

Worth County and the Cities of
Poulan, Sumner, Sylvester and Warwick



COMMUNITY ASSESSMENT

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Worth County and the Cities of
Poulan, Sumner, Sylvester and Warwick



COMMUNITY ASSESSMENT

I. INTRODUCTION

Purpose

The purpose of the *Community Assessment* is to present a factual and conceptual foundation upon which the rest of the Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick 2028 Comprehensive Plan is built. A thorough understanding of what exists now in the communities will enable effective planning for the future.

Preparation

The *Community Assessment* was prepared by the Southwest Georgia Regional Development Center (SWGA RDC) through a collaborative effort of staff from Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick in addition to interviews with stakeholders. Several resources were used for data collection including the 2000 U.S. Census Bureau, Georgia Department of Labor Statistical Guides, Georgia County Guide, various local reports and stakeholder interviews. The *Community Assessment* is an objective look at the community based on available data and information.

Content

The *Community Assessment* contains four basic components required by the State Planning Requirements:

- Identification of Potential Issues and Opportunities related to population, economic development, housing, natural and cultural resources, community facilities and services, intergovernmental coordination and transportation
- Analysis of Existing Development Patterns, Character Areas and Land Use
- Analysis of the communities' consistency with Quality Community Objectives
- Analysis of supporting data and information to check validity of potential issues and opportunities, and character areas (supporting data is located in the Appendix)



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The *Community Assessment* is strictly preliminary and meant to generate discussion for subsequent steps. The second portion of the plan is the *Community Participation Program*. This portion describes how the community will be engaged through activities and programs for public involvement in drafting this plan.

The final portion of the Comprehensive Plan is the *Community Agenda* which will contain the communities' vision for the future and implementation strategies for achieving this vision.



COMMUNITY ASSESSMENT

II. STATEWIDE PLANNING GOALS

The State Department of Community Affairs has established the following goals to guide communities in developing and implementing their Comprehensive Plan. These goals will serve as a guide for the development of the Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick 2028 Comprehensive Plan.

Economic Development

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

Natural and Cultural Resources

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

Community Facilities and Services

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

Housing

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

Land Use and Transportation

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

Intergovernmental Coordination

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



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES

The following is a list of issues and opportunities provided in the State Planning Recommendations that may be applicable to Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick. This initial list will result in a comprehensive list of **potential** issues and opportunities for further research. Stakeholder and Steering Committee input will modify this list during preparation of the *Community Agenda*.

The **potential issues** and **opportunities** are categorized by eight community elements: Population; Economic Development; Housing; Natural and Cultural Resources; Community Facilities and Services; Land Use and Development; Intergovernmental Coordination; and Transportation.

Population Issues

Projected losses in the 14-17 age group

Losses are projected for the community in the 14-17 age group. With the exception of Poulan, this age group is projected to experience the largest population loss in comparison to other age groups. Poulan is projected to see the greatest population loss in the 21-24 age group. Losses in these groups could potentially affect future workforce availability numbers.

Low household incomes

In 2000, many of the households in Worth County and its communities (with the exception of Sumner) lived on less than \$9,999 a year. While there are households with higher income ranges, most of the households were under the "Income less than \$9,999" category. The City of Sumner had more households in the \$20,000 - \$29,999 range than in other income categories.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Population Opportunities

Projected growth in county and most communities

Worth County and all of its smaller communities (with the exception of Warwick) are projected to experience some population growth. Warwick is projected to lose 13.9% of its population by 2025. Projections for the year 2025 estimate that the majority of Worth County's population will be between the ages of 35-54 years old. Between the years of 2005-2025, the greatest population increases for all of the communities (except Sumner) are seen in the 35-44 and 45-54 age groups.

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COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Economic Development Issues

Lack of Marketable Resources

The secondary industrial park contains 86 acres of land but no access to water, sewer, or gas. In order for this park to be attractive to new businesses, provision of infrastructure must be considered. The industrial park also has a large vacant warehouse with development potential.



Potential Loss of Tax Digest

There are several sites throughout Worth County that have the potential to be developed. The use of lots for infill and economic development purposes is necessary to prevent loss to the Tax Digest.

Economic Development Opportunities

Development of Existing Industrial Properties

The city of Sylvester has two industrial parks. There are 16 acres with infrastructure in the current Industrial Park (has been promised to Mitchell EMC). A second 86 acre industrial park with vacant warehouse/office space exists with potential to attract additional industry. However it currently does not have access to utilities.

Potential for extension of I-185

Worth County is 24 miles away from I-75 and the potential for the extension of I-185 to Albany (or beyond) could increase the ability for the county to become a prime



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

area for distribution. This could also increase the amount of products that can be transported for existing businesses as well.

Joint Development Authority

Worth County has the been invited to participate with a Joint Development Authority (JDA) that would include Dougherty County, Lee County, Terrell County, Baker County. The JDA could apply for a Federal Government Empowerment Zone designation in order to take part in federal tax incentives and additional aid.

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COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Housing Issues

Number of Manufactured Homes or Manufactured Home Parks

Approximately one-third of the housing units in Worth County are manufactured homes and is the fastest growing type of housing in the community. According to 2000 Census data, there are 9,086 housing units with 37.5% consisting of manufactured homes. A total of 1,091 manufactured homes in 1990 increased 313% to 3,415 in 2000 while single housing units only increased 5% from 4,667 to 4,901 during the same timeframe.



Housing Affordability (cost of housing not affordable to workforce)

Lack of housing options for newcomers and young families; need for a larger selection of rental units for low to moderate income families; need for quality modular home units when stick built homes are not affordable.



In-fill development for continued residential growth

The County should continue residential development in areas with existing infrastructure on sites closer to services or the traditional residential core of the community.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Housing Opportunities

Develop an affordable housing program

Worth 2017, an economic development project designed to help the county leadership develop a 10 year vision for economic development. The participants in this project recognized the need for an affordable housing program to improve the quality of life of many local residents. The community should create an inventory of vacant residential and commercial properties available for development; include faith based organizations and nonprofits in housing development; support GICH Team to continue their housing efforts; utilize modular housing when stick built is not affordable.



Create a local housing task force

Continue to provide homebuyer education to include financial education classes with real life application curriculum; include faith based organizations and nonprofits in housing development; continue to partner with the Southwest Georgia Housing Task Force and Georgia Initiative for Community Housing Task Force; utilize CHIP/CDBG funding and Georgia Dream Home ownership program.

Revitalization needed for some areas

Portions of the community are identified on the Character Area Maps as declining neighborhoods or revitalization neighborhoods containing poorly maintained or dilapidated housing. Revitalization would promote the quality of life for residents and benefit the community as a whole.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Natural and Cultural Resources Issues

Preservation of Plantations and Agricultural Land

Continue to preserve the rural character of the area through preservation of prime agricultural/forestry, hunting land from encroaching development.



Protection and Preservation of Trees

Community does not have tree preservation and tree re-planting ordinances for new development. Require native, non-invasive, shade-bearing landscaping. Use Georgia Forestry recommendations.

Marketing of Natural and Cultural Resources

The community does not have a natural resources inventory. Several properties/places are designated as Historic in the National Register of Historic Places although no formal historic preservation committee exists.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Natural and Cultural Resources Opportunities

Promotion of Fishing/Hunting/Outdoor Activities to attract Industry/Employers

The area is renowned for quail hunting and has a high population of deer and turkey. Water activities including boating, skiing, swimming and fishing are abundant on nearby Lake Blackshear.



Tourism Opportunities

Worth County should continue to support cultural heritage tourism by promoting its local festivals. Encourage agri- and eco-tourism with roadside produce, farm tours, and promotion of hunting and fishing.

Promote and protect the necessity of Agricultural/Forestry and Wildlife Management Practices

Worth County could educate the community on the economic and intrinsic value of agriculture, utilizing “Farm-City Tours” and other tools available through the United States Department of Agriculture (USDA), Natural Resources Conservation Services (NRCS), University of Georgia (UGA) Extension, and Farm Bureau. Worth County could work to foster mutual respect between residents and farmers through the education of agricultural/silvacultural practices like controlled burns, irrigation, planting, chemical applications by tractor or airplane crop dusters, and moving tractors and equipment along the highways.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Community Facilities and Services Issues

Board of Education Challenges

29% of the communities' population is under the age of 18, and student enrollment continues to increase. Consideration should be given to demands placed on the City of Sylvester during school hours and the increased student population demands for the Board of Education.



Inadequate Public Facility Capacity to Support New Development

The existing industrial park lacks water, sewer and other necessary public facility capacity to support new development.



Community Facilities and Services Opportunities

Create a future balanced plan for residential, commercial and industrial growth based on existing and future extension of public facilities

Guide future development to desired locations based on provision of community facilities and services-consider existing facilities and the extension of facilities.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Land Use and Development Issues

Preservation of Rural Character, Farmland, Forests and Wetlands

Worth County should preserve character areas including prime agricultural land, forests and wetlands. Few clear boundaries exist between cities and county. Areas should be established to clearly differentiate urban and rural growth. The placement and type of urban growth must be considered to preserve the rural character of the area.



Concentrate on In-Fill Development

Worth County should maximize the use of existing infrastructure, minimize the conversion of farm/forestry land and clearly designate areas for different types of development based on a natural resources inventory.

Land Use and Development Opportunities

Increase Tax Base by encouraging Commercial Growth

Focus on attracting, developing and retaining small businesses. Continue to update and refer to previous plans for the growth of new businesses and industries. Make the most of the Entrepreneur Friendly Community designation to encourage small business development and retention.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Sense of Place - (enhance the unique character of the community)

Determine what type of character to pursue and protect and highlight the unique character areas of the community so visitors “know when they have arrived,” avoiding an “Anyplace USA” image. Consider the community’s heritage and culture, natural resources and rural character and develop a marketing campaign accordingly.

Future capital investments in infrastructure development to attract business and industry

Acquiring land, water, sewer, and possible county-wide telecommunications is necessary for laying the foundation to attract new business and industry in appropriate areas. Consideration should be given to the development of a Capital Improvement Plan (CPI) to prepare for future infrastructure developments.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Intergovernmental Coordination Issues

Increase Efficiency and Communication

The cities and county could increase efficiency through better collaboration between all local governments. Through scheduled work sessions that include all communities misunderstandings could be clarified, duplication of services can be eliminated and overall efficiency within the county could be increased.



Intergovernmental Coordination Opportunities

First Responders Meetings

There are numerous possibilities to increase the level of service and coordinate services between first responders. Worth County has a prime example of the coordination that can be accomplished by meeting on a regular basis to share information, opportunities, and solutions to problems for local responders. This group shows what can be accomplished through collaborative efforts and should be continued and encouraged.

Regional Collaboration

There should be a focus on the development of regional partnerships. By working with surrounding areas that have similar issues, solutions can be found to increase the marketability and desirability of the region as a whole. Through the promotion of the region – promotion of the county is inevitable. There are already examples of regional collaboration (joint development authority, RCDI participant etc.) however; additional opportunities for collaboration should be pursued.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Zoning

The county and cities all have zoning ordinances, but updates are needed in some cases to address current situations or development patterns. The smaller municipalities do not have dedicated code enforcement officers that focus solely on the enforcement of their ordinances and therefore some zoning violations are not addressed. The lack of code enforcement needs to be addressed in these communities possibly through partnerships or agreements with neighboring communities.



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Transportation Issues

Traffic Calming Measures for Cities

Speed on the highways coming into Worth County's cities is posted at 65mph and decreases as travelers enter city limits. While traffic patrolling efforts do a good job handling speeders coming into cities off the highways, alternative solutions should be explored to reduce in-town driving speeds.



Worth County is served by four-lane U.S. **Highway 82** and Georgia Highways **520**; Hwy **33** (connects Sylvester to Moultrie); Hwy **112** (connects Sylvester to Camilla); Hwy **133** (with several passing lanes) connects Warwick and Sylvester and commuters to Albany, Valdosta, and Moultrie; Hwy **256** (GA 256 in town is Martin Luther King, Jr. Drive and Southeast of town becomes Scooterville Highway); four-lane Hwy **300** (connects I-75 to Cordele) and Hwy **313** (connects Sylvester to Warwick).



COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Transportation Opportunities

Designating Highway 300 and 33 as a Scenic Byway

Highway 300 serves as a major traffic artery between the adjacent counties of Dougherty and Crisp. Highway 33 from Sylvester to Moultrie also serves as a major highway for Worth County. There are numerous scenic stretches that could make them good candidates as scenic byways under the Georgia Department of Transportation Scenic Byway Program. The designation of these highways as scenic byways will aid in signage control and in the preservation of their unique character.

Expand Public Transportation Options

Worth County is currently serviced by a Regional Transportation program that operates in 14 counties. The availability of getting a seat on one of the buses is sometimes limited. As public transportation needs increase over the coming years, these services may need to be expanded or additional transportation options offered along with this service.

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COMMUNITY ASSESSMENT

III. POTENTIAL ISSUES and OPPORTUNITIES (continued)

Create Communities Where Residents can Live, Work, Shop and Play

Participants in the Worth 2017 Community Vision Project expressed the desire for additional amenities to allow residents to live, work, shop and play in the community. Sidewalks and alternative modes of transportation should be required in new developments.



COMMUNITY ASSESSMENT

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS

There must be a clear understanding and analysis of current development patterns to effectively plan for the future of Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick. This section includes existing land use maps, identification of areas requiring special attention, and recommended character areas. This information helps to identify current development trends while planning for future growth issues including protection of natural and cultural resources and the provision of appropriate infrastructure for community facilities and services.

Existing Land Use Maps

Maps 1-3 detail the existing use of land in Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick. The existing land use maps include the following categories:

Agricultural/Forestry - Land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) agriculture, or commercial timber or pulpwood harvesting.

Residential – Predominate uses are single-family and multi-family dwelling units organized into general categories of net densities.

Commercial - Land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities, organized into general categories of intensities. This category also includes office and professional uses.

Parks/Recreation/Conservation – Land dedicated to active or passive recreational uses. These areas may be either publicly or privately-owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.



COMMUNITY ASSESSMENT

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (continued)

Public/Institutional – Land dedicated to certain state, federal or local government uses and institutional land uses.

Industrial - Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Transportation/Communication/Utilities – Land used for major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses.

Unused/Undeveloped – Land served by typical urban services (water, sewer, etc.) but not developed for a specific use or developed for a specific use that has since been abandoned.



COMMUNITY ASSESSMENT

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (continued)

Areas Requiring Special Attention

After evaluating the existing land use patterns and trends within Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick, the following areas were identified as requiring special attention:

- Areas of significant natural or cultural resources including **old growth forests, habitat for endangered and threatened species, wetlands, groundwater recharge areas, Flint River, Lake Blackshear and other bodies of water**, 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 such as **US Highway 82 and State Highway 300**;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation facilities such as **US Highway 82**;
- Areas of significant disinvestments, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole such as the **designated neighborhood revitalization areas in Poulan, Sylvester, and Warwick**;
- Areas of historic value, communities designated by local names such as **Doles, Gordy, Shingler, Bridgeboro, Isabella, Tempy, Anderson City, Oakfield, Egypt and Scooterville**;



COMMUNITY ASSESSMENT

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (continued)

- Areas near **Lake Blackshear**. This may provide opportunities for the development of a nature-based tourism character area, where strategies could be developed for preservation of the natural beauty of the area while accommodating recreational uses.

These areas requiring special attention will be incorporated into the Character Areas for future planning purposes.



COMMUNITY ASSESSMENT

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (continued)

Recommended Character Areas

A character area is defined as a specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each character area is a planning sub-area where more detailed, small-area planning and implementation of certain policies, investments, and/or incentives may be applied in order to preserve, improve, or otherwise influence its future development patterns and ensure consistency with our community's vision.

On the following pages is a list of **potential** character areas. This list will be modified, added to, or subtracted from during the *Community Agenda* development process based on steering committee and stakeholder perspectives about current and future development patterns.

Maps 4-6 reflect the recommended boundaries of these potential character areas and also the areas requiring special attention identified in the previous section. *This map is still in draft form and will be finalized during the Community Agenda development process.*



COMMUNITY ASSESSMENT

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (continued)

General Areas:

- **Conservation/Green space** – Undeveloped natural lands and environmentally-sensitive areas not suitable for development, e.g., floodplains, wetlands, watersheds, wildlife management areas and other environmentally-sensitive areas
- **Agriculture/Rural areas:** Primarily open or cultivated pastures, farmlands, or woodlands including plantations
- **Agricultural Transition areas:** Agricultural areas likely to evolve into mixed use with: commercial and light industrial properties; suburban area developing and rural residential.

Residential Areas:

- **Rural Residential** – Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development
- **Traditional Neighborhood** – Residential area in older part of the community typically developed prior to WWII. Neighborhood-scale businesses scattered throughout the area
- **Traditional Established Neighborhood** – Neighborhoods with relatively well-maintained housing possessing a distinct identity through architectural style, lot and street design, and has higher rates of home ownership



COMMUNITY ASSESSMENT

IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (continued)

- **Traditional Declining Neighborhood** – Area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of home ownership and neglect of property maintenance. Revitalization may be appropriate for this area
- **Suburban Area** (Developing, Mixed Use, Built Out) Area where pressures for typical types of suburban residential subdivision development are greatest or where this development has already occurred. Should be master planned with mixed uses to blend residential with commercial and recreational use and promote alternative modes of transportation.

Activity Areas:

- **Downtown** – Traditional central business district and immediately surrounding commercial, industrial or mixed-use areas
- **Historic** – Historic district or area containing features, landmarks, civic or cultural uses of historic interest
- **Light Industrial** – Area used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances.
- **Special Area of Interest** – Special characteristics not likely to be replicated elsewhere in the community



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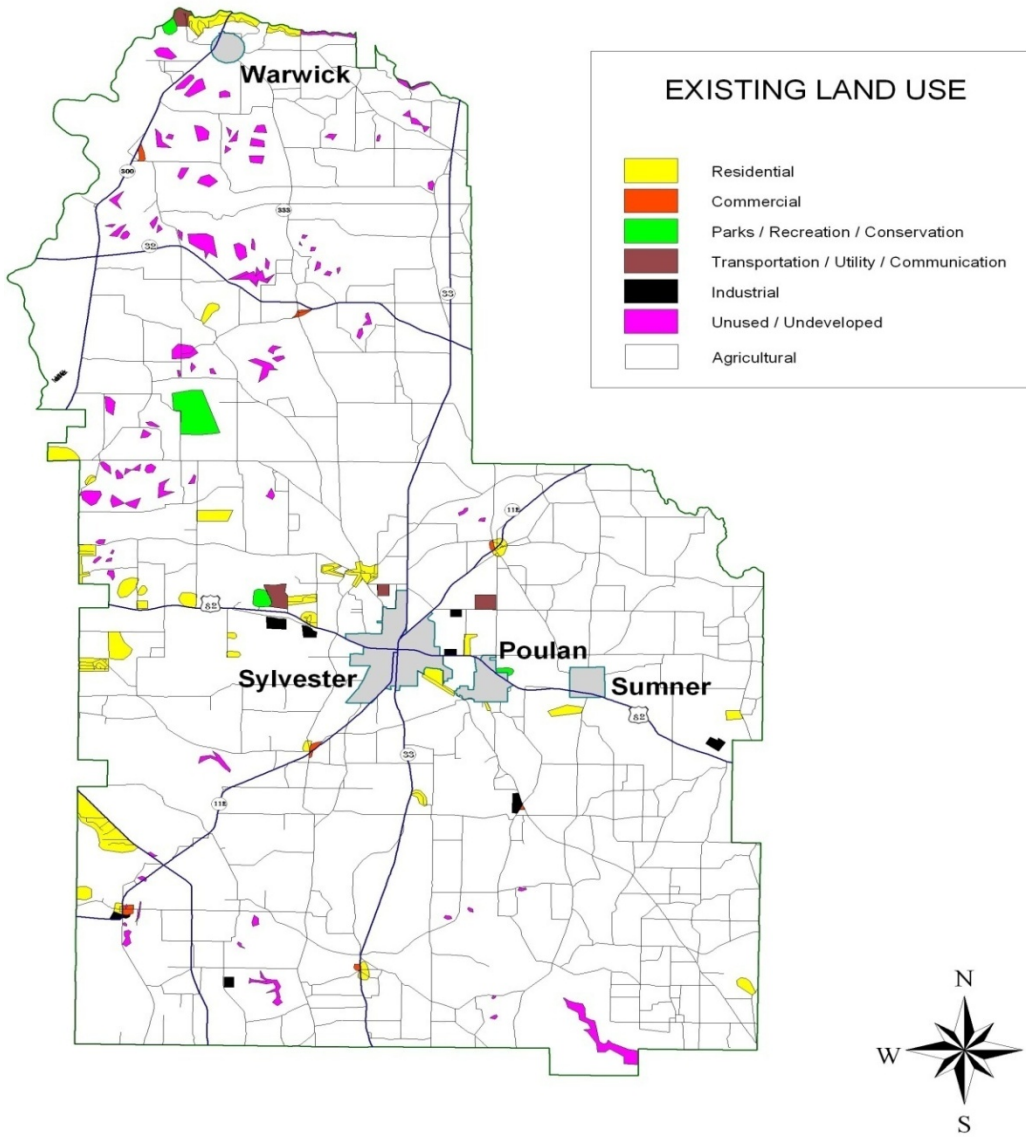
IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (continued)

Corridors:

- **In-Town** – Developed or undeveloped land paralleling the route of a street or highway in town that is already or likely to experience uncontrolled strip development if growth is not properly managed
- **Gateway** – Developed or undeveloped land paralleling the route of a major thoroughfare, near the edge of the community, that serves as an important entrance or means of access to the community
- **Scenic** – Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features and scenic or pastoral views
- **Major Highway** – Developed or undeveloped land on both sides of designated high volume transportation route, such as arterial roads and highways



COMMUNITY ASSESSMENT



SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	EXISTING LAND USE	WORTH COUNTY
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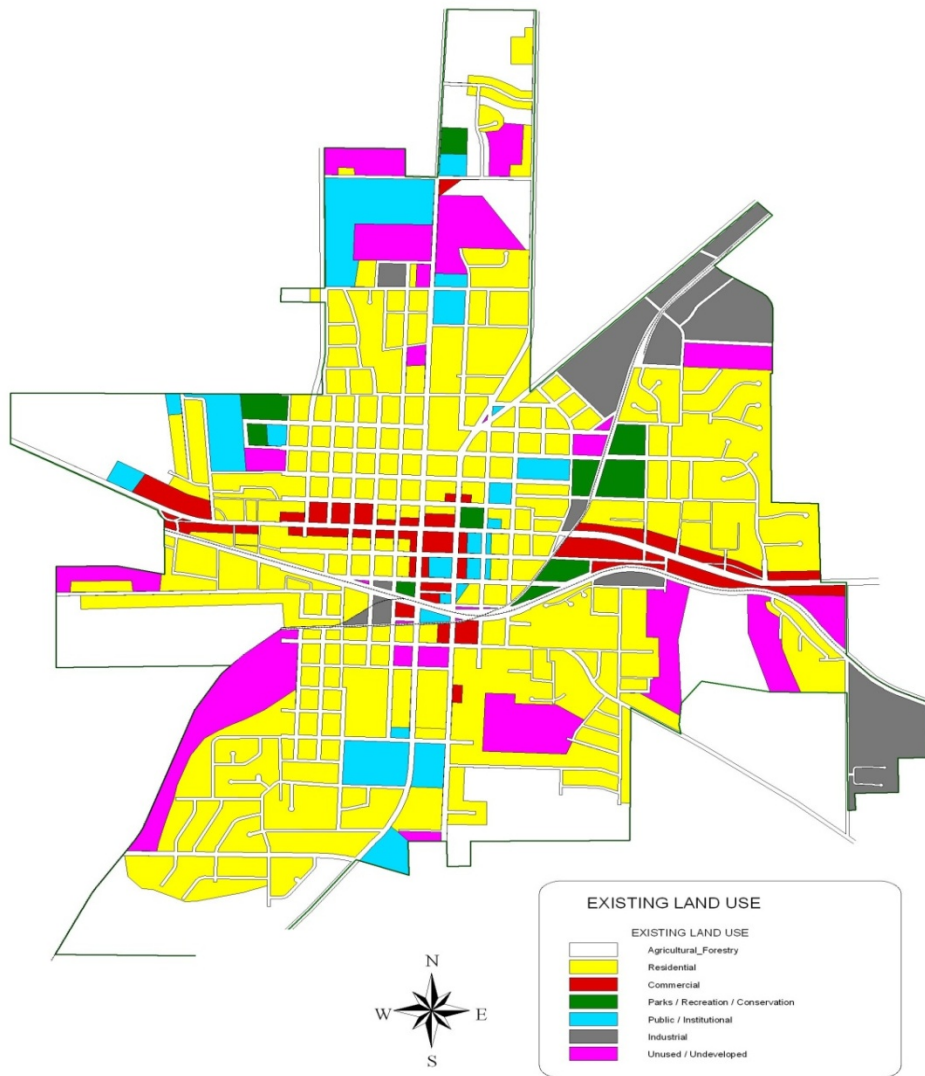


SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	EXISTING LAND USE	TOWN OF SUMNER
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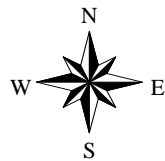
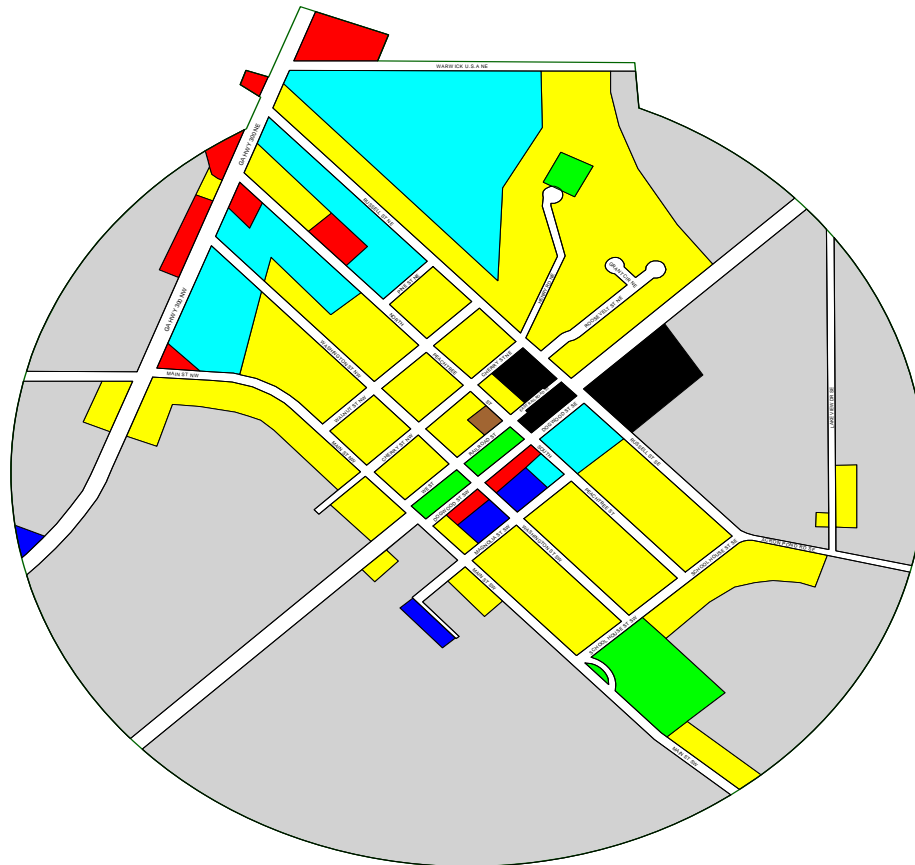


SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	EXISTING LAND USE	CITY OF SYLVESTER
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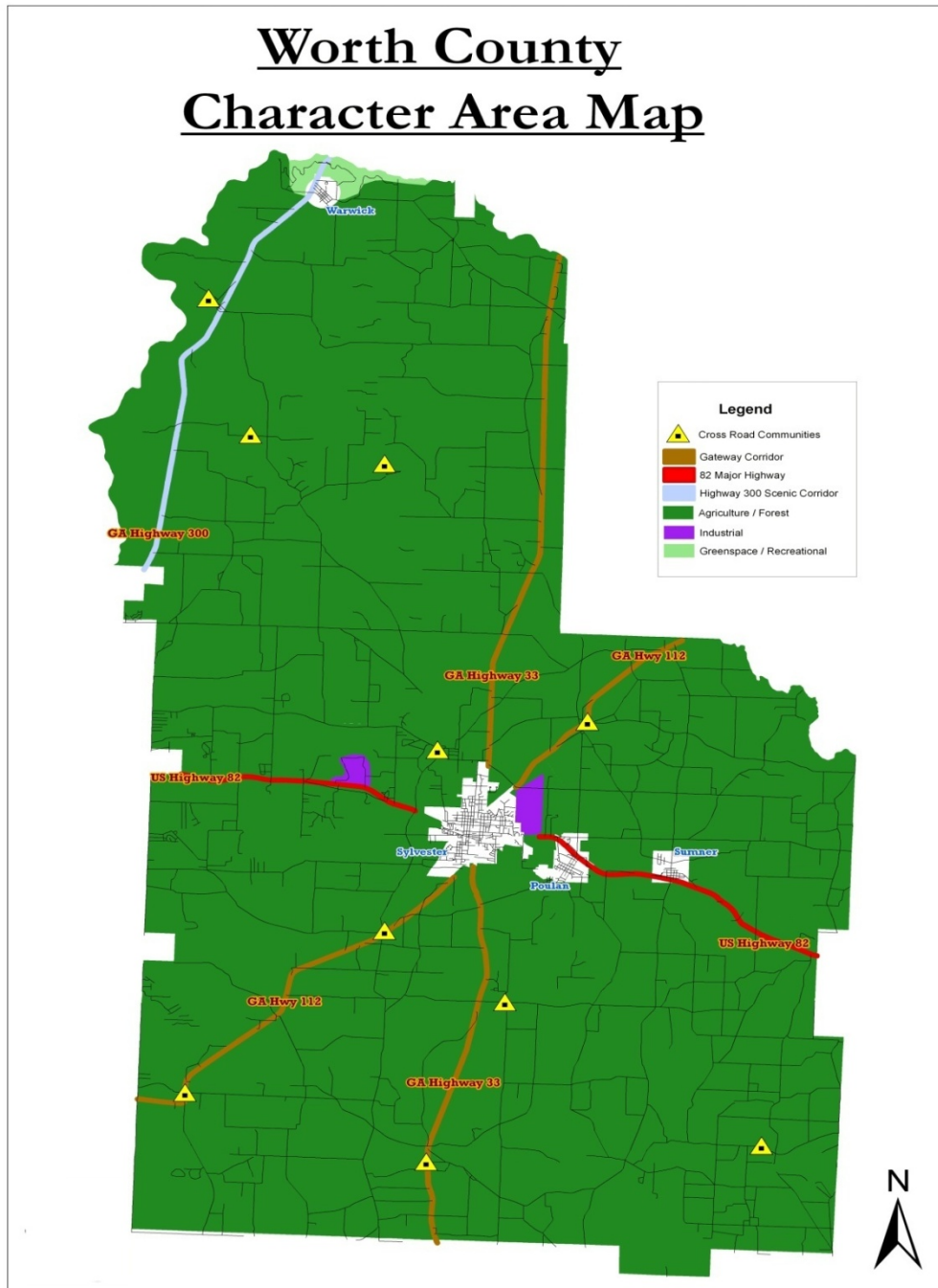


EXISTING LAND USE	
■	Residential
■	Commercial
■	Parks / Recreation / Conservation
■	Public / Institutional
■	Industrial
■	Transportation / Utility / Communication
■	Agricultural / Forestry
■	Unused / Undeveloped

SOUTHWEST GEORGIA REGIONAL DEVELOPMENT CENTER	EXISTING LAND USE	CITY OF WARWICK
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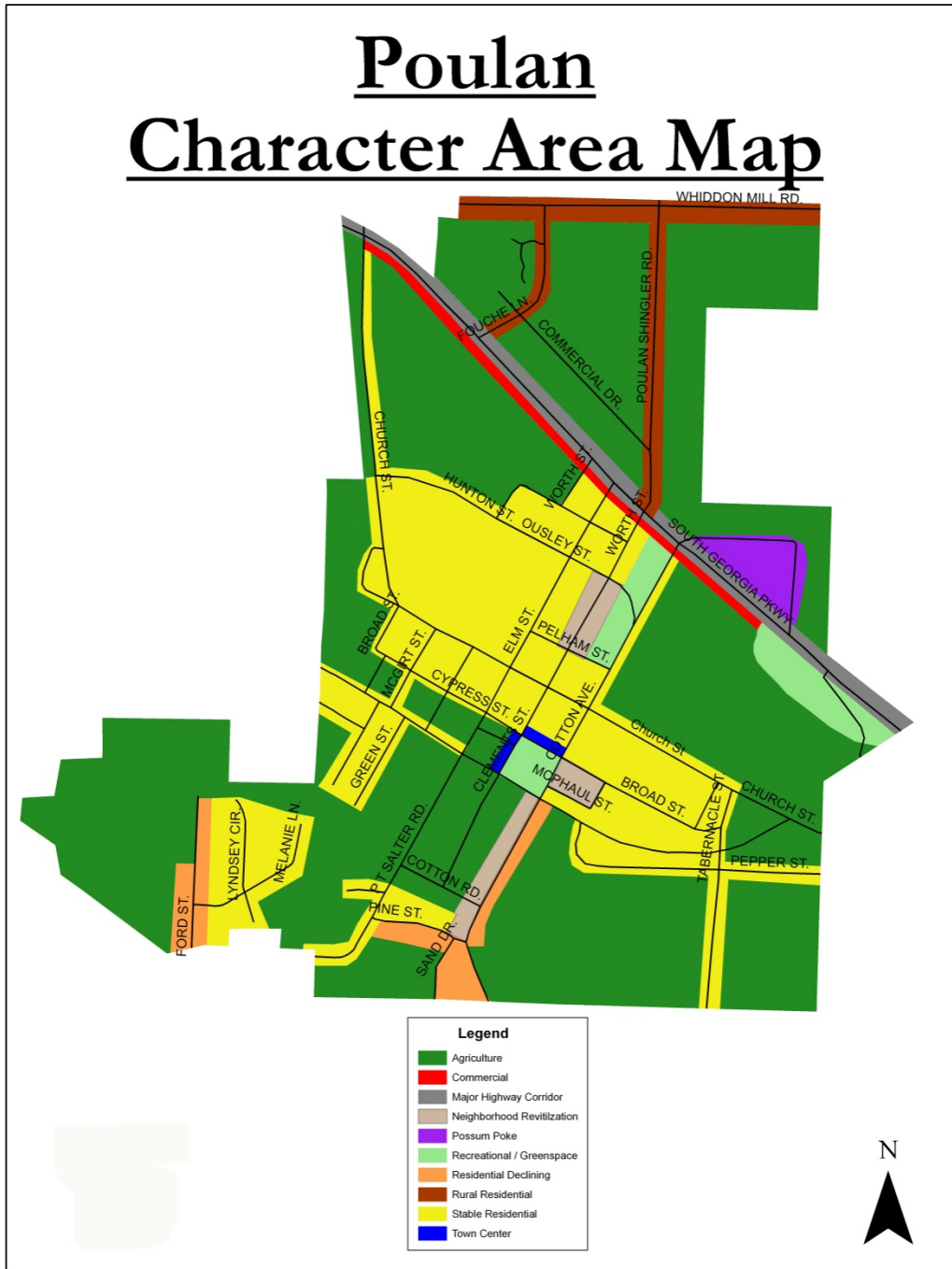
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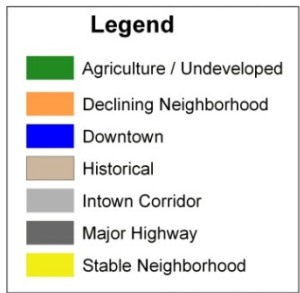




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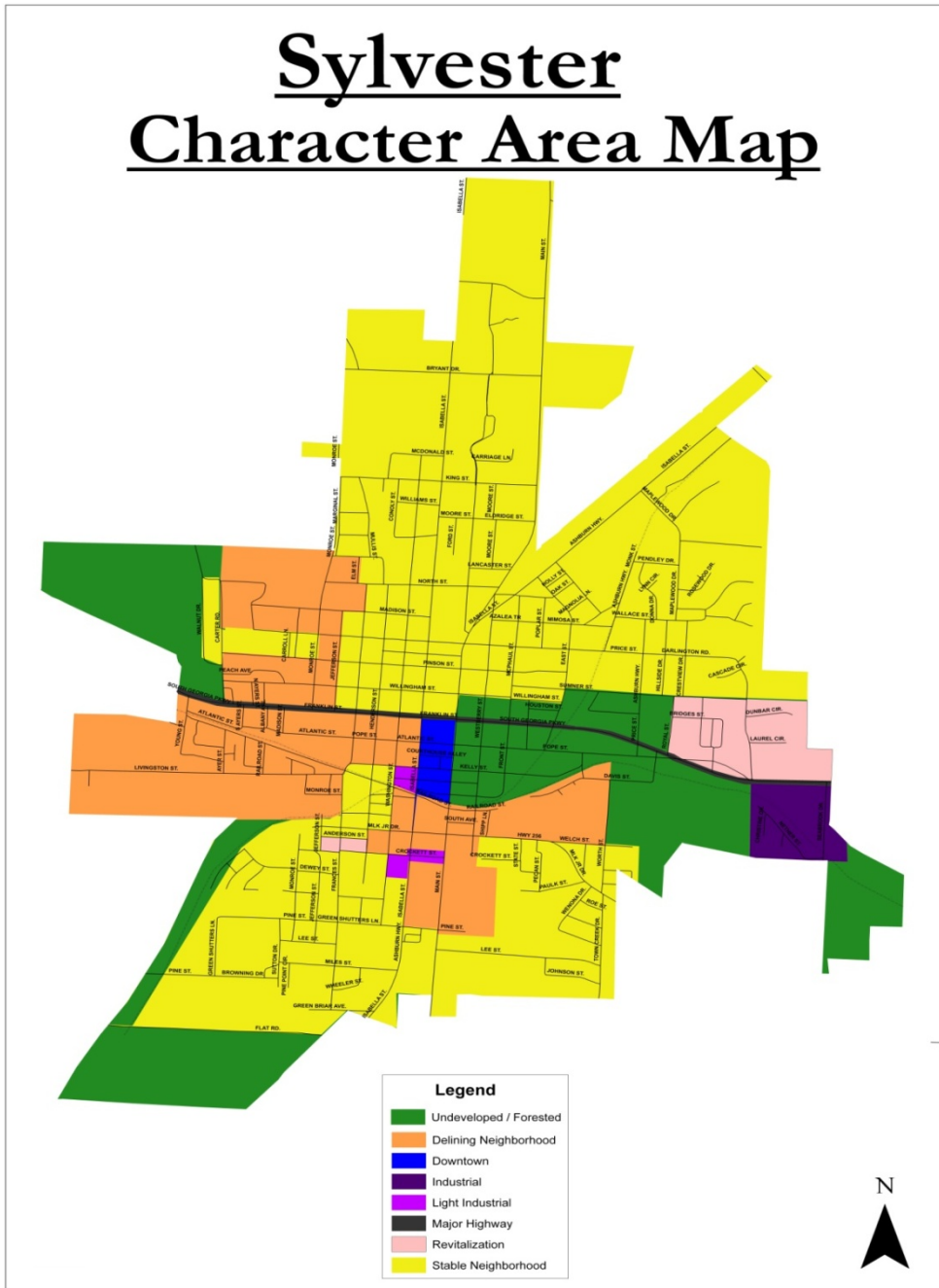


Sumner Character Area Map



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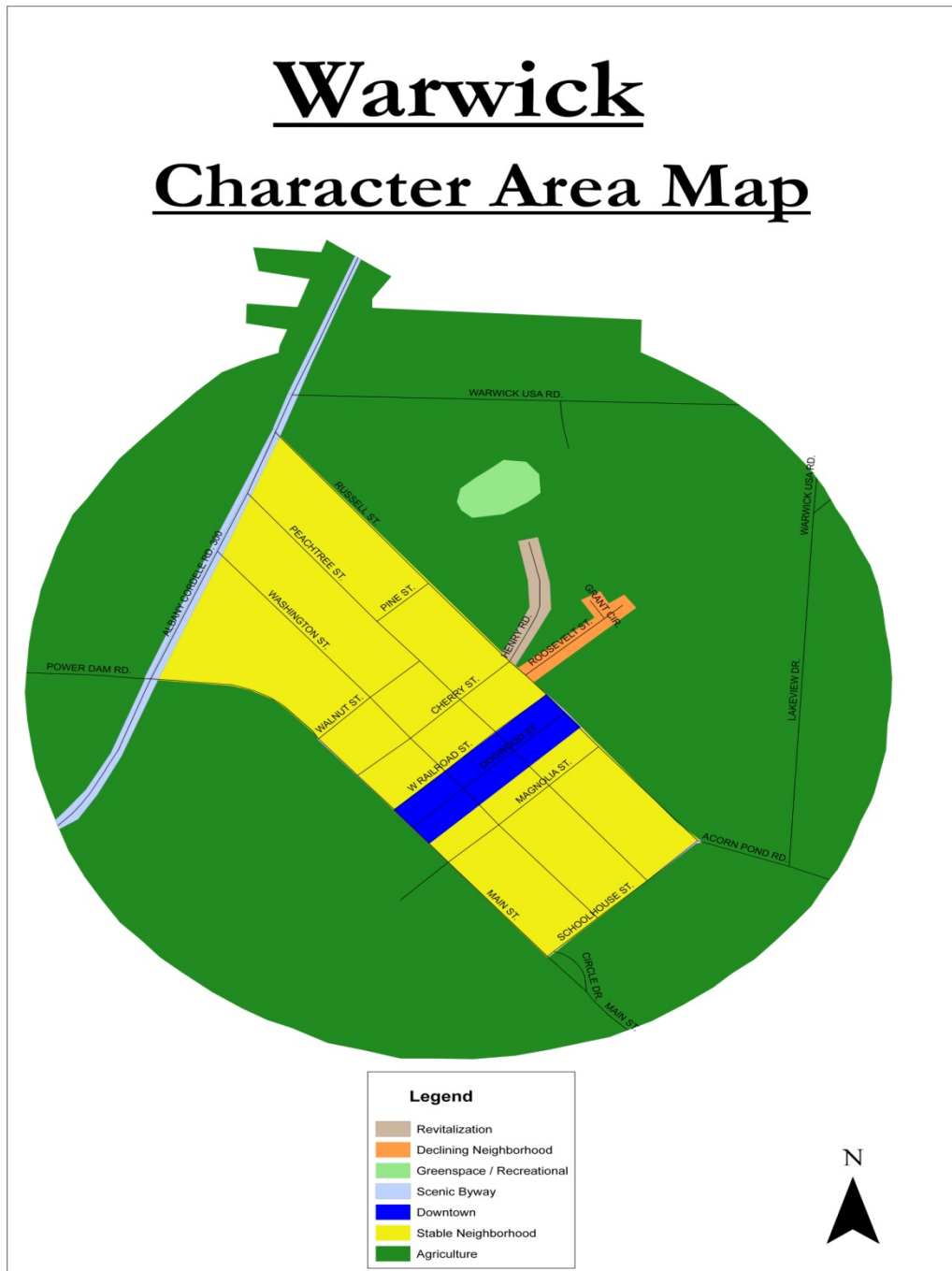




Worth County and the Cities of
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Warwick Character Area Map



Worth County and the Cities of
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COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

The Department of Community Affairs adopted the Quality Community Objectives (QCOs) as statements describing development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential.

The Quality Community Objectives Local Assessment will be used to evaluate the progress of Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick in developing their Comprehensive Plan to provide sustainable and livable communities.

The Quality Community Objectives are divided into four elements of community development:

- Development Patterns
- Resource Conservation
- Social and Economic Development
- Governmental Relations

SWGA RDC, Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick staff have evaluated current policies, activities, and development patterns for consistency with these Quality Community objectives using the Assessment tool provided by DCA. Results of this Assessment will be added to the list of Potential Issues and Opportunities outlined in Section III.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Development Patterns

Traditional Neighborhood Objective

Traditional neighborhood development patterns should be encouraged, including use of human-scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Zoning Ordinances:

Assessment:

- The County and Cities have their own unique zoning code, which for the most part, separate commercial, residential and retail uses.
- The community does not have ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.

Recommendation:

Review each community’s zoning ordinance to increase the quality and creativity of new development compatible with the traditional features of the community, while protecting natural and cultural resources and encouraging in-fill development.

Tree and Landscape Ordinances:

Assessment:

- The communities do not have ordinances in place to require new development to plant shade-bearing trees or to protect existing trees.
- The communities do not have an organized tree-planting campaign for public areas.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

- Public areas like parks, commercial and retail districts are maintained ensuring a safe, clean environment. Sidewalks and vegetation are maintained so that walking is a viable option for some people.

Recommendation:

Establish landscaping requirement for new development to include only “native, non-invasive” plants to protect prime forest and agricultural land. Improve preservation efforts of native old growth trees unique to area such as the Live Oak (*Quercus, Virginiana*) and Long Leaf Pine (*Pinus Palustris*). Apply Georgia Forestry standards to measure tree caliper. Establish size requirements for protection of existing trees in new development. Establish ordinances to require new development to plant shade-bearing trees appropriate to the climate.

Bike and Pedestrian Accessibility:

Assessment:

- There are few areas throughout the communities where errands can be made on foot, with the exception of the downtown areas of Poulan, Sumner, Sylvester and Warwick.
- Schools are centrally located in Sylvester, and the majority of students require transportation, either by bus or automobile. Some of the children can and do walk or bike to school safely. Schools are located in or near neighborhoods in Sylvester only.

Recommendation:

Encourage mixed-use new development with sidewalks to provide opportunities for walking. Community leaders and schools across the U.S. are using Safe Routes to School programs to encourage and enable more children to safely walk and bike to school. This program also provides funding those communities can utilize.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Infill Development Objective

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

Assessment:

- Minimal Brownfield or Grayfield sites exist within the community. Sylvester is developing an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.
- The communities do not allow nodal development or small lot development.

Recommendation:

Continue residential development in areas with existing infrastructure to minimize the conversion of undeveloped land, especially prime agricultural/forestry land.

Sense of Place Objective

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Assessment:

- If someone dropped from the sky into Worth County, he or she may not know immediately where he or she was, based on distinct characteristics. Sylvester is known as the Peanut Capitol of the World, Poulan highlights the



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Possum Poke Festival, Sumner celebrates with their Egg Festival and Warwick is known for their Grits Festival.

- For the most part, the community has not delineated areas important to local history and heritage with the exception of properties listed in the National Historic Register of Historic Places as described in the Resource Conservation section.
- Ordinances exist to regulate the aesthetics of development in highly visible areas.
- Ordinances exist to regulate the size and type of signage in the communities.
- The communities do not offer a guidebook that illustrates the type of new development desired.
- The community has a plan to protect designated farmland.

Recommendation:

The communities should determine what “sense of place” they would like to portray and determine how to achieve that feeling and environment. Development should reflect the “sense of place” distinctive qualities the community wants to exhibit. The community has an opportunity to expound on existing character as Peanut Capital of the World and the local festivals. Determine other areas important to local history and heritage and take steps to protect these areas. Currently, the county has designation of seven properties/places on the National Register of Historic Places. Continue to preserve the rural character of the community and promote the protection of designated farmland.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Transportation Alternatives Objective

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.

Assessment:

- Public transportation is available to citizens in county with 24 hour advance request.
- New development is not required to connect with existing development through a street network.
- None of the communities has good network of sidewalks to allow people to walk to destinations. Sidewalks exist in downtown Sylvester and people are able to walk through the downtown areas of Poulan, Sumner and Warwick.
- Sidewalks are not required in new developments and there is no requirement to connect to existing sidewalks wherever possible.
- A plan for bicycle routes does not exist for the community.
- Commercial and retail development share parking areas wherever possible.

Recommendations:

Encourage mixed use development providing retail stores and facilities within easy walking distance. Encourage sidewalk installation and connectivity in new development. The Transportation Enhancement Grant could assist with this effort.

Regional Identity Objective

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

Assessment:

- The community is characteristic of the region in terms of architectural styles and heritage.
- The community is connected to the region through businesses that process local agricultural products.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

- The community does not encourage businesses that draw on local heritage.
- The community promotes tourism opportunities based on the unique characteristics of the region-e.g. hunting, fishing and other outdoor recreation.

Recommendations:

Promote businesses that process agricultural products and identify potential “spin-off” businesses. Increase promotion of eco-tourism for hunting, fishing, wildlife viewing, hiking and other activities highlighting the abundant natural resources of the community. Attract hospitality businesses like hotels, motels, and restaurants to accommodate tourists.

Resource Conservation

Heritage Preservation Objective

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

Assessment:

- Worth County has seven listings on the National Register of Historic Places including: Possum Poke, Poulan Library, Sumner High School, Sylvester Commercial District founded by E Kelley, N Main, E Front and N Isabella Streets and the junction of Main and Liberty Streets, US Post Office in Sylvester, Worth County Courthouse and the Worth County Local Building at 118 N Isabella Street.
- No formal historic preservation committee exists although there are several local residents knowledgeable and interested in the heritage and history of the community.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

- Consideration is being given to establishing guidelines and ordinances for new development to complement local history and architecture.

Recommendation:

Promote historic properties/places listed in the National Register of Historic Places. Listing in the National Register provides: recognition of a community's unique heritage; eligibility for federal and state tax benefits, such as federal and state tax credits and preferential property tax assessments; eligibility for federal and state grant assistance; and technical assistance from the Georgia Department of Natural Resources-Historic Preservation Division. Adopt a local historic preservation ordinance to designate a certain area as a local historic district and establish a historic preservation commission. In turn, the ordinance would provide design guidelines for new construction and protect properties against inappropriate alterations.

Open Space Preservation Objective

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Assessment:

- The community has a green space plan, actively preserving green space through direct purchase and encouraging set-asides in new development.
- The community has a local land conservation program and works with state or national land conservation programs to preserve environmentally-important areas.
- The community follows Department of Natural Resources guidelines restricting growth and encouraging conservation/green space in environmentally-sensitive areas.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Recommendations:

Continue to establish a strong conservation/green space program for the county, pursue possible partnership with state or national land conservation programs like United States Department of Agriculture-Natural Resources Conservation Service (NRCS), Georgia Forestry Commission and others.

Environmental Protection Objective

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, natural terrain, drainage, and vegetation of an area should be preserved.

Assessment:

- The community does not currently have a comprehensive natural resources inventory; however, the necessary “Part V” environmental ordinances have been adopted and are enforced. No ordinances exist for tree preservation or tree-replanting for new development.”
- The “Blue Book” Volumes 1 and 2 of the Georgia Stormwater Management Manual guidelines have been adopted for all new development.
- The community has land use measures to protect the natural resources in the community. Proposed new development is reviewed by NRCS for protection of natural resources and environmentally sensitive areas.

Recommendations:

Complete a natural resources inventory to identify the defining natural resources in the community to steer development away from environmentally-sensitive areas. Review Georgia’s Best Management Practices for Forestry in regards to Stream Management Zone guidelines and possibly provide stricter requirements for “buffer zones.” Collaborate with NRCS on environmental issues beyond Erosion and Sedimentation reviews. Establish tree



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

preservation and tree-replanting ordinances including Georgia Forestry recommendations for caliper size, standard measurement, size, type of trees and perpetual maintenance.

Social and Economic Development

Growth Preparedness Objective

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might 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 respond to growth opportunities and managing new growth when it occurs.

Assessment:

- Population projections are available; however, the information is not always used in making infrastructure decisions.
- Local governments, the school board, and other decision-making entities work independently without collaboration and communication. Supporting data vary according to entity and may or may not be used in making decisions.
- Development regulations and zoning ordinances should be reviewed.
- Community has not designated specific areas where they would like to see growth based on a natural resources inventory.
- Community has guidelines for new development.
- The community has a citizen-education campaign to allow all interested parties to learn about development processes.
- The community utilizes newspaper advertisements, postings of property rezonings, county websites, and public hearings to keep the public informed about land use issues, zoning decisions, and proposed new development.
- Public awareness and participation is an integral part of the community's



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comprehensive plan process.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Recommendations:

Local governments, authorities and boards should utilize common data, such as population projections, to make future decisions and ensure consistency with planning. Regular communication between entities should be encouraged for consistent and effective planning.

Appropriate Businesses Objective

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, 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-skill job opportunities.

Assessment:

- The Chamber of Commerce/Development Authority considers the community's strengths, assets and weaknesses, and has created a business development strategy based on them but not adopted by local governments.
- The Chamber of Commerce/Development Authority has evaluated the types of businesses already in the community, and has a plan to recruit compatible businesses.
- The Chamber of Commerce/Development Authority has goals to recruit firms that provide or create sustainable products.
- As a whole, the community has a diverse jobs base, so that one employer leaving would not cripple the economy; however, the economy would be greatly shaken. For example, the community has approximately 4,000 total jobs with one employer, ConAgra providing 130 jobs. If ConAgra chose to leave, the ripple effect would have a considerable detrimental effect on the economy.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Recommendations:

Continue recruitment and retention efforts of both commercial and industrial development. Work with area employers to determine necessary workforce skills and provide education and training through school system and post-secondary institutions like Moultrie Technical College, Darton College, Abraham Baldwin Agricultural College and others.

Employment Options Objective

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Assessment:

- Worth County received designation as an “Entrepreneur Friendly Community” during the summer of 2007.
- The community has limited job opportunities with 62% of the residents working outside the county, predominantly in adjoining Dougherty County.
- A limited number of jobs for both skilled and unskilled labor exist in the community.
- The community participates in the Southwest Georgia Regional Certified Literate Community Program (CLCP) to improve literacy levels of children, families and workers.

Recommendations:

Utilize designation and opportunities of “Entrepreneur Friendly Community” to recruit commercial business entrepreneurs into the community providing jobs. Sustain the quality of life in the community highlighting the “Schools of Excellence,” rural character and other assets to attract and keep educated, trained, skilled workers in Southwest Georgia. Educate the community on the connection of essential workforce development and economic development. Continue to work with CLCP to increase literacy levels and workforce skills of community by encouraging high school graduation, GED attainment, continuing post-



COMMUNITY ASSESSMENT

secondary education and learning essential workforce skills.

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Housing Choices Objective

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 choices to meet market needs.

Based on the 2000 Census, Single Family Housing (site built) is the most popular type of housing in Worth County. Manufactured housing is the second most popular. Single Family homes are what most families in Worth County are seeking, but more rental housing opportunities are needed. The county and cities have lost housing due to efforts to address the substandard housing issues in some communities and weather related flooding. Worth County's housing demand is tied to Albany's economy. Over 42% of the county residents commute to work in Albany. Because of higher pay in Albany, they can afford to spend more for housing compared with the average local worker. The County's rental apartment market is very limited, with fewer than 100 commercially developed apartment units. The Sylvester Housing Authority owns and operates all the public housing units and has waiting lists for families and other elderly applicants.

Assessment:

- The Cities of Poulan, Warwick and Sumner and Worth County allow for accessory units like garage apartments units for the aging population.
- All the communities in Worth County have zoning ordinances and land use regulations that allow manufactured housing in all residential districts where site built housing is permitted. Many of the older homes were built on smaller lots with zero lot lines.



COMMUNITY ASSESSMENT

- Based on interviews, most residents believe that people living in their communities can afford to live there. However, the comparison of housing affordability to the income of most wage earners indicates that most residents *cannot* afford to live in the community.
- Residential development seems to follow the pattern of the original town, but is not keeping up with the needs of the residents. Most of the communities have vacant developable land for housing, although stakeholders who participated in the Worth County 2017 Community Vision Project cited a lack of developable land in Worth County.
- Most communities feel that more affordable housing is needed, especially rental. Although there are nonprofits and faith based organizations that build affordable housing, there are only a few Community Development Corporations involved in this type of housing development for lower-income households.
- Most of the communities in Worth County do not allow housing units to be built on lots of less than 5,000 square feet. There are only a few organizations that provide special needs housing. Worth County's older population is growing. The number of smaller households is increasing, reflecting empty nest households and retirees. The number of elderly renters, many of them low income, is increasing. This may also increase the need for specialized housing for the elderly and disabled. Housing of this type is currently under construction in Sylvester to help address this need.

Recommendations

Accessory units provide affordable housing to smaller households and allow two separate households to exist on the same property. They also allow better use of land and infrastructure and can be a source of income for the homeowners. Zoning ordinances should also be reviewed for setback requirements and other regulations that unreasonably impact the cost of housing. On street parking should be encouraged to provide a buffer between residents and traffic. In order to support the traditional neighborhood concept, zoning ordinances should not have a minimum set back requirement.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

The goal is to integrate residential activity and street activity and allow the opportunity for passers-by to greet neighbors on their front porches. When a conventional stick built home would not be affordable, quality modular home units will help preserve the homeowner's long term investment. Since manufactured housing is a popular choice of Worth County residents, some consideration should be given to how these properties are taxed (as either real or personal property). This alone could change how manufactured housing is valued. When properly sited and maintained, manufactured housing will appreciate at the same rate as other homes in similar neighborhoods.

To encourage development in older lower income traditional neighborhoods, zoning ordinances may require variances in communities that have smaller lots. This is a recurring problem when communities are undergoing rehabilitation and revitalization efforts. All communities should review zoning ordinances and subdivision regulations to remove all barriers to affordable housing.

Since the population is growing older, ordinances will need to be reviewed so that citizens can grow in place. When expanding low income and market rent housing, there needs to be extensive cooperation and collaboration with a number of partners such as private developers, contractors, local banks, local Georgia Initiative for Community Housing (GICH), Sylvester Housing Authority, Georgia Department of Community Affairs, USDA and city and county leaders. Opportunities for local governments to help with community housing needs will also help build the property tax base and promote workforce housing for economic development.

Educational Opportunities Objective

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.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Assessment:

- The Worth County School System offers Vocational and College Preparatory tracks for high school students offering workforce development with “hands-on” classes. Dual enrollment is offered in conjunction with Darton College and Moultrie Technical College.
- Moultrie Technical College offers adult education classes for GED preparation, improvement of literacy skills, some functions of a workforce development center, providing technology for online classes, resume preparation and other tools for entrance into the workforce.
- Although Worth County has a wonderful K-12 education system with “Schools of Excellence” recognition, most young people leave the area for post-secondary education and in search of employment opportunities.
- Community participates in the Southwest Georgia Certified Literate Community Program (CLCP), partnership to improve literacy levels of children, families and workers.

Recommendations:

There should be greater collaboration between educational institutions, workforce training programs, and economic development programs to assist in attracting and keeping an educated, skilled workforce. The communities should increase support for the Southwest Georgia CLCP and their objectives to increase high school graduation, GED attainment, continuation of education including post-secondary, and workforce skills.

Governmental Relations

Regional Solutions Objective

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.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Assessment:

- The community participates in regional economic development organizations including the Tift/Turner/Worth/Cook Joint Development Authority. Worth County is considering an invitation to participate with the Joint Development Authority of Dougherty/Terrell/Baker/Lee. This Authority is seeking a Federal Empowerment Designation which would provide economic capability to create and sustain jobs.
- The community participates in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.
- The community does not 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.
- The community should act regionally, especially on issues like land use, transportation and housing, understanding that these extend beyond local government borders.

Recommendations:

Improve communication and cooperation between the local governments for greater efficiency and cost effectiveness. Governments should utilize the same data for decision making, example-population projections. Increasing the number of joint community facilities and services may increase service delivery efficiency and be more cost effective. Join the Dougherty/Terrell/Baker/Lee Joint Development Authority.

Regional Cooperation Objective

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources or development of a transportation network.



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

Assessment:

- Worth County and the Cities of Poulan, Sumner, Sylvester and Warwick are preparing a Joint Comprehensive Plan with technical assistance from Southwest Georgia Regional Development Center to coincide with the Regional Plan.
- The Service Delivery Strategy will be updated during the Community Agenda planning process. Most community facilities and services are provided through the county; Cities of Poulan, Sumner, Sylvester and Warwick have separate water and sewer utilities. Sylvester has separate fire and police services and provides natural gas and electricity to residents.

Recommendations:

Increase collaborative efforts between cities and county with improved communication, especially on common issues like water and sewer, land use, housing, economic development and transportation.

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:

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

Worth County and the Cities of
Poulan, Sumner, Sylvester and Warwick



COMMUNITY ASSESSMENT

V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (continued)

A 20-year planning time frame was used when evaluating these data and information. Many sources of information were used to collect data including US Census information, interviews with county and city representatives and review of past trends.

When evaluating this data and information, the focus was on:

- Whether it verifies potential issues or opportunities identified above
- Whether it uncovers new issues or opportunities not previously identified
- Whether it indicates significant local trends that need to be brought to the attention of decision-makers
- Whether it suggests 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, only evaluations, data, or maps necessary to substantiate or illustrate potential issues or opportunities, to document significant trends affecting the community, or to support character area delineation will be included.



TECHNICAL APPENDIX

POPULATION

**Population Change based on 1% change each year*

Worth County: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Population	18,064	18,905	19,745	20,856	21,967	22,943	23,919	24,894	25,870	3+,846	27,822

Poulan: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Population	818	890	962	954	946	978	1,010	1,042	1,074	1,106	1,138

Sumner: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Population	213	211	209	259	309	333	357	381	405	429	453

Sylvester: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Population	5,860	5,781	5,702	5,846	5,990	6,023	6,055	6,088	6,120	6,153	6,185

Warwick: Population											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Population	488	495	501	466	430	416	401	387	372	358	343

Worth County and the Cities of
Poulan, Sumner, Sylvester and Warwick



TECHNICAL APPENDIX

POPULATION

AGE DISTRIBUTION

Worth County: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	1,414	1,516	1,617	1,573	1,529	1,558	1,587	1,615	1,644	1,673	1,702
5 – 13 Years Old	3,019	3,172	3,325	3,457	3,589	3,732	3,874	4,017	4,159	4,302	4,444
14 – 17 Years Old	1,573	1,311	1,048	1,107	1,166	1,064	963	861	759	657	556
18 – 20 Years Old	988	969	950	915	880	853	826	799	772	745	718
21 – 24 Years Old	1,108	1,068	1,028	959	890	836	781	727	672	618	563
25 – 34 Years Old	2,702	2,863	3,024	2,856	2,688	2,685	2,681	2,678	2,674	2,671	2,667
35 – 44 Years Old	2,010	2,411	2,811	3,080	3,349	3,684	4,019	4,353	4,688	5,023	5,358
45 – 54 Years Old	1,660	1,874	2,087	2,581	3,075	3,429	3,783	4,136	4,490	4,844	5,198
55 – 64 Years Old	1,593	1,577	1,561	1,867	2,172	2,317	2,462	2,606	2,751	2,896	3,041
65 and over	1,997	2,146	2,294	2,462	2,629	2,787	2,945	3,103	3,261	3,419	3,577

Poulan: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	63	70	76	68	59	58	57	56	55	54	53
5 – 13 Years Old	144	159	174	157	140	139	138	137	136	135	134
14 – 17 Years Old	54	52	49	51	52	52	51	51	50	50	49
18 – 20 Years Old	46	47	47	48	48	49	49	50	50	51	51
21 – 24 Years Old	52	50	48	43	37	33	30	26	22	18	15
25 – 34 Years Old	122	136	150	129	107	103	100	96	92	88	85
35 – 44 Years Old	76	105	134	146	158	179	199	220	240	261	281
45 – 54 Years Old	71	75	78	107	135	151	167	183	199	215	231
55 – 64 Years Old	85	81	77	88	98	101	105	108	111	114	118
65 and over	105	117	129	121	112	114	116	117	119	121	123

Worth County and the Cities of
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TECHNICAL APPENDIX

POPULATION

Sumner: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	13	19	25	23	21	23	25	27	29	31	33
5 – 13 Years Old	43	39	34	37	40	39	39	38	37	36	36
14 – 17 Years Old	19	15	11	13	15	14	13	12	11	10	9
18 – 20 Years Old	8	7	6	15	23	27	31	34	38	42	46
21 – 24 Years Old	9	14	19	17	15	17	18	20	21	23	24
25 – 34 Years Old	29	32	34	38	41	44	47	50	53	56	59
35 – 44 Years Old	20	20	20	28	35	39	43	46	50	54	58
45 – 54 Years Old	25	21	16	36	55	63	70	78	85	93	100
55 – 64 Years Old	15	19	23	20	16	16	17	17	17	17	18
65 and over	32	27	21	35	48	52	56	60	64	68	72

Sylvester: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	491	507	522	502	481	479	476	474	471	469	466
5 – 13 Years Old	973	992	1,011	1,040	1,069	1,093	1,117	1,141	1,165	1,189	1,213
14 – 17 Years Old	506	398	289	312	334	291	248	205	162	119	76
18 – 20 Years Old	339	313	286	275	263	244	225	206	187	168	149
21 – 24 Years Old	356	338	320	299	278	259	239	220	200	181	161
25 – 34 Years Old	864	826	788	785	782	762	741	721	700	680	659
35 – 44 Years Old	582	663	744	762	780	830	879	929	978	1,028	1,077
45 – 54 Years Old	507	518	528	601	673	715	756	798	839	881	922
55 – 64 Years Old	512	475	437	458	478	470	461	453	444	436	427
65 and over	730	754	777	815	852	883	913	944	974	1,005	1,035

Worth County and the Cities of
Poulan, Sumner, Sylvester and Warwick



TECHNICAL APPENDIX

POPULATION

Warwick city: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	31	38	45	42	38	40	42	43	45	47	49
5 – 13 Years Old	82	80	77	77	76	75	73	72	70	69	67
14 – 17 Years Old	50	44	38	29	19	11	4	0	0	0	0
18 – 20 Years Old	31	32	32	27	21	19	16	14	11	9	6
21 – 24 Years Old	19	22	24	22	20	20	21	21	21	21	22
25 – 34 Years Old	53	56	59	51	42	39	37	34	31	28	26
35 – 44 Years Old	45	54	62	54	45	45	45	45	45	45	45
45 – 54 Years Old	51	52	52	59	65	69	72	76	79	83	86
55 – 64 Years Old	41	41	40	40	39	39	38	38	37	37	36
65 and over	85	79	72	69	65	60	55	50	45	40	35

Worth County and the Cities of
Poulan, Sumner, Sylvester and Warwick



TECHNICAL APPENDIX

POPULATION

Worth County: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	11,816	12,678	13,540	14,315	15,090	15,909	16,727	17,546	18,364	19,183	20,001
Black or African American alone	6,198	6,125	6,051	6,273	6,495	6,569	6,644	6,718	6,792	6,866	6,941
American Indian and Alaska Native alone	16	36	55	67	78	94	109	125	140	156	171
Asian or Pacific Islander	26	32	37	44	50	56	62	68	74	80	86
Other race	8	35	62	158	254	316	377	439	500	562	623

Worth County: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	169	196	222	231	240	258	276	293	311	329	347

Poulan: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	620	671	722	722	721	746	772	797	822	847	873
Black or African American alone	197	216	234	221	208	211	214	216	219	222	225
American Indian and Alaska Native alone	1	2	2	3	4	5	6	6	7	8	9
Asian or Pacific Islander	0	1	2	2	1	1	2	2	2	2	3
Other race	0	1	2	7	12	15	18	21	24	27	30

Poulan: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	16	11	6	7	7	5	3	0	0	0	0

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Sumner: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	177	171	164	212	259	280	300	321	341	362	382
Black or African American alone	36	41	45	46	46	49	51	54	56	59	61
American Indian and Alaska Native alone	0	0	0	2	3	4	5	5	6	7	8
Asian or Pacific Islander	0	0	0	0	0	0	0	0	0	0	0
Other race	0	0	0	1	1	1	2	2	2	2	3

Sumner: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	0	0	0	0	0	0	0	0	0	0	0

Sylvester: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	2,818	2,591	2,364	2,355	2,345	2,227	2,109	1,990	1,872	1,754	1,636
Black or African American alone	3,030	3,154	3,278	3,435	3,592	3,733	3,873	4,014	4,154	4,295	4,435
American Indian and Alaska Native alone	1	5	8	7	6	7	9	10	11	12	14
Asian or Pacific Islander	10	11	11	10	8	8	7	7	6	6	5
Other race	1	21	41	40	39	49	58	68	77	87	96

Sylvester: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	56	75	94	74	54	54	53	53	52	52	51

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POPULATION

Warwick: Racial Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
White alone	224	212	199	181	162	147	131	116	100	85	69
Black or African American alone	263	280	297	280	263	263	263	263	263	263	263
American Indian and Alaska Native alone	0	2	4	2	0	0	0	0	0	0	0
Asian or Pacific Islander	1	1	1	2	2	2	3	3	3	3	4
Other race	0	0	0	2	3	4	5	5	6	7	8

Warwick: Hispanic Ethnic Composition											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Persons of Hispanic origin	0	0	0	1	2	3	3	4	4	5	5

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POPULATION

INCOME

Worth County: Household Income Distribution		
Category	1990	2000
Total	6,913	8,125
Income less than \$9999	1,760	1,274
Income \$10000 - \$14999	865	596
Income \$15000 - \$19999	704	721
Income \$20000 - \$29999	1,039	1,153
Income \$30000 - \$34999	583	600
Income \$35000 - \$39999	467	497
Income \$40000 - \$49999	630	815
Income \$50000 - \$59999	351	605
Income \$60000 - \$74999	248	932
Income \$75000 - \$99999	152	496
Income \$100000 - \$124999	57	180
Income \$125000 - \$149999	26	117
Income \$150000 and above	31	139

Worth County: Per Capita Income (in dollars)	
1980	5,103
1985	7,286
1990	9,469
1995	12,663
2000	15,856
2005	18,544
2010	21,233
2015	23,921
2020	26,609
2025	29,297
2030	31,986

Worth County: Average Household Income (In dollars)		
	1990	2000
Mean Household Income	26,824.32	42,685

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Poulan: Household Income Distribution		
Category	1990	2000
Total	338	386
Income less than \$9999	112	71
Income \$10000 - \$14999	44	50
Income \$15000 - \$19999	45	29
Income \$20000 - \$29999	57	54
Income \$30000 - \$34999	15	20
Income \$35000 - \$39999	15	28
Income \$40000 - \$49999	15	32
Income \$50000 - \$59999	30	47
Income \$60000 - \$74999	5	27
Income \$75000 - \$99999	0	18
Income \$100000 - \$124999	0	8
Income \$125000 - \$149999	0	0
Income \$150000 and above	0	2

Poulan: Per Capita Income (in dollars)	
1980	4,457
1985	6,072
1990	7,687
1995	10,563
2000	13,439
2005	15,685
2010	17,930
2015	20,176
2020	22,421
2025	24,667
2030	26,912

Poulan: Average Household Income (In dollars)		
	1990	2000
Mean Household Income	20,423	35,555

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Sumner: Household Income Distribution		
Category	1990	2000
Total	66	107
Income less than \$9999	12	14
Income \$10000 - \$14999	8	13
Income \$15000 - \$19999	10	4
Income \$20000 - \$29999	16	20
Income \$30000 - \$34999	7	12
Income \$35000 - \$39999	3	8
Income \$40000 - \$49999	5	12
Income \$50000 - \$59999	1	13
Income \$60000 - \$74999	0	6
Income \$75000 - \$99999	4	3
Income \$100000 - \$124999	0	0
Income \$125000 - \$149999	0	0
Income \$150000 and above	0	2

Sumner: Per Capita Income (in dollars)	
1980	5,110
1985	6,900
1990	8,690
1995	11,111
2000	13,532
2005	15,683
2010	17,743
2015	19,849
2020	21,954
2025	24,060
2030	26,165

Sumner: Average Household Income (In dollars)		
	1990	2000
Mean Household Income	24,593	36,039

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Sylvester: Household Income Distribution		
Category	1990	2000
Total	1,963	2,224
Income less than \$9999	614	587
Income \$10000 - \$14999	274	182
Income \$15000 - \$19999	187	218
Income \$20000 - \$29999	272	252
Income \$30000 - \$34999	134	160
Income \$35000 - \$39999	104	107
Income \$40000 - \$49999	152	168
Income \$50000 - \$59999	86	117
Income \$60000 - \$74999	58	207
Income \$75000 - \$99999	37	130
Income \$100000 - \$124999	32	35
Income \$125000 - \$149999	13	21
Income \$150000 and above	0	40

Sylvester: Per Capita Income (in dollars)	
1980	4,722
1985	6,630
1990	8,537
1995	11,462
2000	14,387
2005	16,803
2010	19,220
2015	21,636
2020	24,052
2025	26,468
2030	28,885

Sylvester: Average Household Income (In dollars)		
	1990	2000
Mean Household Income	24,290	40,119

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POPULATION

Warwick: Household Income Distribution		
Category	1990	2000
Total	175	166
Income less than \$9999	66	27
Income \$10000 - \$14999	12	20
Income \$15000 - \$19999	22	10
Income \$20000 - \$29999	31	25
Income \$30000 - \$34999	13	12
Income \$35000 - \$39999	10	14
Income \$40000 - \$49999	8	18
Income \$50000 - \$59999	10	18
Income \$60000 - \$74999	0	7
Income \$75000 - \$99999	0	10
Income \$100000 - \$124999	0	5
Income \$125000 - \$149999	3	0
Income \$150000 and above	0	0

Warwick: Per Capita Income (in dollars)	
1980	4,434
1985	5,651
1990	6,868
1995	9,817
2000	12,766
2005	14,849
2010	16,932
2015	19,015
2020	21,098
2025	23,181
2030	25,264

Warwick: Average Household Income (In dollars)		
	1990	2000
Mean Household Income	22,457	35,102

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POPULATION

Worth County: Population			
Category	1980	1990	2000
Total population	18,064	19,745	21,967
Male population	NA	9,522	10,527
Female population	NA	10,223	11,440

Worth County: Daytime Population		
Category	1990	2000
Daytime population inside county	15,839	17,642
Number of people leaving the county during the day to work	4,675	5,575
Number of people coming into the county during the day to work	769	1,250
Total number of workers during the day	4,334	4,789

Worth County: Population by Age											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	1,414	1,516	1,617	1,573	1,529	1,558	1,587	1,615	1,644	1,673	1,702
5 – 13 Years Old	3,019	3,172	3,325	3,457	3,589	3,732	3,874	4,017	4,159	4,302	4,444
14 – 17 Years Old	1,573	1,311	1,048	1,107	1,166	1,064	963	861	759	657	556
18 – 20 Years Old	988	969	950	915	880	853	826	799	772	745	718
21 – 24 Years Old	1,108	1,068	1,028	959	890	836	781	727	672	618	563
25 – 34 Years Old	2,702	2,863	3,024	2,856	2,688	2,685	2,681	2,678	2,674	2,671	2,667
35 – 44 Years Old	2,010	2,411	2,811	3,080	3,349	3,684	4,019	4,353	4,688	5,023	5,358
45 – 54 Years Old	1,660	1,874	2,087	2,581	3,075	3,429	3,783	4,136	4,490	4,844	5,198
55 – 64 Years Old	1,593	1,577	1,561	1,867	2,172	2,317	2,462	2,606	2,751	2,896	3,041
65 and over	1,997	2,146	2,294	2,462	2,629	2,787	2,945	3,103	3,261	3,419	3,577

Worth County: Educational Attainment			
Category	1980	1990	2000
Less than 9th Grade	3,228	2,137	1,510
9th to 12th Grade (No Diploma)	2,411	2,822	2,912
High School Graduate (Includes Equivalency)	2,599	4,470	5,303
Some College (No Degree)	947	1,279	2,480
Associate Degree	NA	383	535
Bachelor's Degree	530	465	792
Graduate or Professional Degree	247	281	405

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POPULATION

Worth County: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	3,228	2,683	2,137	1,824	1,510	1,081	651	222	0	0	0
9th to 12th Grade (No Diploma)	2,411	2,617	2,822	2,867	2,912	3,037	3,163	3,288	3,413	3,538	3,664
High School Graduate (Includes Equivalency)	2,599	3,535	4,470	4,887	5,303	5,979	6,655	7,331	8,007	8,683	9,359
Some College (No Degree)	947	1,113	1,279	1,880	2,480	2,863	3,247	3,630	4,013	4,396	4,780
Associate Degree	NA	NA	383	459	535	NA	NA	NA	NA	NA	NA
Bachelor's Degree	530	498	465	629	792	858	923	989	1,054	1,120	1,185
Graduate or Professional Degree	247	264	281	343	405	445	484	524	563	603	642

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TECHNICAL APPENDIX

HOUSING

Worth County: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	6,401	7,597	9,086
Single Units (detached)	4,667	4,469	4,901
Single Units (attached)	107	90	124
Double Units	226	186	279
3 to 9 Units	217	195	272
10 to 19 Units	79	64	11
20 to 49 Units	14	0	71
50 or more Units	0	0	8
Mobile Home or Trailer	1,091	2,525	3,415
All Other	0	68	5

Worth County: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	6,401	6,999	7,597	8,342	9,086	9,757	10,429	11,100	11,771	12,442	13,114
Single Units (detached)	4,667	4,568	4,469	4,685	4,901	4,960	5,018	5,077	5,135	5,194	5,252
Single Units (attached)	107	99	90	107	124	128	133	137	141	145	150
Double Units	226	206	186	233	279	292	306	319	332	345	359
3 to 9 Units	217	206	195	234	272	286	300	313	327	341	355
10 to 19 Units	79	72	64	38	11	0	0	0	0	0	0
20 to 49 Units	14	7	0	36	71	85	100	114	128	142	157
50 or more Units	0	0	0	4	8	10	12	14	16	18	20
Mobile Home or Trailer	1,091	1,808	2,525	2,970	3,415	3,996	4,577	5,158	5,739	6,320	6,901
All Other	0	34	68	37	5	6	8	9	10	11	13

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TECHNICAL APPENDIX

HOUSING

Poulan: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	300	360	386
Single Units (detached)	248	240	256
Single Units (attached)	0	5	0
Double Units	0	5	0
3 to 9 Units	2	6	0
10 to 19 Units	3	1	0
20 to 49 Units	2	0	2
50 or more Units	0	0	0
Mobile Home or Trailer	45	97	128
All Other	0	6	0

Poulan: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	100.0%	100.0%	100.0%
Single Units (detached)	82.7%	66.7%	66.3%
Single Units (attached)	0.0%	1.4%	0.0%
Double Units	0.0%	1.4%	0.0%
3 to 9 Units	0.7%	1.7%	0.0%
10 to 19 Units	1.0%	0.3%	0.0%
20 to 49 Units	0.7%	0.0%	0.5%
50 or more Units	0.0%	0.0%	0.0%
Mobile Home or Trailer	15.0%	26.9%	33.2%
All Other	0.0%	1.7%	0.0%

Poulan: Age of Housing		
Category	1990	2000
Built 1970 - 1979	82	73
Built 1960 - 1969	38	67
Built 1950 - 1959	63	48
Built 1940 - 1949	40	30
Built 1939 or earlier	43	56

Poulan: Condition of Housing		
Category	1990	2000
Total housing units	360	386
Complete Plumbing Facilities	332	374
Lacking Plumbing Facilities	13	12
Complete kitchen facilities	338	379
Lacking complete kitchen facilities	7	7

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TECHNICAL APPENDIX

HOUSING

Poulan: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	360	386
Housing Units Vacant	16	28
Housing Units Owner Occupied	241	280
Housing Units Renter Occupied	88	78

Poulan city: Housing cost (in dollars)		
Category	1990	2000
Median property value	30,500	51,500
Median rent	193	339

Poulan: Cost Burdened		
Category	1990	2000
30% - 49%	28	24
50% and greater	NA	9
Not computed	16	28

Poulan: Overcrowding		
Category	1990	2000
Total occupied housing units	329	358
More than 1 person per room	22	7

Poulan: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	300	330	360	373	386	408	429	451	472	494	515
Single Units (detached)	248	244	240	248	256	258	260	262	264	266	268
Single Units (attached)	0	3	5	3	0	0	0	0	0	0	0
Double Units	0	3	5	3	0	0	0	0	0	0	0
3 to 9 Units	2	4	6	3	0	0	0	0	0	0	0
10 to 19 Units	3	2	1	1	0	0	0	0	0	0	0
20 to 49 Units	2	1	0	1	2	2	2	2	2	2	2
50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	45	71	97	113	128	149	170	190	211	232	253
All Other	0	3	6	3	0	0	0	0	0	0	0

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HOUSING

Sumner: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	96	76	118
Single Units (detached)	86	46	61
Single Units (attached)	0	1	0
Double Units	2	0	0
3 to 9 Units	0	0	0
10 to 19 Units	0	0	0
20 to 49 Units	0	0	0
50 or more Units	0	0	0
Mobile Home or Trailer	8	29	57
All Other	0	0	0

Sumner: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	100.0%	100.0%	100.0%
Single Units (detached)	89.6%	60.5%	51.7%
Single Units (attached)	0.0%	1.3%	0.0%
Double Units	2.1%	0.0%	0.0%
3 to 9 Units	0.0%	0.0%	0.0%
10 to 19 Units	0.0%	0.0%	0.0%
20 to 49 Units	0.0%	0.0%	0.0%
50 or more Units	0.0%	0.0%	0.0%
Mobile Home or Trailer	8.3%	38.2%	48.3%
All Other	0.0%	0.0%	0.0%

Sumner: Age of Housing		
Category	1990	2000
Built 1970 - 1979	20	22
Built 1960 - 1969	8	16
Built 1950 - 1959	6	9
Built 1940 - 1949	8	0
Built 1939 or earlier	6	15

Sumner: Condition of Housing		
Category	1990	2000
Total housing units	76	118
Complete Plumbing Facilities	68	115
Lacking Plumbing Facilities	1	3
Complete kitchen facilities	69	115
Lacking complete kitchen facilities	0	3

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HOUSING

Sumner: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	76	118
Housing Units Vacant	0	14
Housing Units Owner Occupied	65	82
Housing Units Renter Occupied	4	22

Sumner: Housing cost (in dollars)		
Category	1990	2000
Median property value	42,100	55,000
Median rent	275	425

Sumner: Cost Burdened		
Category	1990	2000
30% - 49%	10	2
50% and greater	NA	8
Not computed	3	7

Sumner: Overcrowding		
Category	1990	2000
Total occupied housing units	69	104
More than 1 person per room	3	1

Sumner: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	96	86	76	97	118	124	129	135	140	146	151
Single Units (detached)	86	66	46	54	61	55	49	42	36	30	24
Single Units (attached)	0	1	1	1	0	0	0	0	0	0	0
Double Units	2	1	0	0	0	0	0	0	0	0	0
3 to 9 Units	0	0	0	0	0	0	0	0	0	0	0
10 to 19 Units	0	0	0	0	0	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	8	19	29	43	57	69	82	94	106	118	131
All Other	0	0	0	0	0	0	0	0	0	0	0

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HOUSING

Sylvester: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	2,014	2,139	2,536
Single Units (detached)	1,422	1,496	1,565
Single Units (attached)	80	54	70
Double Units	171	136	268
3 to 9 Units	123	129	216
10 to 19 Units	67	56	11
20 to 49 Units	12	0	31
50 or more Units	0	0	8
Mobile Home or Trailer	139	240	367
All Other	0	28	0

Sylvester: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	100.0%	100.0%	100.0%
Single Units (detached)	70.6%	69.9%	61.7%
Single Units (attached)	4.0%	2.5%	2.8%
Double Units	8.5%	6.4%	10.6%
3 to 9 Units	6.1%	6.0%	8.5%
10 to 19 Units	3.3%	2.6%	0.4%
20 to 49 Units	0.6%	0.0%	1.2%
50 or more Units	0.0%	0.0%	0.3%
Mobile Home or Trailer	6.9%	11.2%	14.5%
All Other	0.0%	1.3%	0.0%

Sylvester city: Age of Housing		
Category	1990	2000
Built 1970 - 1979	550	610
Built 1960 - 1969	487	436
Built 1950 - 1959	376	461
Built 1940 - 1949	170	125
Built 1939 or earlier	161	215

Sylvester: Condition of Housing		
Category	1990	2000
Total housing units	2,139	2,536
Complete Plumbing Facilities	2,070	2,458
Lacking Plumbing Facilities	69	78
Complete kitchen facilities	2,096	2,480
Lacking complete kitchen facilities	43	56

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HOUSING

Sylvester: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	2,139	2,536
Housing Units Vacant	152	307
Housing Units Owner Occupied	1,225	1,294
Housing Units Renter Occupied	762	935

Sylvester: Housing cost (in dollars)		
Category	1990	2000
Median property value	45,100	64,400
Median rent	294	375

Sylvester: Cost Burdened		
Category	1990	2000
30% - 49%	249	203
50% and greater	NA	347
Not computed	49	108

Sylvester: Overcrowding		
Category	1990	2000
Total occupied housing units	1,987	2,229
More than 1 person per room	194	164

Sylvester: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	2,014	2,077	2,139	2,338	2,536	2,667	2,797	2,928	3,058	3,189	3,319
Single Units (detached)	1,422	1,459	1,496	1,531	1,565	1,601	1,637	1,672	1,708	1,744	1,780
Single Units (attached)	80	67	54	62	70	68	65	63	60	58	55
Double Units	171	154	136	202	268	292	317	341	365	389	414
3 to 9 Units	123	126	129	173	216	239	263	286	309	332	356
10 to 19 Units	67	62	56	34	11	0	0	0	0	0	0
20 to 49 Units	12	6	0	16	31	36	41	45	50	55	60
50 or more Units	0	0	0	4	8	10	12	14	16	18	20
Mobile Home or Trailer	139	190	240	304	367	424	481	538	595	652	709
All Other	0	14	28	14	0	0	0	0	0	0	0

Worth County and the Cities of
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TECHNICAL APPENDIX

HOUSING

Warwick city: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	194	187	222
Single Units (detached)	160	111	125
Single Units (attached)	0	2	20
Double Units	6	13	11
3 to 9 Units	10	6	8
10 to 19 Units	0	3	0
20 to 49 Units	0	0	7
50 or more Units	0	0	0
Mobile Home or Trailer	18	52	51
All Other	0	0	0

Warwick: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	100.0%	100.0%	100.0%
Single Units (detached)	82.5%	59.4%	56.3%
Single Units (attached)	0.0%	1.1%	9.0%
Double Units	3.1%	7.0%	5.0%
3 to 9 Units	5.2%	3.2%	3.6%
10 to 19 Units	0.0%	1.6%	0.0%
20 to 49 Units	0.0%	0.0%	3.2%
50 or more Units	0.0%	0.0%	0.0%
Mobile Home or Trailer	9.3%	27.8%	23.0%
All Other	0.0%	0.0%	0.0%

Warwick: Age of Housing		
Category	1990	2000
Built 1970 - 1979	60	18
Built 1960 - 1969	42	19
Built 1950 - 1959	15	29
Built 1940 - 1949	11	55
Built 1939 or earlier	22	18

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TECHNICAL APPENDIX

HOUSING

Warwick: Condition of Housing		
Category	1990	2000
Total housing units	187	222
Complete Plumbing Facilities	209	203
Lacking Plumbing Facilities	0	19
Complete kitchen facilities	209	219
Lacking complete kitchen facilities	0	3

Warwick: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	187	222
Housing Units Vacant	29	64
Housing Units Owner Occupied	114	123
Housing Units Renter Occupied	66	35

Warwick: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	187	222
Housing Units Vacant	29	64
Housing Units Owner Occupied	114	123
Housing Units Renter Occupied	66	35

Warwick: Overcrowding		
Category	1990	2000
Total occupied housing units	180	158
More than 1 person per room	17	22



TECHNICAL APPENDIX

HOUSING

Warwick city: Types of Housing											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	194	191	187	205	222	229	236	243	250	257	264
Single Units (detached)	160	136	111	118	125	116	108	99	90	81	73
Single Units (attached)	0	1	2	11	20	25	30	35	40	45	50
Double Units	6	10	13	12	11	12	14	15	16	17	19
3 to 9 Units	10	8	6	7	8	8	7	7	6	6	5
10 to 19 Units	0	2	3	2	0	0	0	0	0	0	0
20 to 49 Units	0	0	0	4	7	9	11	12	14	16	18
50 or more Units	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	18	35	52	52	51	59	68	76	84	92	101
All Other	0	0	0	0	0	0	0	0	0	0	0



TECHNICAL APPENDIX

ECONOMIC DEVELOPMENT

EMPLOYMENT STATUS		
	Number	Percent
Population 16 years and over	16,444	100.0
In labor force	10,095	61.4
Civilian labor force	10,070	61.2
Employed	9,343	56.8
Unemployed	727	4.4
Percent of civilian labor force	7.2	(X)
Armed Forces	25	0.2
Not in labor force	6,349	38.6
Females 16 years and over	8,766	100.0
In labor force	4,748	4.2
Civilian labor force	4,745	54.1
Employed	4,332	49.4
Own children under 6 years	1,769	100.0
All parents in family in labor force	1,188	67.2

COMMUTING TO WORK		
	Number	Percent
Workers 16 years and over	9,213	100.0
Car, truck, or van -- drove alone	7,393	80.2
Car, truck, or van -- carpooled	1,465	15.9
Public transportation (including taxicab)	38	0.4
Walked	25	0.3
Other means	110	1.2
Worked at home	182	2.0
Mean travel time to work (minutes)	24.8	(X)
Employed civilian population 16 years and over	9,343	100.0



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ECONOMIC DEVELOPMENT

OCCUPATION		
	Number	Percent
Management, professional, and related occupations	2,132	22.8
Service occupations	1,299	13.9
Sales and office occupations	2,317	24.8
Farming, fishing, and forestry occupations	210	2.2
Construction, extraction, and maintenance occupations	1,244	13.3
Production, transportation, and material moving occupations	2,141	22.9
Farming, fishing, and forestry occupations	210	2.2
INDUSTRY		
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	456	4.9
Construction	742	7.9
Manufacturing	1,781	19.1
Wholesale trade	392	4.2
Retail trade	1,061	11.4
Transportation and warehousing, and utilities	492	5.3
Information	153	1.6
Finance, insurance, real estate, and rental and leasing	478	5.1
Professional, scientific, management, administrative, and waste management services	417	4.5
Educational, health and social services	1,772	19.0
Arts, entertainment, recreation, accommodation and food services	406	4.3
Other services (except public administration)	456	4.9
Public administration	737	7.9

CLASS OF WORKER		
	Number	Percent
Private wage and salary workers	6,578	70.4
Government workers	1,954	20.9
Self-employed workers in own not incorporated business	793	8.5
Unpaid family workers	18	0.2

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ECONOMIC DEVELOPMENT

INCOME IN 1999		
	Number	Percent
Households	8,125	100.0
Less than \$10,000	1,274	15.7
\$10,000 to \$14,999	596	7.3
\$15,000 to \$24,999	1,294	15.9
\$25,000 to \$34,999	1,180	14.5
\$35,000 to \$49,999	1,312	16.1
\$50,000 to \$74,999	1,537	18.9
\$75,000 to \$99,999	496	6.1
\$100,000 to \$149,999	297	3.7
\$150,000 to \$199,999	79	1.0
\$200,000 or more	60	0.7
Median household income (dollars)	32,384	(X)
With earnings	6,211	76.4
Mean earnings (dollars)	44,173	(X)
With Social Security income	2,375	29.2
Mean Social Security income (dollars)	8,642	(X)
With Supplemental Security Income	634	7.8
Mean Supplemental Security Income (dollars)	5,249	(X)
With public assistance income	413	5.1
Mean public assistance income (dollars)	1,625	(X)
With retirement income	1,190	14.6
Mean retirement income (dollars)	22,960	(X)

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ECONOMIC DEVELOPMENT

FAMILY INCOME		
	Number	Percent
Families	6,186	100.0
Less than \$10,000	669	10.8
\$10,000 to \$14,999	282	4.6
\$15,000 to \$24,999	874	14.1
\$25,000 to \$34,999	969	15.7
\$35,000 to \$49,999	1,127	18.2
\$50,000 to \$74,999	1,381	22.3
\$75,000 to \$99,999	468	7.6
\$100,000 to \$149,999	287	4.6
\$150,000 to \$199,999	79	1.3
\$200,000 or more	50	0.8
Per capita income (dollars)	15,856	(X)
<i>Median earnings (dollars):</i>		
Male full-time, year-round workers	31,668	(X)
Female full-time, year-round workers	20,950	(X)

POVERTY STATUS IN 1999 (below poverty status)		
	Number	Percent
Families	908	(X)
Percent below poverty level	(X)	14.7
With related children under 18 years	709	(X)
Percent below poverty level	(X)	20.6
With related children under 5 years	251	(X)
Percent below poverty level	(X)	20.1
Families with female householder, no husband present	460	(X)
Percent below poverty level	(X)	40.0
With related children under 18 years	392	(X)
Percent below poverty level	(X)	46.9
With related children under 5 years	145	(X)
Percent below poverty level	(X)	47.1
Individuals	4,050	(X)
Percent below poverty level	(X)	18.5
18 years and over	2,489	(X)
Percent below poverty level	(X)	15.9
65 years and over	542	(X)
Percent below poverty level	(X)	20.2
Related children under 18 years	1,558	(X)
Percent below poverty level	(X)	25.0
Related children 5 to 17 years	1,224	(X)

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INTERGOVERNMENTAL RELATIONS

The Intergovernmental Coordination Element provides communities an opportunity to inventory existing intergovernmental coordination mechanisms and processes involving other local governments and governmental entities. These can have profound impacts on the success of implementing the Comprehensive Plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms and their ability to serve the current and future needs of the community. The element also articulates goals and seeks to formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

Adjacent Counties

Worth County shares a common border with Crisp County (North), Tift County (East), Turner County (East), Colquitt County (South), Mitchell County (Southwest), Lee County (West) and Dougherty County (West). There is a lot of potential for coordination with adjacent Counties, particularly in the area of land use planning.

Certain natural resource issues common to all surrounding counties, such as water quality, storm water management, and flooding, are regional issues and need to be addressed as such with adjoining counties. Mutual-Aid agreements between the Emergency Management Personnel Offices should be taken in consideration with adjoining counties – which will then become regional issues that must be addressed in terms of compatible equipment and communication devices.

STATE GOVERNMENT

Georgia Department of Transportation (GDOT)

Regional transportation planning is accomplished in close cooperation with the Georgia Department of transportation.



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Georgia Department of Natural Resources (DNR)

Several divisions of DNR provide support, direction, and training for local government including:

- Historic Preservation Division
- Wildlife Resources Division
- Environmental Protection Division

Special Purpose Local Option Sales Tax (SPLOST)

In 1985, the State Legislature authorized counties to hold referendums for the approval of an additional 1% sales tax for funding Special Purposes. These Special Purposes were originally only for roads, streets and bridges with the tax collection limited to four years. As the popularity of this funding source grew, the state legislature created more flexibility. Special Purposes were expanded to include more diverse projects such as public facilities, industrial parks, equipment and debt retirement. The proceeds of the tax must be spent for capital, non-operating outlays by the county government and participating municipal governments in the county.

REGIONAL

Southwest Georgia Regional Development Center (RDC)

The RDC serves 14 counties and 44 cities of the Southwest Georgia region, covering 6,005 square miles and serving a population of 352,820. The RDC is an extension of local governments and, to some extent, the respective government’s community’s development group.

The RDC’s sole purpose is to assist and complement local jurisdictions by responding to their needs, as well as to assist in accomplishing goals in and for the communities. The RDC is advisory in nature. It can only provide recommendations and varying types of assistance.

RDC employees assure that local governments receive the best service possible. A 47 member Board of Directors, representing elected officials and one or more non-public member s

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depending on the population of each of the 14 counties and 44 cities, meets the last Thursday of each month. The Board provides local guidance and oversight for the RDC.

In recent years the RDC has provide technical assistance to many of the municipalities in Worth County. Specifically the RDC has provided economic development, grant writing, planning, zoning, and mapping assistance throughout the County.

LOCAL GOVERNMENT

Worth County School System

The Worth County School System has five schools: Worth County High, Worth County Middle, Sylvester Elementary School and Pre-K, Holley Elementary, and Worth County Primary. The school system provides children ages 4-21 the ability to receive education.

The mission of the Worth County School System *is to provide opportunities for academic excellence and personal enrichment and to foster the development process of all students to become competent and contributing citizens.*

ECONOMIC DEVELOPMENT AUTHORITY

The Worth County Economic Development Authority (EDA) was created to encourage and promote the expansion and development of industry, agriculture trade, and commerce and the necessary facilities in Worth County. The EDA is also responsible for making long-range plans that will help to relieve unemployment. The Economic Development Authority has the ability acquire any building or structure within the limits of Worth County, which is suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, or fabricating plant. The EDA also has statutory ability as it was derived as the “Authority” for Economic Development in Worth County.

CHAMBER OF COMMERCE

The Worth County chamber of commerce is a voluntary association whose membership is comprised of companies, civic leaders, and individual business people. Its members seek to promote the interests of business, typically in a broad-based way.



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The Worth County Chamber of Commerce strives to develop and publicize business opportunities in their communities, as well as work for the betterment of local schools and other community institutions. The local chamber of commerce offers a range of programs and services to their members, including information and advice on timely business matters, opportunities for networking, and a variety of publications. The chamber also provides their members with numerous forums—task forces, committees, special events, and so on—in which to express their specific views and concerns, whether pertaining to the challenges facing small businesses or to the issues surrounding international commerce.

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TECHNICAL APPENDIX

TRANSPORTATION

2006 Worth County Vehicle Related Fatalities			
Traffic Crash Fatalities, 2005	Alcohol-Related Traffic Crash Fatalities, 2005	Pedestrian Fatalities, 2005	Speeding Involved Crash Fatalities, 2005
3	1	1	0

Daily Vehicle Miles Traveled, 2006	
Miles Traveled	964,153

County	# of Occupied Housing Units with No Vehicles Available, 2000	# of Occupied Housing Units with One Vehicle Available, 2000	# of Occupied Housing Units with Two Vehicles Available, 2000	# of Occupied Housing Units with 3+ Vehicles Available, 2000
Worth	849	2350	3047	1860

Worth County Motor Vehicle Registrations, 2006				
	Passenger Cars	Trucks	Trailers	Motorcycles
Total Registrations	11497	7502	4121	352
% of Total	48.8	31.8	17.5	1.49

County	Highway Mileage, Paved, 2006	Highway Mileage, Unpaved, 2006
Worth	535.37	467.51

2006 Worth County Road Types				
	State Routes	Interstates	County Roads	City Streets
Miles	156.21	0.00	787.84	58.83

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TECHNICAL APPENDIX

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