchospora alba</i> Northern White Beaksedge		
<i>Sarracenia flava</i> Yellow Flytrap	X	
<i>Sarracenia minor</i> Hooded Pitcherplant	X	

<i>Sarracenia psittacina</i> Parrot Pitcherplant	X	
<i>Sideroxylon alachuense</i> Silver Buckthorn		
<i>Spiranthes floridana</i> Florida Ladies-tresses		
<i>Tephrosia chrysophylla</i> Sprawling Goats Rue		
<i>Tillandsia bartramii</i> Bartram's Air-plant		
<i>Triphora trianthophora</i> Three-birds Orchid		

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2008.

**Table D – 8, Endangered or Threatened Animal Species in Charlton County**

<b>Species</b> ( <i>Species Name</i> ) - Common Name	<b>Georgia</b> (state status)	<b>Federal</b>
<i>Aimophila aestivalis</i> Bachman's Sparrow	X	
<i>Ambystoma cingulatum</i> Flatwoods Salamander		X
<i>Condylura cristata</i> Star-nosed Mole		
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	X	
<i>Elanoides forficatus</i> Swallow-tailed Kite	X	
<i>Enneacanthus chaetodon</i> Blackbanded Sunfish	X	
<i>Fundulus chrysotus</i> Golden Topminnow		
<i>Fundulus rubrifrons</i> Redface Topminnow		
<i>Gopherus polyphemus</i> Gopher Tortoise	X	
<i>Mycteria americana</i> Wood Stork		X
<i>Myotis austroriparius</i> Southeastern Myotis		
<i>Neofiber alleni</i> Round-tailed Muskrat	X	
<i>Nerodia floridana</i> Florida Green Water Snake		
<i>Notophthalmus perstriatus</i> Striped Newt	X	
<i>Ophisaurus compressus</i> Island Glass Lizard		



<i>Picoides borealis</i> Red-cockaded Woodpecker		X
<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake		
<i>Pseudemys nelsoni</i> Florida Redbelly Turtle		
<i>Pseudobranchius striatus striatus</i> Broad-striped Dwarf Siren		
<i>Rana capito</i> Gopher Frog	X	
<i>Regina alleni</i> Striped Crayfish Snake		
<i>Rhadinaea flavilata</i> Pine Woods Snake		
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel		

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2008.

### Impaired Streams

In 1994, a lawsuit was filed in the United States District Court against the United States Environmental Protection Agency (U.S. EPA) by the Sierra Club, Georgia Environmental Organization, Inc., Coosa River Basin Initiative Inc., Trout Unlimited, and Ogeechee River Valley Association for the failure to prepare Total Maximum Daily Loads (TMDLs), under provisions under the Clean Water Act, for the State of Georgia.

A TMDL is a calculation of the maximum amount of a pollutant that a river, stream, or lake can receive and still be considered safe and healthy. A TMDL is a means for recommending controls needed to meet water quality standards, which are set by the state and determines how much of a pollutant can be present in a waterbody. If the pollutant is over the set limit, a water quality violation has occurred. If a stream is polluted to the extent that there is a water quality standard violation, there cannot be any new additions (or “loadings”) of the pollutant into the stream until a TMDL is developed. Pollutants can come from point source and non-point source pollution. Examples of “pollutants” include, but are not limited to: Point Source Pollution – wastewater treatment plant discharges and Non – point Source Pollution – runoff from urban, agricultural, and forested area such as animal waste, litter, antifreeze, gasoline, motor oil, pesticides, metals, and sediment.

In 2007, the SGRC entered into a contract with the GA Department of Natural Resources (DNR) – Environmental Protection Division (EPD) to prepare fourteen (14) local TMDL Implementation Plans for stream segments in the Satilla Basin that had been identified as impaired waterbodies due to high fecal coliform (FC), Mercury, or low dissolved oxygen (DO). Of the fourteen (14) TMDL Implementation Plans located in the Satilla Basin, 4 of the streams were located within Charlton County.

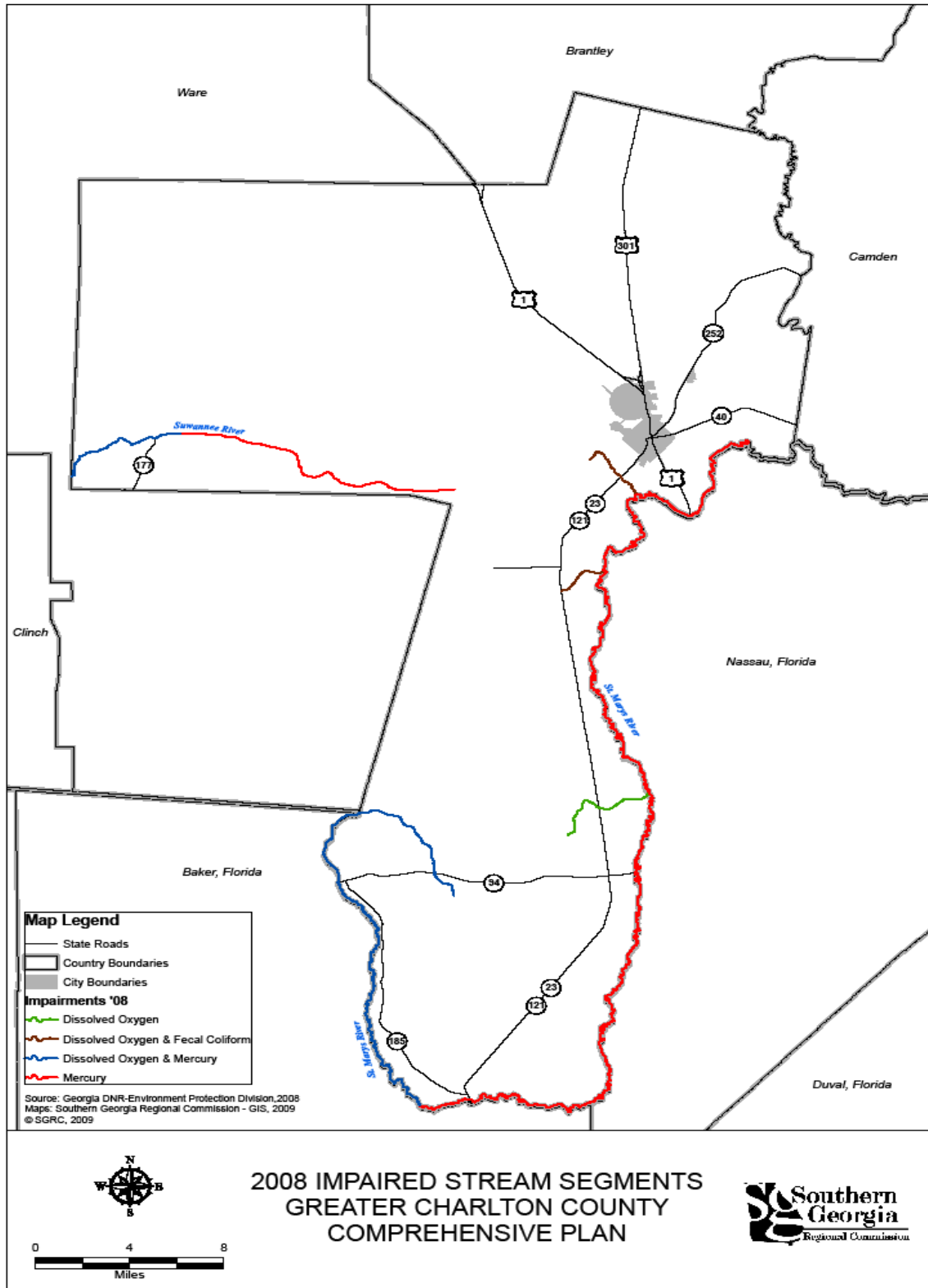
The Georgia 2008 305(b)/303(d) list of waters was prepared as a part of the Georgia 2006 – 2007 assessment of water quality prepared in accordance with Sections 305(b) and 303(d) of the Federal Clean Water Act and guidance from the U.S. Environmental Protection Agency. Assessed waterbodies are classified according to a comparison of water quality monitoring results to water quality standards and other pertinent information. Table D – 9 depicts the 2008 list of impaired streams located within Charlton County. Map D – 12 shows the impaired stream segments in Charlton County.

**Table D-9, Charlton County 2008 305(b)/303(d) List**

<b>Waterbody Name</b>	<b>Location</b>	<b>County(s)</b>	<b>Impairment</b>	<b>Miles Impacted</b>
Suwannee River	Mainstem – Suwannee Canal to Stateline	Charlton/Ware/Clinch/Echols	DO, TWR	40
Suwannee Canal	Okefenokee Swamp	Charlton/Ware	TWR	27
Spanish Creek	Long Branch to St. Marys River	Charlton	DO, FC	4
Corn House Creek	Upstream St. Marys River	Charlton	DO, FC	7
St. Marys River	Cornhouse Cr. To St. Marys Cut	Charlton/Camden	Mercury	21
St. Marys River	Confluence of N. & S. Prong of St. Marys River to Cornhouse Cr.	Charlton	TWR	34
Boone Creek	Upstream St. Marys River	Charlton	DO	6
N. Prong St. Marys River	Cedar Cr. To S. Prong St. Marys River	Charlton	TWR	9
N. Prong St. Marys River	Headwaters to Cedar Cr.	Charlton	DO, TWR	19

Source: Georgia Department of Natural Resources, Environmental Protection Division, 2008

MAP D-12



## Other Significant Natural Resources

### Scenic Areas

Not applicable.

### Major Parks, Recreation, and Conservation Areas

“The Okefenokee National Wildlife Refuge, located in western Charlton County, is the largest national wildlife refuge in the eastern United States.” The total refuge is about 402,000 acres in size, and it contains almost all of the Okefenokee Swamp. About half of the refuge is in Charlton County, and many of its visitor facilities (exhibits, boat tours, fishing areas, boat rentals, campgrounds, hiking trails, etc.) are located in the county. Because of the refuge, the swamp is safe from being directly impacted by development or other human activities. However, one can assume that there may be some significant indirect impacts. Table D – 10 lists the *State Parks and Historic Sites Within 70 miles of Charlton County*.

**Table D-10, State Parks & Historic Sites within 70 Miles of Charlton County**

State Park and/or Historic Site	Address	Distance (road miles)
Crooked River State Park	6222 Charlie Smith Sr. Highway St. Marys	32 miles
Fort King George Historic Site	320 McIntosh Rd SE Darien	63 miles
Hofwyl – Broadfield Plantation Historic Site	5556 U.S. Hwy 17 N. Brunswick	56 miles
Laura S. Walker State Park	5653 Laura Walker Rd. Waycross	33 miles
Stephen C. Foster State Park	17515 Hwy. 177. Fargo	Charlton County

Source: Georgia State Parks and Historic Sites, 2007, [www.gastateparks.org](http://www.gastateparks.org)

## **HISTORIC & CULTURAL RESOURCES**

### **Introduction:**

In 1990-91, a county-wide comprehensive historic resources survey was completed for all of Charlton County.<sup>45</sup> According to Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>), there are 214 historic resources listed for Charlton County in this survey and available for viewing on-line.<sup>6</sup> Historic properties and districts potentially eligible for the National Register of Historic Places (as well as the four properties already listed) form the basis for preservation efforts at the local level. In the future, more of these potentially eligible properties and districts could be listed on the National Register of Historic Places, or protected locally through Historic Preservation Enabling Ordinances and Local Historic Property and/or District Designation Ordinances. At the present time, there are no such ordinances in the entire county, although some work has been done in the past towards that goal of local protection.

### **Charlton County**

#### **Properties & Sites Listed On The National Register of Historic Places:**

Charlton County has a rich heritage that is evidenced by its historic sites. Four historic properties have been placed on the National Register of Historic Places (NRHP) and the Georgia Register of Historic Places (GARHP).<sup>7</sup> In addition, there are properties and districts that may be eligible that were identified in the 1990-91 comprehensive historic resources survey.<sup>89</sup>

The City of Folkston is the only city in Charlton County with any properties listed on the National Register of Historic Places to date<sup>10</sup>, although it has properties and districts that may be eligible which were identified in the 1990-91 comprehensive historic resources survey.<sup>1112</sup>

<sup>4</sup> Georgia Department of Natural Resources; File-Users Guide To Georgia Historic Resources Surveys, October 24, 2008.

<sup>5</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>6</sup> Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>7</sup> See Table D-11

<sup>8</sup> Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>9</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>10</sup> See Table D-11

The City of Homeland does not presently have any properties listed on the National Register of Historic Places to date<sup>13</sup>, although it has properties and districts that may be eligible which were identified in the 1990-91 comprehensive historic resources survey.<sup>14,15</sup>

**Table D-11, Charlton County Properties & Sites Listed On The National Register Of Historic Places**

SITE	ADDRESS	CITY	DATE LISTED
Charlton County Courthouse	100 S. Third Street	Folkston	September 18, 1980 <sup>16</sup>
Floyds Island Hammock	Okefenokee National Wildlife Refuge	County	April 21, 2000 <sup>17</sup>
John M. Hopkins Cabin	SW of Folkston, off GA 121/23	County	March 4, 1983 <sup>18</sup>
William Mizell Sr. House	101 Palm Street	Folkston	September 4, 1997 <sup>19</sup>

The properties referenced in Table D-11 are shown on Map D-13.

<sup>11</sup> Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>12</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>13</sup> Unites States Department of the Interior National Park Service. <http://www.nps.gov/nr/>

<sup>14</sup> Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>15</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>16</sup> National Register of Historic Places Record Page for Charlton County Courthouse Record #163578

<sup>17</sup> National Register of Historic Places Record Page for Floyds Island Hammock Record #133461

<sup>18</sup> National Register of Historic Places Record Page for Hopkins, John M., Cabin Record #173439

<sup>19</sup> National Register of Historic Places Record Page for Mizell, William, Sr., House Record #209721

Historic Cemeteries:

Throughout the years, various cemeteries, both public and private have developed in Charlton County. Below, we have listed those that historic, still active, or both. Some of these are not marked on USGS Maps and their location is approximate based on other sources.

**Table D-12, Charlton County Historic Cemeteries<sup>1718</sup>**

<b>CEMETERY</b>	<b>LOCATION</b>	<b>MAP #</b>
Antioch Cemetery	Antioch Cemetery Road, N. of Folkston	1
Baker Cemetery	Reynolds Rd. E of Folkston (CR 80)	2
Bethel Church Cemetery	Spanish Creek Road, S. of Paxton Community	3
Boones Creek/Roberts Cemetery	Stokes Road Area, Near St. George	4
Camp Pinckney Cemetery	SR 40 Just Before Folkston On S Side of Rd. Behind C.P. Baptist Church.	5
Canaday Cemetery	SR 185 2.5 Miles S By Moniac Baptist Church	6
Chesser Island Cemetery	Okefenokee Swamp	7
Corinth Cemetery	Off River Road, First Right N. of Tom Harris Road	8
Cornhouse Creek Cemetery	Snowden Road	9
Dixon Cemetery	“Roberts Property”, On Roberts Rd. W, 2 Miles N of St. George. 1.6 Miles	10

<sup>17</sup> The Crypt History and Genealogy of Camden and Charlton Counties, Georgia ([www.camden411.com/crypt/cemetery.cfm](http://www.camden411.com/crypt/cemetery.cfm)) For #2, 5, 6, 7, 10, 12, 15, 16, 17, 20, 21, 22, 25, 32, 33, 35, 36 and 39.

<sup>18</sup> USGS Quadrangle Maps (Various) All Except Above

	to End of Road then .7 Miles to N. On Private Property.	
Emmaus Cemetery	Emmaus Church Road	11
Gibson Cemetery	SR 252 E of Folkston On W Side of Road On Rise Where Road Dips	12
Homeland Cemetery	Homeland Cemetery Road	13
Johnson Cemetery	Private Road 42 Off SR 121	14
Kennison Cemetery	SR 252 4.2 Miles N of Folkston, Turn S on Seab Kennison Rd. and Go 2.1 Miles to Intersection/Dead End and Turn L on May Bluff Rd.. Ask Permission At House.	15
Layton/Leigh Cemetery	In Folkston, W Side of US 1 & US 301, ½ block N of Okefenokee Motel on L Side.	16
Lee/Billy's Island Cemetery	Okefenokee National Wildlife Refuge	17
Little Phoebe Cemetery	Little Phoebe Church Road	18
Lowther Cemetery	SR 252 N. of River Road	19
Lyons Cemetery	N of St. Marys River, E of US 121 Near Intersection of SR 185 and US 121.	20



Mills Cemetery	SR 40 W, Just Over Charlton County Line on Gated Dirt Rd. to the N on Varn Timber Company Land.	21
Mizell/Grapevine Hill Cemetery	SR 252 N of Folkston 5.9 Miles Turn on Graded Dirt Rd. on Private Property. About 2 Miles from Locked Gate.	22
Moniac Cemetery	Off SR 185 On West Side, Just S of SR 94	23
Mount Carmel Cemetery	Off East Side of 3 <sup>rd</sup> Street N. of Briarwood Road, Homeland	24
Murray Cemetery	2 Miles N of Homeland	25
Neeley Cemetery	Off East Side of Spanish Creek Road, S of Thomas Lane	26
Allen O’Berry Cemetery	Allen O’Berry Cemetery Road	27
Pineview/Bachlott/Folkston Cemetery	Cemetery Drive, Folkston	28
Prospect Church Cemetery	SR 121 at Prospect Road	29
Saint George Cemetery	Off Sheridan Street, St. George	30
Sand Hill/Racepond Cemetery	Off East Side of US 1, N of Kingfisher Landing Rd. in Cypress Siding Community	31
Sands Cemetery	SR 185, Turn W 2.7 Miles Turn L on Graded Road, Go 200 Feet, On L	32

	in Woods	
Sandusky Cemetery	Near Forks of SR 185 & SR23-Moniac-MacClenny Rd.-N. of St. Marys River.	33
Sardis Cemetery	Sardis Road	34
Taylor Cemetery	Roy Taylor’s Field. W on Spanish Creek Rd. 3 Miles to Graded Road, Turn L and Go .5 Miles. Is 300 Yards Off Road On N Side	35
Thrift Cemetery	N on US 121 8.4 Miles North of MacClenny, W on Graded Road .9 Miles, on L on Hill (Private Property)	36
Traders Hill Cemetery	Off Traceys Ferry Road, Traders Hill Community	37
Traders Hill Cemetery	Off Traders Hill Rd.	38
Varn Field	Old Thomas Vickery Plantation	39

The properties referenced in Table D-12 are shown on Map D-14.

In addition to the above, The Crypt Website ([www.camden411.com/crypt/cemetery.cfm](http://www.camden411.com/crypt/cemetery.cfm)) lists Charlton Cemetery, Crawford Cemetery, Folkston Cemetery and McClellan Cemetery in Charlton County in unknown locations.<sup>19</sup> The book, Charlton County, Georgia, Cemeteries by Larry Durbin also lists Allen Cemetery and a Private Cemetery #1 on SR 252 East of Folkston in unspecified areas.<sup>20</sup>

<sup>19</sup> The Crypt History and Genealogy of Camden and Charlton Counties, Georgia ([www.camden411.com/crypt/cemetery.cfm](http://www.camden411.com/crypt/cemetery.cfm))

<sup>20</sup> Durbin, Larry. Charlton County, Georgia, Cemeteries. Jacksonville, Florida: The Southern Genealogist’s Exchange Society, Inc., 1993.

Historic Schools

The location and names of Charlton County Historic Schools were identified through various means identified below. Bethune Elementary School is still in operation at this time by the Charlton County Board of Education. Folkston Consolidated School was formerly utilized as the Okefenokee Education and Research Center, but has now been turned over to Charlton County for offices and to Okefenokee Technical School for various educational classes. John Harris Junior High School has been vacant for some time and along with Folkston Consolidated School forms the National Register Eligible “Old Folkston Schools Historic District”. A third school, known at different times as Folkston High School, Charlton County High School, or the Renfroe-Mills Building, was at one time a contributing building to the potential district, but has since been demolished due to its condition.<sup>21</sup>

**Table D-13, Charlton County Historic Schools<sup>2223</sup>**

HISTORIC SCHOOL	LOCATION
Bethune Middle School	Mary M. Bethune Drive in Folkston
Boones Creek School	Boones Creek Cemetery Road
Canaday School	Canaday Loop E of Old Moniac Road
Chesser School	Chesser Island Road
Chism (or Chisholm) School	NW of Intersection of SR 121 and Baker Boulevard
Davis School	Ralph Davis Road
Folkston Consolidated School	SR 40 Across From Courthouse in Folkston
John Harris Junior High School	SR 40 Across From Courthouse in Folkston

<sup>21</sup> Jacobs, Michael Vincent. History of the “Old Folkston Schools”, Waycross, Georgia: Privately Published, April, 2008.

<sup>22</sup> Ibid

<sup>23</sup> Topozone.Com; Topographic Map School Features in Charlton County, Georgia. ([www.topozone.com/states/Georgia.asp?county=Charlton&feature=Populated+Place](http://www.topozone.com/states/Georgia.asp?county=Charlton&feature=Populated+Place)) All except Folkston Consolidated School, John Harris Junior High School, Old Folkston School (Masonic).

Mount Zion Church School (Possibly Bailey’s Branch School)	On W Side of Bailey Branch, S of Minnie Cooper Road
Old Charlton County High School Gym	School Drive in Folkston
Old Folkston School (Masonic Building)	Long Street in Folkston
Oquin School (Possibly Johnson School or Winokur School)	N Side of Winokur Rock Road Between US 301 and Johnson Road
Petty School (possibly Mattox “Colored” School)	W Side of Crews Road, N of Mattox Community/US 1
Prescott School	Allen O’Berry Cemetery Road At River Road
Saint George Elementary School	SR 121 At Cotton Street in St. George
Sandusky School	NW of Intersection of Old Moniac Road and Farley-Burnsed Road
Sardis School	Sardis Road At Prospect Road
Stokes (or Stokesville) School	Baker Boulevard At School Branch Creek
Toledo School	NW of Intersection of SR 121 and Toledo Road
Traders Hill School	SR 121 At Willie Chesser Road
Williams School	W of Intersection of SR 121 and Crews Road

The properties referenced in Table D-13 are shown on Map D-15.

In addition, there were schools (or school districts) located in or near Bachlott (now in Brantley County), Bailey’s Branch (possibly Mount Zion Church School), Billy’s Island, Camp Pinckney, Canal, Coleraine, Connor’s Mill, Cornhouse Creek, County Line-Burn Bay, Davison (now in Brantley County), Folkston “Colored”, Gibson, Hannan-Neely, Homeland, Johnson (possibly Oquin School), Lyons, Kennison, Mattox “Colored” (possibly Petty School), Moniac, Moniac

“Colored”, Newell, Newell “Colored”, Paxton Place “Colored”, Privett (near Toledo), Race Pond, Race Pond “Colored”, Rider, Riverview, Roddenberry (now in Brantley County), St. George “Colored”, Saulville “Colored” in Folkston, Screven or Screven Ridge, Toledo “Colored”, Traders Hill “Colored”, Uptonville and Winokur (possibly Oquin School).<sup>24</sup>

Historic Place Names

Throughout the history of Charlton County, various communities have been named, many for the families that lived there, or a particular event, feature, or church. The following is a list of the better known populated places and their locations.

**Table D-14, Charlton County Historic Place Names<sup>2526</sup>**

HISTORIC PLACE NAMES	LOCATION
Billy’s Island	Okefenokee Swamp
Boggy	SR 94 Between Saint George and Moniac
Burch Siding	US 301 N of US 1 Intersection
Burnt Fort	SR 252 At Satilla River
Camp Pinckney	Camp Pinckney Drive off SR 40
Centerville	SR 40 At May’s Bluff Road
Charlton	SR 94 between Boggy And Moniac
Clarking	SR 94 Between Saint George And Martenalle
Cypress Siding	US 1 at Kingfisher Landing Road
Ferry Landing	Traceys Ferry Road

<sup>24</sup> Jacobs, Michael Vincent. History of the “Old Folkston Schools. Waycross, Georgia: Privately Published, April, 2008.

<sup>25</sup> Topozone.Com; Topographic Map Populated Place Features in Charlton County, Georgia. ([www.topozone.com/states/Georgia.asp?county=Charlton&feature=Populated+Place](http://www.topozone.com/states/Georgia.asp?county=Charlton&feature=Populated+Place)) For Camp Pinkney, Centerville, Petersons, Prescott and Woodstock.

<sup>26</sup> USGS Quadrangle Maps (Various) All Except Above

Folkston	US 1/US 301 and SR 40
Homeland	US 1/US 301
Layton	SR 252 And Laura Street Area In Folkston
Martenalle	SR 94 Between Boggy And Clarking
Mattox	US 1 At Crews Road
McLeods Mill	Green Hammock In Okefenokee Swamp
Moniac	SR 94 At SR 185
Newell	US 301 At Newell Road
Oakdale	Gowen Drive And LaSalle Street Area In Folkston
Paxton	Spanish Creek Road At Paxton Road
Petersons	US 301 North of Newell Road
Pinehurst	Maple Drive And Mimosa Avenue Area In Folkston
Prescott	River Road At B.M. Prescott Road
Racepond	US 1 At Race Pond Road
Saint George	SR 121 At SR 94
Silver Hill	Roddenberry Road At Swamp Perimeter Road
Stanley Landing	John Burch Road
Stokesville	Stokes Road
Toledo	SR 121 At Toledo Road

Traders Hill	Old Traders Hill Road At Traceys Ferry Road
Uptonville	Grace Chapel Road Area Between Old Dixie Highway And US 1
Winokur	US 301 At Winokur Rock Road
Woodstock	Between SR 40/Mays Bluff Road and St. Marys River

The properties referenced in Table D-14 are shown on Map D-16.

Historic Resources Surveys:

A comprehensive historic resources survey was completed for all of Charlton County in 1990-91.<sup>27</sup> According to Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>) , there are 214 historic resources listed for Charlton County in this survey and available for viewing on-line.<sup>29</sup>

The purpose of such a survey is to identify and inventory what historic resources exist in order to take further actions to protect and preserve them. Because a complete comprehensive historic resources survey has been done, it is relatively easy to assess Charlton County’s major historic resources. However, in many of these type surveys completed in relatively isolated areas, such as is Charlton County, there are usually many more unreported historic resources that were simply inaccessible, or unknown, to the surveyor.

Also, as buildings age, they may reach the fifty year threshold where they would now be included in a historic resources survey. It has been almost 20 years since that 1990-91 survey was completed.

As an example, in 2007, a historic resources survey conducted as part of a Georgia Department of Transportation project in Charlton County identified twenty (20) resources over 50 years of

<sup>27</sup> Georgia Department of Natural Resources; File-Users Guide To Georgia Historic Resources Surveys, October 24, 2008.

<sup>28</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>29</sup> Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

age in that project area. Previously, as a result of the 1990-91 survey, only two (2) resources over 50 years of age had been identified in that project area.<sup>30</sup>

Charlton County also has many mature agricultural landscapes, which significantly contribute to the historic and aesthetic character of the county. Another significant feature, which is important to the rural character of Charlton County, is the existence of tree canopies over several of the historic rural roads.

Individual areas in unincorporated Charlton County and various sections of the Folkston and Homeland have had some type of project specific historic resources survey completed due to Federal Section 106 requirements or preliminary National Register of Historic Places submittals. In the case of unincorporated Charlton County, at least five (5) properties an sites were found to be individually eligible for the National Register of Historic Places.<sup>31</sup> In the case of Folkston, at least two (2) eligible National Register of Historic Places Historic Districts and two (2) individually eligible National Register of Historic Places Properties were identified.<sup>32</sup> None have been identified in the City of Homeland to our knowledge.

**Table D-15, Charlton County Comprehensive Historic Resources Surveys<sup>3334</sup>**

NR POTENTIALLY ELIGIBLE PROPERTIES AND DISTRICTS	LOCATION	DATE OF SURVEY	AGENCY
Various (Undefined Boundaries)	County-Wide	1990-91	GA DNR

The survey area referenced in Table D-15 may be viewed at Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>) .

<sup>30</sup> Georgia Department of Transportation. Finding of No Historic Property Affected Georgia DOT Project STP-0000-00(821), State Route 40 Widening Charlton County, P.I. No. 0000821, H.P. No. 070518-003, Prepared Pursuant To Section 106 Of The National Historic Preservation Act Of 1966, As Amended. Atlanta, Georgia: Privately Published, October , 2008.

<sup>31</sup> See Table D-17

<sup>32</sup> See Table D-22

<sup>33</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>34</sup> Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.



**Table D-16, Charlton County Historic Resources Identified During 1990-91 Survey<sup>35</sup>**

<u>Resource Number</u>	<u>Resource Name</u>	<u>Original Use</u>	<u>Construction Date</u>	<u>County</u>	<u>Type</u>
<a href="#">15781</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15782</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15783</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15784</a>		Single dwelling	1905	Charlton	Unrestricted
<a href="#">15785</a>		Single dwelling	1920	Charlton	Unrestricted
<a href="#">15786</a>	barn	Barn	1900	Charlton	Unrestricted
<a href="#">15787</a>	log barn	Machinery/wagon	1910	Charlton	Unrestricted
<a href="#">15788</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15789</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15790</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15791</a>		Single dwelling	1910 - 1924	Charlton	Unrestricted
<a href="#">15792</a>		Single dwelling	1910 - 1914	Charlton	Unrestricted
<a href="#">15793</a>		Single dwelling	1910 - 1914	Charlton	Unrestricted
<a href="#">15794</a>		Single dwelling	1930	Charlton	Unrestricted
<a href="#">15795</a>		Single dwelling	1870 - 1880	Charlton	Unrestricted
<a href="#">15796</a>	Grace Chapel	Church/religious structure	1930	Charlton	Unrestricted

<sup>35</sup> Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<a href="#">15797</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15798</a>	tobacco barn	Tobacco	1900 - 1909	Charlton	Unrestricted
<a href="#">15800</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15801</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15802</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15803</a>		Single dwelling	1935 - 1939	Charlton	Unrestricted
<a href="#">15804</a>		Church/religious structure	1925 - 1934	Charlton	Unrestricted
<a href="#">15805</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15806</a>	Bethel Church	Church/religious structure	1894	Charlton	Unrestricted
<a href="#">15807</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15808</a>	SARDIS PRIMITIVE BAPTIST CHURCH	Church/religious structure	1875 - 1885	Charlton	Unrestricted
<a href="#">15809</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15810</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15811</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15812</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15813</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15814</a>		Single dwelling	1935	Charlton	Unrestricted
<a href="#">15815</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted

<a href="#">15816</a>		Single dwelling	1910 - 1914	Charlton	Unrestricted
<a href="#">15817</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15818</a>		Single dwelling	1915 - 1929	Charlton	Unrestricted
<a href="#">15819</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15820</a>	HOMELAND PENTACOSTAL CHURCH	Church/religious structure	1939	Charlton	Unrestricted
<a href="#">15821</a>		Single dwelling	1915 - 1920	Charlton	Unrestricted
<a href="#">15822</a>		Single dwelling	1915 - 1929	Charlton	Unrestricted
<a href="#">15823</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15824</a>		Single dwelling	1910 - 1915	Charlton	Unrestricted
<a href="#">15826</a>		Single dwelling	1915	Charlton	Unrestricted
<a href="#">15827</a>		Single dwelling	1940 - 1949	Charlton	Unrestricted
<a href="#">15828</a>	HOMELAND UNITED METHODIST CHURCH	Church/religious structure	1916	Charlton	Unrestricted
<a href="#">15829</a>		Single dwelling	1910 - 1915	Charlton	Unrestricted
<a href="#">15830</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15831</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15832</a>		Single dwelling	1900 - 1914	Charlton	Unrestricted
<a href="#">15833</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15834</a>	ST. FRANCIS OF ASSISI	Church/religious	1930	Charlton	Unrestricted

	CATHOLIC CHURCH	structure			
<a href="#">15835</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15836</a>	REVILLE- MIZELLE HOUSE	Single dwelling	1905	Charlton	Unrestricted
<a href="#">15837</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15838</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15839</a>		Single dwelling	1920	Charlton	Unrestricted
<a href="#">15840</a>	OLD HOUSE NURSERY	Single dwelling	1910 - 1915	Charlton	Unrestricted
<a href="#">15841</a>		Single dwelling	1915	Charlton	Unrestricted
<a href="#">15842</a>		Single dwelling	1905 - 1909	Charlton	Unrestricted
<a href="#">15843</a>	Masonic Hall	Fraternal/patriotic organization	1920 - 1929	Charlton	Unrestricted
<a href="#">15844</a>		Single dwelling	1905 - 1919	Charlton	Unrestricted
<a href="#">15845</a>	school	School	1926	Charlton	Unrestricted
<a href="#">15846</a>	school	School	1930	Charlton	Unrestricted
<a href="#">15847</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15848</a>		Single dwelling	1940 - 1949	Charlton	Unrestricted
<a href="#">15849</a>		Single dwelling	1925 - 1939	Charlton	Unrestricted
<a href="#">15850</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15851</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted

<a href="#">15852</a>		Single dwelling	1910 - 1914	Charlton	Unrestricted
<a href="#">15853</a>		Single dwelling	1900 - 1909	Charlton	Unrestricted
<a href="#">15854</a>	school	School	1913	Charlton	Unrestricted
<a href="#">15855</a>	gas station	Road-related (vehicular)	1920	Charlton	Unrestricted
<a href="#">15856</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15857</a>		Single dwelling	1925 - 1939	Charlton	Unrestricted
<a href="#">15858</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15859</a>		Single dwelling	1905 - 1909	Charlton	Unrestricted
<a href="#">15860</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15861</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15862</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15863</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15864</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15865</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15866</a>		Single dwelling		Charlton	Unrestricted
<a href="#">15867</a>		Single dwelling	1910	Charlton	Unrestricted
<a href="#">15868</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15869</a>		Single dwelling	1920 - 1939	Charlton	Unrestricted
<a href="#">15870</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15871</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted

<a href="#">15872</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15873</a>		Single dwelling	1915 - 1920	Charlton	Unrestricted
<a href="#">15874</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15875</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15876</a>	gas station	Road-related (vehicular)	1915 - 1929	Charlton	Unrestricted
<a href="#">15877</a>		Single dwelling	1915 - 1920	Charlton	Unrestricted
<a href="#">15878</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15879</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15880</a>	gas station	Road-related (vehicular)	1925 - 1939	Charlton	Unrestricted
<a href="#">15881</a>	CHARLTON COUNTY JAIL	Jail/prison/police station	1906	Charlton	Unrestricted
<a href="#">15882</a>	CHARLTON COUNTY COURTHOUSE	County	1928	Charlton	Unrestricted
<a href="#">15883</a>		Unknown (Insufficient information)	1925 - 1939	Charlton	Unrestricted
<a href="#">15884</a>	multiple commercial	Retail store/shop	1925 - 1939	Charlton	Unrestricted
<a href="#">15885</a>			1925 - 1939	Charlton	Unrestricted
<a href="#">15886</a>	JOHNSON BROS HARDWARD	Restaurant/bar/cafe	1915 - 1925	Charlton	Unrestricted
<a href="#">15887</a>	JOHNSON BROS GARDEN STORE	Retail store/shop	1915 - 1925	Charlton	Unrestricted

<a href="#">15888</a>		Retail store/shop	1900 - 1909	Charlton	Unrestricted
<a href="#">15889</a>	CITIZENS BANK	Bank/savings loan/stock exchange	& 1927	Charlton	Unrestricted
<a href="#">15890</a>	WESTERN AUTO	Retail store/shop	1920	Charlton	Unrestricted
<a href="#">15891</a>		Retail store/shop	1925 - 1929	Charlton	Unrestricted
<a href="#">15892</a>		Retail store/shop	1925 - 1929	Charlton	Unrestricted
<a href="#">15893</a>	FOLKSTON PHARMACY	Retail store/shop	1915	Charlton	Unrestricted
<a href="#">15894</a>	MAGGIE'S	Retail store/shop	1900 - 1914	Charlton	Unrestricted
<a href="#">15895</a>	RCA BLDG	Retail store/shop	1900 - 1909	Charlton	Unrestricted
<a href="#">15896</a>	RAILROAD DEPOT	Rail-related	1910	Charlton	Unrestricted
<a href="#">15897</a>	PAINT CENTER	Retail store/shop	1925 - 1929	Charlton	Unrestricted
<a href="#">15898</a>	FOLKSTON FURNITURE	Retail store/shop	1920 - 1929	Charlton	Unrestricted
<a href="#">15899</a>	MCDONOUGH HOUSE	Apartment building	1931	Charlton	Unrestricted
<a href="#">15900</a>	SOUTH TIMBER	GA Retail store/shop	1915 - 1919	Charlton	Unrestricted
<a href="#">15901</a>	WHEELER SHOP	PRO Retail store/shop	1920 - 1929	Charlton	Unrestricted
<a href="#">15902</a>	SIGNSMITH	Unknown (Insufficient information)	1910 - 1919	Charlton	Unrestricted
<a href="#">15903</a>		Single dwelling	1880 - 1881	Charlton	Unrestricted

<a href="#">15904</a>	Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15905</a>	Duplex	1915 - 1929	Charlton	Unrestricted
<a href="#">15906</a>	Retail store/shop	1920	Charlton	Unrestricted
<a href="#">15907</a>	Retail store/shop	1915 - 1929	Charlton	Unrestricted
<a href="#">15908</a>	Retail store/shop	1920 - 1929	Charlton	Unrestricted
<a href="#">15909</a>	Single dwelling	1915 - 1929	Charlton	Unrestricted
<a href="#">15910</a>	Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15911</a>	Single dwelling	1905 - 1914	Charlton	Unrestricted
<a href="#">15912</a>	Single dwelling	1905 - 1914	Charlton	Unrestricted
<a href="#">15913</a>	Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15914</a>	Single dwelling	1910 - 1929	Charlton	Unrestricted
<a href="#">15915</a>	Single dwelling	1915 - 1929	Charlton	Unrestricted
<a href="#">15916</a>	Single dwelling	1935 - 1949	Charlton	Unrestricted
<a href="#">15917</a>	Single dwelling	1915 - 1920	Charlton	Unrestricted
<a href="#">15918</a>	Single dwelling	1890 - 1900	Charlton	Unrestricted
<a href="#">15920</a>	Single dwelling	1920 - 1924	Charlton	Unrestricted
<a href="#">15921</a>	Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15922</a>	Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15923</a>	Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15924</a>	Single dwelling	1915 - 1919	Charlton	Unrestricted



<a href="#">15925</a>		Duplex	1915 - 1929	Charlton	Unrestricted
<a href="#">15926</a>		Single dwelling	1925 - 1939	Charlton	Unrestricted
<a href="#">15927</a>		Single dwelling	1925 - 1939	Charlton	Unrestricted
<a href="#">15928</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15929</a>		Single dwelling	1925 - 1939	Charlton	Unrestricted
<a href="#">15930</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15931</a>		Single dwelling	1925 - 1934	Charlton	Unrestricted
<a href="#">15932</a>		Single dwelling	1925 - 1934	Charlton	Unrestricted
<a href="#">15933</a>	BEDELL HOUSE	Single dwelling	1884	Charlton	Unrestricted
<a href="#">15934</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15935</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15936</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15937</a>		Single dwelling	1925	Charlton	Unrestricted
<a href="#">15938</a>		Single dwelling	9915 - 1924	Charlton	Unrestricted
<a href="#">15939</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15940</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15941</a>		Single dwelling	1920 - 1934	Charlton	Unrestricted
<a href="#">15942</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15943</a>		Single dwelling	1925 - 1939	Charlton	Unrestricted
<a href="#">15944</a>		Single dwelling	1935 - 1949	Charlton	Unrestricted

<a href="#">15945</a>		Single dwelling	1930 - 1935	Charlton	Unrestricted
<a href="#">15946</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15947</a>		Single dwelling	1935 - 1949	Charlton	Unrestricted
<a href="#">15948</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15949</a>		Single dwelling	1920 - 1929	Charlton	Unrestricted
<a href="#">15950</a>		Single dwelling	1915 - 1920	Charlton	Unrestricted
<a href="#">15951</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15952</a>		Duplex	1915 - 1924	Charlton	Unrestricted
<a href="#">15953</a>		Single dwelling	1900 - 1919	Charlton	Unrestricted
<a href="#">15954</a>		Single dwelling	1910 - 1924	Charlton	Unrestricted
<a href="#">15955</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15956</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15957</a>		Single dwelling	1915 - 1924	Charlton	Unrestricted
<a href="#">15958</a>	PROSPECT METHODIST CHURCH	Church/religious structure	1919	Charlton	Unrestricted
<a href="#">15959</a>		Single dwelling	1910 - 1924	Charlton	Unrestricted
<a href="#">15960</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15961</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15962</a>		Single dwelling	1910 - 1915	Charlton	Unrestricted
<a href="#">15963</a>		Single dwelling	1935 - 1944	Charlton	Unrestricted

<a href="#">15964</a>			Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15965</a>			Single dwelling	1920 - 1934	Charlton	Unrestricted
<a href="#">15966</a>	CAMP CORNELIA		Outdoor recreation/campground picnic area/pa	1935 - 1939	Charlton	Unrestricted
<a href="#">15967</a>			Single dwelling	1920	Charlton	Unrestricted
<a href="#">15968</a>			Single dwelling	1900	Charlton	Unrestricted
<a href="#">15969</a>	Toledo store	general	General store	1900	Charlton	Unrestricted
<a href="#">15970</a>			Single dwelling	1915 - 1929	Charlton	Unrestricted
<a href="#">15971</a>			Single dwelling	1915 - 1929	Charlton	Unrestricted
<a href="#">15972</a>	BOONE CHURCH	CREEK	Church/religious structure	1881	Charlton	Unrestricted
<a href="#">15973</a>			Single dwelling	1910 - 1939	Charlton	Unrestricted
<a href="#">15974</a>			Single dwelling	1915	Charlton	Unrestricted
<a href="#">15975</a>	ST. GEORGE SCHOOL	High	School	1938	Charlton	Unrestricted
<a href="#">15976</a>	ST. GEORGE BAPTIST CHURCH		Church/religious structure	1907	Charlton	Unrestricted
<a href="#">15977</a>			Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15978</a>			Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15979</a>	store & house		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15980</a>	multi-unit		General store	1915 - 1924	Charlton	Unrestricted

## commercial block

<a href="#">15981</a>		Single dwelling	1900 - 1919	Charlton	Unrestricted
<a href="#">15982</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15983</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15984</a>		Single dwelling	1920	Charlton	Unrestricted
<a href="#">15985</a>		Single dwelling	1930 - 1939	Charlton	Unrestricted
<a href="#">15986</a>		Single dwelling	1915 - 1919	Charlton	Unrestricted
<a href="#">15987</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15988</a>		Single dwelling	1920	Charlton	Unrestricted
<a href="#">15989</a>		Single dwelling	1915	Charlton	Unrestricted
<a href="#">15990</a>		Single dwelling	1900	Charlton	Unrestricted
<a href="#">15991</a>		Single dwelling	1910	Charlton	Unrestricted
<a href="#">15992</a>		Single dwelling	1910 - 1919	Charlton	Unrestricted
<a href="#">15994</a>	EMMAUS CHURCH	Single dwelling	1875	Charlton	Unrestricted
<a href="#">15995</a>		Single dwelling	1900	Charlton	Unrestricted
<a href="#">80110</a>	Hopkins, John M., Cabin		1927	Charlton	Unrestricted
<a href="#">80492</a>	Charlton County Courthouse		1928	Charlton	Unrestricted

[81357](#) Mizell, William, Sr., 1917 - Charlton Unrestricted  
House 1930

The location of the properties references in Table D-16 (and their specific survey forms & photographs) may be viewed at Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>) .

**Table D-17, Unincorporated Charlton County National Register Eligible Properties & Sites Identified During Project Specific Historic Resources Surveys**

NR ELIGIBLE PROPERTY OR SITE	LOCATION	DATE OF SURVEY	AGENCY
Atlantic Coast Line Railroad	Jesup (and beyond) to Florida (and beyond) County-wide	2009	SGRC <sup>36</sup>
Canaday Cemetery	SR 185, Approx. 2.5 Miles S of SR 185 and SR 94 Junction	2008	GA DOT <sup>37</sup>
Charlton County HR Survey Resource #15791	E. Side of Road Paralleling RR Tracks ¼ Mile N of Uptonville	2008	Vantage Tower Group <sup>38</sup>
Charlton County HR Survey Resource #15792	W. Side of Road Paralleling RR Tracks Between Mattox and Uptonville	2008	Vantage Tower Group <sup>39</sup>
Waycross & Florida Railroad	Waycross (and beyond) to Florida Line County-wide	2009	SGRC <sup>40</sup>

<sup>36</sup> Jacobs, Michael V. Section 106 Documentation for Folkston Depot TE Project CSTEE-0008-00(994). Waycross, Georgia: November, 2009.

<sup>37</sup> Georgia Department of Transportation. Assessment of Effects Georgia DOT Project CSBRG-0007-00(162), State Route 185 Over Joaquin Creek Charlton County, P.I. No. 0007162, H.P. No. 070518-002, Finding of No Adverse Effect To Canaday Cemetery. Atlanta, Georgia: Privately Published, October, 2008.

<sup>38</sup> Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Vantage Tower Group Regarding Cell Tower (325-foot): US 23/US 1/SR 4/SR 15 and Grace Chapel Road, Uptonville Charlton County, Georgia HP-080926-008. Atlanta, Georgia: May 20, 2008.

<sup>39</sup> Ibid.

<sup>40</sup> Jacobs, Michael V. Section 106 Documentation for Folkston Depot TE Project CSTEE-0008-00(994). Waycross, Georgia: November, 2009.

The properties referenced in Table D-17 are shown on Map D-17.

State Historic Markers:

There are presently nine (9) state historic markers of various types located in Unincorporated Charlton County.

**Table D-18, Unincorporated Charlton County State Historical Markers<sup>41</sup>**

MARKER	LOCATION	Marker #
Camp Pinckney	SR 40 About 2 Miles E of Folkston	GHM 024-10
Ellicott’s Mound	SR 94 Opposite “Moniac” Sign W of Moniac	WPA 94 A-3
First Masonic Lodge In Charlton County	SR 23 About 3 Miles SW of Folkston At Road to Traders Hill	GHM 024-3
Moniac	SR 94 In Moniac	GHM 024-7
Okefenokee Swamp WPA	US 1 East of Swamp	? Missing/Destroyed
Oldest Industry In Charlton	SR 23 About 3 Miles SW of Folkston At Road to Traders Hill	GHM 024-5
Racepond Named For “Race Pond”	US 1/US 23 1.3 Miles S of Junction With SR 121	GHM 024-6
Sardis Church 2 mi.	SR 23 About 2 Miles SW of Folkston	GHM 024-4
Traders Hill (Fort Alert) 2 mi.	SR 23 About 3 Miles SW of	GHM

<sup>41</sup> <http://georgiainfo.galileo.usg.edu/gahistmarkers/gamarkersA-E.htm#anchor818188>

	Folkston At Road to Traders Hill	024-9
--	----------------------------------	-------

GHM - Georgia Historical Marker [indicating an official state marker erected by the Georgia Historical Commission (1953-1971) or its successor, the Georgia Department of Natural Resources (after 1971)]

GCG - Garden Clubs of Georgia

WPA-U.S. Works Progress Administration

The properties referenced in Table D-18 are shown on Map D-17.

Other Historic Properties and Sites:

The following is a list of historic properties and sites identified through various sources.

**Table D-19, Unincorporated Charlton County Historic Properties and Sites**

SITE	LOCATION	DATE	SIGNIFICANCE
Bethel Methodist Church	Spanish Creek Road, S. of Paxton Community	1872	Early Church <sup>42</sup>
Billy’s Island	Okefenokee Swamp	C. 1915	Timber Town <sup>43</sup>
Boones Creek Church	Stokes Road Area, Near St. George	1881	Early Church <sup>44</sup>
Burnt Fort	SR 252 At Satilla River	1700s	Early Fort Site <sup>45</sup>
Camp Pinckney	Camp Pinckney Drive	C.1812	Creek Wars Site <sup>46</sup>
Corinth Church	Off River Road, First Right	C.1925	Early Church <sup>47</sup>

<sup>42</sup> Carpenter, Fred. Charlton County Joint Comprehensive Plan 2005-2024. Waycross, Georgia: Southeast Georgia Regional Development Center, 2004.

<sup>43</sup> Ibid.

<sup>44</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>45</sup> Carpenter, Fred. Charlton County Joint Comprehensive Plan 2005-2024. Waycross, Georgia: Southeast Georgia Regional Development Center, 2004.

<sup>46</sup> Georgia Historical Commission & Georgia Department of Natural Resources. State Historic Marker “Camp Pinckney” GHM 024-10.

	N. of Tom Harris Road		
Ellicott's Mound	5 Miles N of Moniac	2/27/1800	U.S. Boundary <sup>48</sup>
Emmaus Church	Emmaus Church Road	1875	Early Church <sup>49</sup>
Moniac	SR 94 At SR 185	C.1830	Seminole Wars Site <sup>50</sup>
Prospect Methodist Church	SR 121 at Prospect Road	1870	Early Church <sup>51</sup>
Racepond	US 1/US 23 At Racepond Road	C. 1836	Seminole Wars Site <sup>52</sup>
Sardis Primitive Baptist Church	Sardis Road	C. 1821	One of 1 <sup>st</sup> Churches <sup>53</sup>
Suwannee Canal	Okefenokee Swamp	1890s	Constructed Canal <sup>54</sup>
Traders Hill (Fort Alert)	Old Traders Hill Road At Traceys Ferry Road	1700s	Fort Settlement/Old County Seat <sup>55</sup>

The properties referenced in Table D-19 are shown on Map D-17.

<sup>47</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>48</sup> United States Works Progress Administration State Historic Marker “Ellicott’s Mound” WPA 94 A-3

<sup>49</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>50</sup> Georgia Historical Commission & Georgia Department of Natural Resources. “Moniac” State Historic Marker GHM 024-7

<sup>51</sup> Carpenter, Fred. Charlton County Joint Comprehensive Plan 2005-2024. Waycross, Georgia: Southeast Georgia Regional Development Center, 2004.

<sup>52</sup> Georgia Historical Commission. “Racepond Named For Race Pond” State Historic Marker GHM 024-6

<sup>53</sup> Georgia Historical Commission. “Sardis Church 2 mi.” State Historic Marker GHM 024-4

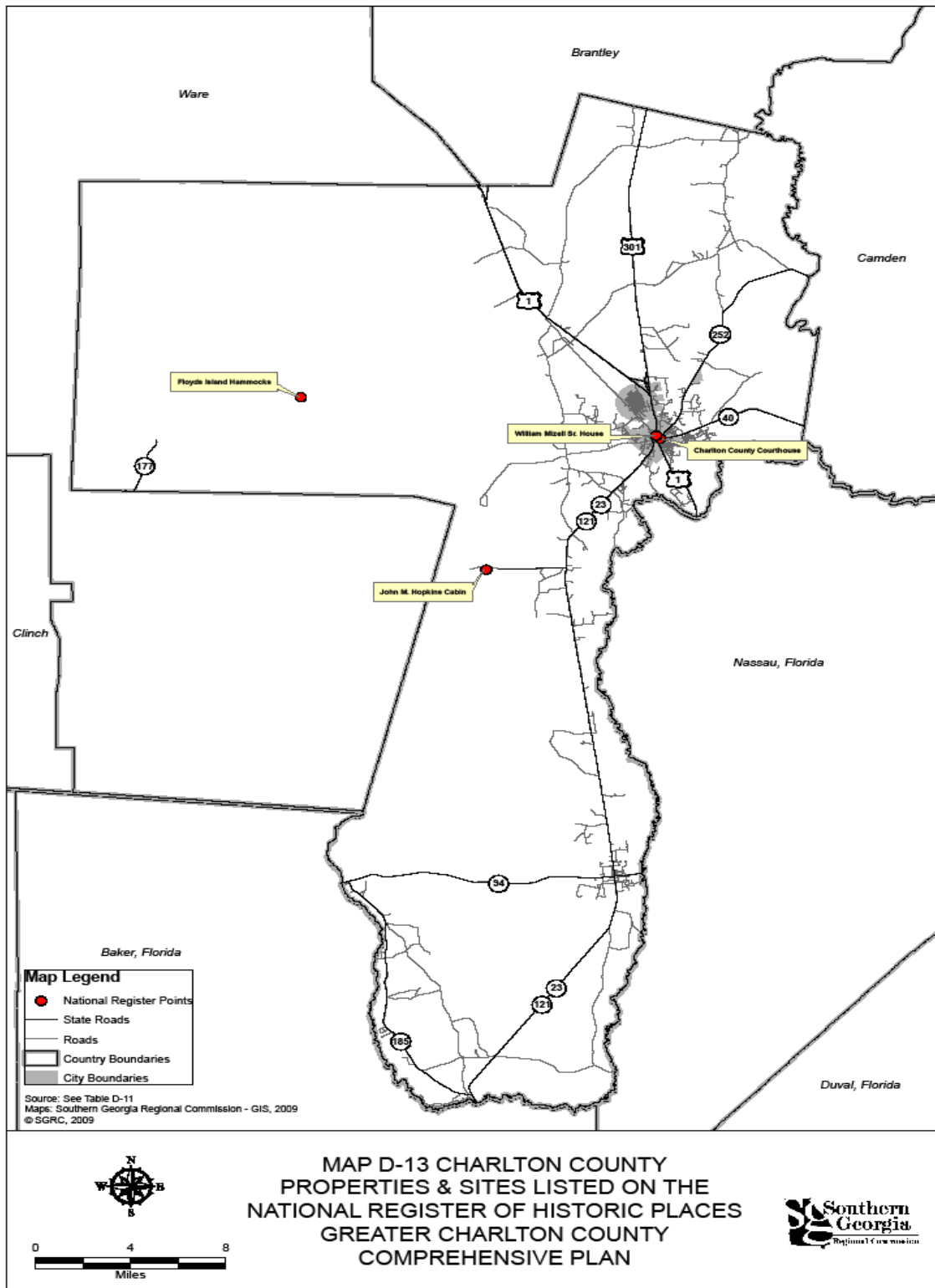
<sup>54</sup> Carpenter, Fred. Charlton County Joint Comprehensive Plan 2005-2024. Waycross, Georgia: Southeast Georgia Regional Development Center, 2004.

<sup>55</sup> Georgia Historical Commission. Traders Hill (Fort Alert) 2 mi.” State Historic Marker GHM 024-9

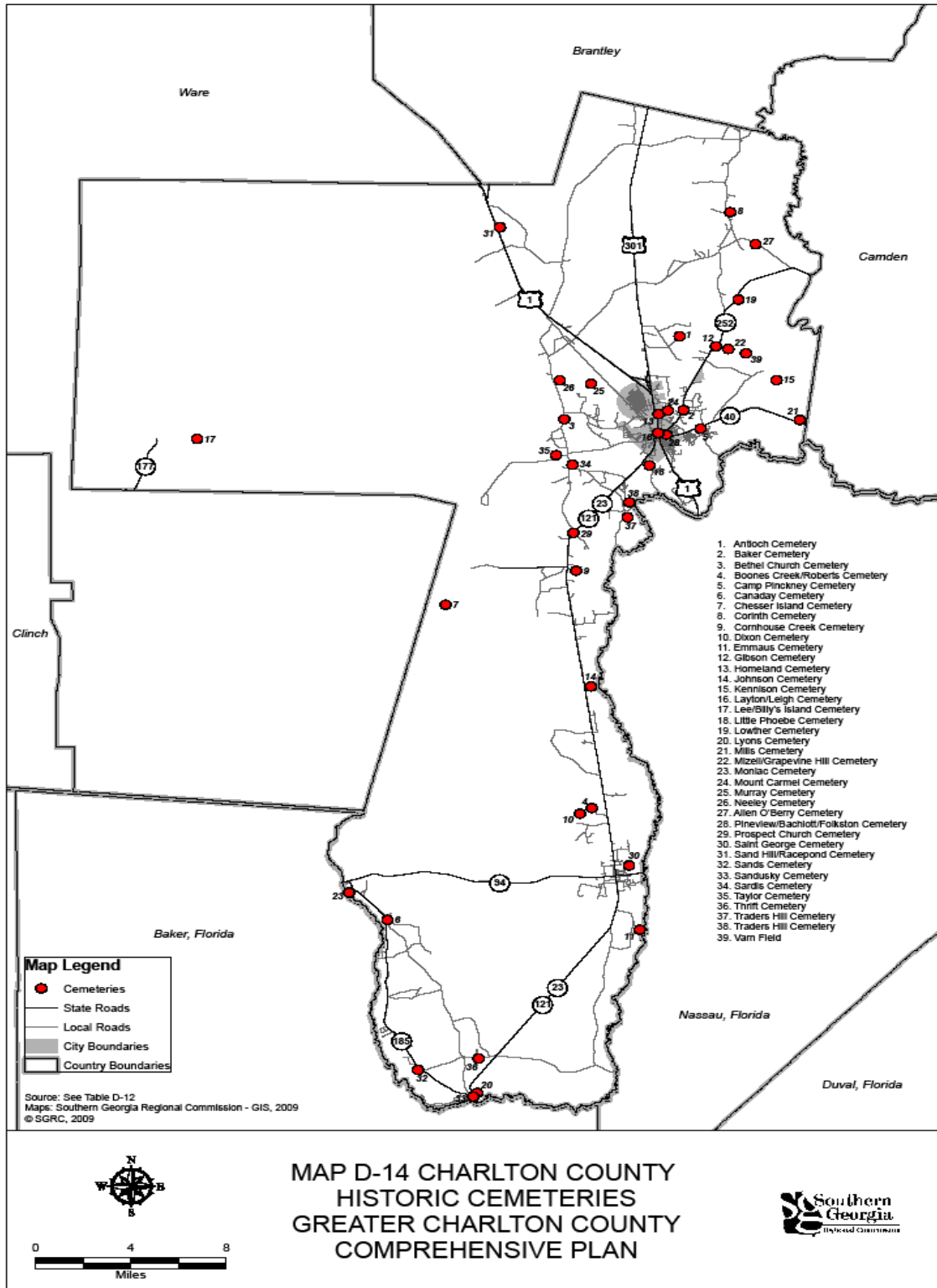


### MAP D-13

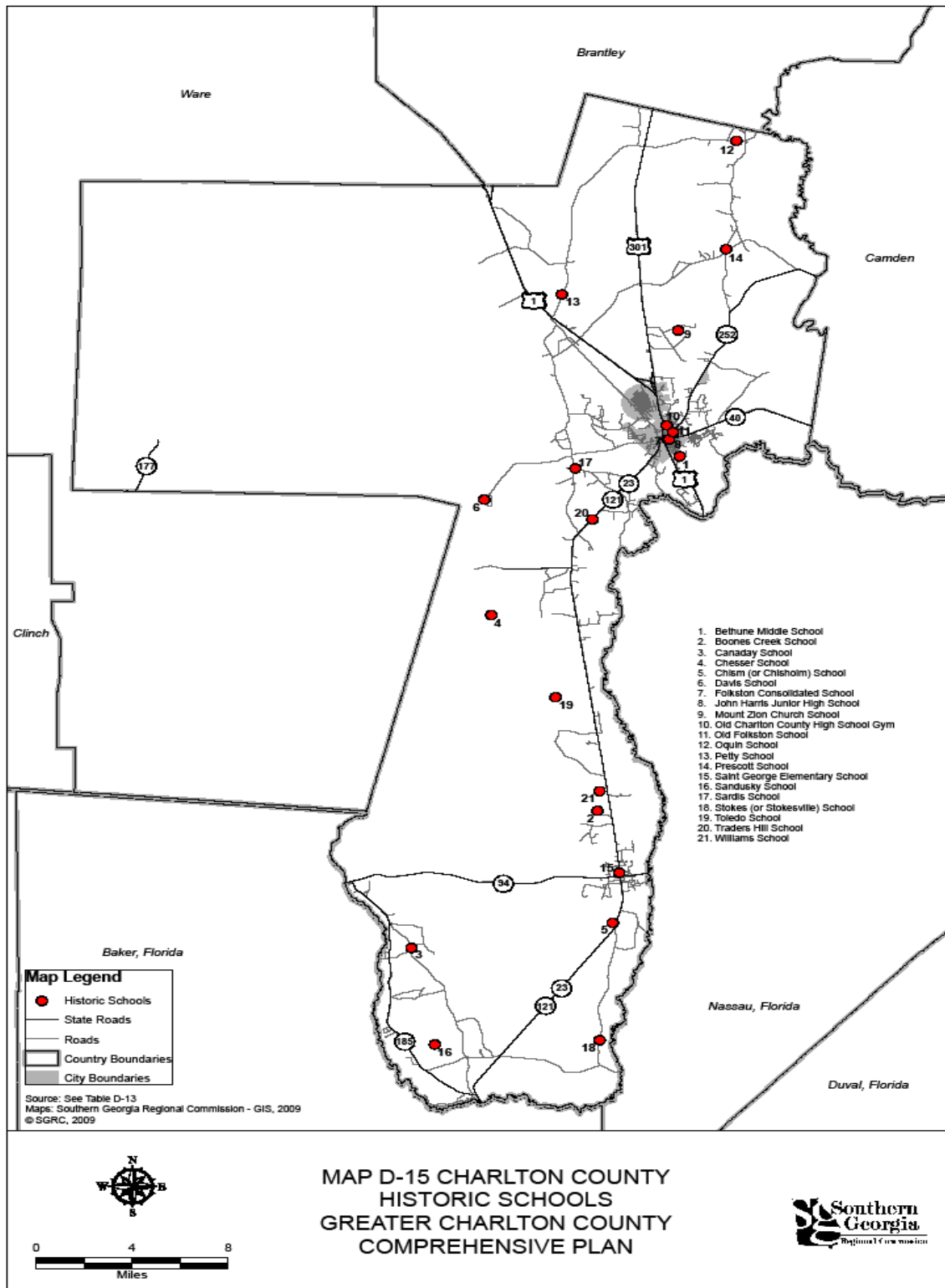
### Charlton County Properties & Sites Listed On The National Register of Historic Places



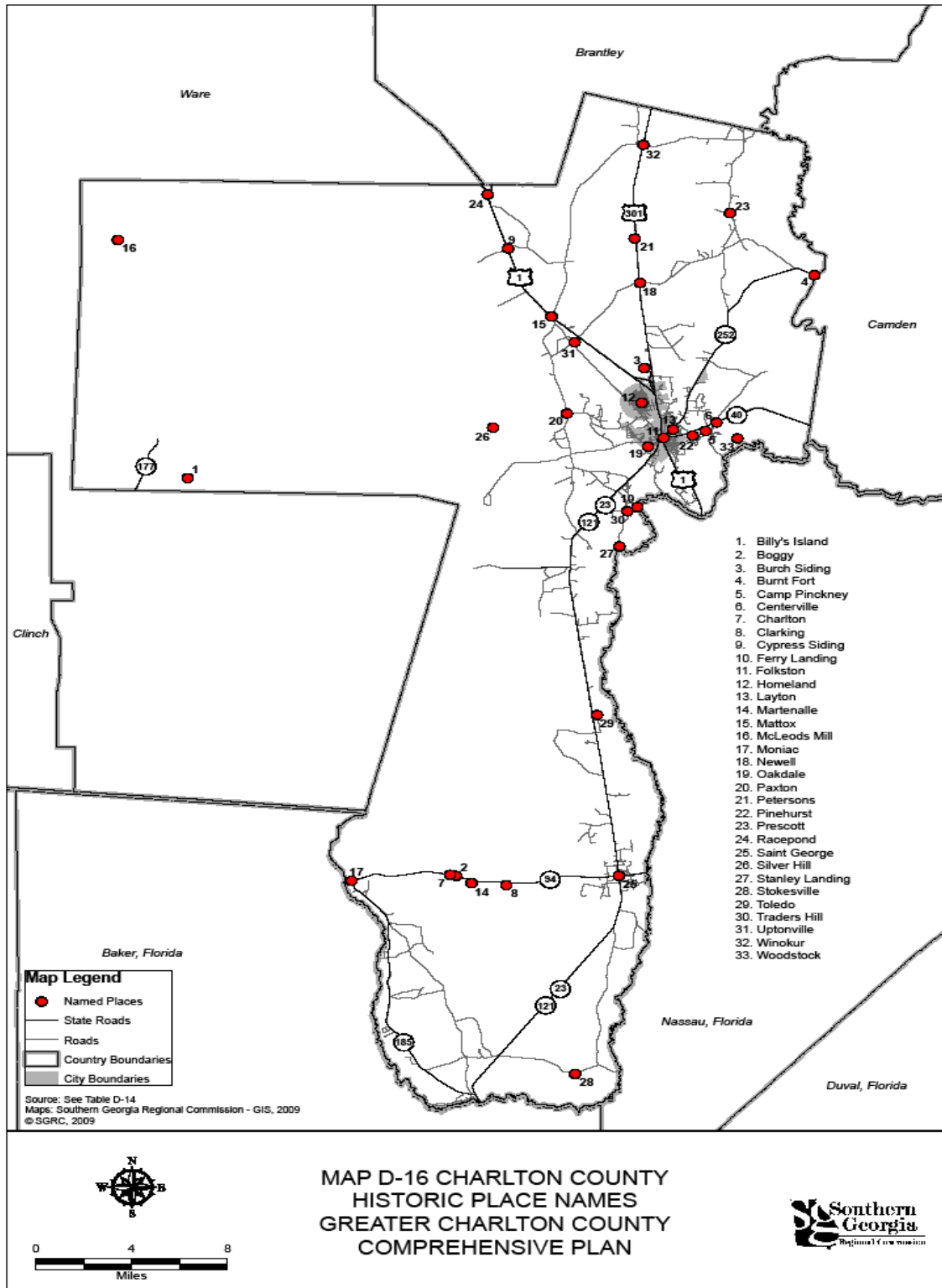
**MAP D-14**  
Charlton County Historic Cemeteries



**Map D-15**  
Charlton County Historic Schools

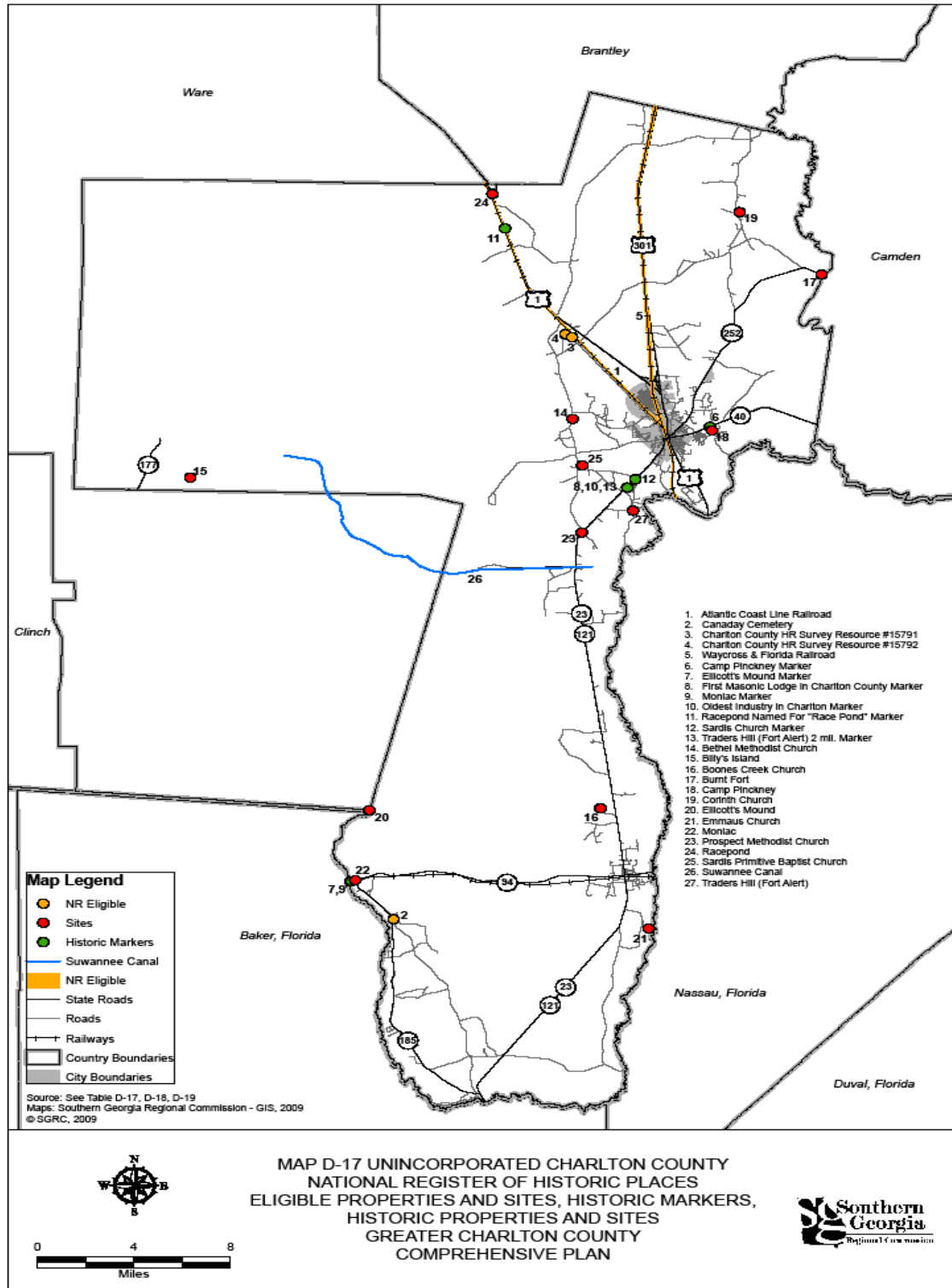


**Map D-16**  
Charlton County Historic Place Names



**Map D-17**

Unincorporated Charlton County National Register of Historic Places Eligible Properties and Sites, Historic Markers, Historic Properties and Sites



**Folkston**

*Properties & Sites Listed On The National Register of Historic Places:*

The City of Folkston has a rich heritage that is evidenced by its historic sites. The City of Folkston is the only city in Charlton County with any properties listed on the National Register of Historic Places to date<sup>56</sup>, although it has properties and districts that may be eligible which were identified in the 1990-91 comprehensive historic resources survey.<sup>5758</sup>

**Table D-20, City of Folkston Properties & Sites Listed On The National Register Of Historic Places**

SITE	ADDRESS	CITY	DATE LISTED
Charlton County Courthouse	100 S. Third Street	Folkston	September 18, 1980 <sup>59</sup>
William Mizell Sr. House	101 Palm Street	Folkston	September 4, 1997 <sup>60</sup>

The properties referenced in Table D-20 are shown on Map D-13

*Historic Resources Surveys:*

A comprehensive historic resources survey was completed for all of Charlton County in 1990-91.<sup>61</sup> According to Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>), there are 214 historic resources listed for Charlton County in this survey and available for viewing on-line.<sup>62</sup> Approximately 124 historic resources identified in that survey are located in the City of Folkston.<sup>63</sup>

<sup>56</sup> See Table D-11

<sup>57</sup> Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>58</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>59</sup> National Register of Historic Places Record Page for Charlton County Courthouse Record #163578

<sup>60</sup> National Register of Historic Places Record Page for Mizell, William, Sr., House Record #209721

<sup>61</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>62</sup> Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>63</sup> Ibid.

The purpose of such a survey is to identify and inventory what historic resources exist in order to take further actions to protect and preserve them. Because a complete comprehensive historic resources survey has been done, it is relatively easy to assess Charlton County's major historic resources. However, in many of these type surveys completed in relatively isolated areas, such as is Charlton County, there are usually many more unreported historic resources that were simply inaccessible, or unknown, to the surveyor.

Also, as buildings age, they may reach the fifty year threshold where they would now be included in a historic resources survey. It has been almost 20 years since that 1990-91 survey was completed.

As an example, in 2007, a historic resources survey conducted as part of a Georgia Department of Transportation project in Charlton County identified twenty (20) resources over 50 years of age in that project area. Previously, as a result of the 1990-91 survey, only two (2) resources over 50 years of age had been identified in that project area.<sup>64</sup>

Individual areas in various sections of the City of Folkston have had some type of project specific historic resources survey completed due to Federal Section 106 requirements or preliminary National Register of Historic Places submittals. In the case of Folkston, at least two (2) eligible National Register of Historic Places Historic Districts and two (2) eligible National Register of Historic Places Properties were identified.<sup>65</sup> In addition, both railroads previously identified as being eligible for the National Register of Historic Places in Unincorporated Charlton County also pass through Folkston.<sup>66</sup>

---

<sup>64</sup> Georgia Department of Transportation. Finding of No Historic Property Affected Georgia DOT Project STP-0000-00(821), State Route 40 Widening Charlton County, P.I. No. 0000821, H.P. No. 070518-003, Prepared Pursuant To Section 106 Of The National Historic Preservation Act Of 1966, As Amended. Atlanta, Georgia: Privately Published, October , 2008.

<sup>65</sup> See Table D-22

<sup>66</sup> See Table D-17

**Table D-21, City of Folkston Comprehensive Historic Resources Surveys<sup>6768</sup>**

NR POTENTIALLY ELIGIBLE PROPERTIES AND DISTRICTS	LOCATION	DATE OF SURVEY	AGENCY
Various (Undefined Boundaries)	City-Wide As Part of County-Wide Survey	1990-91	GA DNR

The survey area referenced in Table D-21 may be viewed at Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>) .

**Table D-22, City of Folkston National Register Eligible Properties, Sites and Districts Identified During Project Specific Historic Resources Surveys**

NR ELIGIBLE PROPERTIES AND DISTRICTS	LOCATION	DATE OF SURVEY	AGENCY
Bedell Home	401 S. Love Street (Undefined Boundary)	1990	SEGARDC <sup>69</sup>
Folkston Historic District	Downtown Folkston (Undefined Boundary)	2001 & 2007	GA DOT <sup>7071</sup>
Folkston Railroad Depot	202 West Main Street	2009	SGRC <sup>72</sup>

<sup>67</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>68</sup> Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>69</sup> Bryant, Georgia. Southeast Georgia Regional Development Center Letter To Katherine Watts. Waycross, Georgia: November 6, 1990.

<sup>70</sup> Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To The Georgia Department of Transportation Regarding Transportation Enhancement Project-STP-0000-00 (124) P.I. No. 0000124: Folkston Streetscape, Phases I and II Charlton County, Georgia TE010212-001. Atlanta, Georgia: March 23, 2001

<sup>71</sup> Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To The Georgia Department of Transportation Regarding Transportation Enhancement Project City of Folkston Downtown Streetscape Project: Phase 3 Charlton County, Georgia TEE-0008-00 (086): PI 0008086: TE 071109-001. Atlanta, Georgia: November 20, 2007.

<sup>72</sup> Jacobs, Michael V. Section 106 Documentation for Folkston Depot TE Project CSTEE-0008-00(994). Waycross, Georgia: November, 2009.



Old Folkston Schools Historic District	Boundary of SR 40, 3 <sup>rd</sup> Street, Oak Street And 6 <sup>th</sup> Street	1996	GA DNR HPD <sup>73</sup>
--	--	------	--------------------------

The properties referenced in Table D-22 are shown on Map D-18.

State Historical Markers:

There are presently four (4) state historic markers of various types located in the City of Folkston.

**Table D-23, City of Folkston State Historical Markers<sup>74</sup>**

MARKER	LOCATION	Marker #
Blue Star Memorial Highway	US 23/US 301 At Maple Street in Folkston	GCG
Center Village or Centerville 2 Miles	US 23/US 301 At Junction With SR 252 in Folkston	GHM 024-8
Charlton County	Courthouse in Folkston	GHM 024-1
Okefenokee Swamp 10 Miles	SR 23 West of Business District in Folkston	GHM 024-2

GHM - Georgia Historical Marker [indicating an official state marker erected by the Georgia Historical Commission (1953-1971) or its successor, the Georgia Department of Natural Resources (after 1971)]

GCG - Garden Clubs of Georgia

The properties referenced in Table D-23 are shown on Map D-18.

<sup>73</sup> Edwards, Mark R. Georgia Department of Natural Resources Historic Preservation Division Letter To Phyllis McLendon. Atlanta, Georgia: June 14, 1996.

<sup>74</sup> <http://georgiainfo.galileo.usg.edu/gahistmarkers/gamarkersA-E.htm#anchor818188>

*Other Historic Properties and Sites:* The following properties and sites were identified as being significant to the history of Folkston and have been singled out in publications or in local history.

**Table D-24, City of Folkston Historic Properties and Sites**

SITE	LOCATION	DATE	SIGNIFICANCE
Beaton Home	206 First Street	c.1881	Moved To Folkston In 1885 From Centre Village <sup>75</sup>
Citizens Bank	Main Street	c.1925	Noted Structure <sup>76</sup>
McDonald House (Hotel)	Main Street	1931	Noted Structure <sup>77</sup>

The properties referenced in Table D-24 are shown on Map D-18.

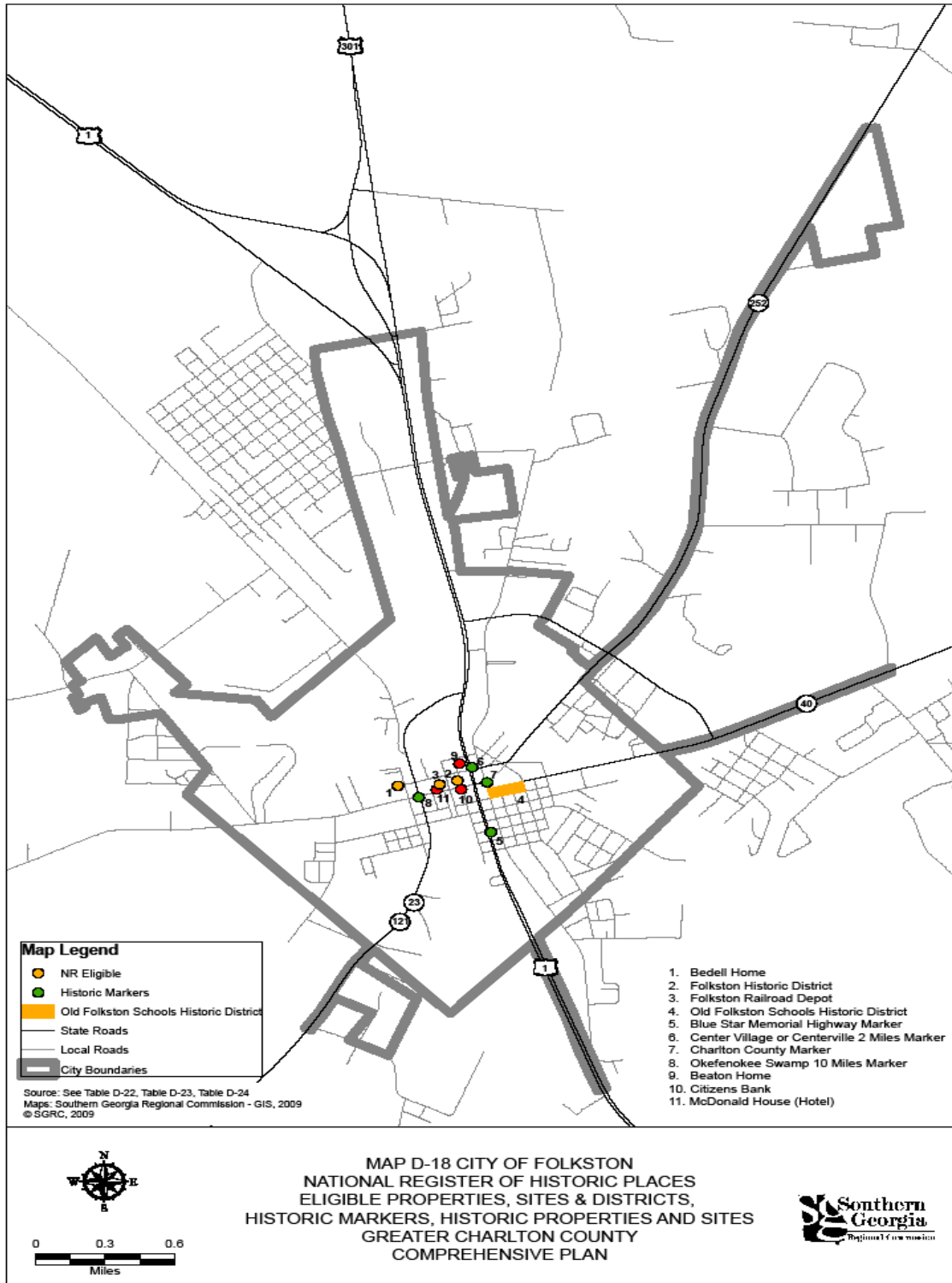
<sup>75</sup> Unknown Publication. Copy of Detached Page On File At Southern Georgia Regional Commission. Waycross, Georgia. P. 42

<sup>76</sup> McQueen, Alex . S. History of Charlton County. Spartanburg, South Carolina: The Reprint Company Publishers, 1978

<sup>77</sup> Carpenter, Fred. Charlton County Joint Comprehensive Plan 2005-2024. Waycross, Georgia: Southeast Georgia Regional Development Center, 2004.

**Map D-18**

City of Folkston National Register of Historic Places Eligible Properties, Sites and Districts, Historic Markers, Historic Properties and Sites



## **City of Homeland**

### *Historic Resources Surveys:*

A comprehensive historic resources survey was completed for all of Charlton County in 1990-91.<sup>78</sup> According to Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>), there are 214 historic resources listed for Charlton County in this survey and available for viewing on-line.<sup>79</sup> Approximately nineteen (19) of those historic resources are located in the City of Homeland.<sup>80</sup>

The purpose of such a survey is to identify and inventory what historic resources exist in order to take further actions to protect and preserve them. Because a complete comprehensive historic resources survey has been done, it is relatively easy to assess Charlton County's major historic resources. However, in many of these type surveys completed in relatively isolated areas, such as is Charlton County, there are usually many more unreported historic resources that were simply inaccessible, or unknown, to the surveyor.

Also, as buildings age, they may reach the fifty year threshold where they would now be included in a historic resources survey. It has been almost 20 years since that 1990-91 survey was completed.

As an example, in 2007, a historic resources survey conducted as part of a Georgia Department of Transportation project in Charlton County identified twenty (20) resources over 50 years of age in that project area. Previously, as a result of the 1990-91 survey, only two (2) resources over 50 years of age had been identified in that project area.<sup>81</sup>

Individual areas in various sections of the City of Homeland have had some type of project specific historic resources survey completed due to Federal Section 106 requirements. No National Register Eligible Properties or Districts were identified in the City of Homeland to our knowledge.

---

<sup>78</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

<sup>79</sup> Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>80</sup> Ibid.

<sup>81</sup> Georgia Department of Transportation. Finding of No Historic Property Affected Georgia DOT Project STP-0000-00(821), State Route 40 Widening Charlton County, P.I. No. 0000821, H.P. No. 070518-003, Prepared Pursuant To Section 106 Of The National Historic Preservation Act Of 1966, As Amended. Atlanta, Georgia: Privately Published, October , 2008.

**Table D-25, City of Homeland Comprehensive Historic Resources Surveys<sup>8283</sup>**

NR POTENTIALLY ELIGIBLE PROPERTIES AND DISTRICTS	LOCATION	DATE OF SURVEY	AGENCY
Various (Undefined Boundaries)	City-Wide As Part of County-Wide Survey	1990-91	GA DNR

The survey area referenced in Table D-25 may be viewed at Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>) .

Other Historic Properties and Sites:

The following properties and sites were identified as being significant to the history of Homeland and have been singled out in local history.

**Table D-26, City of Homeland Historic Properties and Sites<sup>84</sup>**

SITE	LOCATION	DATE	SIGNIFICANCE
Bass House	Pennsylvania Avenue At W. Hazel Street	c.1910	Former Mayor House
Hines House	Davis Street At Broadway Street	c.1910	Large Brick 2 story w/basement
Hines Family House	El Terrace At Paxton Road	c.1910	2 Story Block Home
Julian Grooves House	Lincoln Street At Broadway Street	c.1921	Noted House
McCloud House	Pennsylvania Avenue At Chestnut Street	c.1910	Noted House
Old Store/Residential	Ohio Avenue At Cotton Street	c.1900	2 story with sleeping loft

<sup>82</sup> Historic Preservation Services. Architectural Survey of Charlton County. Macon, Georgia: Privately Published, 1991.

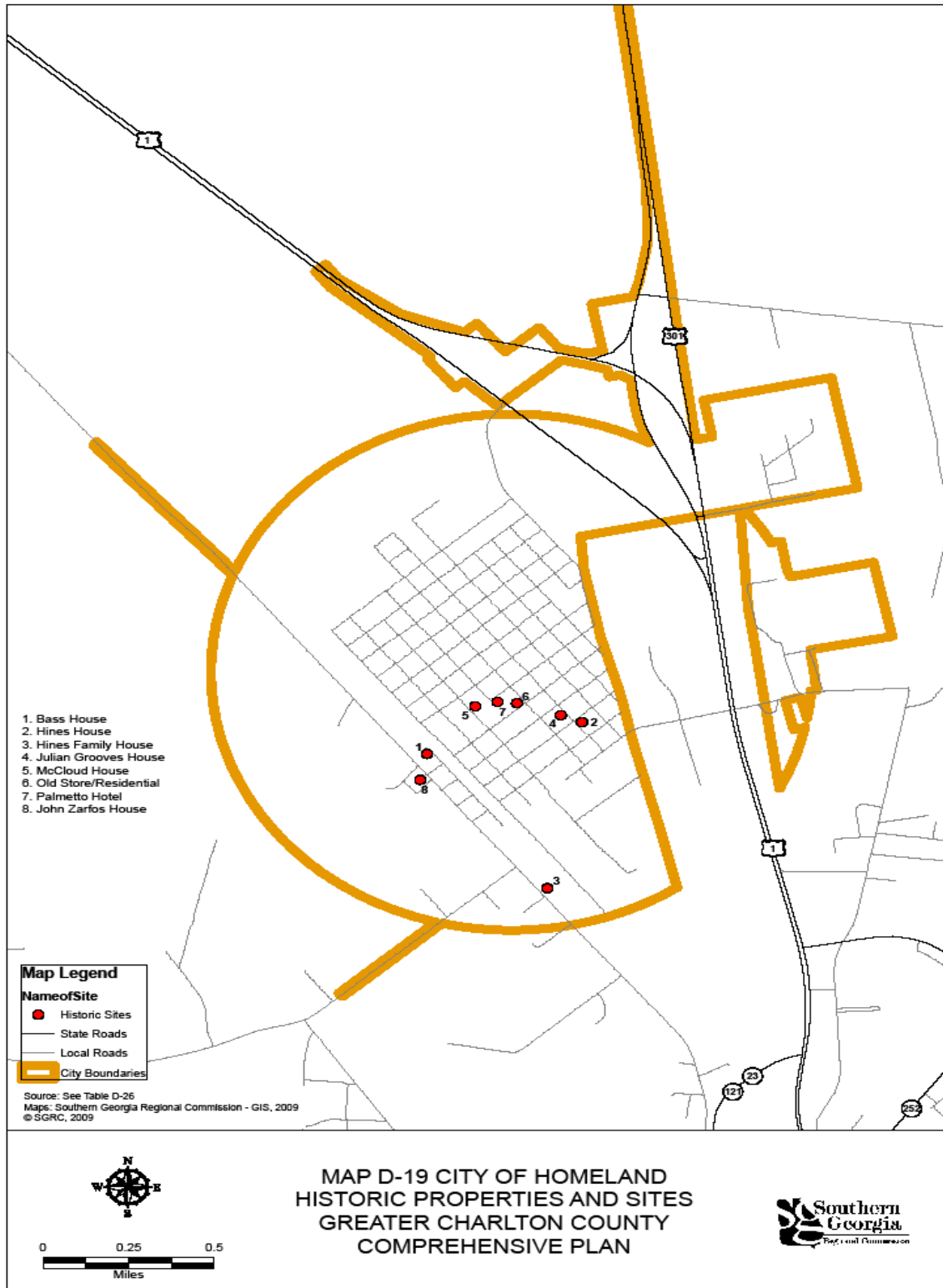
<sup>83</sup> Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

<sup>84</sup> Hickox, Austin. City of Homeland, Homeland, Georgia. Interviewed By Michael Jacobs, October 20, 2009.

Palmetto Hotel	Pennsylvania Avenue At Walnut Street	1908	Large Hotel
John Zarfos House	Carter Circle At El Terrace	c.1910	2 Story House

The properties referenced in Table D-26 are shown on Map D-19.

### Map D-19 City of Homeland Historic Properties And Sites



### **Archaeological Sites**

According to an archaeological study completed in Charlton County:

“Southeastern Georgia has been occupied for at least the past 12,000 to 15,000 years. Time, the fluctuating availability of food resources, and the advent of horticulture transformed the early band-level societies into tribal and chiefdom-level societies encountered by the Europeans”.<sup>85</sup>

Over the 12,000-15,000 years, humans have left a substantial material record of their lives. The study of this material record forms the basis of *archaeology* and the basic unit of this record is the *archaeological site*. To date, there have been two hundred archaeological sites recorded by the Georgia Archaeological Site File in Charlton County.<sup>86</sup> Archaeological sites in Charlton County can range from locations where hunters manufactured stone tools 12,000-15,000 years ago to small late nineteenth/early twentieth century farmsteads.

### **Historic Preservation**

Historic communities and historic areas within communities represent a unique collection of resources, connected by time, place, and feeling. Historic preservation planning provides communities with the tools to protect these resources and their settings for future generations to appreciate and learn from. Historic preservation planning is also a thriving economic development tool. There are several historic preservation opportunities that communities in Charlton County could take advantage of in order to promote the county, preserve its heritage and foster economic development.

### **Tourism**

The rich history of Charlton County is a tremendous cultural asset, but can also become a financial asset. The county's location on US 1 & US 301, major transportation corridors, gives it many tourism opportunities that should be pursued. Other aspects of Charlton County's heritage that would be of interest to tourists include agricultural heritage (such as timber & naval stores production), railroad heritage (huge numbers of trains pass through daily on the “Folkston Funnel”), Folkston’s commercial area and Folkston’s and Homeland’s residential areas (which include many fine examples of architecture).

Charlton County could also consider the development of a county-wide driving tour and/or Scenic Byway which would highlight areas of interest to both residents and tourists and further help develop the Okefenokee Trail and Woodpecker Trail.

---

<sup>85</sup> Gresham, Thomas H. Archaeological Survey of the Proposed Homeland 230/115 kV Substation, Charlton County, Georgia. Athens, Georgia: Published By Southeastern Archaeological Services Inc., June 16, 2006.

<sup>86</sup> Hinson, Lindsey. Georgia Archaeological Site File, Athens, Georgia. Interviewed by Michael Jacobs, October 22, 2009.



**APPENDIX E**  
**COMMUNITY FACILITIES AND SERVICES**

## **APPENDIX E: COMMUNITY FACILITIES AND SERVICES**

The location and quality of community facilities and services is as important to a community's well being as the traditional development of commercial, residential, and industrial uses. Community facilities include schools, parks, government administration offices, libraries, hospitals and fire and police protection. Community services also include public or semi-public water and sewer systems. Included in this appendix is the inventory and assessment of each category of community facilities grouped by jurisdiction. Services are described for joint services and for each individual municipality.

### **Water Supply and Treatment**

Unincorporated Charlton County has no water services. Several proposed residential subdivisions plan to provide their own community water systems. This will enable them to have one-half acre lots whereas a minimum of one acre is required where individual wells and septic tanks are used.

The City of Folkston is responsible for providing water service to approximately 1700 customers who are located inside and outside the city limits. The water system is comprised of three (3) groundwater wells which draw water from the Floridian Aquifer.

Folkston has three (3) elevated storage tanks with the capacity to hold 550,000 gallons of water. Chlorine is added to the water to ensure the water is biologically safe. Fluoride is also added to the water. The City of Folkston provides the community with clean, safe, and reliable drinking water. Folkston is permitted for 1.5 million gallons per day.

The City of Homeland provides water service to approximately 350-400 customers. The water system is comprised of a 140 ft. elevated tank that has a capacity of 150,000 gallons. There is a 10" pump with a 20 horsepower motor which pumps the water and a 4" reserve pump. Water is treated and meets all state and federal requirements and regulations.

### **Sewer System and Wastewater Treatment**

The City of Folkston provides sewer service to approximately 1200 customers who are located inside and outside the city. The sewer collection system consist of many miles of 4" to 18" sewer lines and 12 pump stations that transport the sewer to the wastewater treatment plant for treatment.

The wastewater treatment plant is permitted for .84 million gallons per day. The treatment plant consist of a 5 acre aerated lagoon, a 7-acre holding pond for 500,000 gallon moving bed bioreactor system that removes ammonia for the treated wastewater.

Approximately 33 acres are used in our land application system which sprays the treated wastewater on grass areas and pine forest land. Approximately 9.5 acres are used in the constructed wetlands. This area consists of 4 cells that accept the treated wastewater and supports the growth of numerous species of plants.

### **Stormwater Management**

Stormwater is a term used by engineers to describe precipitation. Stormwater that does not soak into the ground becomes runoff, which either flows into surface waterways or is channeled into storm sewers. Impervious surfaces like driveways, sidewalks, and streets prevent stormwater runoff from naturally soaking into the ground. Stormwater can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, or wetland. Anything that enters a storm sewer system is discharged untreated into the local waterbodies.

All communities are faced with stormwater issues; however, not all are required to address them. In 1990, the Phase I stormwater program was created under the Clean Water Act (CWA) and required a National Pollutant Discharge Elimination System (NPDES) permit for (1) "medium" and "large" municipal separate storm sewer systems (MS4s) generally serving populations of 100,000 or greater, (2) construction activity disturbing 5 acres of land or greater, and (3) ten categories of industrial activity. In 1999, the Phase II stormwater program was created to further expand the Phase I program by requiring additional operators of MS4s in urbanized areas and operators of small construction sites, through the use of NPDES permits, to implement programs and practices to control polluted stormwater runoff<sup>1</sup>.

The City of Folkston currently has no requirements in place other than those contained in the Soil and Erosion Control Ordinance.

### **Solid Waste Management**

Charlton County coordinates once a week curbside garbage pickup by a private contractor. About one-third of the cost is included on the homeowner's tax bills, and the other two-thirds is funded by the insurance premium tax for the unincorporated parts of the County. Disposal is in the privately owned Chesser Island Landfill, a regional municipal solid waste facility.

A county crew picks up yard waste and disposes it in the county inert landfill. This crew also picks up white goods and metal which is sold to a recycler. Brown goods left at curbside are also picked up and taken to Chesser Island Landfill.

The City of Folkston Solid Waste Department is located at 663 MLK Jr. Drive. The hours of operation are 7:00 a.m.-3:30 p.m., Monday to Friday. Garbage is collected curbside once a week. Each resident is provided one ninety gallon container. Yard debris is collection daily in the City of Folkston as requested per pick up by customers.

The City of Folkston also offers a non-staffed recycling center where citizens can bring white goods, plastics, aluminum cans and scrap metals. The City of Folkston does not provide commercial garbage pick-up or dumpsters. Commercial service is provided by private contractor and each business is responsible for their own contacts and provider.

The City of Homeland provides curbside waste pick up once a week to approximately 350 customers. Water is picked up once a week on Wednesdays. Waste is hauled to the Chesser Island landfill. One garbage truck services the City of Homeland.

### **Fire Protection**

Charlton County has 5 volunteer fire departments strategically placed to cover the entire county. The Fire Department is staffed by 80 volunteers who provide fire and rescue services.

### **Public Safety**

#### **Sheriff's Department**

The Charlton County Sheriff's Department provides law enforcement and court support services Countywide. The Sheriff's Department is building a new building behind the Charlton County Courthouse which will be occupied by 2010. This will allow a consolidation of personnel and services in one place and will include Sheriff and deputies offices, jail administration and holding cells and the basic 911/dispatch center. There is also a Sheriff's sub-station in St. George at the South end of the county. Sheriff Dobie Conner is responsible for the direction of the Charlton County Sheriff's Department.

---

<sup>1</sup> United States Environmental Protection Agency

## **Folkston Police Department**

The Folkston Police Department is located at 541 First Street in Folkston. The department consists of the Chief of Police, two shift sergeants, and four patrol officers. The shift sergeants and patrol officers answer all calls for service, detect and deter crimes, investigate all crimes, and prepare cases for prosecution.

The Records department consists of one clerk who is responsible for preparing and maintaining all official police reports. The records department is also responsible for preparing all statistical reports which are sent to state and federal agencies.

The vision of the Folkston Police Department is to provide a high quality professional department and to be a partner with the community to enhance the quality of life in the City of Folkston, provide a safe environment for our citizens, and serve our community with pride and integrity.

## **911/Emergency Management Center**

The Emergency Management Agency has a director who helps coordinate local, state, federal and volunteer agencies in planning for and responding to emergencies and disasters. This office provides dispatch services for all emergency agencies in the county.

## **Charlton County EMS**

The Charlton County EMS Department is service of the Charlton memorial Hospital. The EMS department has 2 -24 hour staffed ambulances at this time. A third ambulance is being staffed for special functions. Squad one serves the Folkston area of Charlton County and squad 2 serves the St. George area of Charlton County. There are 8 persons certified at the level of EMT-1 and 14 persons certified as paramedics. The average call volume for the department is 130 calls a month.

## **Parks and Recreation**

### **Charlton County Recreation Department**

The Charlton County Recreation Department manages children's and adult outdoor recreation countywide. The children's programs include T-ball, softball, baseball, football, and basketball. Adult softball and basketball programs are provided. A tennis court, horse arena, and two playgrounds are also provided. The physical facilities include ball fields at the Deuce Lloyd sports complex, Chapman-Mobley Park, St. George, Saddle Club Arena, and the old high school gym.

Additionally, the staff, wearing its public works hat, provides lawn care at all county buildings and facilities, does mosquito spraying and some facilities management.

The Senior Center (not part of the Recreation Department) is located behind the Courthouse. This provides a place to gather and offers programs for senior citizens, including congregate meals 5 days a week. The staff also distributes the home delivered meals 5 days a week.

## **Hospitals and General Public Health**

### **Charlton Memorial Hospital**

Charlton Memorial Hospital is owned by the Hospital Authority and partly supported by county budget funds. It is an acute care facility with a swing bed unit and a rural health clinic. The hospital is managed by St. Vincent's Hospital of Jacksonville, Florida. St. Vincent's is a potential buyer of the hospital in a few years.

### **Charlton County Health Department**

For more than 30 years, the Southeast Health District has been helping communities stay healthy. With over 30 services currently available to them, citizens within the health district's 16 counties have been able to turn to the Health Department for many of their health needs. The Southeast Health District is one of 18 public health districts across the state of Georgia and they are a part of the Georgia Department of Community Health, Division of Public Health.

The Charlton County Health Department is located at 1209 N. 3rd Street, Folkston, Georgia. It provides health services as well as environmental inspections of septic tanks and food preparation facilities.

### **Libraries and General Cultural Facilities**

The Three Rivers Regional Library system provides library services for patrons in Brantley, Camden, Charlton, Glynn, Long, McIntosh and Wayne counties. Named for three rivers that run through all seven counties, the Altamaha, the Satilla and the St. Mary's, the system is comprised of ten individual libraries and a regional bookmobile. In its earliest incarnation, the library system served Glynn and Camden counties, while the St. Simons Island Library and the Hog Hammock Library on Sapelo Island are the most recent additions to the system.

With headquarters in Brunswick, the TRRL member libraries own more than 350,000 items and boast an annual circulation of more than 850,000 items region wide.

All Three Rivers libraries are members of Georgia PINES--Public Information Network for Electronic Services. Library patrons have access to more than 9 million items at more than 275 public libraries in Georgia. PINES offers many advantages that most Georgia libraries could not provide individually, including one statewide library card and free materials loans between member libraries.

The Charlton Public Library is located at 1291 Indian Trail in Folkston, Georgia. The Hours are Monday through Thursday 10 am to 6 pm; Friday 10 am to 2 pm, and closed Saturday and Sunday.

The City of Folkston budgets \$16,740 per year in support of the Charlton County Library.

### **Educational Facilities**

The Charlton County school district serves 1705 students in four schools – St. George Elementary (Pre K-6), Bethune Elementary (Pre K-2), Folkston Elementary (3-6), and Charlton County High (7-12) – as well as one alternative school. The 254 full time employees work together to provide the best possible experiences for the students. At present, a new school is under construction to replace Bethune Elementary. The new school will become Bethune Middle School, which will house grades 4-8.

The system is accredited by the Georgia Accrediting Commission (GAC) and complies with the rules, regulations and standards set by the Georgia Department of Education. Charlton County High School is a Southern Association of Colleges and Schools (SACS) accredited school.

Okefenokee Technical College has an off-campus site located in the County Annex Building in Folkston. It holds GED, adult literacy, and computer classes.

**APPENDIX F**  
**INTERGOVERNMENTAL COORDINATION**

## **APPENDIX F: INTERGOVERNMENTAL COORDINATION**

The number of activities, issues and services that need to be addressed by local governments to effectively plan for a community's future is immense. Increasing complexity of the issue is the fact that the actions of other local governments, governmental entities, and local authorities can have profound impacts on the implementation of a local government's comprehensive plan. A comprehensive review of the existing intergovernmental coordination facilities allows a community to identify weakness in communication and cooperation, which are vital to ensuring quality planning on a regional level.

### **Adjacent Local Governments**

Charlton County borders Ware County to the West and Northwest, Brantley County to the Northeast, Camden County to the East and the State of Florida to the South.

### **School Systems**

#### **Charlton County School System**

The Charlton County school district serves 1705 students in four schools – St. George Elementary, Bethune Elementary, Folkston Elementary, and Charlton County High – as well as one alternative school. The 254 full time employees work together to provide the best possible experiences for the students. The system is accredited by the Georgia Accrediting Commission (GAC) and complies with the rules, regulations and standards set by the Georgia Department of Education. Charlton County High School is a Southern Association of Colleges and Schools (SACS) accredited school.

### **Development Authorities**

Folkston-Charlton County Development Authority  
Homeland Development Authority

### **Service Delivery Strategy**

As required by House Bill 489, a Service Delivery Coordinating Committee was put in place to discuss and coordinate all services provided by and within Greater Cook County. The following are areas where joint service agreements have been put into place and action is underway to update the Service Delivery Strategy in conjunction with this comprehensive plan update.

Service	GOVERNMENT or AUTHORITY			
	CHARLTON	FOLKSTON	HOMELAND	AUTHORITIES
<b>Airport</b>				<b>X</b> Folkston-Homeland- Charlton County Airport Authority
<b>Animal Control</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Beautification</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Building Inspection</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Cemeteries</b>		<b>X</b>	<b>X</b>	
<b>Chamber of Commerce</b>	<b>X</b>	<b>X</b>		
<b>Code Enforcement</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Community Buildings</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Cooperative Extension</b>	<b>X</b>			
<b>Coroner's Office</b>	<b>X</b>			
<b>Courts</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Economic Development</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Emergency Dispatch</b>	<b>X</b>	<b>X</b>		
<b>Emergency Management</b>	<b>X</b>		<b>X- EMERGENCY SIREN</b>	
<b>Emergency Medical</b>	<b>X</b>			
<b>Fire Protection</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>GIS</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Hospital</b>	<b>X</b>			<b>X</b> Hospital Authority
<b>Indigent Medical</b>	<b>X</b>			
<b>Indigent Defense</b>	<b>X</b>			
<b>Jail</b>	<b>X</b>			
<b>Law Enforcement</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Library</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Parks</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Planning and Zoning</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Public Health</b>	<b>X</b>			
<b>Public Works</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Railside Debt</b>	<b>X</b>			
<b>Recreation</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Sewage Disposal</b>		<b>X</b>		
<b>Social Services</b>	<b>X</b>			
<b>Solid Waste Collection</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Tax Collection</b>	<b>X</b>	<b>X</b>	<b>X</b>	
<b>Tourism Services</b>	<b>X</b>	<b>X</b>		
<b>Water Supply</b>		<b>X</b>	<b>X</b>	



**APPENDIX G**  
**TRANSPORTATION SYSTEMS**

## **APPENDIX G: TRANSPORTATION SYSTEMS**

Transportation systems have a great impact on a community's growth and development, including established land use practices and quality of life for residents. Understanding the general regional impact of traffic facilities, the following traffic related elements are reviewed from a countywide perspective. However, individual communities have unique transportation issues, and any specific issues or opportunities are noted separately.

### **Road Network**

According to the Federal Highway Administration (FHWA), functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Most travel involves movement through a network of roads, and these roads receive a functional classification according to the character of traffic service intended for that roadway. There are two systems of roadway classifications, Urban and Rural, and four functional classifications.

### **Functional Classifications**

Roads are generally classified into four major groups: (See Map G2)

<b>Interstate:</b>	These roads have trip lengths and travel density characteristics that indicate substantial statewide or interstate travel. These roads serve almost all urban areas of 50,000 and over population and a large majority of those with a population of 25,000 or greater.
<b>Arterial:</b>	These roadways are designed to carry relatively high traffic volumes throughout the community and to major trip-generating destinations such as centers of employment and large shopping districts.
<b>Collector:</b>	These roadways are designed to collect traffic from the local street system and carry it to the arterial roadway system. While experiencing greater volumes than the local road network, these roadways also provide access to neighboring properties.
<b>Local:</b>	These roads serve to access adjacent lands and provide travel over relatively short distances.

There are no interstate highways that pass through Charlton Co. Interstate 10 (I-10), which runs east/west through the State of Florida between Pensacola and Jacksonville, and Interstate 95 (I-95), which runs north/south through GA from Savannah to Camden Co., are the closest interstates to the county. I-10 passes just over seven miles from the southernmost portion of the county, and about 20 miles south of St. George. I-95 passes by Charlton Co. about 20 mi. east of the City of Folkston.

Arterial roadways within Charlton Co. include GA 4/15/121/ US 1, GA 23/US 301, GA 252, and GA 40. GA 4/15/121/US 1 enters the northwest portion of the county along the Ware County/Brantley County line and continues through Homeland into the City of Folkston. GA 23/US 301 enters Charlton Co. from the northeast border with Brantley Co. and travels through Homeland into the City of Folkston as well. In Homeland, these two roads merge to form Second St. They continue into Folkston, where GA 23 branches off and travels south through St. George and on to the GA/FL border. GA 4/15/US 1/301 continue through Folkston southeast to the GA/FL border. (See Map G-1 for Charlton County state roads traffic volumes.)

GA 252 and GA 40 both originate in Folkston, with GA 252 traveling northeast into Camden Co. and GA 40 traveling east into Camden Co. to the City of Kingsland where it meets with I-95.

The 2010-2013 Georgia State Transportation Improvement Program (STIP) identifies several road projects within Charlton Co. The first project is widening a small portion of GA 40 from CR 61 to the Camden Co. line from two to three lanes. Other projects listed include maintenance and resurfacing projects on GA 4/US 1, on GA 40 Conn., and on GA 23 from south of Humphries Rd. to the Brantley Co. line.

## **Alternative Modes:**

Alternative modes of transportation are somewhat served in the populated areas of Charlton County. In general, the City of Folkston and the City of Homeland have a well-connected system of sidewalks that covers most of each City. Residents have expressed concern about the connectivity of the sidewalks and improvement in the maintenance, which would significantly increase the safety of pedestrians and bicyclists, especially around schools. (See maps G3 & G4)

### **Bicycle Facilities**

Currently, there are no designated state bicycle routes that pass through Charlton Co. As the trend towards active transportation such as bicycling continues, the need for more bicycle facilities, including bike lanes and bicycle-friendly developments, should be explored. The Southeast Georgia Regional Bicycle and Pedestrian Plan addresses these issues and proposes several bicycle routes within the county. (See maps G-5 & G-6)

### **Walking/Hiking Trails**

There are several hiking trails in Charlton Co. that are associated with the Okefenokee National Wildlife Refuge. In total, 9.45 miles of trails run between Hwy 121 south of the City of Folkston into and throughout the Wildlife Refuge.

### **Sidewalks**

There is a total of 10.9 miles of sidewalk in Charlton Co. The majority of this, 9.49 miles, is located in the City of Folkston. The City of Homeland has 1.09 miles of sidewalk, and the remaining .32 miles are within the county. The STIP lists one Transportation Enhancement project for sidewalks within Charlton Co., which is phase II of the Folkston Downtown Sidewalks project.

### **Public Transportation**

Charlton County does not currently have a public transportation system. A Transit Development Plan that details the GDOT Section 5311 Rural Public Transit program and possible implementation in Charlton County was recently completed and the county has expressed interest in pursuing this program in the near future.

Transportation services are offered through the Department of Human Resources for seniors and TANF participants. There are around 300 trips per month for seniors (roughly 3600 per year) and these trips involve trips to and from the senior center and on scheduled field trips to various locations. These trips are managed out of Camden County and are not oriented towards the needs of Charlton County residents. Challenges in scheduling and routing also present themselves due to the length of the county.

## **Railroads, Trucking, and Airports**

### **Rail Transportation**

Rail freight moves through Charlton County north/south on two rail lines owned by CSX. The main railway, which travels through Waycross into Folkston, is one of, if not the, busiest lines in the State of Georgia. This line carries around 109 million gross tons of materials through Charlton County every year. The second line, which travels between Folkston and Nahunta in Brantley Co., carries around 20 million gross tons per year. These two lines meet up in Folkston and continue as one across the state line towards Jacksonville, Fl. Amtrak also utilizes a rail line through Charlton County and the City of Folkston.

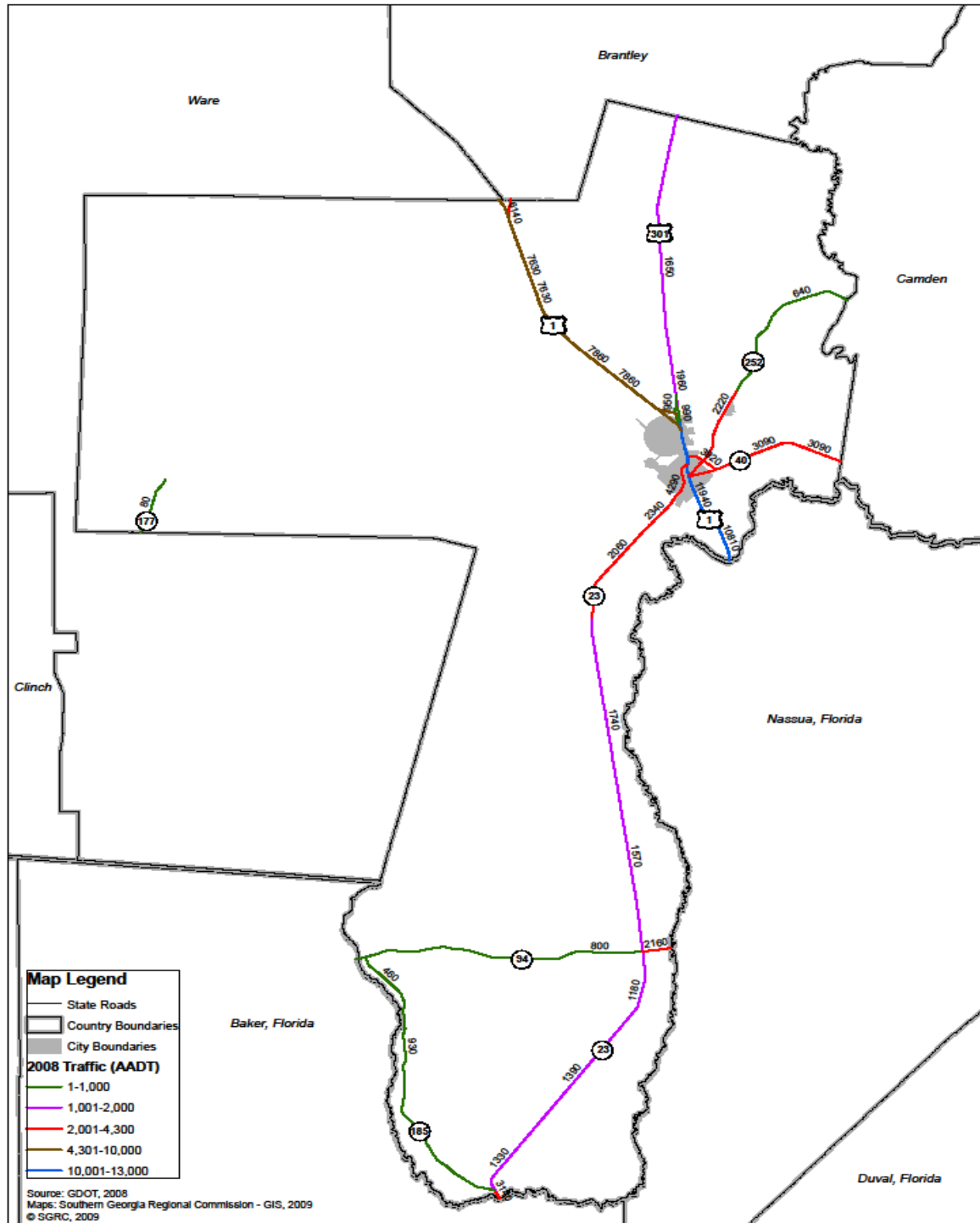
There is also a rail line operated by Norfolk Southern that traverses the county east/west in the southern portion of the county between Moniac and St. George. This line, which travels from Valdosta, carries around 19 million gross tons of cargo per year.

### **Truck Freight**

The Surface Transportation Assistance Act (STAA) of 1982 designated a national network of interstate and other roadways as safe and compatible for effective and safe freight transportation by large trucks, known as the National Network. In Charlton County, US 1 and US 301, are STAA designated routes. Trucks often travel on other roads in the county; however, these are the only nationally designated truck routes.

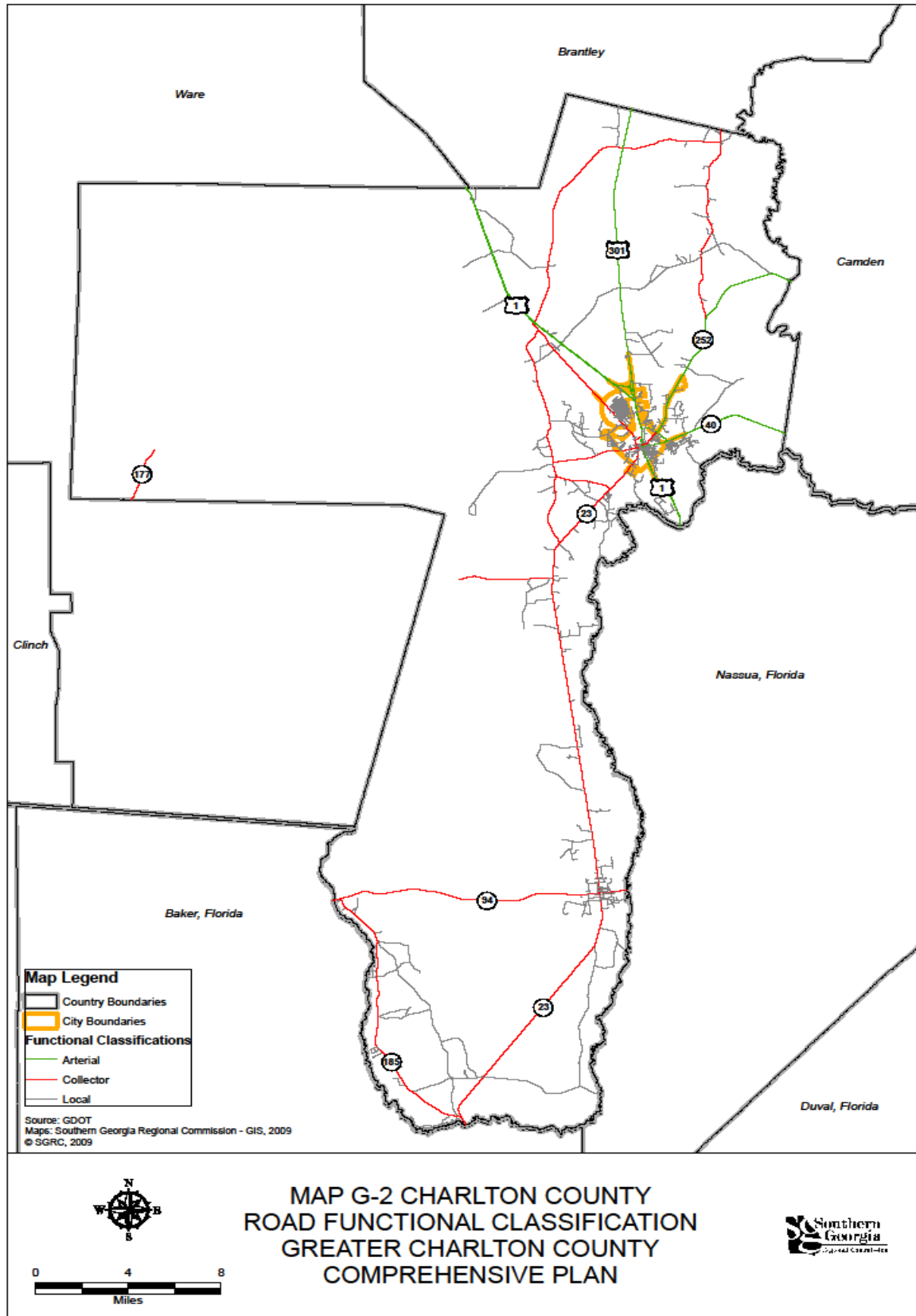
### **Aviation**

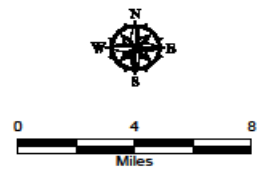
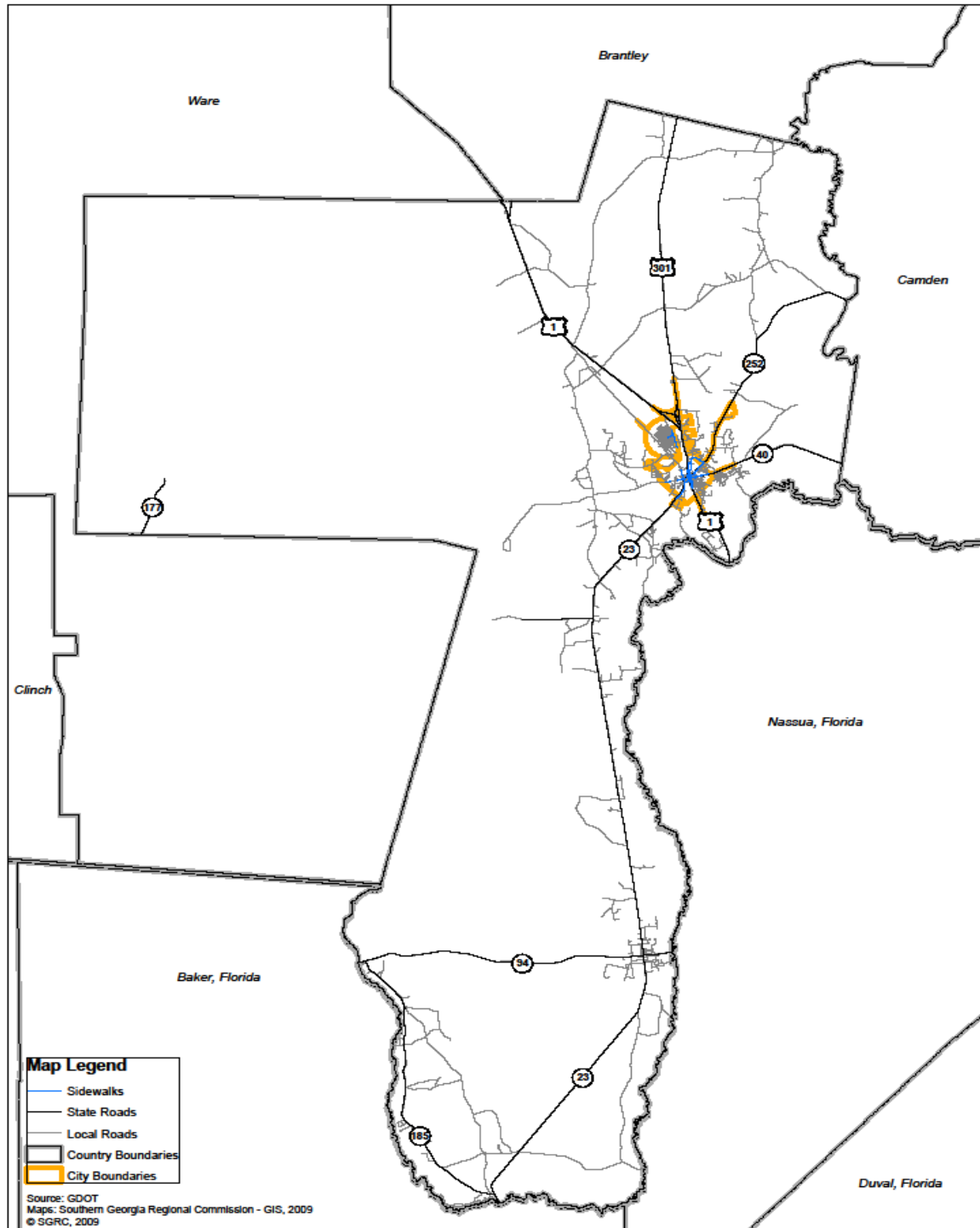
The Folkston Airport is the only airport in Charlton Co. This airport is unattended and has one 2500 ft. runway. It is situated on 30 acres of land and is owned and operated by Charlton Co. According to the Georgia Aviation System Plan, the airport accommodates general aviation related activities and recreational flying and is classified as a Level 1 airport, meaning it is a minimum standard general aviation airport.



**MAP G-1 CHARLTON COUNTY  
 STATE AADT TRAFFIC VOLUMES  
 GREATER CHARLTON COUNTY  
 COMPREHENSIVE PLAN**

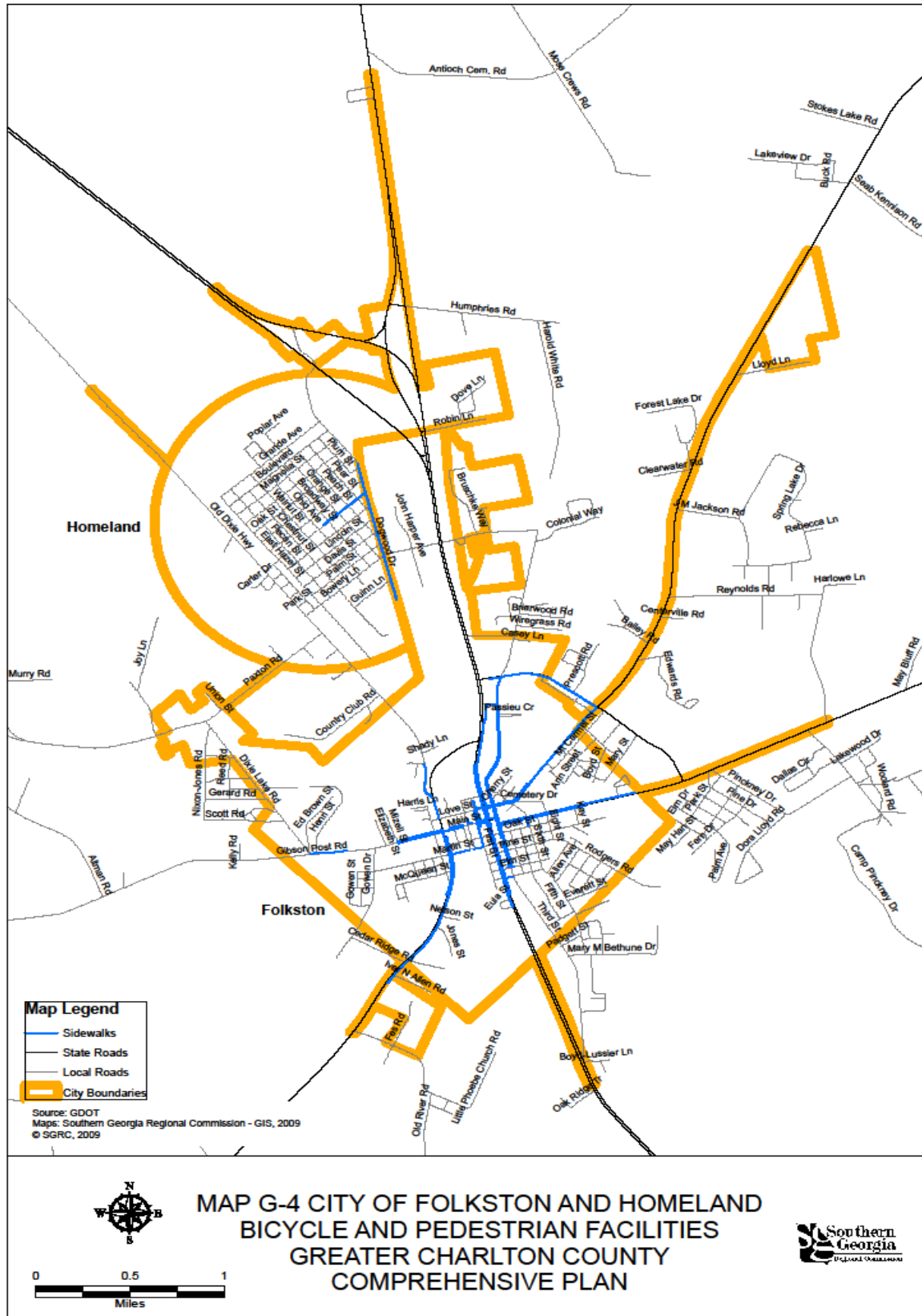




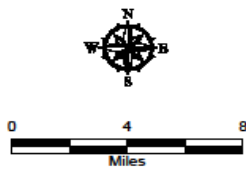
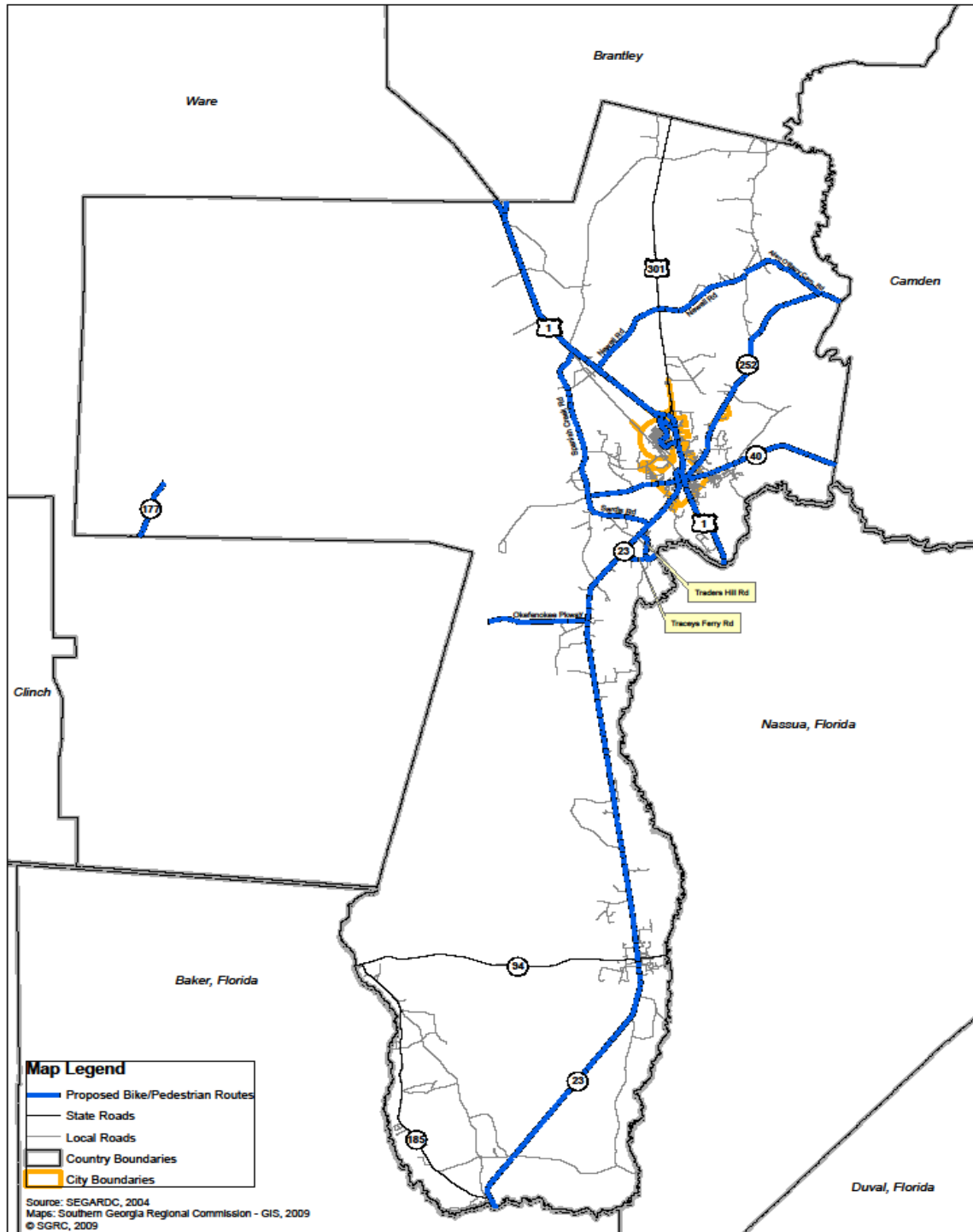


**MAP G-3 CHARLTON COUNTY  
BICYCLE AND PEDESTRIAN FACILITIES  
GREATER CHARLTON COUNTY  
COMPREHENSIVE PLAN**



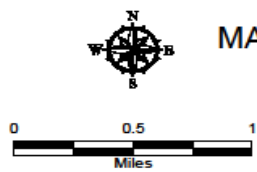
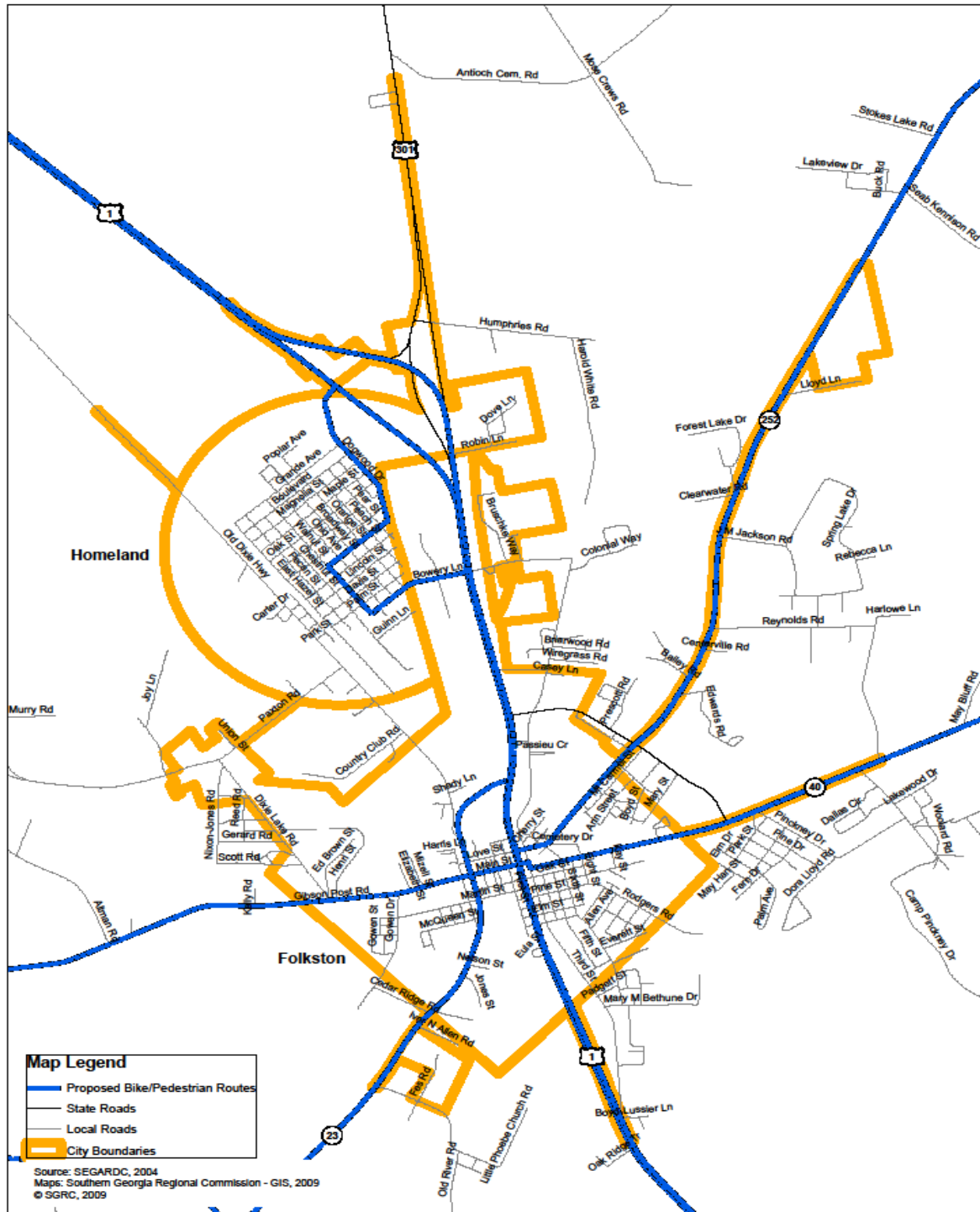






**MAP G-5 CHARLTON COUNTY  
BICYCLE AND PEDESTRIAN ROUTES  
GREATER CHARLTON COUNTY  
COMPREHENSIVE PLAN**





**MAP G-6 CITY OF FOLKSTON AND HOMELAND  
BICYCLE AND PEDESTRIAN ROUTES  
GREATER CHARLTON COUNTY  
COMPREHENSIVE PLAN**



