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Final Draft

Community Assessment Volume I

Consolidated Comprehensive Plan 2030

Liberty County, Allenhurst, Flemington, Gum Branch,
Hinesville, Midway, Riceboro, Walthourville



May, 2008



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I. Introduction

The Georgia Department of Community Affairs requires that qualified local governments, meaning that the local governments are eligible for grants and assistance, prepare and maintain a comprehensive plan. These comprehensive plans must consist of three components: the Community Assessment, which provides a picture of the existing conditions within the community; a Community Participation Plan, which provides the strategies for an inclusive planning process; and the Community Agenda, which provides the vision for the community and the strategies developed to attain that vision.

1.1 Purpose

The Community Assessment is the first component of the Liberty County Comprehensive Plan. It presents a profile of the community as well as an assessment of potential issues and opportunities in the area. The Community Assessment serves as a foundation for the Community Agenda; the existing conditions and supporting data presented in the assessment document will help guide the policies and programs identified in the Community Agenda.

1.2 Preparation

In compliance with the Standards and Procedures for Local Comprehensive Planning set forth by the Georgia Department of Community Affairs, the Community Assessment was prepared through a collaborative effort by the Liberty Consolidated Planning Commission and the consultant, Reynolds, Smith and Hills, Inc. Data was collected from a variety of sources, including the Liberty Consolidated Planning Commission, local government departments, the US Census Bureau, United States Geologic Survey, and other repositories of data. This assessment covers Liberty County and all of the municipalities located within Liberty County, which includes Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro and Walthourville.

1.3 Content

This Community Assessment is divided into two volumes which include four primary components.

Volume I contains the following elements:

1. Potential issues and opportunities
2. Analysis of existing land use and development patterns
3. Identification of potential character areas
4. Analysis of consistency with State Quality Community Objectives

Volume II is the Technical Assessment that contains the analysis of the supporting data and information for the eight community elements. These elements include population, economic development, housing, community facilities and services, cultural and historic resources, natural resources, intergovernmental coordination, and transportation.

1.4 Background

Liberty County was established on February 5, 1777 from portions of the parishes of St. Andrews, St. James and St. Paul. It was the 6th county to be established in Georgia and was named Liberty County because of, unlike much of Georgia, its early commitment to the Revolutionary War effort.

Liberty County's rich history began as it was settled in 1752 by a group of settlers belonging to the Society of Friends. This group moved south from Dorchester, South Carolina to settle in the coastal area of Georgia, halfway between the existing settlements of Savannah and Darien. In addition to the Midway settlement, the seaport Town of Sunbury was also established. This bustling port rivaled the port of Savannah, although the only remaining evidence of the original town is the cemetery.

Liberty County settlers took the lead in the Revolutionary War effort, as two of Georgia's three delegates to the Continental Congress and signers of the Declaration of Independence, Button Gwinnett and Lyman Hall, were residents. Liberty County's commitment to liberty continued through the 1800's during the War of 1812 and the Civil War and into the 20th century when civil rights activists received training at Dorchester Academy.

Liberty County is also home to Fort Stewart, where the 3rd Infantry Division of the United States Army is based. Fort Stewart encompasses portions of five counties in its 279,270 acres and is the largest military installation in the eastern United States. Fort Stewart is the combat training installation for both regular soldiers and reservists.

The Town of Sunbury was the original county seat, however, because of the length of travel from the western portions of the county to the county seat, it was moved to the Town of Riceboro, located south of Midway, in 1797. The City of Hinesville, named for Charlton Hines, an early settler and state senator, was established in 1837 and designated as the county seat, again to be more centrally located within the county.

Today, the City of Hinesville is the largest municipality in the county. There are six other incorporated municipalities in Liberty County, including Allenhurst, Gum Branch, Flemington, Midway, Riceboro, and Walthourville. Liberty County is located approximately 35 miles southwest of Savannah and is bordered on land by McIntosh County, Bryan County, Long County and Tattnall County. Liberty County is also bordered by Chatham County, however, the boundaries only touch off-shore. All of Liberty County and a portion of Long County are included in the Hinesville Area Metropolitan Planning Organization (HAMPO), the federally designated planning area specifically for transportation.

II. Statewide Planning Goals

The Georgia Department of Community Affairs has established a series Statewide Planning Goals to ensure that the vision for each community is in harmony with the State of Georgia’s overall vision. These goals will continue to guide the planning process throughout the Liberty County Comprehensive Plan.

2.1 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.

2.2 Natural and Cultural Resources

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

2.3 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.

2.4 Housing

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

2.5 Land Use and Transportation

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

2.6 Intergovernmental Coordination

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.

III. Potential Issues and Opportunities

Liberty County has a long-standing commitment to public involvement and input. These efforts have included citizen forums, public meetings and an annual countywide planning retreat that involves elected and appointed officials, local government staff, and members of the general public. These past participation efforts have provided a great deal of input into the identification of issues and opportunities facing Liberty County. The results of these discussions are shown below, and provide the beginning point for the community participation efforts of this comprehensive plan update.

3.1 Population

Issue:

As with most counties along the Georgia coast, the population has been steadily increasing and this increase is expected to continue. The growth in population has put a tremendous amount of pressure on local government to accommodate this growth in a sustainable way, as well as provide the necessary services for this increasing population.

Opportunity:

The growth provides the opportunity to coordinate infrastructure planning to serve the residents. The growth will also provide the impetus to promote efficient and sustainable land use through well designed, multimodal, and efficient development patterns.

3.2 Economic Development

Issue:

There is not a large skilled labor force and not enough programs for workforce development. These are necessary to attract new business to the County and to raise the per capita income of residents.

Opportunities:

The County is home to a diverse range of post-secondary educational options, including Liberty Center, which is a partnership between Armstrong Atlantic State University and Waycross College, Brewton-Parker College, and Savannah Technical Institute. These schools offer Bachelors and Associates degrees and also have vocational training programs. These opportunities should be better marketed to youth and targeted towards high school students who plan to remain in the community after graduation. In addition, a post-secondary educational assessment should be developed to determine the existing degree programs available, and what additional programs should be offered.

Issue:

The County needs different types of business. Specifically, there is not enough diversity in retail shops and restaurants for County consumers.

Issue:

The communities needs to attract more “clean” , technology-based industry.

Opportunities:

Liberty County has access to I-95, and is directly served by two interchanges, which serve travelers from Florida, coastal Georgia, South Carolina, and others that are “passing through.” There is opportunity to develop service-oriented development around these interchanges to attract consumers in Liberty County and from surrounding areas.

The Cities of Hinesville and Midway are undergoing revitalization of their historic and downtown districts. In Hinesville, a Downtown Overlay District encourages a mix of uses, which presents an opportunity for the revitalization of a vibrant community center with dining, retail, and a diversity of businesses.

Midway has recently completed their Master Plan which focuses on development and redevelopment and the opportunity exists to build on these efforts. There is the opportunity for industrial recruitment efforts to focus on those industries that recognize the value of the sensitive natural resources and do not adversely impact those resources.

Issue:

There are misperceptions regarding Liberty County’s quality of life, education, and other elements of the community.

Issue:

Liberty County is generally not considered to be a living choice by relocating professionals; the majority of these newcomers live in Bryan or Chatham Counties.

Opportunities:

The County has a wide variety of resources and amenities and its location along the Georgia coast is a tremendous asset. There is the opportunity to improve the public image of Liberty County and its municipalities through a variety of resources, including public relations efforts, advertising, and capitalizing on the existing natural, historic and cultural resources.

3.3 Housing

Issue:

There needs to be more quality, high end housing available, which will encourage the professional workforce to reside in Liberty County.

Opportunities:

As Liberty County continues to grow in population and expand development, the County can institute more stringent standards for new housing. This may include the inclusion or exclusion of certain building materials and ensuring the overall design is pleasing and fits into the fabric of the existing community.

Issue:

There is a need for quality affordable housing

Issue:

There is a need for quality housing stock targeted to serve specific demographic groups, such as senior citizens, low income families, and the disabled..

Issue:

There is a need to address dilapidated housing stock.

Opportunities:

Several new master planned developments underway in Liberty County include senior living units and these are planned to be built to high standards regarding quality and aesthetics. There are several initiatives underway to replace existing, dilapidated housing with higher quality affordable units. The opportunity exists to expand these initiatives throughout all of the communities

3.4 Natural Resources

Issue:

The increasing growth and development in Liberty County may threaten the extensive marshlands located along the coast

Issue:

The increasing growth and development may also threaten the existing acres of forest land, agricultural and .

Opportunities:

The Coastal Georgia Comprehensive Plan, recently completed, sets forth a number of recommendations to protect the natural resources of coastal Georgia. This plan was initiated due to the extensive anticipated population growth in the region. With the adoption of this plan, sponsored by the Georgia Department of Community Affairs, Liberty County has the opportunity to develop innovative programs to protect the marshlands and other natural resources in the County from encroaching development. Recommendations in the plan include enhanced preservation of marsh hammocks and requirements for more extensive buffers between new developments and marshlands.

Issue:

There is a need to protect the full water cycle, particularly through re-use.

Opportunities:

There is an opportunity to develop a water and sewer master plan for the County and to also develop an implementation plan for water re-use.

3.5 Historic and Cultural Resources

Issue:

There needs to be more research on existing historic sites and greater protection of these areas,

Issue:

There should be more promotion of the numerous historic sites.

Opportunities:

The Liberty County Historical Society can be involved in efforts to enhance the historic preservation and promotion efforts in the County. This group has special knowledge of the historic resources of the area and can best advise Liberty County on how to better protect and market these resources for public enjoyment.

Issue:

There is a lack of cultural amenities in Liberty County, such as venues for public events.

Opportunities:

The opportunity exists for a cooperative, intergovernmental effort to address the lack of a cultural center or public venue. This effort should also include a public education and awareness effort to build community support for such a facility.

3.6 Community Facilities and Services

Issue:

The Liberty Regional Medical Center is in need of expansion for additional services.

Issue:

There is a need for more healthcare options in Liberty County, including additional facilities and services in the currently underserved areas of the county.

Opportunities:

The Three Rings Healthcare Coalition, made up of healthcare officials and other leaders from Liberty, Long, and McIntosh Counties, convened in April 2008 to examine healthcare needs in the three-county area. This group has the opportunity to receive a federal grant to plan healthcare facilities and services for the region.

Issue:

Public water and sewer facilities are not available countywide. The unincorporated areas, and some areas within municipalities, receive service from private community systems, or are dependent upon individual wells and septic systems.

Issue:

Water and sewer facilities are not currently available to accommodate all of the population and job growth in the County, especially as new development emerges in the far-reaching areas of the County.

Opportunities:

There is the opportunity for intergovernmental coordination to address the needed water and sewer facilities within the county. In addition, the identification of existing community systems should be undertaken in order to fully understand the provision of services throughout the county.

3.7 Land Use and Development

Issue:

There is a need to preserve more greenspace in Liberty County.

Opportunities:

The Liberty County Zoning Ordinance requires the provision for a certain amount of open space for different types of development. The County has the opportunity to enhance these requirements by requiring more open space, and to expand the area designating for Cluster Zoning, where more open space is preserved in exchange for increased density of development. Many of the new master planned developments in the County have made significant provisions for greenspace. Furthermore, many of these developments border each other, creating an opportunity to develop a connected network of greenspace area.

Issue:

As the County continues to attract new residents, there should be better planning and control of growth and development.

Opportunities:

The Liberty Consolidated Planning Commission is taking a proactive role in guiding growth and development in the County. There is currently a Gateway Sector Plan underway that will help guide the development patterns around the interchange of I-95 and US 84. In addition, a US 84 Corridor Study, which is near completion, recommends plans and programs to improve the relationship between transportation and land use along the corridor and maintain traffic flow.

Issue:

Some of the development in Liberty County is aesthetically unpleasing and lacks good design.

Opportunities:

The City of Hinesville has adopted a Downtown Overlay District that establishes design standards for new structures as well as sidewalks elements (street lighting, sidewalk furniture, etc.) in the core of the city. In addition, the US 84 Corridor

Study has made several recommendations to improve the visual aspects of the corridor and the Gateway Sector Plan will include design guidelines for those areas visible from the arterials. The County also has the opportunity to enforce current zoning codes and subdivision regulations to improve blight, dilapidated structures, and other aesthetically unpleasing characteristics of the community.

3.8 Intergovernmental Coordination

Issue:

The communication and coordination between the local governments, and other agencies, such as the Liberty County Board of Education and the Liberty County Development Authority, could be improved.

Opportunities:

For the last 10-15 years, Liberty County has had an annual planning retreat that involves elected and appointed officials, staff, and members of the public. These retreats provide an opportunity for open discussion regarding issues and needs. There is the opportunity to expand these lines of communication through a more informal, second meeting among local governments and officials to assess current conditions and gauge progress in implementing recommendations. There is also the opportunity to establish a Council of Governments designed to deal with many of the critical issues facing Liberty County, such as water and sewer.

Issue:

The smaller municipalities have fewer resources, making it difficult to provide planning and services.

Opportunities:

Liberty County and its municipalities have the opportunity to explore the advantages and disadvantages of full consolidation or the consolidation of specific services. The planning activities are currently consolidated with the Liberty Consolidated Planning Commission functioning for Liberty County and all of the municipalities. The LCPC can also provide a forum for discussion concerning consolidating other activities for more efficient service delivery

3.9 Transportation

Issue:

There are few alternative modes of transportation in Liberty County.

Opportunities:

The City of Hinesville and the City of Flemington, in coordination with Fort Stewart, are undertaking the implementation of a public transit system. This transit system, providing a seamless service between the municipalities and the military installation, is anticipated to be operational in late 2008. HAMPO also has an opportunity to explore alternative transportation options during its next

Long-Range Transportation Plan update, including rail, buses, and other alternate modes. In addition, HAMPO and the LCPC are participating in a cooperative, coordinated regional initiative with the Chatham County-Savannah Metropolitan Planning Commission and the Chatham Urban Transportation Study, which is the designated MPO for the Savannah metropolitan area. This cooperative working relationship provides the opportunity for efficiently addressing regional transportation issues and mobility.

Issue:

There is a lack of sufficient funding for transportation projects and programs.

Opportunities:

The Liberty Consolidated Planning Commission and HAMPO can coordinate to explore and maximize all available funding sources for transportation. In addition, the opportunity exists to utilize public-private partnerships in funding transportation projects or portions of transportation projects.

Issue:

There is a not sufficient understanding and buy-in from the community regarding transportation plans and projects.

Opportunities:

As part of the required update of the Long Range Transportation Plan, the committee structure of HAMPO was reviewed and refined. The Citizens Advisory Committee of HAMPO, which was previously not very active or involved, has become much more engaged and involved. In addition, the public participation process was reviewed and refined to incorporate more public input and to provide greater avenues for comment. The LCPC and HAMPO have the opportunity to host additional public education events, such as a planning academy, that will provide public education with regard to the transportation planning process. The LCPC and HAMPO, also have the opportunity in the upcoming Long Range Transportation Plan update to better educate and involve the public.

IV. Existing Land Use

Liberty County includes 519.1 square miles of land area and 83.5 square miles of water area, making it the 15th largest county, by land area, in Georgia. According to the 2000 US Census, Liberty County was the 30th most populous county in Georgia, with a population of 67,617.4.1

Land Use Descriptions

The following land use categories were used in the development and analysis of the existing land use map for Liberty County.

Residential land uses include single-family and multi-family dwelling units organized into one general category.

Currently, there exists 18,855 acres of residential land use in Liberty County, amounting to 5.74 percent of the total land use. As shown on the map, most residential land uses are contained within or near Hinesville, Midway, and other sites near the coast.

Commercial land uses include non-industrial business uses, including retail sales, office, service, and entertainment facilities organized into one general category.

There exists 2,952 acres of commercial land use accounting for .90 percent of the total land use. As shown on the map, commercial land use sites are sporadic, generally located in at intersections and along major corridors.

Industrial land uses include land dedicated to manufacturing facilities, processing plants, factories, warehousing, and wholesale trade facilities.

Currently in Liberty County, industrial area totals 4,186 acres equaling 1.27 percent of the total land use. Notable industrial land use locations are situated near Midway, Riceboro, I-95/US 84, and in Hinesville.

Public/Institutional land uses includes state, federal and local government uses and institutional uses.

Public institutional land uses in Liberty County are the second largest in terms of total acreage. City halls, government building complexes, police and fire stations, libraries, prisons, post offices, schools military installations are all included. Examples of institutional land uses include colleges, churches, cemeteries and hospitals.

Total acreage amounts to 119,319 acres encompassing 36.29 percent of the total land area. Fort Stewart the nearby military installation alone accounts for 118,450 acres within Liberty County and it is easily identified on the map.

Transportation/Communication/Utilities include major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities and other uses.

Major transportation corridors are depicted on the map. All other transportation/communication/utilities land uses account for 480 acres or about .15 percent of the total land use.

Park/Recreation land uses include playgrounds, public parks, golf courses, recreation centers and similar uses.

The total land area for the uses totals 352 acres or .11 percent of the total land area.

Dunes/Marshlands/Conservation areas include areas where no development will occur.

Dunes/marshlands/conservation areas in Liberty County account for nearly 51,526 acres. These areas are mainly located in the eastern portion of the county and accounts for nearly 15.67 percent of the total land use. St. Catherines Island is the significant feature of this category.

Agriculture/Forestry/Undeveloped/Vacant land uses have been combined because it accurately reflects land uses with less intensity that could potentially be transformed into more intensive land uses.

This category includes farming, agriculture, commercial timber, wetland areas and privately held lands that could be served by typical urban services or are serviced by typical urban services but have not been developed. Total acreage for this category totals 131,098 acres totaling 39.87 percent.

Table IV-1
Existing Land Use

Land Use	Acreage	Percent
Residential	18,855	5.74%
Commercial	2,952	0.90%
Industrial	4,186	1.27%
Public/institutional	119,319	36.29%
Transportation/communication/utilities	480	0.15%
Park/recreation	352	0.11%
Dunes/marshlands/conservation areas	51,526	15.67%
Agriculture/forestry/undeveloped/vacant	131,098	39.87%
Total	328,768	100%

The land uses are depicted on the Existing Land Use Map shown in Figure IV – 1.

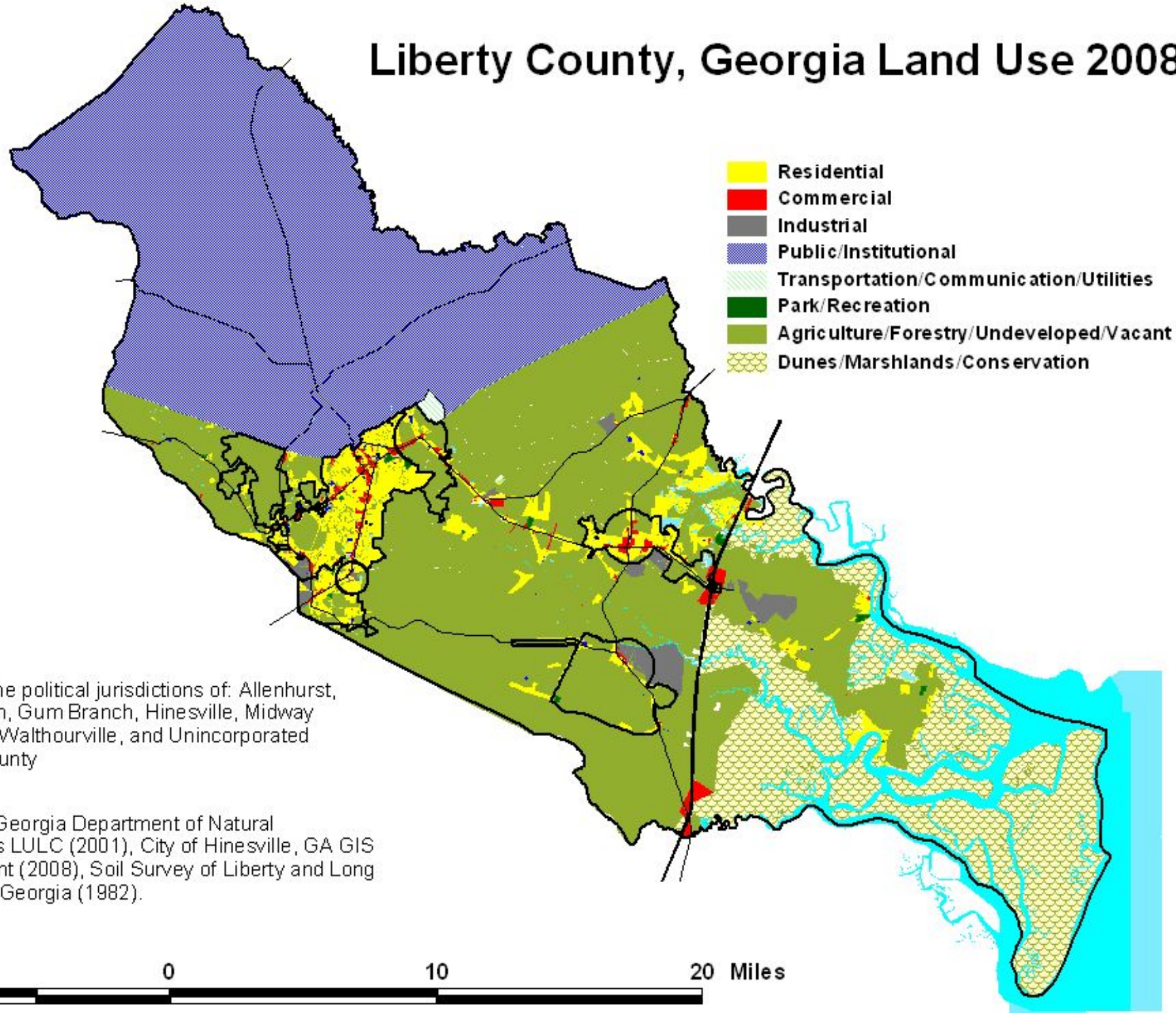
4.2 Mapping Data and Methodology

The data used to construct the existing land use map consisted of four sources. The base map data is the Georgia Department of Natural Resources LULC dataset (2001) which was obtained from the Georgia GIS Clearinghouse. However, this dataset did not accurately reflect current commercial and residential land uses. To address this issue, the City of Hinesville zoning information for the City of Hinesville and Liberty County was

substituted as a data layer where known commercial and residential land uses are currently occurring. The Soil Survey of Liberty and Long Counties (1982) was used to cross reference acreage amounts.

Figure IV - 1

Liberty County, Georgia Land Use 2008



4.3 Potential Character Areas and Areas Requiring Special Attention

Potential Character Areas

As part of the development of the comprehensive plan, character areas, must be identified. Character areas are defined as specific geographic areas that have:

- Special characteristics that should be preserved and/or enhanced
- Display potential to evolve into a unique area through targeted strategies for future development
- Special needs due to specific development issues, such as rapid growth or change in development patterns

The identified character areas may require a more detailed examination and planning focus, with the development of specific policies or strategies targeted to the preservation, improvement and or enhancement of the area. These identified areas for Liberty County include:

- **Core City Area**
- **Developed Area**
- **Developing Areas**
- **Rural Residential and Agriculture**
- **Activity Centers**
- **Industrial Parks**
- **Major Corridors**
- **Preservation Corridors**
- **Conservation/Parks/Greenspace**
- **Fort Stewart**

Core City Area

There are two character areas designated as Core City. These areas include the downtown area of Hinesville bounded by General Stewart Way, General Screven Way, SR 38 Extension and US 84 (Oglethorpe Highway). Located in this area are government services, including County government offices and the City of Hinesville government offices, the Board of Education offices, as well as the offices of the Liberty Consolidated Planning Commission. The areas is also covered by the Downtown Overlay District, which provides development guidelines to maintain/enhance the character of the core area. There are a number of development and/or redevelopment projects; these include the Memorial Drive/Washington relocation, the construction of a new courthouse annex, and the renovation of City Hall. In addition, a planning team from the Georgia Department of Community Affairs is working with the City of Hinesville to develop a long range implementation plan to help Hinesville achieve its vision for the overlay district.

The second Core City area is in the City of Midway. This area includes the existing business district on Butler Avenue and also encompasses the historic district along US 17 and eastward to near the Midway Civic Center/City Hall. This area is also designated in the Midway Master Plan, which includes recommendations for development and redevelopment.

Developed Area

The developed areas of the County include those areas that are heavily developed, although primarily residentially in the unincorporated areas. The developed areas identified within the municipal boundaries encompass both residential and commercial development. The unincorporated areas that are residential in nature with very scattered retail development include the areas of Isle of Wight/Lake George and Sunbury and Half Moon Landing. The developed area category also includes portions of the Cities of Riceboro, Midway, Flemington, Hinesville, Allenhurst and Walthourville.

Developing Area

Developing areas include those areas that are currently being developed and that are expected to develop in the future. These areas are primarily residential in nature and generally occur in or adjacent to municipalities or are located in the eastern portion of the County along the Medway River, the North Newport River, and between I-95 and US 17.

Rural Residential and Agriculture

A large portion of the County is designated as Rural Residential and Agricultural. These areas are located in the easternmost portion of the County, the southern and middle portions of the County and then the most western portion of the County around the City of Gum Branch. This character area encompasses the agricultural/silvacultural lands and very rural, low density residential.

Activity Center

Activity centers at the county level consist mainly of commercial locations, hospitals, post office and libraries (Commissary, Liberty Regional Medical Center, Lowes, PX, Savannah Technical College, Wal-Mart, Winn Army Community Hospital, YMCA) that are utilized by all residents of the County.

Industrial Park

Industrial Park areas consist of the industrial parks found in several locations in the eastern portion of the County. These areas are under the direction of the Liberty County Industrial Authority.

Major Corridor

The major corridors of Liberty County include I-95, US 84/SR 38, US 17, SR 196 E/W, SR 119 and SR 144. These facilities are the major arterials on the transportation network and provide for mobility within and through the County, as well as connections and access to the activity centers.

Preservation Corridor

Preservation corridors included those corridors designated for protection from development and/or improvement due to their scenic or historic resources. These corridors include a scenic nature and the qualities and resources within and along these corridors that “tell the story” of Liberty County. These corridors include: Old Sunbury Road, Fort Morris Road, Islands Highway, Cay Creek Road, EB Cooper Highway (SR 119), and Martin Road in Midway.

Conservation/Parks/Greenspace

Conservation/Parks/Greenspace areas in Liberty County consist of the 352 acres held for public park use and the 50,213 acres located in dedicated dunes and marshland areas. There are lands held in conservation, a notable case in point is the Melon Bluff Nature & Heritage Reserve. These areas are a special resource within Liberty County and encompass some of the most scenic vistas and critical natural resources along the Georgia coast.

Fort Stewart

Fort Stewart is home to the 3rd Infantry Division of the US Army. The base is the largest land area military installation in the eastern United States, encompassing portions of 4 counties. Fort Stewart has a tremendous impact on Liberty County and there is continuous coordination between local elected officials and base commanders.

These areas for the municipalities in Liberty County include:

- **Core City Area**
- **Developed Area**
- **Developing Area**
- **Rural Residential and Agriculture**
- **Activity Centers**
- **Industrial Parks**
- **Major Corridors**
- **Preservation Corridors**
- **Conservation/Parks/Greenspace**

Core City Area

The largest and most intensely developed Core City Area in Liberty County is located in Hinesville. This core area has been designated as the “downtown development overlay district” by Hinesville, and is bounded by General Screven Way, General Stewart Way, US 84/SR 38 and SR 38 Connector (General Stewart Way). The second Core City Area is located in Midway from the Butler Avenue area to the historic district along US 17. The other cities in the County do not have well-defined or developed core city centers.

Developed Area

The Developed Areas are primarily located in Hinesville and in the other cities, including Allenhurst, Flemington, Midway, Riceboro, and Walthourville. These neighborhoods are primarily adjacent to US 84 from Flemington to Walthourville and are

also located in Midway, particularly around the intersection of US 84 and US 17 and in Riceboro along US 17.

Developing Area

Developing areas of significance include the Independence development of Hinesville and the Fraser development in Hinesville and Flemington. The interchange area of US 84 and I-95 is also a developing area with portions in the city limits of Midway.

Rural Residential and Agricultural

The Cities of Gum Branch and Riceboro are the only municipalities which include very low density, rural residential areas and/or agricultural areas. These areas in Riceboro are primarily located west of US 17 and south of SR 119. All of the City of Gum Branch is included in this character area designation.

Activity Center

Activity centers are primarily those commercial and local service areas, such as the post office, library, courthouse, educational centers, Wal-Mart/Lowes, YMCA, and medical centers and are located in all of the municipalities with the exception of Gum Branch. These activity centers are also included at the county level.

Industrial Park

There are several locations found in municipalities that area included in Industrial Parks character area. These municipal parks are located in the Cities of Midway and Hinesville.

Conservation/Parks/Greenspace

Conservation/Parks/Greenspace are an important element of the County and the municipalities. The two major municipal conservation/parks/greenspace include Cay Creek area in Midway and Bryant Commons in Hinesville. There are also several recreational parks that are included in the Hinesville and Midway areas.

Major Corridor

The major corridors that are included in the municipalities include sections of US 84/SR 38, US 17, SR 196 E/W, SR 119 and SR 144. These are primary transportation facilities that provide access and connections within the cities and to the other cities in the County.

Preservation Corridor

The only preservation corridor located within municipal boundaries is the section of SR 119 from Barrington Ferry Road to US 17 in the City of Riceboro. This section of SR 119 is lined with ancient live oaks which are an important natural resource as well as contributing to the scenic beauty and coastal character of the area.

Areas Requiring Special Attention

Areas requiring special attention include those areas that are currently, or expected in the future, to have significant impacts from development or significant impacts on natural,

cultural and historic resources, or are in need of special attention to enhance the character and/or development. The identified areas requiring special attention in Liberty County and its cities include the following:

Developing Areas

The developing areas are those described in the Potential Character Area section above and are identified on the Character Area Maps, found in Figure IV-5. Because of the rapid development in these areas, they require special attention to ensure that the development patterns are consistent with the goals of the jurisdictions and that the development standards are appropriately met.

Preservation Corridors

The Preservation Corridors identified as a Character Area are also included as area requiring special attention. These scenic corridors, through their resources and vistas, tell the historic and cultural story of Liberty County. These corridors have been identified as areas requiring special attention in order to preserve the heritage and scenic beauty.

Conservation, Parks, and Greenspace

The 50,565 acres identified as public parks, conservation areas or greenspaces are an important resource for Liberty County and its communities. With the rapid growth and development occurring and forecast to occur, these areas require special attention to ensure the continued protection of this critical natural resource.

Core City Area: Hinesville

This area, bounded by US 84 (Oglethorpe Highway), General Stewart Way, General Screven Way, and SR 38 Connector, is the focus of development and redevelopment efforts. Because of these development and redevelopment opportunities, this area is designated as an area requiring special attention. There are several initiatives underway to guide this development and to ensure its compatibility with the overall vision of the core city area and continuation of these efforts, which include the redevelopment of the Memorial Drive Corridor and the Downtown Design Guidelines, is critical.

Core City Area: Midway

The City of Midway recently completed a master plan that identified the vision for the core city area and the historic city area. This master plan set forth a number of recommendations for development and redevelopment. The core city area has been included as an area requiring special attention in order to ensure that development and redevelopment is accomplished according to the vision and policies outlined in the master plan.

Core City Area: Riceboro

The City of Riceboro is very interested in revitalizing their core city area and has been identified as an area requiring special attention. The hope is to develop a city center that will be both attractive and provide services and opportunities for the residents. The City anticipates coordinating with the recommendations of the Gateway Sector Plan, which is discussed below.

US 84 Corridor

The LCPC recently completed a comprehensive corridor study that included an examination of US 84 from Long County to I-95. While this study grew out of the need to address mobility and safety, these issues could not be addressed in a vacuum. The study included a land use evaluation; an identification of areas for development; and assessment of significant resources; coordination with existing plans, such as the Midway Master Plan; and the integration of transportation solutions with land use. The transportation related recommendations from this study have been included in the Long Range Transportation Plan and the Transportation Improvement Program. These recommendations encompass transportation improvements, as well as the enhancement of the aesthetics of the corridor, and the implementation of a town center for the City of Flemington. This corridor has been included as an area requiring special attention to ensure that the study recommendations continue to be included in the long and short range transportation plans and new or redeveloped parcels also are coordinated with those recommendations.

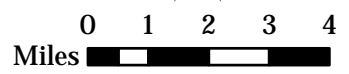
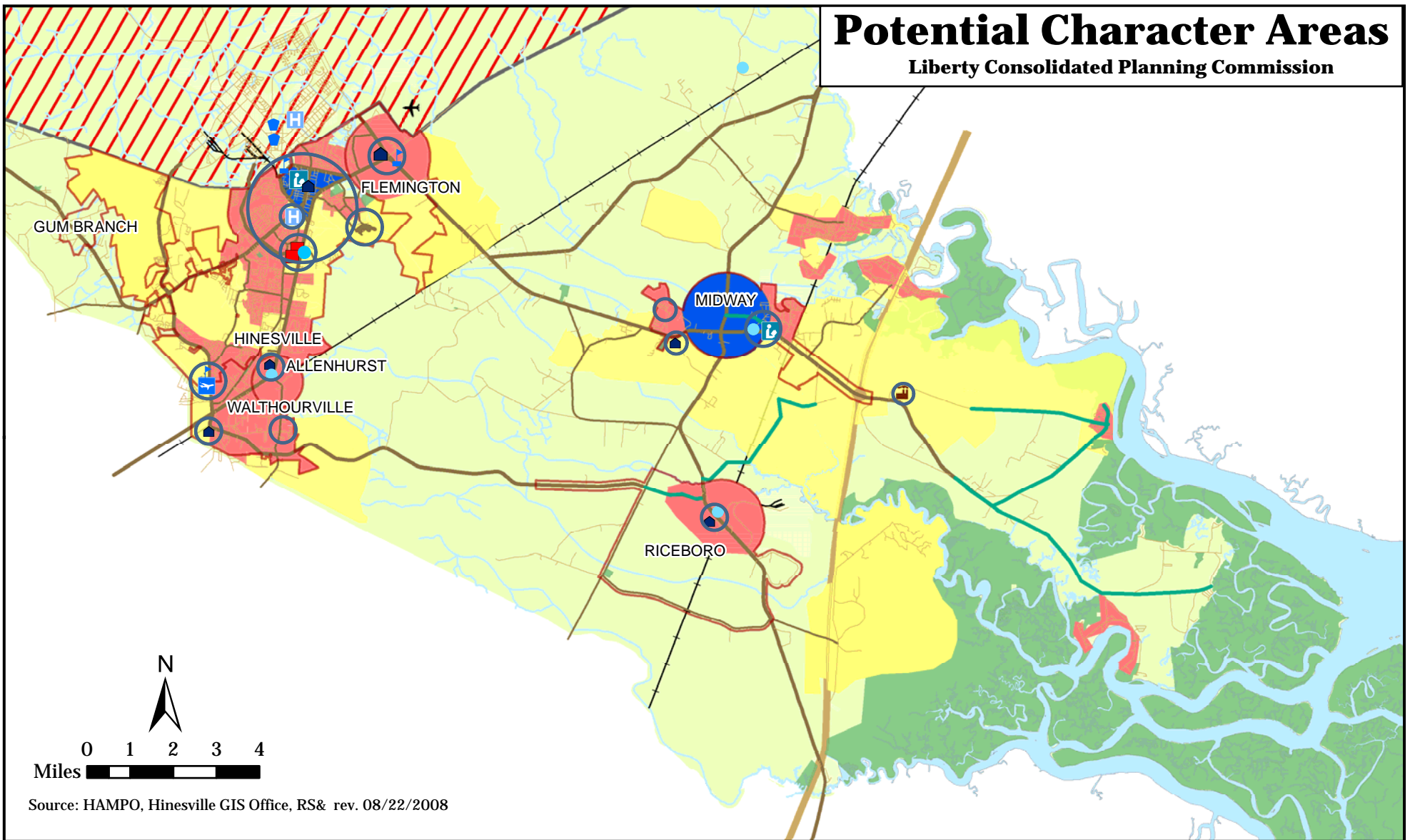
Gateway Sector Area

The Gateway Sector Area is the area surrounding the interchange at I-95 and US 84 and is bounded by the North Newport River, US 17, Jones Creek and Fort Morris Road. This area, particularly in the quadrants of the interchange has a number of large residential and business developments planned. This interchange area, as the gateway into Liberty County, is critical in the promotion of Liberty County as a place of choice and is included as an area requiring special attention. As a critical area, the Gateway Sector Plan was developed. This plan focuses on providing adequate infrastructure to maintain mobility within the area at build-out and also includes design guidelines to maintain an appropriate look and scale of future development.

The map found in Figure IV – 2 depicts the defined character areas. Figure IV – 3 shows the map for Areas Requiring Special Attention.

Potential Character Areas

Liberty Consolidated Planning Commission



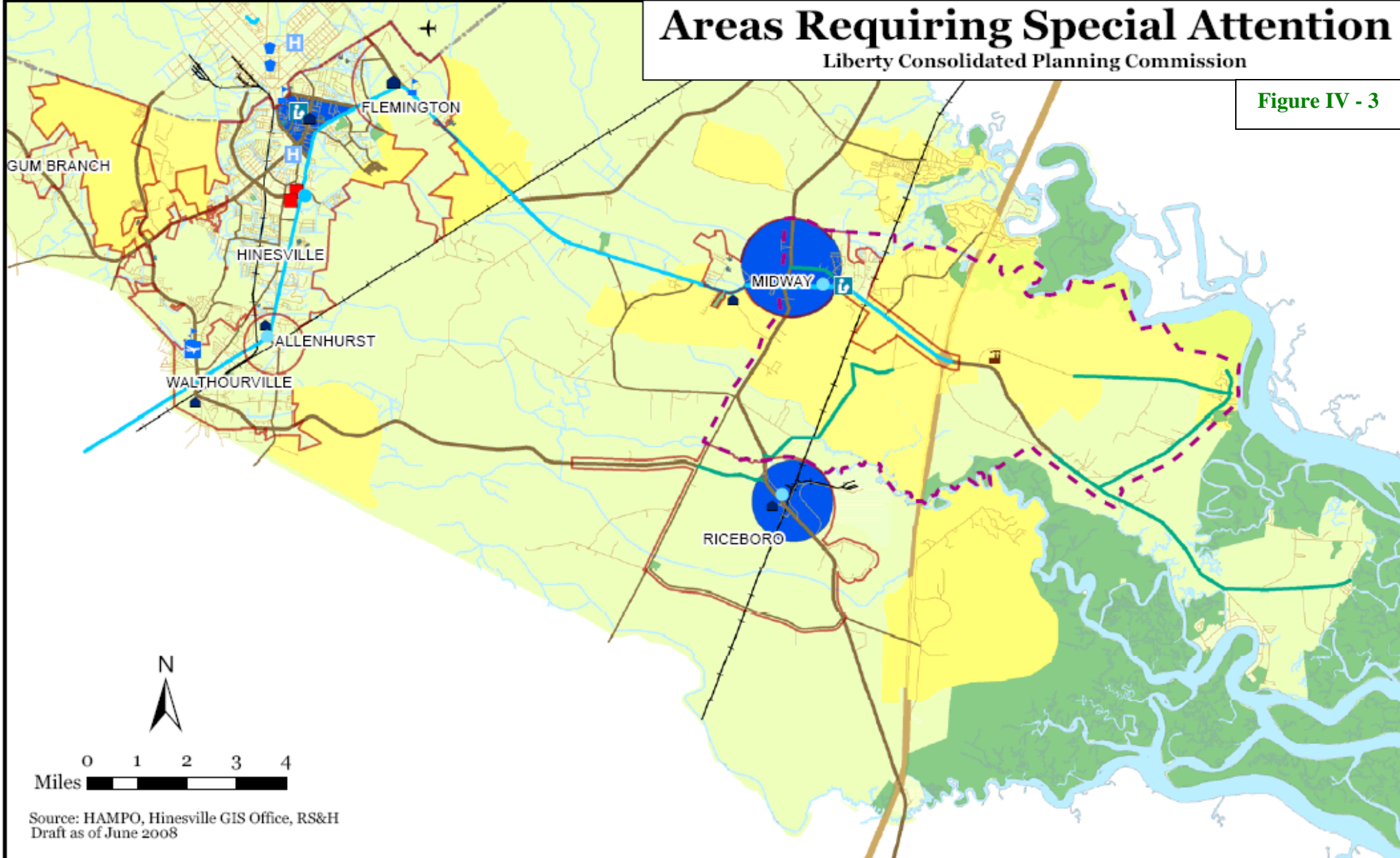
Source: HAMPO, Hinesville GIS Office, RS& rev. 08/22/2008

- | | | | |
|-----------------------------------|-----------------------|--------------------|-----------------------|
| Core City Area | Major Corridor | Library | WAAF |
| Developed Areas | Preservation Corridor | Post Office | Industrial |
| Developing Areas | Railroads | Commissary/PX | College/University |
| Conservation/Parks/Greenspace | City Boundaries | Hospital | Public Admin Building |
| Rural Residential and Agriculture | Ft Stewart | Commercial Centers | County Airport |
| Activity Center | | | |










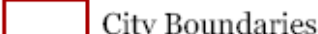



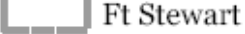





Areas Requiring Special Attention

Liberty Consolidated Planning Commission

Figure IV - 3



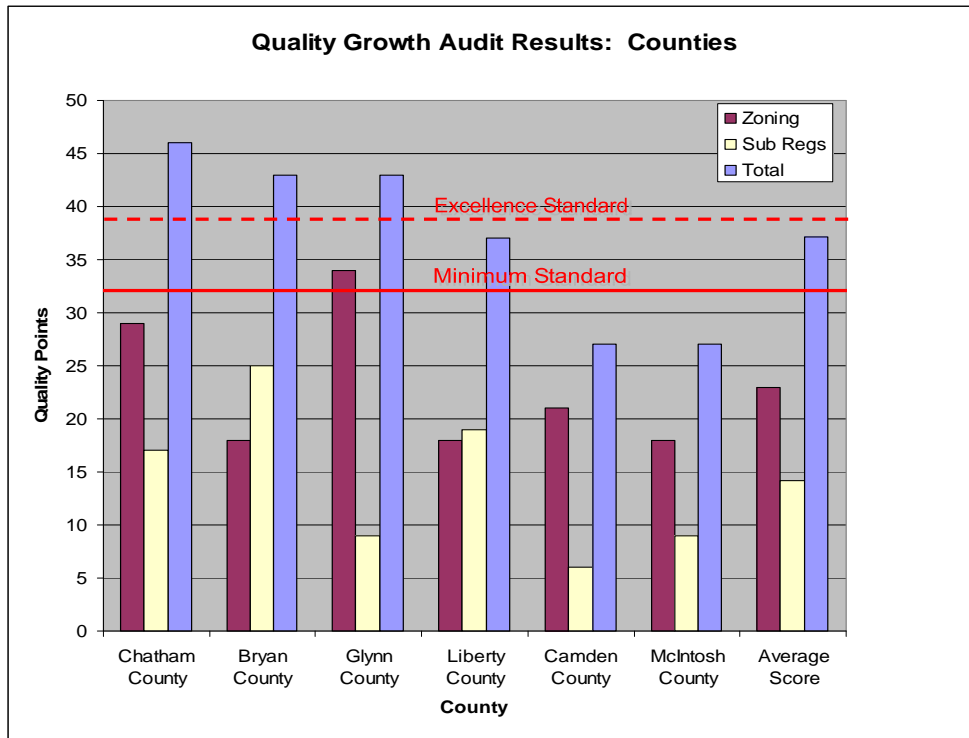
Source: HAMPO, Hinesville GIS Office, RS&H
Draft as of June 2008

- | | | | |
|---|--|--|---|
|  Core City Area |  Major Corridor |  Library |  WAAF |
|  Developing Areas |  Preservation Corridor |  Post Office |  Industrial |
|  Conservation/Parks/Greenspace |  City Boundaries |  Commissary/PX |  College/University |
|  Gateway Sector Study Area |  Ft Stewart |  Hospital |  Public Admin Building |
|  US 84 | |  Commercial Centers |  County Airport |

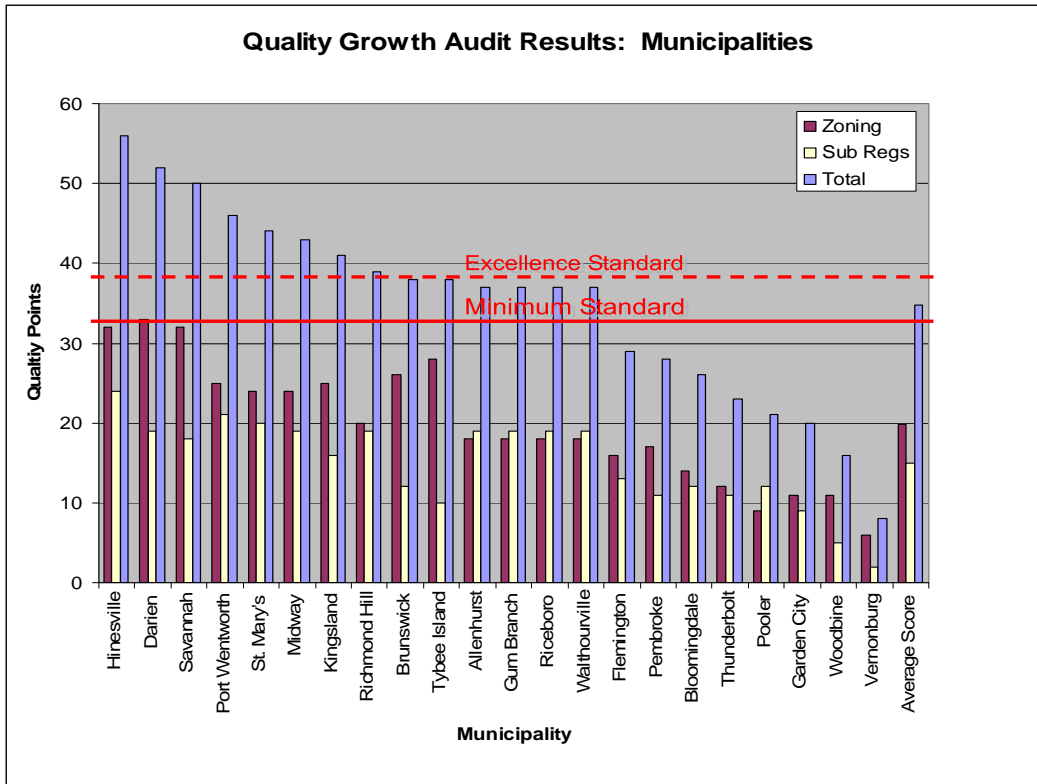
V. Community Quality Objectives

Liberty County currently meets the Georgia Department of Community Affairs Community Quality Objectives. An evaluation of the current policies, regulations and ordinances was conducted to determine consistency with these outlined objectives. In addition, as part of the development of the Coastal Georgia Comprehensive Plan, a quality growth audit of all the regulations and ordinances in Liberty County was conducted. This audit was based on best practices gathered from a variety of national planning sources. The regional plan also identified minimum and excellent standards for local governments as part of the audit process.

The results of that audit, as shown in the graph below, found that Liberty County surpasses the minimum standard identified as part of the Coastal Georgia Comprehensive Plan process, and almost meets the excellent standard.



The next graph depicts the municipalities within the coastal Georgia region. The majority of the municipalities within Liberty County met the identified minimum standards, almost reaching the excellent standard, and the City of Hinesville exceeded the excellent standard.



Building upon the audit completed as part of the regional planning effort, the policies, ordinances and regulations were again reviewed for consistency with the Community Quality Objectives identified by the Georgia Department of Community Affairs as part of the local comprehensive planning process.

5.1 Consistency with Community Quality Objectives

Objective: Traditional Neighborhood

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

Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.			
Relevant Ordinances: The City of Hinesville has traditional neighborhood patterns interspersed around the heart of the city. There is a mix of residential neighborhoods as well as businesses and government buildings. In addition, the Hinesville Downtown Overlay District defines specific areas for mixed use adjacent to zones with business and government uses and single and multi-family residences. In addition to encouraging a mix of uses, the Downtown Overlay District encourages traditional neighborhood design, including sidewalks, landscaped buffers, rear parking, streetscape lighting, sidewalk furnishings, and pedestrian nodes.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Within every district, uses are not required to be separated, particularly within the PUD and Planned Development districts
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long development process.	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	X		
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		
5. We have a program to keep our public areas (commercial, retail, districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X	X	The elementary schools tend to be located in neighborhoods. The middle and high schools are located along arterials.

Objective: Infill Development

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

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Relevant Ordinance: The City of Hinesville Downtown Overlay District ordinance focuses on infill development in the Single Family Residential Revitalization Sub-Area.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		Applicable to the City of Hinesville Downtown Overlay District and the City of Midway
2. Our community is actively working to promote brownfield development.	X		
3. Our community is actively working to promote greyfield development.	X		
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X		
5. Our community allows small lot development (5,000 square feet or less) for some uses.	X		

Objective: Sense of Place

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

Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
Relevant Ordinance: Local governments have sign ordinances in place. City of Hinesville has an historic preservation ordinance. The Cities of Hinesville and Midway have overlay districts with aesthetic regulations			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X		Liberty County has established a countywide Historic Preservation Committee that is currently identifying all historic resources
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		City of Hinesville
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	

Objective: Transportation Alternatives

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

Transportation Alternatives			
<p>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.</p>			
<p>Relevant Ordinance: The revised Liberty County and Hinesville subdivision regulations require sidewalks for newly developed roads. An emphasis is also placed on the importance of street connectivity and avoidance of cul-de-sacs</p>			
	Yes	No	Comments
1. We have public transportation in our community.		X	The Cities of Hinesville and Flemington, Liberty County and Fort Stewart, are implementing a transit service anticipated to be in service by the end of 2008
2. We require that new development connects with existing development through a street network, not a single entry/ exit.	X		
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X	X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks whenever possible.	X		
6. We have a plan for bicycle routes through our community.	X		
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Objective: Regional Identity

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

Regional Identity			
Each region should promote and preserve a regional "identity", or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
Relevant Ordinance: Hinesville has a Historic Preservation Ordinance to promote preservation of heritage, to stimulate revitalization of business districts, and to establish a uniform procedure for use in providing for the protection, enhancement, buildings, structures, objects, and landscape features having a special historical, cultural, or aesthetic interest or value.			
	Yes	No	Comments
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (agricultural, metropolitan, coastal, etc.).	X		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education.	X		Liberty County officials were active participants in the development of the Coastal Georgia Comprehensive Plan

Objective: Heritage Preservation

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.

Heritage Preservation			
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.			
Relevant Ordinance: Hinesville has a Historic Preservation Ordinance to promote preservation of heritage, to stimulate revitalization of business districts, and to establish a uniform procedure for use in providing for the protection, enhancement, buildings, structures, objects, and landscape features having a special historical, cultural, or aesthetic interest or value.			
	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.	X		

Objective: Open Space Preservation

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

Open Space Preservation			
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
Relevant Ordinance: The landclearing and tree protection ordinances for Hinesville and Liberty County require a minimum of 20 % green space for all commercial, industrial, and multi-family development.			
	Yes	No	Comments
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	Ordinance is under development

Objective: Environmental Protection

Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Relevant Ordinance:

Liberty County’s and Hinesville’s Drainage, Soil Erosion, and Sediment Control Ordinances include best management practices and have guidelines to prevent soil/sediment and sediment in stormwater run-off to leave the construction site in order to prevent pollution of state waters. The Soil Erosion Ordinances also address illicit discharges of pollutants into storm sewer systems and also have as their objective the prevention of nonstorm water discharges. The NPDES (National Pollutant Discharge Elimination System) permit require the City and the County and all developments therein to reduce pollutants in their stormwater discharge and to improve water quality.

In addition, the *subdivision ordinances for Liberty County and Hinesville* require that stormwater run-off meets the quality standard of the Georgia Stormwater Management

Manual #2. Liberty County’s subdivision ordinance also requires that if a subdivision has more than 50 lots, that cannot be served by municipal or public water and sanitary sewer systems, a community water and sanitary sewer system shall be installed. Cities that have municipal water & sanitary sewer available will require that developments will have to be connected to such (Ordinance Reference in Hinesville: *Wetlands and Groundwater Recharge Protection Ordinance*)

Both, Liberty County and Hinesville, have *Wetland Ordinances and Groundwater Recharge Protection Ordinances* that include restrictions and guidelines for developing in environmentally sensitive areas. The City of Hinesville also has a storm water management charge (fee) addressed in their *drainage, soil erosion, and sediment control ordinance*. Credits against the stormwater charge can be given for stormwater control systems constructed, operated, and maintained to the City’s standards. Both Liberty County and all municipalities are in the process of adopting an updated *flood damage prevention ordinance*.

Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
	Yes	No	Comments
1. Our community has a comprehensive natural resources inventory.		X	Wetlands, marshlands, and floodplains/ floodways are identified through GIS
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and taken steps to protect them.	X		
4. Our community has passed the necessary ‘Part V’ environmental ordinances, and we enforce them.	X		
5. Our community has a tree preservation ordinance which is actively enforced.	X		
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		
8. We have land use measures that will protect the natural resources in our community (floodplain regulations, marsh protection, etc.).	X		

Objective: Growth Preparedness

Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Growth Preparedness			
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, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.			
Relevant Ordinance: There are no relevant ordinances.			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decisionmaking entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.	X		
6. We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X		
7. We have clearly understandable guidelines for new development.	X		
8. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X		
10. We have a public-awareness element in our comprehensive planning process.	X		

Objective: Appropriate Business

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Appropriate Businesses			
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.			
Relevant Ordinance: There are no relevant ordinances.			
	Yes	No	Comments
1. Our economic development organization has considered our community’s strengths, assets and weaknesses, and has created a business development strategy based on them.	X		
2. Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/ or industries that will be compatible.	X		
3. We recruit firms that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X	Fort Stewart is the community's largest single employer and would be crippling to the local economy should the installation be closed.

Objective: Employment Options

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

Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Relevant Ordinance: There are no relevant ordinances.			
	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Objective: Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Relevant Ordinance:

The newly adopted *subdivision regulations* for Liberty County and Hinesville under the section of “quality development” gives opportunity for innovative subdivision design. Additionally, a section was added to allow for private streets/subdivisions. Provisions in the subdivision ordinance are also made for the management of common areas within subdivisions.

Mixed uses and neo-traditional design currently would only be allowed per *Hinesville’s Downtown Redevelopment Overlay District Ordinance* and *Midway’s Overlay Districts Ordinance*.

PUD Districts addressed in Zoning Ordinances also allow for some flexibility on lot sizes and setbacks.

Hinesville’s Zoning Ordinance also allows for cluster zoning which can lower the per cost of streets and utilities and could help preserve natural features and preserve open space.

In addition, *Hinesville’s PDD Ordinance* also applicable to Hinesville’s Downtown Area only allows for maximum flexibility in terms of setbacks and density. This ordinance also allows for dwelling units not necessarily having to have direct street frontage, but rather can also abut a court, walkway, or other area dedicated to public use.

Housing Choices			
A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.			
	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		In certain zoning districts
2. People who work in our community can also afford to live in the community.	X		
3. Our community has enough housing for each income level (low, moderate and above-average).		X	Our community lacks adequate above average housing stock
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	X		
5. We have options available for loft living, downtown living, or “neo-traditional” development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We support community development corporations that build housing for lower-income households.	X		
9. We have housing programs that focus on households with special needs.	X		
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Objective: Educational Opportunities

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

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Relevant Ordinance: There are no relevant ordinances.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		

Objective: Regional Solutions

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.

Regional Solutions			
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.			
Relevant Ordinance: Creation of the Liberty Consolidated Planning Commission, including staff			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Objective: Regional Cooperation

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

Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Relevant Ordinance: There are no relevant ordinances.			
	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		Liberty Consolidated Planning Commission provides staff and planning commission for all governments in Liberty County
2. We are satisfied with our Service Delivery Strategy.	X		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		Liberty Consolidated Planning Commission is currently working with Department of Defense and neighboring counties impacted by Fort Steward to develop a Growth Management strategy
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		HAMPO and CUTS share ex-officio seats on the Policy Committees; HAMPO also participates in a regional forum, including neighboring governments, including South Carolina officials; active participant in the development of the Georgia Coastal Comprehensive Plan

Guiding the Future...
REFLECTING THE PAST.



Final Draft

Community Assessment Volume II Technical Analysis

Consolidated Comprehensive Plan 2030

Liberty County, Allenhurst, Flemington, Gum Branch,
Hinesville, Midway, Riceboro, Walthourville



May, 2008



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I. Population

The assessment of the population element of the Comprehensive Plan provides important insight into the historical growth trends, as well as an indication of future growth. This understanding of the future growth allows officials to better plan for services and infrastructure needed to support the residents in the future.

In addition to planning for services and infrastructure, the evaluation of the population trends and growth patterns also identifies major growth areas, providing needed information with regard to managing the development and land use to meet the identified community vision.

The sources for this demographic analysis are the US Census and the Georgia Department of Community Affairs. It is important to note that income rate of change information may be skewed due to inflation.

1.1 Liberty County

Historical Population Trends

Table I-1 shows the population totals for Liberty County from 1980 through 2005. The historical population trend for Liberty County shows an overall rise in population between the years of 1980 and 2005 at a rate of almost 80%. Even though the population growth has increased tremendously between 1980 and 2005, according to the Coastal Georgia Comprehensive Plan, the most explosive growth occurred in the 1970s with the expansion of Fort Stewart. Between 1970 and 1980, the population increase was 114%. Based on the 2005 population estimate, 64.4% of the 67,617 citizens in Liberty County reside within one of the seven incorporated towns, a trend which has remained fairly constant since 1980.

	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Liberty County	37,583	45,164	52,745	57,178	61,610	67,617	79.9%
Allenhurst	606	600	594	691	788	834	37.6%
Flemington	440	360	279	324	369	351	-20.2%
Gum Branch	272	282	291	282	273	273	0.4%
Hinesville	11,309	16,456	21,603	25,998	30,392	35,163	210.9%
Midway	457	660	863	982	1,100	1,261	175.9%
Riceboro	216	481	745	741	736	866	300.9%
Walthourville	905	1,465	2,024	3,027	4,030	4,811	431.6%

Population Characteristics

Racial Composition

Liberty County has, over the years, been home to a very diverse population, which may be attributed to the presence of Fort Stewart. In 1980, the White population was in the majority at 58.8% of the total population, with the African American population comprising 36.6% of the total. Over the years the diversity within the population has continued to increase, whereas in 2005, there was no clear demographic majority. In 2005, the White population comprised 44.9% of the total; the African American population comprised 43.7% of the total, with the Other demographic categories increasing to 11.4% of the total.

From 1980 to 2005, the African American population showed the largest growth, with an increase of 15,810 persons. Other races had a much larger percent change, but a lesser number of overall people. The Other Race category has the largest rate of change with an increase of 523.2% between 1980 and 2005.

In comparison to the rest of the State of Georgia, the 2000 US Census figures showed that the White population comprised 65.1% of the total State population; Black or African American population made up 28.7% of the total; and the Other category comprised 6.2% of the state’s population.

Table I – 2: Liberty County Historical Racial Composition (1980-2005)

	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	22,115	25,525	28,935	28,836	28,737	30,393	37.4%
Black or African American	13,748	17,202	20,655	23,526	26,396	29,558	115%
American Indian and Alaska Native	122	188	254	288	322	372	204.9%
Asian or Pacific Islander	671	933	1,195	1,272	1,348	1,517	126.1%
Other Race	927	1,317	1,706	3,257	4,807	5,777	523.2%
Total	37,583	45,164	52,745	57,178	61,610	67,617	79.9%

Hispanic Origin

Liberty County, similar to many areas of the country, has experienced a large increase in the Hispanic population since 1980. The US Census considers the Hispanic population separately because Hispanic is not a racial category, but rather one of origin. In 1980, the people of Hispanic origin comprised almost 4% of the total county population. This percentage increased steadily and in 2005, people of Hispanic origin represented almost 9% of the total population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Liberty County	1,457	2,347	3,236	4,129	5,022	5,913	305.8%
Alenhurst	14	20	25	33	41	48	242.9%
Flemington	30	28	26	33	40	43	43.3%
Gum Branch	6	10	13	8	3	2	-66.7%
Hinesville	480	981	1,481	2,125	2,769	3,341	596%
Midway	4	6	7	17	26	32	700%
Riceboro	0	0	0	4	7	9	n/a
Walthourville	22	57	91	174	257	316	1336.4%

Gender

Table I-4 depicts the 2000 population by gender. Typically, females outnumber males due to their long life expectancies. The State of Georgia population is made up of 49.2% males and 50.8% females. However, in Liberty County, the male population outnumbers the female population, making up 52.7% of the total population. This population distribution is due to the presence of Fort Stewart.

	Persons	Percent
Total	61,610	100%
Male	32,446	52.7%
Female	29,164	47.3%

Age

Age is an extremely important component of the population analysis. Services to support the young are vastly different than the services needed to support an elderly population. Age is also important with regard to the workforce population, the housing market, and education.

In 1980, the population of Liberty County was relatively young. The 0-17 cohort comprised 30% of the total population; the 18-24 cohort made up 31.1% of the population; the 25-64 cohort comprised 35.5% of the total population; and the Over 65 group made up only 3.4% of the total population. The population age distribution changed slightly and in 2005, the 0-17 age group had increased to 32.2% of the total. The 18-24 cohort decreased significantly to 16% of the population, and the 25-64 cohort had increased to 47.6% of the population. The Over 65 cohort remained relatively stable, with a slight increase to 4% of the total population.

From 1980 to 2005, the 5-13 age group showed an increase of 142.3%. The group showing the largest increase was the 35-44 age group with an increase of 231.6%. The 45-54 age group showed a similar large increase of 214.7% increase. The 18-20 age group showed a decline of 20.9% in this time period.

The services to typically support this relatively young population include parks and recreation programs; schools, transportation to schools, and after-school care programs;

and health services that differ from those needed to support an older population. In addition, the younger age of the population can impact the workforce. In 2000, 41,333 persons from age 16 to 64 were considered eligible to work in Liberty County, which comprises 67.1% of the total population. As noted in other analyses, the young age of the population can be attributed to the presence of Fort Stewart.

Table I – 5: Liberty County Population by Age Distribution (1980-2005)

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	4,058	5,042	6,025	6,219	6,412	7,001	72.5%
5 – 13 Years Old	4,986	6,620	8,253	9,457	10,661	12,080	142.3%
14 – 17 Years Old	2,225	1,995	1,765	2,193	2,621	2,720	22.2%
18 – 20 Years Old	5,339	4,923	4,507	4,477	4,447	4,224	-20.9%
21 – 24 Years Old	6,347	6,978	7,609	7,110	6,611	6,677	5.2%
25 – 34 Years Old	6,884	9,601	12,317	12,058	11,798	13,027	89.2%
35 – 44 Years Old	3,192	4,548	5,903	7,505	9,106	10,585	231.6%
45 – 54 Years Old	1,804	2,266	2,728	3,815	4,902	5,677	214.7%
55 – 64 Years Old	1,448	1,566	1,684	2,152	2,620	2,913	101.2%
65 and Over	1,300	1,627	1,954	2,193	2,432	2,715	108.8%

Income

Table I-6 shows the historical per capita income for Liberty County. In 1990 and in 2000, the per capita income for the State of Georgia was slightly less than the national average. In 1990, the per capita income for Liberty County was significantly below the average per capita income for both the State of Georgia and the United States. In 2000, the per capita income for the State of Georgia was only slightly less than the national average; however, the per capita income for Liberty County in 2000 continued to be significantly less than both the state and the national averages.

Table I – 6: Liberty County Historical Per Capita Income (Dollars)

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523
State of Georgia			13,631		21,154	
United States			14,420		21,587	

Poverty Status

Table I-7 depicts the poverty status of the total population and the population by age in Liberty County. In 1999, 85% of the population was living at or above the poverty level, while approximately 15% of the population was living below the poverty level. The

percentage of children, ages 0-17, living below the poverty level was almost 7% and the percentage of the elderly, age Over 65, living below the poverty level was less than 1%.

Population	At or Above Poverty Level	Below Poverty Level
Total Persons	48,140	8,464
Under 5 years	5,136	1,165
5 years	918	293
6 to 11 years	5,386	1,180
12 to 17 years	4,241	1,122
18 to 64 years	30,591	4,241
65 to 74 years	1,307	273
75 years and over	561	190

Below Poverty Families/Individuals

In addition to the analysis regarding the age of the population living below the poverty level, an analysis of families and individuals living below the poverty level was also conducted. As noted above, almost 8,500 persons, or about 15% of the population in Liberty County, were living below the poverty level in 1999. The number of families living below the poverty level in 1999 totaled 2,075.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

Educational Attainment

Table I-9 depicts the educational attainment level for the residents of Liberty County from 1980 to 2005. This analysis, which includes the population age groups over 25 years, shows that 30.5% of the population in 1980 had less than a high school diploma; 42.2% had earned their high school diploma; and 27.3% had some college education or had earned a Bachelor’s or graduate degree. The largest percentage of the population had earned a high school diploma.

In 2000, the percentage of the population with no high school diploma decreased to 13.3%. The percentage of the population who had obtained their high school diploma was 34.5%; and those with some college education comprised 30.6% of the population. The percentage of those who held an associates degree made up 7.1% of the population, and those holding a Bachelor’s degree or higher comprised 14.5% of the population. The

percentage of the population in Liberty County having some college education totaled 52.2%.

By comparison, the State of Georgia percentage of population that had not completed high school in 2000 was 21.4% (Liberty County: 13.3%) and the percentage of the state’s population holding a Bachelor’s degree or higher was 24.3% (Liberty County: 14.5%).

By 2005, the population with less than a high school education continued to decrease to 12.3% of the total population. Those who had earned their high school diploma comprised 36.5% of the total population; the percentage of the population with some college education increased to 35%; and those who had obtained their Bachelor’s degree or higher increased to 16.1% of the total population.

Table I – 9: Liberty County Educational Attainment (1980-2005)

Education Level	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	2,222	1,874	1,526	1,276	1,026	727	-67.3%
9th to 12th Grade (No Diploma)	2,238	2,564	2,890	2,935	2,979	3,164	41.4%
High School Graduate (Includes Equivalency)	6,141	8,001	9,860	10,142	10,423	11,494	87.2%
Some College (No Degree)	2,180	4,011	5,841	7,555	9,268	11,040	406.4%
Associate Degree	n/a	n/a	1,239	1,705	2,170	n/a	n/a
Bachelor's Degree	1,031	1,702	2,373	2,647	2,920	3,392	229%
Graduate or Professional Degree	769	850	930	1,213	1,495	1,677	118.1%

Household Characteristics

Household Population

A household is defined as all of the persons who live in a housing unit. This classification is further stratified into family households, or those related by blood or marriage, and non-family households, which includes non-related persons living together. The analysis of households is important because it relates directly to the type and amount of housing stock needed to adequately serve the population and its needs.

In 2000, 92.2% of the population resided in households, and 90.1% of those households were identified as family households. Within the non-family households, 57.2% of the population live alone. Almost 8% of the population lives in group quarters, with the vast majority of those living in non-institutional settings.

Table I - 10: Liberty County Household Population (2000)	
	Persons
Total Population	61,610
In Households	56,826
In Family Households	51,197
In Nonfamily Households	5,629
Total Living Alone	3,219
Total Not Living Alone	1,019
Nonrelatives	1,391
In Group Quarters	4,784
Institutionalized Population	169
Noninstitutionalized Population	4,615

Household Size

Table I-11 depicts the historical household size in Liberty County. In 1980, the average household size was slightly over three (3) persons per household. While that number has steadily declined, the rate of decrease had been slight; by 2005, the number of persons per household was slightly less than three (3). This decreasing household size has followed the national trends; however, the number of persons per household in Liberty County is greater than the average number of persons per household for the State of Georgia. In 2000, while the Liberty County average number of persons per household was 2.93, the average for the state was 2.65 persons per household.

Table I – 11: Liberty County Historical Average Household Size (1980-2005)						
	1980	1985	1990	1995	2000	2005
Persons per Household	3.12	3.06	2.99	2.96	2.93	2.88

Household Income

In 1990, households earning between \$20,000 and \$29,999 was the largest single cohort, comprising 21.9% of the total households. Households earning less than \$9,999 comprised 14.8% of the households, and the vast majority of households (76.4%) earned less than \$34,999. The smallest segment of the households (2.6%) earned over \$75,000.

In 2000, the percentage of households earning less than \$9,999 decreased to 10.9%. Those households earning \$20,000 to \$29,999 remained the largest single cohort, but the percentage of total households decreased to 18.8% in 2000. The majority of households continued to earn less than \$34,999 (52.2%), but the percentage of total households decreased significantly from 1990. The largest increase was found in the households earning \$35,000 to \$74,999, which, in 2000, comprised 37.8% of the households. In addition, there was a significant increase in households earning more than \$75,000, with that cohort increasing to 9.7% of the total households. Overall, Liberty County household incomes increased roughly 54% over a 10 year period from 1990 to 2000.

	1990	2000
Total Households	15,166	19,434
Income less than \$ 9,999	2,245	2,115
Income \$10,000 - \$14,999	2,200	1,144
Income \$15,000 - \$19,999	2,510	1,479
Income \$20,000 - \$29,999	3,322	3,647
Income \$30,000 - \$34,999	1,305	1,806
Income \$35,000 - \$39,999	899	1,534
Income \$40,000 - \$49,999	1,323	2,414
Income \$50,000 - \$59,999	605	1,751
Income \$60,000 - \$74,999	364	1,647
Income \$75,000 - \$99,999	274	1,064
Income \$100,000 - \$124,999	82	498
Income \$125,000 - \$149,999	14	163
Income \$150,000 and above	23	172

Average Household Income

The average household income in Liberty County increased significantly between 1990 to 2000. In 1990, the average household income was \$25,990; this increased to \$40,064 in 2000. The 2000 average household income is slightly less than the State of Georgia average household income of \$42,433.

	1990	2000
Liberty County	25,990	40,064
Allenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

Population Projections

Population

It is important to note that local governments throughout the coastal region of Georgia disputed the US Census data with regard to population growth and future population projections. As part of the development of the Coastal Georgia Comprehensive Plan, the Georgia Institute of Technology (“Georgia Tech”) developed a second set of population projections. These projections, according to the local government officials and based on their experience and knowledge of planned developments, better reflected the population trends than the Census figures; however, many local officials, including those in Liberty

County, felt that the Georgia Tech projections were also low. The following population projections are based on a trend projection of the historical population data. This projection is more than the Georgia Tech projection of approximately 89,163 and less than the projection made by the Hinesville Area Metropolitan Planning Organization (HAMPO), which had a “low” projection of 101,300 and a “high” projection of 127,300.

	2010	2015	2020	2025	2030	2010-2030 (% Change)
Liberty County	73,624	79,630	85,637	91,644	97,651	32.6%
Allenhurst	879	925	970	1,016	1,061	20.7%
Flemington	334	316	298	280	263	-21.3%
Gum Branch	274	274	274	274	275	0.4%
Hinesville	39,934	44,704	49,475	54,246	59,017	47.8%
Midway	1,422	1,582	1,743	1,904	2,065	45.2%
Riceboro	996	1,126	1,256	1,386	1,516	52.2%
Walthourville	5,593	6,374	7,155	7,936	8,718	55.9%

Source: RS&H Trend Analysis

Recent and Planned Development

These population projections will be used to plan for the additional services and infrastructure needed to support the needs of the citizens of Liberty County. Because of the differing population projections, it is worthwhile to examine the recent and planned developments that are currently underway.

These developments include over eleven thousand (11,000) dwelling units that are either under construction or have been approved by the LCPC and local governments as a master plan or zoning request. Four of these developments include at least three hundred (300) dwelling units. The Villages of Limerick north of Midway is now under construction for a planned development with community water and sewer, as well as planned recreational and park amenities on site. A new development within Hampton Island was recently approved and will contain about four hundred fifty (450) dwelling units east of Riceboro. Sawgrass Landing is a multi-use planned unit development with about nine hundred fifty (950) dwelling units and over 300,000 square feet of commercial area located in the northwest quadrant of the US 84 and I-95 interchange. Sawgrass was recently annexed into the City of Midway. The single largest planned development is Independence, located along and west of 15th Street in the City of Hinesville. Independence is expected to ultimately contain over sixty-five hundred (6,500) dwelling units and more than one million (1,000,000) square feet of commercial, office, and other businesses. The figure below shows details regarding residential developments that have been submitted to the LCPC for action as of April 2008.

DEVELOPMENTS - LIBERTY COUNTY

Apr-08

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Residential Developments Submitted to the LCPC for Action				
Government	Name	DUs	Type Development	Status
County	Eller's Place	26	SF	UW
County	Villages at Limerick	316	SF	UW
County	Parish Crossing (Rye Patch)	126	SF	UW
County	Angler's Edge - Col. Island	60	SF	UW
County	Stephens Duplexes - Islands Hwy	6	Apartments	UW
County	South Hampton Phase I	7	SF	UW
County	Villages at Sunbury	74	SF	UW
County	Yellow Bluff	150	SF	UW
County	Dolphin Island	62	SF	UW
County	Hampton Island	92	SF	UW
Flemington	Gravel Hill	41	SF	UW
Hinesville	Azalea St. Redevelopment	19	SF and Townhouse	UW
Hinesville	Cinder Hill Phase VII	27	SF	UW
Hinesville	Howard's Apartments	12	Apartments	UW
Hinesville	McIntosh Development	39	SF	UW
Hinesville	Fraser Dev Cinder Heights	100	SF	UW
Hinesville	Fraser Dev. Cinder Heights II & IV	241	SF	UW
Hinesville	Bradwell St. Redevelopment Phase 1	41	SF Row Houses	UW
Hinesville	Maybank Village Condominiums	87	Townhouse	UW
Hinesville	Governor's Quarters	144	Townhouse	UW
Hinesville	Independence - Place Property	264	Apartments	UW
Hinesville	Independence - Gov. Qt. Phase 2	132	Condominiums	UW
Hinesville	Settlement - phase 1	145	Townhouse	UW
Hinesville	Azalea St. Redevelopment	12	SF	UW
Midway	Lake Gale Development	38	SF	UW
Midway	Hickory Hill	77	SF	UW
County	Hampton Island	450	SF	Approved - Master Plan
Flemington	Fraser Development	103	SF and Townhouse	Approved - Master Plan
Flemington	Fraser Development	100	SF and Townhouse	Approved - Master Plan
Hinesville	Independence (est. other phase 1)	2,301	PUD	Approved - Master Plan
Hinesville	Fraser Development	190	SF Subdivision	Approved - Master Plan
Hinesville	Independence (est. for other phase 2)	4,676	PUD	Approved - Master Plan
County	King Plantation - Phase I	39	SF	Approved
County	McDonald Development	22	SF	Approved
County	Ricefields - Islands Hwy	10	SF	Approved
County	Sawgrass (Glebe - Matin PUD)	950	Mixed	Approved
Hinesville	Kristi Road Townhouse	26	Townhouse	Approved
Total		11,205		

Key to Abbreviations	
UW	Underway
P	Proposed
A	Approved - Prelim. Plat
C	Complete-last 3 mos.
M. Plan	Master Plan

Source: Liberty Consolidated Planning Commission

1.2 City of Allenhurst

Table I-15 shows the population totals for the City of Allenhurst from 1980 through 2005. The historical population trend for Allenhurst shows an overall increase between the years of 1980 and 2005 at a rate of almost 37.6%. The population is projected to continue to increase, with a total of 1,061 residents projected by 2030.

	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Allenhurst	606	600	594	691	788	834	37.6%
Projected Population (2010-2030)							
	2010	2015	2020	2025	2030		2010-2030 (% Change)
Allenhurst	879	925	970	1,016	1,061		20.7%

In 1980, Allenhurst had a White population of 60.3%; African Americans made up 37.8% of the population, and Others combined to make up 1.8% of the population. In 1990, the White population had grown to 64.6% of the total population, the African American group decreased to 31.3% of the population, and the Others combined to make up 4% of the population. By 2005, Allenhurst had mirrored the diversity found within the county population. The White population comprised 47.9% of the total population, the African American group made up 45.3% of the population, and Others combined to make up 6.7% of the population. Although smaller in numbers, the largest percentage change in population from 1980 to 2005 is the Other Race category.

	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	366	375	384	389	393	400	9.3%
Black or African American	229	208	186	267	348	378	65.1%
American Indian and Alaska Native	2	2	1	3	4	5	150%
Asian or Pacific Islander	2	2	2	5	7	8	300%
Other Race	7	14	21	29	36	43	514.3%

Again, mirroring the national and County trends, Allenhurst experienced a steady increase in the Hispanic population. In 1980, those of Hispanic origin made up about 2% of the population, and by 2005, those of Hispanic origin comprised almost 6% of the population for a percentage change of 242.9%.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Allenhurst	14	20	25	33	41	48	242.9%

The population by gender also mirrors that of the County overall, with 51.4% of the population being male and 48.6% of the population being female. As with the County, this demographic anomaly can be attributed to the presence of Fort Stewart.

	Persons	Percent
Total	788	100%
Male	405	51.4%
Female	383	48.6%

In 1980, children aged 0-17 made up 35.3% of the population of Allenhurst. The largest single cohort was the 25-34 years old at 16.8% of the population. The elderly population, over 65, made up only 3.8% of the population. By 2005, the percentage of children, age 0-17, had decreased to 30.9% of the population. The largest single cohort was the 35 -44 years old cohort, making up 18.8% of the population. The combined cohorts of 25-44 years old comprised 34.4% of the total population and the elderly population, over 65, increased to 6.7% by 2005.

Category	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	72	61	50	62	73	73	1.4%
5 – 13 Years Old	92	96	99	115	131	141	53.3%
14 – 17 Years Old	50	41	32	39	45	44	-12%
18 – 20 Years Old	68	66	63	53	43	37	-45.6%
21 – 24 Years Old	70	67	64	69	74	75	7.1%
25 – 34 Years Old	102	104	105	115	124	130	27.5%
35 – 44 Years Old	64	66	67	103	138	157	145.3%
45 – 54 Years Old	40	45	50	57	63	69	72.5%
55 – 64 Years Old	25	30	34	41	48	54	116%
65 and over	23	27	30	40	49	56	143.5%

Allenhurst had a significant increase in its per capita income from 1980 to 2005, with a percent change of 299.5%. The 2000 per capita income of \$14,501 is significantly less than the per capita income for the State of Georgia (\$21,154) and the United States (\$21,587); however, it exceeds the Liberty County per capita income of \$13,855.

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523

According to the US Census, in Allenhurst, the percentage of persons living below the poverty level was 12.5%. Children, ages 0-17, make up 32.5% of the total population but are 47.6% of the population below poverty level. There are no elderly living below the poverty level in Allenhurst.

	At or Above Poverty Level	Below Poverty Level
Total Persons	735	105
Under 5 years	105	7
5 years	12	0
6 to 11 years	55	16
12 to 17 years	51	27
18 to 64 years	468	55
65 to 74 years	28	0
75 years and over	16	0

In Allenhurst, 12.9% of families were identified as living below the poverty level, and 12.5% of the total population was identified as living below the poverty level.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

The educational attainment level in Allenhurst has steadily increased from 1980 to 2005. In 1980, 12.8% of the population had less than a 9th grade education; 29.6% of the population had some high school education, but did not obtain a diploma. High school graduates comprised 42.8% of the population, and those with some college education made up 10% of the population. Those with Bachelor’s degrees or higher made up 4.8% of the population.

In 2005, the percentage of the population with less than a 9th grade education decreased to 1.1% of the population, and those with some high school education, but no diploma, decreased to 6.1% of the total population. Those graduating high school comprised 39.9% of the population in 2005, and those with some college education increased to 36.4%. One of the most significant increases was the percentage of the population that obtained a Bachelor’s degree or higher, making up 16.3% of the population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	32	30	28	19	10	5	n/a
9th to 12th Grade (No Diploma)	74	65	55	46	37	28	-62.2%
High School Graduate (Includes Equivalency)	107	116	124	145	166	181	69.2%
Some College (No Degree)	25	49	72	105	137	165	560%
Associate Degree	n/a	n/a	7	14	21	n/a	n/a
Bachelor's Degree	8	5	2	25	47	57	612.5%
Graduate or Professional Degree	4	2	0	7	14	17	325%

In Allenhurst, in 2000, 100% of the population resided in households, and 83.1% of those households were identified as family households. There are no group quarters in Allenhurst.

	Persons
Total Population	788
In Households	788
In Family Households	655
In Nonfamily Households	133
Total Living Alone	51
Total Not Living Alone	28
Nonrelatives	54
In Group Quarters	0
Institutionalized Population	0
Noninstitutionalized Population	0

The average size of the households in Allenhurst has followed the national trend in decreasing size. In 2000, the average household size was 2.80, which is less than the Liberty County average household size of 2.93; however it is higher than the State of Georgia average household size of 2.65.

	1980	1985	1990	1995	2000	2005
Persons per Household	2.99	2.91	2.83	2.82	2.80	2.75

The household income of Allenhurst and the trends from 1990 to 2000 mirror that of Liberty County. In 1990, the households earning less than \$9,999 make up 14.4% of the total households; by 2000, that percentage had dropped to 3.2%. In 1990, the largest

percentage of households (81.5%) earned between \$0 and \$34,999; that percentage decreased to 45.5% by 2000. The most significant change in household income trends was for those households with incomes of greater than \$75,000. In 1990, these households made up 1.3% of the total; by 2000, they made up 15.9% of total households.

	1990	2000
Total	222	277
Income less than \$ 9,999	32	9
Income \$10,000 - \$14,999	53	22
Income \$15,000 - \$19,999	27	20
Income \$20,000 - \$29,999	60	62
Income \$30,000 - \$34,999	9	13
Income \$35,000 - \$39,999	10	15
Income \$40,000 - \$49,999	18	36
Income \$50,000 - \$59,999	0	25
Income \$60,000 - \$74,999	10	31
Income \$75,000 - \$99,999	3	40
Income \$100,000 - \$124,999	0	0
Income \$125,000 - \$149,999	0	2
Income \$150,000 and above	0	2

The average household income in Allenhurst showed a significant increase from 1990 to 2000. In 1990, the average household income was \$24,156; this increased to \$43,132 in 2000. The 2000 average household income is slightly more than the State of Georgia average household income of \$42,433.

	1990	2000
Liberty County	25,990	40,064
Allenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

1.3 City of Flemington

According to the US Census figures, Flemington is the only municipality in Liberty County that displayed a negative percentage change in the total population over the last several years. The population decreased from 1980 to 1990, but has experienced a positive growth trend from 1990 to 2000, and a very slight decrease from 2000 to 2005. However, since 2005, a new subdivision, Gravel Hill, was completed in Flemington, adding approximately 100 to 150 new residents. Rather than using the typical trend

projection, this information was incorporated into the population projections in order to provide a more accurate forecast of population growth in Flemington.

Table I - 28: Flemington Historical Total Population (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Flemington	440	360	279	324	369	351	-20.2%
Projected Population (2010-2030)							
	2010	2015	2020	2025	2030		2010-2030 (% Change)
Flemington	378	407	438	472	506		25.3%

In 1980, the White population made up the largest percentage of the population at 76.1%; the African American group comprised 13.2% of the population; and the Other races combined to make up 10.7% of the population. The population trends of the Flemington mirrored the changes in the County by 2005. In 2005, the White population had decreased to 51.2% of the population; the African American group made up 32.4% of the population; and the Other races combined to make up 16.4% of the population.

Table I - 29: Flemington Historical Racial Composition (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	335	272	209	210	211	180	-46.3%
Black or African American	58	60	62	83	103	114	96.6%
American Indian and Alaska Native	8	4	0	1	2	1	-87.5%
Asian or Pacific Islander	25	16	6	13	20	19	-24%
Other Race	14	8	2	18	33	38	171.4%

Flemington, unlike the national trend, has not experienced a significant increase in Hispanic population, with an increase of only 13 persons of Hispanic origin from 1980 to 2005. In 1980, the Hispanic population comprised 6.8% of the population and in 2005, that percentage had increased to 12.3%; however that percentage increase is due more to the decrease in total population rather than the increase in the Hispanic population.

Table I - 30: Flemington Historical Population with Hispanic Origin (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Flemington	30	28	26	33	40	43	43.3%

The population of Flemington with regard to gender follows the trend for the County. The male population makes up 51.8% of the population, while females make up 48.2% of the population.

	Persons	Percent
Total	369	100%
Male	191	51.8%
Female	178	48.2%

In 1980, the percentage of children, ages 0-17 years, made up 28.6% of the population. The 18-24 year old cohort made up 34.5% of the total population, and the 25-64 year old cohort comprised 32% of the total population. The elderly, Over Age 65, made up 4.7% of the population. In 2005, there were several significant changes within the population demographics. The percentage of children, ages 0-17, remained relatively constant at 26.5%. However, the 18-24 year old cohort dramatically declined to 4.0% of the total population and the 25-64 year old cohort almost doubled, increasing to 62.1% of the total population. The elderly population also remained relatively stable, although with a slight increase to 7.7% of the population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	60	55	50	35	19	9	-85%
5 – 13 Years Old	38	32	26	40	53	57	50%
14 – 17 Years Old	28	16	3	15	27	27	-3.6%
18 – 20 Years Old	70	46	22	21	20	8	-88.6%
21 – 24 Years Old	82	64	46	34	21	6	-92.7%
25 – 34 Years Old	62	57	52	53	54	52	-16.1%
35 – 44 Years Old	43	33	23	55	87	98	127.9%
45 – 54 Years Old	10	16	21	30	39	46	360%
55 – 64 Years Old	26	20	13	18	23	22	-15.4%
65 and over	21	22	23	25	26	27	28.6%

The per capita income in Flemington is one of the highest in Liberty County. In 1980, the per capita income was the third highest in the County; by 2005, Flemington had the highest per capita income in Liberty County at \$19,577. This per capita income is higher than that of Liberty County and is comparable to the state and national averages.

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523

The total percentage of those living below the poverty level in Flemington in 1999 was 10.9%. Children, ages 0-17, made up 24.4% of this population. In the age group 65 to

74 years old, 40.0% of the cohort, or 6 persons, lived below the poverty level. There were no elderly over the age of 75 living below the poverty level in Flemington.

	At or Above Poverty Level	Below Poverty Level
Total Persons	334	41
Under 5 years	23	1
5 years	3	1
6 to 11 years	23	2
12 to 17 years	48	6
18 to 64 years	223	27
65 to 74 years	6	4
75 years and over	8	0

Of the 96 total families in Flemington, 7.3% lived below the poverty level in 1999.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

In 1980, those who had less than a 9th grade education in Flemington accounted for 15.9% of the population, and those with some high school education but who did not obtain a diploma comprised 19% of the population. The largest percentage of the population in 1980 (28.7%) was the group who had a high school diploma. The percentage of the population with some college education comprised 21% of the population, and those with a Bachelor’s degree or higher made up 4.6% of the population.

In 2005, there were several significant changes from 1980. There were no members of the population holding less than a 9th grade education. The percentage of the population with some high school education, but no diploma, dropped to only 1%. Those holding a high school diploma comprised 40% of the population in 2000, and those having some college education made up 34.2% of the population. There was also a significant increase in those holding a Bachelor’s degree or higher, with the percentage of population increasing to 24.4%.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	31	22	12	8	4	0	-100%
9th to 12th Grade (No Diploma)	37	24	11	10	9	2	-94.6%
High School Graduate (Includes Equivalency)	56	55	53	61	69	72	28.6%
Some College (No Degree)	41	38	35	47	58	62	51.2%
Associate Degree	n/a	n/a	4	12	19	n/a	n/a
Bachelor's Degree	21	19	17	26	34	37	76.2%
Graduate or Professional Degree	9	8	7	8	8	8	-11.1%

In Flemington, 100% of the population resided in households, and 82.1% of those households were identified as family households. There are no group quarters in Flemington.

	Persons
Total Population	369
In Households	369
 In Family Households	303
 In Nonfamily Households	66
 Total Living Alone	44
 Total Not Living Alone	8
Nonrelatives	14
In Group Quarters	0
Institutionalized Population	0
Noninstitutionalized Population	0

The average size of the households in Flemington has followed the national trend in decreasing size. In 2000, the average household size was 2.49, which is less than the Liberty County average household size of 2.93 and the State of Georgia average household size of 2.65.

	1980	1985	1990	1995	2000	2005
Persons per household	2.72	2.67	2.61	2.55	2.49	2.43

Households with an income of less than \$9,999 comprised 11.6% of the total households in Flemington in 1990; this percentage decreased to 5.4% in 2000. Those households with an income between \$20,000 and \$29,999 comprised 20.4% of the total households in 1990; that percentage remained relatively constant in 2000, with 18.5% of the households having an income in that range. A significant decrease in the percentage of

households earning \$0 to \$34,999 occurred between 1990 and 2000. In 1990, those households made up 66.0% of the total households; this decreased to 40.8% in 2000. Another significant change is that of households earning over \$75,000; in 1990 that percentage was 11.7% and increased to 20.0% by 2000. The majority of households fall within the \$35,000 to \$74,999 range, making up 54.6% of the total households in 2000.

	1990	2000
Total	103	130
Income less than \$ 9,999	12	7
Income \$10,000 - \$14,999	20	2
Income \$15,000 - \$19,999	15	0
Income \$20,000 - \$29,999	21	24
Income \$30,000 - \$34,999	0	20
Income \$35,000 - \$39,999	5	17
Income \$40,000 - \$49,999	13	8
Income \$50,000 - \$59,999	5	10
Income \$60,000 - \$74,999	0	16
Income \$75,000 - \$99,999	7	17
Income \$100,000 - \$124,999	0	6
Income \$125,000 - \$149,999	0	2
Income \$150,000 and above	5	1

In 1990, the average household income in Flemington was significantly higher than the County average and those of other municipalities. In 2000, that difference had decreased, although the average household income in Flemington continued to be the highest in the County.

	1990	2000
Liberty County	25,990	40,064
Allenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

1.4 City of Gum Branch

Gum Branch is the smallest municipality in Liberty County with a population of 273 people in 2005. The population of Gum Branch has remained stable since 1980 with very minimal changes. The population trend projections reflect this minimal amount of change.

Table I - 41: Gum Branch Historical Total Population (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Gum Branch	272	282	291	282	273	273	0.4%
Projected Population (2010-2030)							
	2010	2015	2020	2025	2030		2010-2030 (% Change)
Gum Branch	274	274	274	274	275		0.4%

The population of Gum Branch does not mimic the diversity found in the County. In 1980, the White population of Gum Branch comprised 89.0% of the total population; the African American group comprised 7% of the total; and Other races combined to make up 4% of the total population. The trend remained the same in 2005, with the White population comprising 92.1% of the total; the African American group making up 5.4% of the total; and the Other races combining to make up the remaining 2.5%.

Table I – 42: Gum Branch Historical Racial Composition (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	242	256	269	260	250	252	4.1%
Black or African American	19	16	13	15	16	15	-21.1%
American Indian and Alaska Native	1	1	0	0	0	0	-100%
Asian or Pacific Islander	3	2	0	3	6	7	133.3%
Other Race	7	8	9	5	1	0	-100%

The population trends of Gum Branch also do not mirror the trends experienced by virtually every other area with regard to the Hispanic population. In 1980, those of Hispanic origin comprised about 2% of the total population. The percentage of those of Hispanic origin decreased in 2005 to less than 1%.

Table I - 43: Gum Branch Historical Population with Hispanic Origin (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Gum Branch	6	10	13	8	3	2	-66.7%

Although Gum Branch has not followed the typical demographic trends, the gender make-up of the municipality is consistent with the county make up. Males comprise 51.3% of the total population with females making up 48.7% of the population.

Table I - 44: Gum Branch Gender (2000)		
	Persons	Percent
Total	273	100%
Male	140	51.3%
Female	133	48.7%

The percentage of children, ages 0-17, comprised 36.7% of the population in 1980; the 18-24 cohort made up 19.8% of the population; and those aged 25-64 made up 40% of the population. The elderly, over 65, comprised 3.4% of the population. In 2005, the total population remained constant; however, the cohort percentages changed. The percentage of children, ages 0-17, decreased to 27.1%, and those aged 18-24 also decreased to 9.8% of the total population. The cohorts of ages 25-64 combined to make up 57% of the population, and the elderly population, those over age 65, increased to 6%.

Category	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	39	36	33	29	24	20	-48.7%
5 – 13 Years Old	38	44	49	47	45	47	23.7%
14 – 17 Years Old	23	20	16	13	10	7	-69.6%
18 – 20 Years Old	23	21	19	19	19	18	-21.7%
21 – 24 Years Old	31	31	30	22	13	9	-71%
25 – 34 Years Old	50	52	53	47	40	38	-24%
35 – 44 Years Old	29	34	38	39	39	42	44.8%
45 – 54 Years Old	16	18	20	32	43	50	212.5%
55 – 64 Years Old	14	14	13	19	24	27	92.9%
65 and over	9	15	20	18	16	18	100%

In 1980, the per capita income was the second highest in Liberty County; by 2005, Gum Branch had the second lowest per capita income in Liberty County at \$15,060. This per capita income is somewhat lower than the County and is also lower than the state and national averages.

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523

The total percentage of those living below the poverty level in Gum Branch in 1999 was 23.4%. Children, ages 0-17, made up 28% of the population living below the poverty level. Of those living below the poverty level, 9.3% of the population were in the age group 65 to 74 years old. There were no elderly over the age of 75 living below the poverty level in Gum Branch.

	At or Above Poverty Level	Below Poverty Level
Total Persons	196	64
Under 5 years	14	5
5 years	0	2
6 to 11 years	14	5
12 to 17 years	17	6
18 to 64 years	144	40
65 to 74 years	6	6
75 years and over	1	0

In 1999, there were 76 families in Gum Branch and 18.4% living below the poverty level. Out of the 8,464 people living below poverty level in Liberty County, only 0.76% of those individuals are Gum Branch residents.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

In 1980, those who had less than a 9th grade education in Gum Branch accounted for 47.2% of the population, and those with some high school education but without a diploma comprised 19.8% of the population. The largest percentage of the population in 1980, at 26%, was the group that had a high school diploma. There were no persons with some college education. Those with a Bachelor’s degree made up 6.8% of the population. There were no persons with a graduate or professional degree.

In 2005, there were several significant changes from 1980. There were no members of the population holding less than a 9th grade education. The percentage of the population with some high school education, but no diploma, remained relatively constant at 21.8%. Those holding a high school diploma comprised 46.6% of the population in 2000, and those having some college education made up 26% of the population. Persons holding a Bachelor’s degree remained relatively constant at 5.4%, and there were no persons with a graduate or professional degree.

Table I – 49: Gum Branch Educational Attainment (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	76	51	25	18	11	0	-100%
9th to 12th Grade (No Diploma)	32	31	30	33	35	36	12.5%
High School Graduate (Includes Equivalency)	42	49	55	63	70	77	83.3%
Some College (No Degree)	0	10	20	27	34	43	n/a
Associate Degree	n/a	n/a	0	3	6	n/a	n/a
Bachelor's Degree	11	10	8	9	9	9	-18.2%
Graduate or Professional Degree	0	0	0	0	0	0	n/a

In Gum Branch, 100% of the population resided in households, and 90.1% of those households were identified as family households. There are no group quarters in Flemington.

Table I – 50: Gum Branch Household Population (2000)	
	Persons
Total Population	273
In Households	273
In Family Households	246
In Nonfamily Households	27
Total Living Alone	22
Total Not Living Alone	2
Nonrelatives	3
In Group Quarters	0
Institutionalized Population	0
Noninstitutionalized Population	0

The average size of the households in Gum Branch has followed the national trend in decreasing size. In 2000, the average household size was 2.73, which is less than the Liberty County average household size of 2.93 but higher than the State of Georgia average household size of 2.65.

Table I - 51: Gum Branch Average Household Size (1980-2005)						
	1980	1985	1990	1995	2000	2005
Persons per Household	3.13	3.01	2.88	2.81	2.73	2.63

Households with an income of less than \$9,999 comprised 29.6% of the total households in Gum Branch in 1990; this percentage decreased to 15.3% in 2000. Those households with an income between \$20,000 and \$29,999 comprised 15.3% of the total households in 1990 and that percentage decreased in 2000, with 8.7% of the households having an income in that range. The vast majority of households earned 0 to \$34,999 in 1990,

comprising 84.6% of the total households. Households earning at that level decreased by 2000, dropping to 49.4%, however, this still is the where the majority of the households occur. A significant change occurred with those households earning over \$75,000. There were no households in this category in 1980; in 2005 that percentage had increased to 8.7%. A large percentage of households fall within the \$35,000 to \$74,999 range, making up 41.7% of the total households in 2000.

	1990	2000
Total	91	91
Income less than \$ 9,999	27	14
Income \$10,000 - \$14,999	15	13
Income \$15,000 - \$19,999	12	4
Income \$20,000 - \$29,999	14	8
Income \$30,000 - \$34,999	9	6
Income \$35,000 - \$39,999	2	6
Income \$40,000 - \$49,999	8	15
Income \$50,000 - \$59,999	3	11
Income \$60,000 - \$74,999	1	6
Income \$75,000 - \$99,999	0	5
Income \$100,000 - \$124,999	0	3
Income \$125,000 - \$149,999	0	0
Income \$150,000 and above	0	0

In 2000, the average household income in Gum Branch was also the lowest in Liberty County at \$33,743.

	1990	2000
Liberty County	25,990	40,064
Alenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

1.5 City of Hinesville

Hinesville is the largest City in Liberty County with a 2005 population of 35,163 persons. Historical trends indicate that the population more than tripled 1980 and 2005 at a rate of 210.9%. The growth experienced by Hinesville can be attributed to the expansion of Fort Stewart as a major training and deployment installation. This growth trend is expected to continue as new brigades are assigned to the fort.

Table I - 54: Hinesville Historical Total Population (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Hinesville	11,309	16,456	21,603	25,998	30,392	35,163	210.9%
Projected Population (2010-2030)							
	2010	2015	2020	2025	2030	2010-2030 (% Change)	
Hinesville	39,934	44,704	49,475	54,246	59,017	47.8%	

In 1980, the White population made up the largest percentage of the population at 71.8%; the African American group comprised 22.9% of the population; and the Other races combined to make up 5.2% of the population. The population trends of Hinesville mirrored the changes in the County by 2005, where the White demographic became less dominant. In 2005, the White population had decreased to 39.2% of the population; the African American group had risen to 47.8% of the population; and the Other races combined to make up 13% of the population.

Table I - 55: Hinesville Historical Racial Composition (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	8,127	10,254	12,380	12,497	12,613	13,735	69%
Black or African American	2,595	5,145	7,695	10,844	13,992	16,841	549%
American Indian and Alaska Native	32	70	108	126	143	171	434.4%
Asian or Pacific Islander	239	474	708	785	861	1,017	325.5%
Other Race	316	514	712	1,748	2,783	3,400	975.9%

Hinesville has also mirrored national trends and experienced a significant increase in Hispanic population. In 1980, the Hispanic population comprised 4.2% of the population; in 2005, this percentage had increased to 9.5%.

Table I – 56: Hinesville Historical Population with Hispanic Origin (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Hinesville	480	981	1,481	2,125	2,769	3,341	596%

Hinesville, unlike the County and the majority of its Cities, follows the typical population trend with regard to gender. The male population comprises 49.3% of the population, and the female population makes up 50.7%.

	Persons	Percent
Total	30,392	100%
Male	14,991	49.3%
Female	15,401	50.7%

The percentage of children, ages 0-17, comprised 32.9% of the population in 1980; the 18-24 cohort made up 22.6% of the population; and those aged 25-64 made up 41% of the population. The elderly, over 65, comprised 3% of the population. In 2005, the percentage of children, ages 0-17, remained relatively constant at 34.2%, while those aged 18-24 decreased to 13% of the total population. The age 25-64 cohorts combined to make up 49.5% of the population, and the elderly population, those over age 65, also remained constant at 3%.

Category	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	1,434	2,029	2,623	2,915	3,207	3,650	154.5%
5 – 13 Years Old	1,540	2,671	3,801	4,750	5,698	6,738	337.5%
14 – 17 Years Old	746	822	897	1,192	1,486	1,671	124%
18 – 20 Years Old	1,008	1,101	1,194	1,382	1,570	1,711	69.7%
21 – 24 Years Old	1,550	1,908	2,265	2,438	2,611	2,876	85.5%
25 – 34 Years Old	2,204	3,666	5,127	5,461	5,795	6,693	203.7%
35 – 44 Years Old	1,248	2,101	2,953	4,052	5,150	6,126	390.9%
45 – 54 Years Old	740	1,087	1,433	2,065	2,697	3,186	330.5%
55 – 64 Years Old	460	587	714	975	1,235	1,429	210.7%
65 and over	379	488	596	770	943	1,084	186%

In 1980, the per capita income in Hinesville was the highest in Liberty County. By 2005, Hinesville was in the middle of the Cities’ range with regards to per capita income at \$16,470. This per capita income is slightly lower than that of Liberty County and is significantly lower than the state and national averages.

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523

14.8% of the population in Hinesville lived below the poverty level in 1999. Children, ages 0-17, made up 47% of the population living below the poverty level. Of those living

below the poverty level, 1.5% of the population was in the age group 65-74 years old. Of those living below the poverty level, 1% were over age 75.

	At or Above Poverty Level	Below Poverty Level
Total Persons	25,908	4,502
Under 5 years	2,497	622
5 years	493	169
6 to 11 years	2,696	691
12 to 17 years	2,408	655
18 to 64 years	16,993	2,250
65 to 74 years	597	70
75 years and over	224	45

Out of 8,031 families in Hinesville in 1999, 14.1% lived below the poverty level. Out of the total population, 14.8% of the individuals lived below the poverty line.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

In 1980, those who had less than a 9th grade education in Hinesville accounted for 9.2% of the population, and those with some high school education but without a diploma comprised 12% of the population. 41.8% of the population had a high school diploma. Persons with some college education comprised 16.6% of the population. Those with a Bachelor’s degree made up 11.7% of the population, and those with a graduate or professional degree made up 8.5% of the population.

In 2005, those who possessed less than a 9th grade education had decreased to 2% of the population. The percentage of the population with some high school education, but no diploma, also decreased to 7.8%. Those with a high school diploma comprised 34.4% of the population in 2000, and those having some college education made up 36.7% of the population. The number of persons holding a Bachelor’s degree remained relatively constant at 12.4% of the population, and those with a graduate or professional degree made up 6.4% of the population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	462	408	353	362	370	347	-24.9%
9th to 12th Grade (No Diploma)	599	788	977	1,069	1,161	1,302	117.4%
High School Graduate (Includes Equivalency)	2,085	3,111	4,136	4,568	5,000	5,729	174.8%
Some College (No Degree)	829	1,759	2,688	3,868	5,048	6,103	636.2%
Associate Degree	n/a	n/a	666	945	1,223	n/a	n/a
Bachelor's Degree	585	1,035	1,484	1,631	1,778	2,076	254.9%
Graduate or Professional Degree	424	519	613	776	938	1,067	151.7%

In Hinesville in 2000, virtually 100% of the population resided in households, and 88.8% of those households were identified as family households. Of the 3,407 persons residing in a non-family household, 53.7% lived alone.

	Persons
Total Population	30,392
In Households	30,380
 In Family Households	26,973
 In Nonfamily Households	3,407
 Total Living Alone	1,831
 Total Not Living Alone	668
 Nonrelatives	908
In Group Quarters	12
 Institutionalized Population	0
 Noninstitutionalized Population	12

The average size of the households in Hinesville has not followed the national trend in decreasing size. In 1980, the average number of persons per household was 2.88; in 2005, this increased to 2.89 persons per household. This household size is slightly less than the

Liberty County average household size of 2.93 but higher than the State of Georgia average household size of 2.65.

	1980	1985	1990	1995	2000	2005
Persons per Household	2.88	2.88	2.88	2.89	2.89	2.89

Households with an income of less than \$9,999 comprised 14% of the total household in Hinesville in 1990; this percentage decreased to 10.9% in 2000. Those households with

an income between \$20,000 and \$29,999 comprised 18.9% of the total households in 1990; that percentage remained relatively constant in 2000, with 17.5% of the households having an income in that range. The majority of households earned \$0 to \$34,999 in 1990, comprising 69.8% of the total households; the percentage of households earning at that level decreased by the year 2000, making up only 49.6% of total households. Households earning over \$75,000 in 1980 made up 3% of the total households. In 2000, that group increased to 9.7% of total households. A large percentage of households fall within the \$35,000 to \$74,999 income range, making up 40.3% of the total households in 2000.

	1990	2000
Total	7,559	10,611
Income less than \$ 9,999	1,063	1,158
Income \$10,000 - \$14,999	938	602
Income \$15,000 - \$19,999	1,046	764
Income \$20,000 - \$29,999	1,429	1,856
Income \$30,000 - \$34,999	803	923
Income \$35,000 - \$39,999	494	884
Income \$40,000 - \$49,999	901	1,345
Income \$50,000 - \$59,999	394	1,092
Income \$60,000 - \$74,999	252	956
Income \$75,000 - \$99,999	161	571
Income \$100,000 - \$124,999	62	258
Income \$125,000 - \$149,999	14	110
Income \$150,000 and above	2	92

The average household income in Hinesville is \$41,013, which is higher than the County average but less than the State average.

	1990	2000
Liberty County	25,990	40,064
Allenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

1.6 City of Midway

Midway is the third largest City in Liberty County with a 2005 population of 1,261 persons. Midway almost tripled in size between 1980 and 2005 and is projected to increase in population by 45.2% over the next 25 years. The growth experienced by

Midway can be attributed to the expansion of Fort Stewart and to the general growth pattern along coastal Georgia.

Table I – 67: Midway Historical Total Population (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Midway	457	660	863	982	1,100	1,261	175.9%
Projected Population (2010-2030)							
	2010	2015	2020	2025	2030	2010-2030 (% Change)	
Midway	1,422	1,582	1,743	1,904	2,065	45.2%	

In 1980, the White population made up 44.4% of the total population; the African American group comprised 54.9% of the population; and the Other races combined to make up less than 1% of the population. In 2005, the White population had increased to 60.1% of the population; the African American group made up 35.6% of the population; and the Other races combined to make up 4.3% of the population.

Table I – 68: Midway Historical Racial Composition (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	203	342	480	564	647	758	273.4%
Black or African American	251	311	370	390	409	449	78.9%
American Indian and Alaska Native	0	1	1	4	6	8	n/a
Asian or Pacific Islander	2	5	7	12	16	20	900%
Other Race	1	3	5	14	22	27	2600%

Midway has mirrored national trends and experienced a significant increase in Hispanic population. In 1980, Hispanic persons comprised less than 1% of the population, with only 4 persons of Hispanic origin recorded in Midway. In 2005, the number of Hispanic residents had increased to 32, making up 2.5% of the total population.

Table I – 69: Midway Historical Population with Hispanic Origin (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Midway	4	6	7	17	26	32	700%

Midway, unlike the County and the majority of its Cities, reflected the typical population trend with regard to gender in 2000. The male population comprised 47.9% of the population, and the female population made up 52.1%.

	Persons	Percent
Total	1,100	100%
Male	527	47.9%
Female	573	52.1%

The percentage of children, ages 0-17, comprised 19.9% of the population in 1980; the 18-24 cohort made up 9.8% of the population; and those aged 25-64 made up 44.4% of the population. The elderly, over 65, comprised 25.8% of the population. In 2005, the percentage of children, ages 0-17, rose to 26.2% of the population, and those aged 18-24 slightly decreased to 6.9% of the total population. The age 25-64 cohorts combined to make up 49.9% of the population, and the elderly population, those over age 65, decreased to 16.8% of the total population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	23	51	78	74	70	82	256.5%
5 – 13 Years Old	38	77	115	141	167	199	423.7%
14 – 17 Years Old	30	26	22	34	46	50	66.7%
18 – 20 Years Old	21	22	23	33	43	49	133.3%
21 – 24 Years Old	24	40	55	46	36	39	62.5%
25 – 34 Years Old	41	97	153	140	126	147	258.5%
35 – 44 Years Old	32	60	88	150	212	257	703.1%
45 – 54 Years Old	68	73	78	101	124	138	102.9%
55 – 64 Years Old	62	67	71	77	83	88	41.9%
65 and over	118	149	180	187	193	212	79.7%

Midway has the third lowest per capita income amongst the other cities. This per capita income is slightly lower than the County and is significantly lower than the state and national averages.

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523

The total percentage of those living below the poverty level in Midway in 1999 was 18.9%. Children, ages 0-17, made up 42.5% of the population living below the poverty level. Of those living below the poverty level, 1.6% of the population was in the age group 65-74 years old. Of those living below the poverty level, 10% were over age 75.

	At or Above Poverty Level	Below Poverty Level
Total Persons	773	181
Under 5 years	52	6
5 years	14	1
6 to 11 years	95	41
12 to 17 years	66	29
18 to 64 years	461	82
65 to 74 years	45	3
75 years and over	40	19

Of the 242 families in Midway in 1999, 15.7% lived below the poverty line.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

In 1980, those who had less than a 9th grade education in Midway accounted for 48.5% of the population, and those with some high school education but without a diploma comprised 19.7% of the population. Those with a high school diploma made up 26.1% of the population. Persons with some college education comprised 2.3% of the total population. Those with a Bachelor’s degree made up 1% of the population, and those with a graduate or professional degree made up 2% of the population.

By 2005, members of the population with less than a 9th grade education had decreased to 23% of the population. The percentage of the population with some high school education, but no diploma, had also decreased to 16.7%. Those with a high school diploma rose 36.5% of the population in 2000, while those with some college education rose significantly to 22.9% of the population. Persons holding a Bachelor’s degree also increased to 6.2% of the population, and those holding a graduate or professional degree made up 2.6% of the population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	167	166	164	146	128	118	-29.3%
9th to 12th Grade (No Diploma)	68	102	136	128	119	132	94.1%
High School Graduate (Includes Equivalency)	90	135	180	214	248	288	220%
Some College (No Degree)	8	49	89	118	146	181	2162.5%
Associate Degree	n/a	n/a	5	20	34	n/a	n/a
Bachelor's Degree	4	21	38	39	40	49	1125%
Graduate or Professional Degree	7	13	19	19	18	21	200%

In 2000, the Midway population who lived in households made up 84.6% of the population; of this group, 87.9% of the population lived in a family household. The remaining 113 people in a household lived in a non-family household; of these, 61.1% lived alone.

Table I – 76: Midway Household Population (2000)

	Persons
Total Population	1,100
In Households	931
 In Family Households	818
 In Nonfamily Households	113
Total Living Alone	69
Total Not Living Alone	20
Nonrelatives	24
In Group Quarters	169
 Institutionalized Population	169
 Noninstitutionalized Population	0

The average size of the households in Midway has not followed the national trend of decreasing size. In 1980, the average number of persons per household in Midway was 2.55; by 2005, this figure had increased to 2.88. The 2005 average household size of Midway is slightly less than the Liberty County average household size of 2.93 but higher than the State of Georgia average household size of 2.65.

	1980	1985	1990	1995	2000	2005
Persons per Household	2.55	2.64	2.73	2.77	2.81	2.88

Households with an income of less than \$9,999 comprised 17.5% of the total household in Midway in 1990; this percentage decreased to 14.5% in 2000. Households with an income between \$20,000 and \$29,999 comprised 29.2% of the total households in 1990; this percentage decreased in 2000, with 19.4% of the households having an income in that range. The majority of households earned \$0 to \$34,999 in 1990, comprising 82.4% of the total households; households earning at that level decreased by the year 2000, making up 58.9% of total households. Households earning over \$75,000 in 1980 made up only 2.7% of total households. In 2000, that income group increased to 11.2% of the total number of households. A significant percentage of households fell within the \$20,000 to \$49,999 range in 2000, making up 46.8% of total households.

	1990	2000
Total	291	329
Income less than \$9,999	51	48
Income \$10,000 - \$14,999	27	24
Income \$15,000 - \$19,999	54	32
Income \$20,000 - \$29,999	85	64
Income \$30,000 - \$34,999	23	26
Income \$35,000 - \$39,999	10	34
Income \$40,000 - \$49,999	23	30
Income \$50,000 - \$59,999	8	7
Income \$60,000 - \$74,999	2	27
Income \$75,000 - \$99,999	5	20
Income \$100,000 - \$124,999	3	10
Income \$125,000 - \$149,999	0	1
Income \$150,000 and above	0	6

The average household income in Midway in 2000 was \$42,576. This is greater than the County average and only slightly less than the state average.

	1990	2000
Liberty County	25,990	40,064
Alenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

1.7 City of Riceboro

Among the municipalities in Liberty County, Riceboro underwent the second largest population increase from 1980 to 2005, over 300%. This growth can be attributed to the expansion of Fort Stewart and to the general growth pattern along coastal Georgia.

Table I – 80: Riceboro Historical Total Population (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Riceboro	216	481	745	741	736	866	300.9%
Projected Population (2010-2030)							
	2010	2015	2020	2025	2030	2010-2030 (% Change)	
Riceboro	996	1,126	1,256	1,386	1,516	52.2%	

In 1980, the White population in Riceboro made up 42.1% of the total population; African Americans comprised 57.4% of the population; and the Other races combined to make up less than 1% of the population. By 2005, the White population had decreased dramatically to 8.3% of the population, while the African American increased significantly to 90.6% of the total population. The Other races combined to make up 1% of the population.

Table I – 81: Riceboro Historical Racial Composition (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	91	72	52	64	76	72	-20.9%
Black or African American	124	408	692	673	653	785	533.1%
American Indian and Alaska Native	0	0	0	0	0	0	n/a
Asian or Pacific Islander	1	1	1	1	0	0	-100%
Other Race	0	0	0	4	7	9	n/a

Riceboro has mirrored the national trends and experienced an increase in Hispanic population. In 1980, the Hispanic population of Riceboro was zero; in 2005, the Hispanic population had increased to 9, with a percentage of 1%.

Table I – 82: Riceboro Historical Population with Hispanic Origin (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Riceboro	0	0	0	4	7	9	n/a

Riceboro, unlike the county and the majority of its cities, follows the typical population trend with regard to gender. The male population comprises 49.7% of the population and the female population makes up 50.3%.

	Persons	Percent
Total	736	100%
Male	366	49.7%
Female	370	50.3%

The percentage of children, ages 0-17, comprised 35.6% of the population in Riceboro in 1980; the 18-24 cohort made up 13.8% of the population; and those aged 25-64 made up 37.5% of the population. The elderly, over 65, comprised 12.9% of the population. In 2005, the percentage of children, ages 0-17, made up 29.4% of the population, and those aged 18-24 slightly decreased to 7.9% of the total population. The age 25-64 cohorts combined to make up 48% of the total population in 2005, and the elderly population, those over age 65, decreased to 14.6% of the total population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	24	41	58	52	45	50	108.3%
5 – 13 Years Old	29	82	135	137	138	165	469%
14 – 17 Years Old	24	39	53	45	37	40	66.7%
18 – 20 Years Old	16	29	41	37	33	37	131.3%
21 – 24 Years Old	14	29	43	36	28	32	128.6%
25 – 34 Years Old	28	66	103	89	74	86	207.1%
35 – 44 Years Old	16	55	94	103	112	136	750%
45 – 54 Years Old	18	40	61	81	101	122	577.8%
55 – 64 Years Old	19	34	49	55	61	72	278.9%
65 and over	28	68	108	108	107	127	353.6%

In 2005, Riceboro had the second highest per capita income in the County at \$18,126. This per capita income is higher than the County average and is slightly lower than the state and national averages.

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523

The total percentage of those living below the poverty level in Riceboro in 1999 was 19.2%. Children, ages 0-17, made up 30.3% of this population, while 8.9% was age 65 to 74 years old. Of those living below the poverty level, 8.9% were over age 75.

	At or Above Poverty Level	Below Poverty Level
Total Persons	609	145
Under 5 years	36	9
5 years	9	0
6 to 11 years	53	23
12 to 17 years	72	12
18 to 64 years	384	75
65 to 74 years	33	13
75 years and over	22	13

Of a total 191 families in Riceboro in 1999, 16.2% lived below the poverty level.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

In 1980, those who had less than a 9th grade education in Riceboro accounted for 28.9% of the population, and those with some high school education but without a diploma comprised 34.5% of the population. Those with a high school diploma made up 29.9% of the population, and persons with some college education represented 1% of the population. Those with a Bachelor’s degree made up 4.6% of the population, and there were no persons with a graduate or professional degree.

In 2005, persons with less than a 9th grade education in Riceboro had decreased to 12.1% of the population. The percentage of the population with some high school education, but no diploma, had also decreased to 19.8%. Those holding a high school diploma increased to 44.3% of the population in 2000, and those with some college education rose significantly to 15.8% of the population. Persons holding a Bachelor’s degree made up 4.5% of the total population, and those with a graduate or professional degree made up 3.1% of the population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	31	68	104	83	61	69	122.6%
9th to 12th Grade (No Diploma)	37	80	123	111	98	113	205.4%
High School Graduate (Includes Equivalency)	32	79	126	167	208	252	687.5%
Some College (No Degree)	2	14	25	49	72	90	4400%
Associate Degree	n/a	n/a	9	6	2	n/a	n/a
Bachelor's Degree	5	6	7	15	22	26	420%
Graduate or Professional Degree	0	0	0	7	14	18	n/a

Riceboro had a population of 736 in 2000; 89.9% of these persons lived in family households. Of the 74 who live in non-family households, 82.4% of these persons lived alone.

	Persons
Total Population	736
In Households	736
 In Family Households	662
 In Nonfamily Households	74
 Total Living Alone	61
 Total Not Living Alone	4
 Nonrelative	9
 In Group Quarters	0
 Institutionalized Population	0
 Noninstitutionalized Population	0

The average size of households in Riceboro has not followed the national trend in decreasing size. In 1980, the average number of persons per household was 2.88; by 2005, the average household size remained 2.88, although there were some fluctuations during that time period. This household size is slightly less than the Liberty County average household size of 2.93 but higher than the State of Georgia average household size of 2.65.

	1980	1985	1990	1995	2000	2005
Persons per Household	2.88	3.03	3.18	3.03	2.88	2.88

Households with an income of less than \$9,999 comprised 38.6% of total households in Riceboro in 1990. This percentage decreased to 14.5% in 2000. Households with an income between \$20,000 and \$29,999 comprised 13.9% of the total households in 1990; this remained relatively constant in 2000, with 11.8% of the households having an income in that range. The majority of households earned \$0 to \$34,999 in 1990, comprising 88% of the total households; households earning at that level decreased significantly by 2000, making up 54% of total households. In 1980, no households in Riceboro made earned \$75,000 or above. By 2000, 30 households, or 11.5% of total households, earned within this income range. In 2000, a large percentage of households fell within the \$20,000 to \$49,999 income range, making up 44% of total households in the City.

	1990	2000
Total	243	261
Income less than \$9,999	94	38
Income \$10,000 - \$14,999	48	30
Income \$15,000 - \$19,999	35	27
Income \$20,000 - \$29,999	34	31
Income \$30,000 - \$34,999	3	15
Income \$35,000 - \$39,999	16	4
Income \$40,000 - \$49,999	6	30
Income \$50,000 - \$59,999	0	35
Income \$60,000 - \$74,999	7	21
Income \$75,000 - \$99,999	0	11
Income \$100,000 - \$124,999	0	6
Income \$125,000 - \$149,999	0	4
Income \$150,000 and above	0	9

Average household income in Riceboro increased significantly between 1990 and 2000 by \$30,471, or 176.1%. In 1990, Riceboro had the lowest average household income in all of Liberty County; by 2000, the City held the highest average household income in the County.

	1990	2000
Liberty County	25,990	40,064
Allenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

1.8 City of Walthourville

The City of Walthourville, located adjacent to the City of Allenhurst, is the second largest city in Liberty County according to 2005 population figures. As with the other Cities and the County, much of Walthourville’s growth over the last 25 years can be attributed to the growth of Fort Stewart and general growth in the coastal Georgia region.

Table I – 93: Walthourville Historical Total Population: (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
Walthourville	905	1,465	2,024	3,027	4,030	4,811	431.6%
Projected Population: (2010-2030)							
	2010	2015	2020	2025	2030		2010-2030 (% Change)
Walthourville	5,593	6,374	7,155	7,936	8,718		55.9%

In 1980, the White population made up 47.1% of the total population in Walthourville; the African American group comprised 50.7% of the population; and the Other races combined to make up 2% of the population. By 2005, the White population had decreased to 36.5% of the population; the African American group made up 55.2% of the population; and the Other races combined to make up 8.3% of the population.

Table I – 94: Walthourville Historical Racial Composition (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 (% Change)
White	427	692	957	1,224	1,490	1,756	311.2%
Black or African American	459	732	1,004	1,612	2,219	2,659	479.3%
American Indian and Alaska Native	0	5	9	22	35	44	n/a
Asian or Pacific Islander	3	10	16	34	52	64	2033.3%
Other Race	16	27	38	136	234	289	1706.3%

Walthourville has mirrored national trends and experienced a significant increase in Hispanic population. In 1980, the Hispanic population of Walthourville included 22 persons, or 2.4% of the population; by 2005, the Hispanic population had increased dramatically to 316 persons, comprising 6.6% of the total population.

Table I – 95: Walthourville Historical Population with Hispanic Origin (1980-2005)							
	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Walthourville	22	57	91	174	257	316	1336.4%

Walthourville, unlike the County and the majority of its Cities, follows the typical population trend with regard to gender. The male population comprises 49.5% of the population, while the female population makes up 50.5%.

	Persons	Percent
Total	4,030	100%
Male	1,994	49.5%
Female	2,036	50.5%

In 1980 in Walthourville, the percentage of children, ages 0-17, made up 37.4% of the population; the 18-24 cohort made up 18.9% of the population; and those aged 25-64 made up 39.7% of the population. The elderly, over 65, comprised 3.8% of the population. In 2005, the percentage of children, ages 0-17, made up 36.3% of the population, and those aged 18-24 decreased slightly to 14.9% of the total population. The age 25 to 64 cohorts combined to make up 46% of the population, and the elderly population, those over age 65, decreased to 2.7% of the total population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
0 – 4 Years Old	100	190	279	396	512	615	515%
5 – 13 Years Old	163	259	355	565	774	927	468.7%
14 – 17 Years Old	76	73	69	124	178	204	168.4%
18 – 20 Years Old	61	94	127	163	198	232	280.3%
21 – 24 Years Old	110	208	306	360	413	489	344.5%
25 – 34 Years Old	164	306	448	636	823	988	502.4%
35 – 44 Years Old	79	138	196	412	627	764	867.1%
45 – 54 Years Old	66	86	106	193	279	332	403%
55 – 64 Years Old	51	52	53	84	114	130	154.9%
65 and over	35	60	85	99	112	131	274.3%

Although Walthourville has the second highest population among Cities in Liberty County, its per capita income was the lowest of all the Cities in 2005. This per capita income is lower than the County average as well as the state and national averages. Among Liberty County and all its Cities, however, Walthourville has the largest percentage of local population (37.4%) aged 0 to 17 years old (as of 2000). Walthourville may have the lowest per capita income in the County because per capita income takes into account the income of children, which is typically minimal.

	1980	1985	1990	1995	2000	2005
Liberty County	3,766	6,376	8,986	11,421	13,855	16,377
Allenhurst	4,270	6,121	7,972	11,237	14,501	17,059
Flemington	4,882	9,700	14,518	15,578	16,638	19,577
Gum Branch	5,552	6,494	7,435	10,297	13,158	15,060
Hinesville	5,619	7,762	9,905	12,103	14,300	16,470
Midway	3,121	5,871	8,620	10,849	13,078	15,567
Riceboro	3,671	4,542	5,413	10,324	15,235	18,126
Walthourville	3,363	5,146	6,928	9,610	12,291	14,523

The total percentage of those living below the poverty level in Walthourville in 1999 was 14.9%. Children, ages 0-17, made up 47.6% of the population living below the poverty level. Of those living below the poverty level, 3.2% of the population was 65 to 74 years old. Of those living below poverty level, 1.4% were over age 75.

	At or Above Poverty Level	Below Poverty Level
Total Persons	3,345	588
Under 5 years	414	57
5 years	40	13
6 to 11 years	382	107
12 to 17 years	260	103
18 to 64 years	2,148	281
65 to 74 years	75	19
75 years and over	26	8

In 1999, Walthourville had a total of 1,012 families, and 13.1% lived below the poverty line.

	Families	Individuals
Liberty County	2,075	8,464
Allenhurst	26	105
Flemington	7	41
Gum Branch	14	64
Hinesville	1,136	4,502
Midway	38	181
Riceboro	31	145
Walthourville	133	588

In 1980, those who had less than a 9th grade education in Walthourville accounted for 32.3% of the population, and those with some high school education but without a diploma represented 25.5% of the population. Those with a high school diploma made up 31.5% of the population, and persons with some college education were 8% of the population. Those with a Bachelor’s degree made up 1.2% of the population, and those with a graduate or professional degree also made up 1.2% of the total population.

By 2005, the number of persons with less than a 9th grade education had decreased dramatically to 3.4% of the population. The percentage of the population with some high school education, but no diploma, had also decreased to 16.2%. Those holding a high school diploma made up 41.2% of the population, and those with some college education increased significantly to 26.6% of the population. Persons with a Bachelor’s degree rose to slightly less than 8.7% of the population, and those holding a graduate or professional degree rose to slightly less than 3.6% of the population.

	1980	1985	1990	1995	2000	2005	1980-2005 Change (%)
Less than 9th Grade	129	112	95	90	85	74	-42.6%
9th to 12th Grade (No Diploma)	102	144	186	245	304	355	248%
High School Graduate (Includes Equivalency)	126	228	329	537	745	900	614.3%
Some College (No Degree)	32	130	228	350	471	581	1715.6%
Associate Degree	n/a	n/a	20	64	107	n/a	n/a
Bachelor's Degree	5	18	30	92	154	191	3720%
Graduate or Professional Degree	5	5	4	35	65	80	1500%

In Walthourville in 2000, all of the population lived within households, with 88.2% of those identified as family households. Of the 476 persons who lived in non-family households, 55% identified themselves as living alone. There are no group quarters in Walthourville.

	Persons
Total Population	4,030
In Households	4,030
 In Family Households	3,554
 In Nonfamily Households	476
Total Living Alone	262
Total Not Living Alone	87
Nonrelatives	127
In Group Quarters	0
Institutionalized Population	0
Noninstitutionalized Population	0

The average household size in Walthourville has followed the national trend of decreasing size. In 1980, the average number of persons per household was 3.13; in 2005, the average household size decreased to 2.92. This average household size is slightly less than that of the Liberty County (2.93) but higher than that of the State of Georgia (2.65).

	1980	1985	1990	1995	2000	2005
Persons per household	3.13	3.02	2.9	2.93	2.96	2.92

In 1990, households with an income of less than \$9,999 comprised 20.8% of the total household in Walthourville; this percentage decreased to 10.6% in 2000. Households with an income between \$20,000 and \$29,999 comprised 23.2% of the total households

in 1990; this percentage decreased slightly in 2000, with 19.1% of the households having an income in that range. The majority of households earned \$0 to \$34,999 in 1990, representing 70.1% of the total households in Walthourville; the percentage of households earning at that level decreased by the year 2000, at 56.7% of total households. Less than 1% of the households, or only 3 out of 690 households, earned \$75,000 or above in 1990. In 2000, that income group increased to 83 households, or 6.2% of the total population in Walthourville. A large percentage of households fall within the \$20,000 to \$59,999 income range, making up 58.8% of the total households in 2000.

	1990	2000
Total	690	1,349
Income less than \$9,999	144	144
Income \$10,000 - \$14,999	130	78
Income \$15,000 - \$19,999	128	136
Income \$20,000 - \$29,999	160	258
Income \$30,000 - \$34,999	52	150
Income \$35,000 - \$39,999	32	77
Income \$40,000 - \$49,999	23	176
Income \$50,000 - \$59,999	18	133
Income \$60,000 - \$74,999	0	114
Income \$75,000 - \$99,999	3	57
Income \$100,000 - \$124,999	0	23
Income \$125,000 - \$149,999	0	0
Income \$150,000 and above	0	3

Average household income in Walthourville increased from 1990 (\$19,608) to 2000 (\$30,471). However, in 1990, Walthourville had the third lowest average household income, and in 2000, it ranked as having next to lowest average household income.

	1990	2000
Liberty County	25,990	40,064
Allenhurst	24,156	43,132
Flemington	35,597	43,649
Gum Branch	18,094	33,743
Hinesville	28,693	41,012
Midway	26,479	42,576
Riceboro	17,304	47,775
Walthourville	19,608	35,806

II. Housing

The following section presents a detailed housing assessment for Liberty County and the seven municipalities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro and Walthourville. The information presented includes a summary of historic and existing housing statistics, in addition to several forecasts for the housing market throughout Liberty County and the seven municipalities. The specific information presented includes types of housing units, size of units, tenure type (owner versus renter occupied), size of home stock (both in number of bedrooms and total rooms), price, vacancy, over crowdedness, condition, and affordability. Table II-1 shows the types of housing units across Liberty County.

Table II – 1: Liberty County Types of Housing Units (1990, 2000 and 2005)						
Category	1990		2000		2005*	
TOTAL Housing Units	16,776	100%	21,977	100%	23,020	100.00
Single Units (detached)	6,840	40.80%	11,144	50.70%	11,901	51.70%
Single Units (attached)	896	5.30%	921	4.20%	967	4.20%
Double Units	540	3.20%	575	2.60%	575	2.50%
3 to 9 Units	3,320	19.80%	3,360	15.30%	3,502	15.21%
10 to 19 Units	326	1.90%	227	1.00%	552	15.21%
20 to 49 Units	77	0.50%	142	0.60%		
50 or more Units	0	0.00%	152	0.70%		
Mobile Home or Trailer	4,542	27.10%	5,366	24.40%	5,523	23.99%
All Other	235	1.40%	90	0.40%		
Pop/Unit	3.1	--	2.8	--		

Sources: U.S. Department of Commerce, Economics and Statistics Administration, Bureau of the Census. 1990 and 2000 US Census. Georgia Department of Community Affairs

As of 2005, Liberty County’s housing stock consists primarily of single family detached units, which make up approximately 52% of the inventory. Mobile homes and trailers comprise the next largest type of housing at almost 24% of the total housing inventory.

Multi-family dwellings of 10 to 50 or more units have seen the most significant rate of growth from 1990 to 2005. In 1990, these represented fewer than 3% of the housing stock, while in 2005, this percentage jumped to approximately 15%.

Table II – 2: Liberty County Housing Mix Forecast (2005-2030)						
Category	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	24,798	27,618	30,439	33,259	36,080	38,900
Single Units (detached)	12,686	14,227	15,769	17,310	18,852	20,393
Single Units (attached)	1,029	1,136	1,244	1,351	1,459	1,566
Double Units	565	555	545	535	525	515
3 to 9 Units	3,728	4,095	4,463	4,830	5,198	5,565
10 to 19 Units	222	218	213	208	203	199
20 to 49 Units	154	165	177	188	200	211
50 or more Units	162	172	182	192	202	212
Mobile Home or Trailer	6,142	6,918	7,694	8,470	9,246	10,022
All Other	111	133	154	175	196	218

Source: US Census Bureau

The table above shows projections of housing units from 1980 to 2030. This analysis was completed using historical growth rates forecasted through year 2030. According to these projections, the total number of housing units will increase by about 50% from 2005 to 2015.

Table II-3: Liberty County Housing Price Range Forecast (2005-2030)		
Price Range	Average Annual Demand (Units)	Average Annual Demand (Percent)
< \$50,000	5	1.2%
\$50 - \$74,999	10	2.3%
\$75 - \$99,999	45	10.2%
\$100 - \$124,999	110	25.0%
\$125 - \$149,999	145	32.6%
\$150 - \$174,999	70	15.9%
\$175 - \$199,999	30	6.8%
\$200 - \$249,999	10	2.3%
\$250 - \$299,999	5	1.2%
\$300,000 PLUS	10	2.3%
Total	440	100
Median	\$133,625	--

Source: Liberty County Housing Market Study

According to the table above, the most demand for housing from 2005 to 2010 will be units that range from \$125,000 to \$149,000. Only 3.5% of the projected housing stock will cost under \$75,000, and 5.8% of the projected housing stock will cost \$200,000 or above. The median price of housing from 2005 to 2010 is projected to be \$133,625.

Table II-4: Liberty County Rental Housing Size and Price Forecast (2005-2030)

# Bedrooms	Unit Demand	Unit Demand (% of Total)	Rental Range
One Bedroom	5	2%	\$600 - \$800
Two Bedroom	135	45%	\$700 - \$1,000
Three Bedroom	120	40%	\$800 - \$1,200
Four Bedroom	40	13%	\$1,200-\$1,500
Total Annual Demand	300	100%	

Source: Liberty County Housing Market Study

For rental units, from 2005 to 2010, the most annual demand will be for two- and three-bedroom units that cost \$700-\$1,200. The total demand for rental units is projected to be 300 units per year.

The table on the following page shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 49.3% of the single-family detached homes in Liberty County are rented. This is a high rate of rental for units that are more often owned than rented. This can be attributed to the large Fort Stewart military population living in the County who rent housing off the base.

Table II -5: Liberty County Types of Housing Units by Tenure (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Liberty County.

Category	Liberty County	
	1990	2000
TOTAL Housing Units Built	16,776	21,977
Housing Units Vacant	1,640	2,594
Housing Units Owner Occupied	6,579	9,824
Housing Units Renter Occupied	8,557	9,559

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

From 1990 until 2005, there has been a consistent split of almost 50% in Liberty County between owner and renter occupied housing. In contrast, throughout the State of Georgia in 2000, about 66% of all housing units were owner occupied, and about 34% were renter occupied.¹ In 2000, 2,594 housing units, or almost 12% of the housing inventory in Liberty County, are vacant. This is higher than the vacancy rate for the State of Georgia in 2000, which is 8.4%.²

Table II -7: Liberty County Average Household Size by Tenure (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

¹ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

² US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

Liberty County’s household size for owner-occupied units, at 2.87 persons per unit, it slightly higher than Georgia’s rate of 2.76 persons per unit. The County’s household size for renter-occupied units is 2.99 persons per unit, which is higher than Georgia’s rate of 2.49 persons per unit.³

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

Table II -8 Liberty County Overcrowded Housing Units by Tenure (2000)		
Category	1990	2000
Total occupied housing units	15,136	19,383
More than 1 person per room	1,056	1,074

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

This data shows that overcrowding is not a significant problem in Liberty County, and in fact has improved from 1990. In 1990, 6.9% of housing units had more than one person per room. In 2000, this percentage decreased to 5.5%.

The total vacancy rate of housing units in Liberty County is 11.8%. The highest vacancy rate is for boats and recreational vehicles; this is expected, as most of these units are typically used seasonally or during particular days of the year. About 20% of mobile homes are vacant in the County; many of these may be abandoned or unsuitable for living. Less than 10% of single-family attached homes (“1 unit, detached”) are vacant in the County.

³ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

	Units	Vacant
Total:	21,977	2,594
1, detached	11,144	1,039
1, attached	921	56
2	575	108
3 or 4	2,395	156
5 to 9	965	68
10 to 19	227	3
20 to 49	142	15
50 or more	152	0
Mobile home	5,366	1,069
Boat, RV, van, etc.	90	80

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30 and H31)*

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Liberty County, almost half of the housing units are renter-occupied, and the other half are owner-occupied. Again, this is a high rate of rental for units that are more often owned than rented. This can be attributed to the large Fort Stewart military population living in the County who rent housing off the base.

Table II-11: Liberty County Tenure by Number of Persons per Household (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28
7+ person household	96	0	0	0	38	0	0	12

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Liberty County, one, two, and three-person households are almost equally likely to rent as to own. The relatively high percentage of people renting homes in Liberty County is likely due to the many Fort Stewart military families who live in the County.

Rooms and Bedrooms

The tables of the following pages show data on the number of rooms and bedrooms in housing units in Liberty County.

Table II -12 Liberty County Housing Units by Number of Rooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H23 and H27)

Most of the housing units in Liberty County, 67%, have four to six rooms. This is similar to the State of Georgia, where 56% of housing units have four to six rooms. There are fewer “large” houses in Liberty County, however, compared to the State. In Liberty County, 3.25% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II -13: Liberty County Housing Units by Number of Bedrooms (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

The majority of housing units in Liberty County, 47.3%, have three bedrooms. Only 13.2% of units have four or more bedrooms, and 8.5% of units have one or fewer bedrooms. These figures are similar to those for Georgia, where 44.0% of housing units have three bedrooms 18.4% have four or more bedrooms, and 11.4% have one or fewer bedrooms.

Age

The table on the following page presents data about the age of the housing stock in Liberty County. This assessment includes mobile homes. The age of the housing stock in Liberty County indicates the area’s rapid growth in recent years. Over one-third of housing units in the County were built between 1990 and the present, coinciding with the area’s increase in population. An additional 7,028 housing units were built between 1950 and 1980, which coincides with that time that Fort Stewart was established and the County gained significant military personnel. A small percentage of homes in Liberty County were built in 1949 or earlier. The median age of a home in Liberty County is 19 years.

Table II -14: Liberty County Age of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H34 and H35)*

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The table below shows these characteristics for housing units in Liberty County.

Table II -15: Liberty County Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H47 and H50)*

In Liberty County, in 2000, 1.2% of housing units lacked plumbing facilities, and 0.9% of units lacked complete kitchen facilities. This indicates that very few homes are in substandard condition regarding these facilities.

Value of Owner Occupied Units

In Liberty County, 4,713 owner occupied housing units, or 64.6% of all owner occupied housing units, cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, almost half of Liberty County’s rate. Only 191 owner occupied housing units, or 2.6% of all owner occupied housing units in the County, cost \$200,000 or more; across the state, this corresponding percentage is 17.2%. The low cost of housing in Liberty County may be due to the types of employment the County specializes in, including military employment, manufacturing and warehousing, and the service industry. It is good for the County residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Liberty County, providing additional funds for local education and other services.

Table II -16: Liberty County Value of Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H74, H76, and H85)*

Cost Burden of Homeowner Households

For almost half of Liberty County owned units, housing costs comprise less than 20% of total monthly household income. For another residents living in another 1,961 units, housing costs comprise 20 to 29% of total household income each month. These figures are similar to those for the State of Georgia; in 2000, for 54% of owned units, housing costs comprise less than 20% of monthly income.⁴ For a homeowner, being “cost burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, 21% of Liberty County homeowners are cost burdened.

⁴ Table QT-H15 – Mortgage Status and Selected Monthly Owner Costs (2000). Summary File 3. U.S. Census Bureau.

Table II -17: Liberty County Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H94 and H95)*

Cost Burden of Renter-Occupied Households

According to the data on the following table, of the housing units for which gross rent as percentage of household income could be computed, 33% of renters in Liberty County are cost burdened, and 14% are severely cost burdened. However, 2,397 housing units, or 34% of the renter-occupied housing units, could not be computed due to insufficient data; therefore, these conclusions need further study to fully validate.

Table II-18: Liberty County Gross Rent as a Percentage of Household Income for Specified Renter-Occupied Housing Units (1999)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

3.2 Allenhurst

The following section presents housing information for the Town of Allenhurst.

Housing Types and Mix

The tables below display data on housing types and mix for the Town of Allenhurst compared to the other incorporated areas of the County.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Single Units (detached)	95	202	56	102	42	47	4,285	7,408	125	181	171	164	164	700
Single Units (attached)	0	0	3	0	0	0	379	302	2	6	2	0	1	16
Double Units	8	19	1	3	0	0	250	275	2	2	0	0	7	24
3 to 9 Units	0	4	1	2	0	0	1,547	1,676	4	1	0	0	2	16
10 to 19 Units	0	0	0	0	0	0	299	219	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	77	122	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	121	0	0	0	0	0	0
Mobile Home or Trailer	141	101	59	58	64	82	1,143	1,655	186	200	90	121	635	833
All Other	3	0	2	14	0	0	57	0	3	6	6	0	11	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30)*

As of 2000, Allenhurst’s housing stock consists primarily of single family detached units, which make up approximately 62% of all inventory. Mobile homes and trailers comprise the next largest type of housing at almost 31% of the total housing inventory. There

are a small number of two-unit dwellings, and no multi-family dwellings in the City. The most significant change in housing characteristics between 1990 and 2000 is that in 1990, mobile homes and trailers comprised about 57% of the housing stock; in 2000, this drops to 31% of total inventory as almost twice as many single-family homes are built.

Table II -20: Allenhurst Types of Housing Units by Tenure (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

The table above shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 43.1% of the single-family detached homes in Allenhurst are rented. This is a high rate of rental for units that are more often owned than rented. This can be attributed to the large Fort Stewart military population living in the City who rent housing off the base.

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Allenhurst.

Table II -21: Allenhurst Housing Occupancy and Vacancy (2000)

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Housing Units Vacant	36	43	28	37	15	32	520	1,195	131	56	35	37	113	258
Housing Units Owner Occupied	96	161	61	87	67	56	3,284	5,321	201	248	199	222	253	601
Housing Units Renter Occupied	139	122	50	55	26	41	4,216	5,262	77	92	28	26	428	730

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Tables H6 and H7)

From 1990 until 2000, there has been a rise in the proportion of housing units that are renter occupied; in 2000, 49.4% of housing units are owner occupied, and 37.4% are renter occupied. In contrast, throughout the State of Georgia in 2000, about 66% of all

housing units were owner occupied, and about 34% were renter occupied.⁵ In 2000, 43 housing units, or 13.2% of the housing inventory in Allenhurst, are vacant. This is higher than the vacancy rate for the State of Georgia in 2000, which is 8.4%.⁶

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

Allenhurst’s household size for owner-occupied units, at 2.92 persons per unit, it slightly higher than Georgia’s rate of 2.76 persons per unit. The City’s household size for renter-occupied units is 3.14 persons per unit, which is higher than Georgia’s rate of 2.49 persons per unit.⁷

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	235	283	111	142	93	97	7,500	10,583	278	340	227	248	681	1,331

⁵ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

⁶ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

⁷ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

More than 1 person per room	15	14	7	5	4	3	467	604	14	7	30	13	54	92
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Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

This data shows that overcrowding is not a significant problem in Allenhurst, and in fact has improved from 1990. In 1990, 6.4% of housing units had more than one person per room. In 2000, this percentage decreased to 5.0%.

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
Total:	326	43	179	37	129	32	11,778	1,195	396	56	285	37	1,589	258
1, detached	202	18	102	1	47	6	7,408	582	181	23	164	26	700	89
1, attached	0	0	0	0	0	0	302	32	6	0	0	0	16	0
2	19	8	3	0	0	0	275	81	2	0	0	0	24	0
3 or 4	0	0	2	0	0	0	893	57	1	0	0	0	7	0
5 to 9	4	0	0	0	0	0	783	68	0	0	0	0	9	0
10 to 19	0	0	0	0	0	0	219	3	0	0	0	0	0	0
20 to 49	0	0	0	0	0	0	122	6	0	0	0	0	0	0
50 or more	0	0	0	0	0	0	121	0	0	0	0	0	0	0
Mobile home	101	17	58	24	82	26	1,655	366	200	27	121	11	833	169
Boat, RV, van, etc.	0	0	14	12	0	0	0	0	6	6	0	0	0	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30 and H31)*

The total vacancy rate of housing units in Allenhurst is 13.2%. The highest vacancy rate is for two-unit homes, at 42.1%. (This represents eight vacant units out of a total of 19 units, however, so that the effect is not adverse as it would be with a large housing stock.) About 17% of mobile homes are vacant in the City; many of these may be abandoned or unsuitable for living. 8.9% of single-family attached homes (“1 unit, detached”) are vacant in the City.

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Allenhurst, almost half of the housing units are renter-occupied, and the other half are owner-occupied. Again, this is a high rate of rental for units that are more often owned than rented. This can be attributed to the large Fort Stewart military population living in the City who rent housing off the base.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28

7+ person household	96	0	0	0	38	0	0	12
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Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Allenhurst, one, two, and three-person households are almost equally likely to rent as to own. In addition, four and five-person households are more likely to rent than to own homes in the City. The relatively high percentage of people renting homes in Allenhurst is likely due to the many Fort Stewart military families who live in the City.

Rooms and Bedrooms

The tables below show data on the number of rooms and bedrooms in housing units in Allenhurst.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H23 and H27)*

Most of the housing units in Allenhurst, 56%, have four to six rooms. This is similar to the State of Georgia, where 56% of housing units have four to six rooms. There are fewer “large” houses in Allenhurst, however, compared to the State. In Allenhurst, 5.5% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II -28: Allenhurst Housing Units by Number of Bedrooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

The majority of housing units in Allenhurst, 48.9%, have three bedrooms. Only 17.8% of units have four or more bedrooms, and 5.8% of units have one or fewer bedrooms. These figures are similar to those for Georgia, where 44.0% of housing units have three bedrooms 18.4% have four or more bedrooms. Allenhurst, however, has a lower proportion of housing units with one or fewer bedrooms at 5.8%, compared to the Georgia rate of 11.4%.

Age

The table on the following page presents data about the age of the housing stock in Allenhurst. This assessment includes mobile homes.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H34 and H35)*

The age of the housing stock in Allenhurst indicates the area’s rapid growth in recent years. Over half of all housing units in the City were built after 1990, coinciding with the area’s increase in population. An additional 135 housing units were built between 1950 and 1980, which coincides with that time that Fort Stewart was established and the City gained significant military personnel. A small percentage of homes in Allenhurst were built in 1949 or earlier. The median year that housing structures in Allenhurst were built is 1991.

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The table on the following page shows these characteristics for housing units in Allenhurst.

Table II -30: Allenhurst Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H47 and H50)*

In Allenhurst, in 2000, 3.4% of housing units lacked plumbing facilities, and no units lacked complete kitchen facilities. This indicates that very few homes are in substandard condition regarding these facilities.

Value of Owner Occupied Units

Table II -31: Allenhurst Value of Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H74, H76, and H85)*

In Allenhurst, 83 owner occupied housing units, or 60.6% of all owner occupied housing units, cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, almost half of Allenhurst’s rate. Only 191 owner occupied housing units, or 4.4% of all owner occupied housing units in the City, cost \$200,000 or more; across the state, this corresponding percentage is 17.2%. The low cost of housing in Allenhurst may be due to the types of employment the City specializes in, including military employment, manufacturing and warehousing, and the service industry. It is good for the City residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Allenhurst, providing additional funds for local education and other services.

Cost Burden of Homeowner Households

For almost half of Allenhurst owned units, housing costs comprise less than 20% of total monthly household income. For another residents living in another 26 units, housing costs comprise 20 to 29% of total household income each month. These figures are lower than those for the State of Georgia; in 2000, for 54% of owned units, housing costs comprise less than 20% of monthly income.⁸ For a homeowner, being “cost burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, 22.3% of Allenhurst homeowners are cost burdened.

Table II -32: Allenhurst Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18

⁸ Table QT-H15 – Mortgage Status and Selected Monthly Owner Costs (2000). Summary File 3. U.S. Census Bureau.

Table II -32: Allenhurst Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H94 and H95)

Cost Burden of Renter-Occupied Households

According to the data on the following page, of the housing units for which gross rent as percentage of household income could be computed, 23.7% of renters in Allenhurst are cost burdened, and 6.1% are severely cost burdened.

Table II-33: Allenhurst Gross Rent as a Percentage of Household Income for Specified Renter-Occupied Housing Units (1999)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

3.3 Flemington

The following section presents housing information for the City of Flemington.

Housing Types and Mix

The tables that follow display data on housing types and mix for the City of Flemington compared to the other incorporated areas of the County.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Single Units (detached)	95	202	56	102	42	47	4,285	7,408	125	181	171	164	164	700
Single Units (attached)	0	0	3	0	0	0	379	302	2	6	2	0	1	16
Double Units	8	19	1	3	0	0	250	275	2	2	0	0	7	24
3 to 9 Units	0	4	1	2	0	0	1,547	1,676	4	1	0	0	2	16
10 to 19 Units	0	0	0	0	0	0	299	219	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	77	122	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	121	0	0	0	0	0	0
Mobile Home or Trailer	141	101	59	58	64	82	1,143	1,655	186	200	90	121	635	833
All Other	3	0	2	14	0	0	57	0	3	6	6	0	11	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30)*

As of 2000, Flemington’s housing stock consists primarily of single family detached units, which make up approximately 57% of all inventory. Mobile homes and trailers comprise the next largest type of housing at almost 32% of the total housing inventory. There are a small number of two-unit dwellings, and three multi-family dwellings in the City. The most significant change in housing characteristics between 1990 and 2000 is that in 1990, mobile homes and trailers comprised about 48% of the housing stock; in 2000, this drops to 32% of total inventory as almost twice as many single-family homes are built.

Table II -35: Flemington Types of Housing Units by Tenure (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

The table above shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 38.7% of the single-family detached homes in Flemington are rented. This is a high rate of rental for units that are more often owned than rented. This can be attributed to the large Fort Stewart military population living in the City who rent housing off the base.

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Flemington.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Housing Units Vacant	36	43	28	37	15	32	520	1,195	131	56	35	37	113	258
Housing Units Owner Occupied	96	161	61	87	67	56	3,284	5,321	201	248	199	222	253	601
Housing Units Renter Occupied	139	122	50	55	26	41	4,216	5,262	77	92	28	26	428	730

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

From 1990 until 2000, there has been a decrease in the proportion of housing units that are renter occupied in Flemington; in 2000, 48.6% of housing units are owner occupied, and 30.7% are renter occupied. In contrast, throughout the State of Georgia in 2000, about 66% of all housing units were owner occupied, and about 34% were renter occupied.⁹ In 2000, 37 housing units, or 20.7% of the housing inventory in Flemington, are vacant. This is higher than the vacancy rate for the State of Georgia in 2000, which is 8.4%.¹⁰

⁹ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

¹⁰ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

Flemington’s household size for owner-occupied units, at 3.05 persons per unit, it slightly higher than Georgia’s rate of 2.76 persons per unit. The City’s household size for renter-occupied units is 2.02 persons per unit, which is lower than Georgia’s rate of 2.49 persons per unit.¹¹

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	235	283	111	142	93	97	7,500	10,583	278	340	227	248	681	1,331
More than 1 person per room	15	14	7	5	4	3	467	604	14	7	30	13	54	92

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

¹¹ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

This data shows that overcrowding is not a significant problem in Flemington, and in fact has improved from 1990. In 1990, 6.3% of housing units had more than one person per room. In 2000, this percentage decreased to 3.5%.

Table II-39: Flemington Vacancy by Type of Unit (2000)

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
Total:	326	43	179	37	129	32	11,778	1,195	396	56	285	37	1,589	258
1, detached	202	18	102	1	47	6	7,408	582	181	23	164	26	700	89
1, attached	0	0	0	0	0	0	302	32	6	0	0	0	16	0
2	19	8	3	0	0	0	275	81	2	0	0	0	24	0
3 or 4	0	0	2	0	0	0	893	57	1	0	0	0	7	0
5 to 9	4	0	0	0	0	0	783	68	0	0	0	0	9	0
10 to 19	0	0	0	0	0	0	219	3	0	0	0	0	0	0
20 to 49	0	0	0	0	0	0	122	6	0	0	0	0	0	0
50 or more	0	0	0	0	0	0	121	0	0	0	0	0	0	0
Mobile home	101	17	58	24	82	26	1,655	366	200	27	121	11	833	169
Boat, RV, van, etc.	0	0	14	12	0	0	0	0	6	6	0	0	0	0

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H30 and H31)

The total vacancy rate of housing units in Flemington is 20.7%. The highest vacancy rate is for mobile homes, at 41.4%. (This represents 24 vacant units out of a total of 179 units). Many of these may be abandoned or unsuitable for living. Only 1.0% of single-family attached homes (“1 unit, detached”) are vacant in the City.

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Flemington, less than half (38.7%) of the housing units are renter-occupied; more than half (61.3%) are owner-occupied. Again, this is a high rate of rental for units that are more often owned than rented. This is slightly less than other parts of Liberty County with higher rental occupied rates due to large Fort Stewart military population living in the City who rent housing off the base.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28
7+ person household	96	0	0	0	38	0	0	12

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Flemington, one and three-person households are more likely to rent as to own, but the opposite is true for two person households. In addition, four person households are more likely to own homes in the City, with five person households about equal between owners and renters. The relatively high percentage of people renting homes in Flemington is likely due to the many Fort Stewart military families who live in the City.

Rooms and Bedrooms

The tables below show data on the number of rooms and bedrooms in housing units in Flemington.

Table II-42 Flemington Housing Units by Number of Rooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H23 and H27)*

Most of the housing units in Flemington, 48% have four to six rooms. This is similar to the State of Georgia, where 56% of housing units have four to six rooms. There are fewer “large” houses in Flemington, however, compared to the State. In Flemington, 2.8% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II-43: Flemington Housing Units by Number of Bedrooms (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

The majority of housing units in Flemington, 35.8%, have three bedrooms. Only 19.0% of units have four or more bedrooms, and 20.1% of units have one or fewer bedrooms. These figures are similar to those for Georgia, where 44.0% of housing units have three bedrooms 18.4% have four or more bedrooms. Flemington, however, has a higher proportion of housing units with one or fewer bedrooms at 20.1%, compared to the Georgia rate of 11.4%.

Age

The following table presents data about the age of the housing stock in Flemington. This assessment includes mobile homes.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H34 and H35)*

The age of the housing stock in Flemington indicates the area’s rapid growth in recent years. Over half of all housing units in the City were built after 1990, coinciding with the area’s increase in population. An additional 33 housing units (18.4 % of existing total) were built between 1950 and 1980, which coincides with that time that Fort Stewart was established and the City gained significant military personnel. A small percentage of homes in Flemington were built in 1949 or earlier. The median year that housing structures in Flemington were built is 1991.

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The following table shows these characteristics for housing units in Flemington.

Table II-45: Flemington Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H47 and H50)

In Flemington, in 2000, no housing units lacked plumbing facilities, and no units lacked complete kitchen facilities. This indicates that very few homes are in substandard condition regarding these facilities.

Value of Owner Occupied Units

In Flemington, 34 owner occupied housing units, or 43.0% of all owner occupied housing units, cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, slightly less than Flemington’s rate. Only 3 owner occupied housing units, or 3.8% of all owner occupied housing units in the City, cost \$200,000 or more; across the state, this corresponding percentage is 17.2%. The low cost of housing in Flemington may be due to the types of employment the City specializes in, including military employment, manufacturing and warehousing, and the service industry. It is good for the City residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Flemington, providing additional funds for local education and other services.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H74, H76, and H85)*

Cost Burden of Homeowner Households

For almost half of Flemington’s owned units, housing costs comprise less than 20% of total monthly household income. For residents living in another 14 units, housing costs comprise 20 to 29% of total household income each month. These figures are approximately the same as those for the State of Georgia; in 2000, for 54% of owned units, housing costs comprise less than 20% of monthly income.¹² For a homeowner, being “cost burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, 22.2% of Flemington’s homeowners are cost burdened.

¹² Table QT-H15 – Mortgage Status and Selected Monthly Owner Costs (2000). Summary File 3. U.S. Census Bureau.

Table II-47: Flemington Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H94 and H95)*

Cost Burden of Renter-Occupied Households

According to the following table, of the housing units for which gross rent as percentage of household income could be computed, 4.3% of renters in Flemington are cost burdened, and 6.1% are severely cost burdened.

Table II-48: Flemington Gross Rent as a Percentage of Household Income for Specified Renter-Occupied Housing Units (1999)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

3.4 Gum Branch

The following section presents housing information for the City of Gum Branch.

Housing Types and Mix

The following tables present data on housing types and mix for the City of Gum Branch compared to the other incorporated areas of the County.

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
Category	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Single Units (detached)	95	202	56	102	42	47	4,285	7,408	125	181	171	164	164	700
Single Units (attached)	0	0	3	0	0	0	379	302	2	6	2	0	1	16
Double Units	8	19	1	3	0	0	250	275	2	2	0	0	7	24
3 to 9 Units	0	4	1	2	0	0	1,547	1,676	4	1	0	0	2	16
10 to 19 Units	0	0	0	0	0	0	299	219	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	77	122	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	121	0	0	0	0	0	0
Mobile Home or Trailer	141	101	59	58	64	82	1,143	1,655	186	200	90	121	635	833
All Other	3	0	2	14	0	0	57	0	3	6	6	0	11	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30)*

As of 2000, Gum Branch’s housing stock consists primarily of mobile homes and trailers. These outnumber single family detached units by almost a factor of two, making up 63.6% of the housing inventory. There are a total of 47 single family detached units, making up the remaining 36.4% of housing units in the City. There are no other types of units in Gum Branch.

Table II -50: Gum Branch Types of Housing Units by Tenure (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

The previous table shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 42.3% of the homes in Gum Branch are rented. 73% of these are mobile homes, and the rest are single family detached homes. Again, this is high rate of rental for units can be attributed to the large Fort Stewart military population living in the City who rent housing off the base.

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Gum Branch.

Table II-51: Gum Branch Housing Occupancy and Vacancy (2000)

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Housing Units Vacant	36	43	28	37	15	32	520	1,195	131	56	35	37	113	258
Housing Units Owner Occupied	96	161	61	87	67	56	3,284	5,321	201	248	199	222	253	601
Housing Units Renter Occupied	139	122	50	55	26	41	4,216	5,262	77	92	28	26	428	730

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Tables H6 and H7)

From 1990 until 2000, there has been a decrease in the proportion of housing units that are owner occupied in Gum Branch, and an increase in the proportion of housing that are renter occupied; in 2000, of the occupied housing units, 58% of housing units are owner occupied, and 42% are renter occupied. In contrast, throughout the State of Georgia in 2000, about 66% of all housing units were

owner occupied, and about 34% were renter occupied.¹³ In 2000, 32 housing units, or 25% of the housing inventory in Gum Branch, are vacant. This is higher than the vacancy rate for the State of Georgia in 2000, which is 8.4%.¹⁴

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

Gum Branch’s household size for owner-occupied units, at 2.68 persons per unit, is slightly higher than Georgia’s rate of 2.76 persons per unit. The City’s household size for renter-occupied units is 2.76 persons per unit, which is higher than Georgia’s rate of 2.49 persons per unit.¹⁵

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

¹³ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

¹⁴ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

¹⁵ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	235	283	111	142	93	97	7,500	10,583	278	340	227	248	681	1,331
More than 1 person per room	15	14	7	5	4	3	467	604	14	7	30	13	54	92

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

This data shows that overcrowding is not a significant problem in Gum Branch, and in fact has improved from 1990. In 1990, 4.3% of housing units had more than one person per room. In 2000, this percentage decreased to 3.1%.

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
Total:	326	43	179	37	129	32	11,778	1,195	396	56	285	37	1,589	258
1, detached	202	18	102	1	47	6	7,408	582	181	23	164	26	700	89
1, attached	0	0	0	0	0	0	302	32	6	0	0	0	16	0
2	19	8	3	0	0	0	275	81	2	0	0	0	24	0
3 or 4	0	0	2	0	0	0	893	57	1	0	0	0	7	0
5 to 9	4	0	0	0	0	0	783	68	0	0	0	0	9	0
10 to 19	0	0	0	0	0	0	219	3	0	0	0	0	0	0
20 to 49	0	0	0	0	0	0	122	6	0	0	0	0	0	0
50 or more	0	0	0	0	0	0	121	0	0	0	0	0	0	0
Mobile home	101	17	58	24	82	26	1,655	366	200	27	121	11	833	169
Boat, RV, van, etc.	0	0	14	12	0	0	0	0	6	6	0	0	0	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30 and H31)*

The total vacancy rate of housing units in Gum Branch is 24.8%. The highest vacancy rate is for mobile homes, at 31.2%. Many of these may be abandoned or unsuitable for living. 12.8% of single-family attached homes (“1 unit, detached”) are vacant in the City.

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

Table II-55: Gum Branch Housing Units by Tenure (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Gum Branch, a slight majority of housing units (57.7%) are owner-occupied. The higher rate of rental units is likely due to the large Fort Stewart military population living in the City who rent housing off the base.

Table II-56: Gum Branch Tenure by Number of Persons per Household (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730

Table II-56: Gum Branch Tenure by Number of Persons per Household (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28
7+ person household	96	0	0	0	38	0	0	12

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Gum Branch, all but one group of household types of more likely to own than to rent; three-person households are twice as likely to rent as to own.

Rooms and Bedrooms

The tables below show data on the number of rooms and bedrooms in housing units in Gum Branch.

Table II-57: Gum Branch Housing Units by Number of Rooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H23 and H27)*

Most of the housing units in Gum Branch, 72.9%, have four to five rooms. This a higher rate than that of Georgia, where 56% of housing units have four to six rooms. There are fewer “large” houses in Flemington, however, compared to the State. In Gum Branch, 5.4% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II-58: Gum Branch Housing Units by Number of Bedrooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

44.2% of homes in Gum Branch have three bedrooms. Only 15.5% of units have four or more bedrooms, and no units have one or fewer bedrooms. These figures are similar to those for Georgia, where 44.0% of housing units have three bedrooms 18.4% have four or more bedrooms.

Age

The following table presents data about the age of the housing stock in Gum Branch. This assessment includes mobile homes.

Table II-59: Gum Branch Age of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H34 and H35)

Most of the homes in Gum Branch were built between 1970 and 1989. An additional 17 housing units (13.2 % of existing total) were built between 1990 and 1994. Only one unit was built prior to 1950. These figures indicate that this portion of Liberty County was populated later than older cities such as Hinesville and Midway.

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The following table shows these characteristics for housing units in Gum Branch.

Table II-60: Gum Branch Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H47 and H50)

In Gum Branch, in 2000, no housing units lacked plumbing facilities, and no units lacked complete kitchen facilities. This indicates that very few homes are in substandard condition regarding these facilities.

Value of Owner Occupied Units

Table II-61: Gum Branch Value of Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H74, H76, and H85)*

In Gum Branch, 3 owner occupied housing units, or 12.5% of all owner occupied housing units, cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, more than Gum Branch’s rate. The remaining owner occupied housing units cost \$80,000 to \$149,999. The low cost of housing in Gum Branch may be due to the types of employment the City specializes in, including military employment, manufacturing and warehousing, and the service industry. It is good for the City residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Gum Branch, providing additional funds for local education and other services.

Cost Burden of Homeowner Households

Table II-62: Gum Branch Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H94 and H95)*

For 83.3% of all housing units, housing costs comprise less than 20% of monthly income for occupants. This figure is significantly higher than that of the State of Georgia; in 2000, for 54% of owned units, housing costs comprise less than 20% of monthly income.¹⁶ For a homeowner, being “cost burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, only 8.3% of Gum Branch’s homeowners, representing 2 units, are cost burdened or severely cost burdened.

¹⁶ Table QT-H15 – Mortgage Status and Selected Monthly Owner Costs (2000). Summary File 3. U.S. Census Bureau.

Cost Burden of Renter-Occupied Households

Table II-63: Gum Branch Gross Rent as a Percentage of Household Income for Specified Renter-Occupied Housing Units (1999)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

According to the data above, of the housing units for which gross rent as percentage of household income could be computed, 33.3% of renters in Gum Branch are cost burdened, and 21.2% are severely cost burdened.

3.5 Hinesville

The following section presents housing information for the City of Hinesville.

Housing Types and Mix

The tables below display data on housing types and mix in Hinesville.

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
Category	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Single Units (detached)	95	202	56	102	42	47	4,285	7,408	125	181	171	164	164	700
Single Units (attached)	0	0	3	0	0	0	379	302	2	6	2	0	1	16
Double Units	8	19	1	3	0	0	250	275	2	2	0	0	7	24
3 to 9 Units	0	4	1	2	0	0	1,547	1,676	4	1	0	0	2	16
10 to 19 Units	0	0	0	0	0	0	299	219	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	77	122	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	121	0	0	0	0	0	0
Mobile Home or Trailer	141	101	59	58	64	82	1,143	1,655	186	200	90	121	635	833
All Other	3	0	2	14	0	0	57	0	3	6	6	0	11	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30)*

As of 2000, Hinesville’s housing stock consists primarily of single family detached units, which make up approximately 63% of all inventory. The next most prevalent housing type is three- to nine-unit homes, which are 14.23% of all housing stock, and mobile homes and trailers, which are 14.05% of the total housing inventory.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

The table above shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 49.7% of the single-family detached homes in Hinesville are rented. This is a high rate of rental for units that are more often owned than rented. This can be attributed to the large Fort Stewart military population living in Hinesville who rent housing off the base.

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Hinesville.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Housing Units Vacant	36	43	28	37	15	32	520	1,195	131	56	35	37	113	258
Housing Units Owner Occupied	96	161	61	87	67	56	3,284	5,321	201	248	199	222	253	601
Housing Units Renter Occupied	139	122	50	55	26	41	4,216	5,262	77	92	28	26	428	730

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Tables H6 and H7)

From 1990 until 2000, there has been a consistent split of almost 50% in Hinesville between owner and renter occupied housing. In contrast, throughout the State of Georgia in 2000, about 66% of all housing units were owner occupied, and about 34% were renter occupied.¹⁷ In 2000, 1,195 housing units, or 10.1% of the housing inventory in Hinesville, are vacant. This is higher than the vacancy rate for the State of Georgia in 2000, which is 8.4%.¹⁸

Table II-67: Hinesville Average Household Size by Tenure (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

Hinesville’s household size for owner-occupied units, at 2.95 persons per unit, is slightly higher than Georgia’s rate of 2.76 persons per unit. The County’s household size for renter-occupied units is 2.81 persons per unit, which is also higher than Georgia’s rate of 2.49 persons per unit.¹⁹

¹⁷ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

¹⁸ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

¹⁹ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

Table II-68: Hinesville Overcrowded Housing Units by Tenure (2000)														
Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	235	283	111	142	93	97	7,500	10,583	278	340	227	248	681	1,331
More than 1 person per room	15	14	7	5	4	3	467	604	14	7	30	13	54	92

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

This data shows that overcrowding is not a significant problem in Hinesville, and in fact has improved from 1990. In 1990, 6.2% of housing units had more than one person per room. In 2000, this percentage decreased to 5.7%.

Table II-69: Hinesville Vacancy by Type of Unit (2000)														
	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant

Total:	326	43	179	37	129	32	11,778	1,195	396	56	285	37	1,589	258
1, detached	202	18	102	1	47	6	7,408	582	181	23	164	26	700	89
1, attached	0	0	0	0	0	0	302	32	6	0	0	0	16	0
2	19	8	3	0	0	0	275	81	2	0	0	0	24	0
3 or 4	0	0	2	0	0	0	893	57	1	0	0	0	7	0
5 to 9	4	0	0	0	0	0	783	68	0	0	0	0	9	0
10 to 19	0	0	0	0	0	0	219	3	0	0	0	0	0	0
20 to 49	0	0	0	0	0	0	122	6	0	0	0	0	0	0
50 or more	0	0	0	0	0	0	121	0	0	0	0	0	0	0
Mobile home	101	17	58	24	82	26	1,655	366	200	27	121	11	833	169
Boat, RV, van, etc.	0	0	14	12	0	0	0	0	6	6	0	0	0	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30 and H31)*

The total vacancy rate of housing units in Hinesville is 10.1%. The highest vacancy rate is for two-unit homes, or duplexes. 23.3% of mobile homes are vacant in the City; many of these may be abandoned or unsuitable for living. 7.9% of single-family attached homes (“1 unit, detached”) are vacant in Hinesville.

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Hinesville, almost half of the housing units are renter-occupied, and the other half are owner-occupied. Again, this is a high rate of rental for units that are more often owned than rented. This can be attributed to the large Fort Stewart military population living in Hinesville who rent housing off the base.

Table II-71: Hinesville Tenure by Number of Persons per Household (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28
7+ person household	96	0	0	0	38	0	0	12

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Hinesville, one, two, three, and four-person households are almost equally likely to rent as to own. The relatively high percentage of people renting homes in Hinesville is likely due to the many Fort Stewart military families who live in the City.

Rooms and Bedrooms

The tables below show data on the number of rooms and bedrooms in housing units in Hinesville.

Table II-72: Hinesville Housing Units by Number of Rooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H23 and H27)

Most of the housing units in Hinesville, 66%, have four to six rooms. This is similar to the State of Georgia, where 56% of housing units have four to six rooms. There are fewer “large” houses in Hinesville, however, compared to the State. In Hinesville, 2.75% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II-73: Hinesville Housing Units by Number of Bedrooms (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

The majority of housing units in Hinesville, 50.84%, have three bedrooms. Only 12.81% of units have four or more bedrooms, and 9.62% of units have one or fewer bedrooms. These figures are similar to those for Georgia, where 44.0% of housing units have three bedrooms 18.4% have four or more bedrooms, and 11.4% have one or fewer bedrooms.

Age

The following table presents data about the age of the housing stock in Hinesville. This assessment includes mobile homes.

Table II-74: Hinesville Age of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H34 and H35)*

The age of the housing stock in Hinesville indicates the area’s rapid growth in recent years. Over 40% of housing units in the City were built between 1990 and the present, coinciding with the area’s increase in population. An additional 3,051 housing units were built between 1950 and 1980, which coincides with that time that Fort Stewart was established and the City gained significant military personnel. A small percentage of homes in Hinesville were built in 1949 or earlier. The median year of construction for housing units in Hinesville is 1987.

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The following table shows these characteristics for housing units in Hinesville.

Table II-75: Hinesville Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H47 and H50)*

In Hinesville, very few facilities lack complete kitchen and plumbing facilities. This indicates that most of the housing stock is in suitable condition regarding these facilities.

Value of Owner Occupied Units

Table II-76: Hinesville Value of Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H74, H76, and H85)

In Hinesville, 3,620 owner occupied housing units, or 74.9% of all owner occupied housing units, cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, more than half of Hinesville’s rate. Only 35 owner occupied housing units, or 0.7% of all owner occupied housing units in the City, cost \$200,000 or more; across the state, this corresponding percentage is 17.2%. The low cost of housing in Hinesville may be due to the types of employment the City specializes in, including military employment, manufacturing and warehousing, and the service industry. It is good for Hinesville residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Hinesville, providing additional funds for local education and other services.

Cost Burden of Homeowner Households

Table II-77: Hinesville Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H94 and H95)*

For 60.6% of Hinesville owned units, housing costs comprise less than 30% of total monthly household income. For another residents living in another 1,961 units, housing costs comprise 20 to 29% of total household income each month. For a homeowner, being “cost

burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, 39.4% of Hinesville homeowners are cost burdened.

Cost Burden of Renter-Occupied Households

	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	.7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

According to the data above, of the housing units for which gross rent as percentage of household income could be computed, 33.9% of renters in Hinesville are cost burdened, and 13.7% are severely cost burdened.

2.6 Midway

The following section presents housing information for the City of Midway.

Housing Types and Mix

The following tables display data on housing types and mix for the City of Midway compared to the other incorporated areas of the County.

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
Category	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Single Units (detached)	95	202	56	102	42	47	4,285	7,408	125	181	171	164	164	700
Single Units (attached)	0	0	3	0	0	0	379	302	2	6	2	0	1	16
Double Units	8	19	1	3	0	0	250	275	2	2	0	0	7	24
3 to 9 Units	0	4	1	2	0	0	1,547	1,676	4	1	0	0	2	16
10 to 19 Units	0	0	0	0	0	0	299	219	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	77	122	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	121	0	0	0	0	0	0
Mobile Home or Trailer	141	101	59	58	64	82	1,143	1,655	186	200	90	121	635	833
All Other	3	0	2	14	0	0	57	0	3	6	6	0	11	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30)*

As of 2000, Midway's housing stock consists primarily of mobile homes and trailers, which make up approximately 51% of all inventory. Single family detached units comprise the next largest type of housing at almost 46% of the total housing inventory. There are very few attached single units and 2 to 9 unit dwellings. The most significant changes in housing characteristics between 1990 and 2000 is that in 1990, mobile homes and trailers comprised about 57% of the housing stock; in 2000, this drops to 50% of total inventory while single family detached units made up 38% of the housing inventory and increased to 46% in 2000.

Table II -80: Midway Types of Housing Units by Tenure (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

The table above shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 67% of the rental units in Midway are mobile homes, while only 22.8% of the units rented are single family detached units.

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Midway.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Housing Units Vacant	36	43	28	37	15	32	520	1,195	131	56	35	37	113	258
Housing Units Owner Occupied	96	161	61	87	67	56	3,284	5,321	201	248	199	222	253	601
Housing Units Renter Occupied	139	122	50	55	26	41	4,216	5,262	77	92	28	26	428	730

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

Between 1990 and 2000, there was a decrease in vacant housing units from 40.6% to 14.1%. This is still higher than the vacancy rates for the State of Georgia in 2000, which is 8.4%.²⁰ In 2000, 62.6% of housing units are owner occupied, and 23.2% are renter occupied. In contrast, throughout the State of Georgia in 2000, about 66% of all housing units are owner occupied, and about 34% are renter occupied.²¹

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

²⁰ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

²¹ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

Midway’s household size for owner-occupied units, at 2.92 persons per unit, it slightly higher than Georgia’s rate of 2.76 persons per unit. The City’s household size for renter-occupied units is 2.66 persons per unit, which is higher than Georgia’s rate of 2.49 persons per unit.²²

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

Table II-83: Midway Overcrowded Housing Units by Tenure (2000)														
	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
Category	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	235	283	111	142	93	97	7,500	10,583	278	340	227	248	681	1,331
More than 1 person per room	15	14	7	5	4	3	467	604	14	7	30	13	54	92

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

This data shows that overcrowding is not a significant problem in Midway, and in fact has improved from 1990. In 1990, 5% of housing units had more than one person per room. In 2000, this percentage decreased to 2%.

²² US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

Table II-84: Midway Vacancy by Type of Unit (2000)

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
Total:	326	43	179	37	129	32	11,778	1,195	396	56	285	37	1,589	258
1, detached	202	18	102	1	47	6	7,408	582	181	23	164	26	700	89
1, attached	0	0	0	0	0	0	302	32	6	0	0	0	16	0
2	19	8	3	0	0	0	275	81	2	0	0	0	24	0
3 or 4	0	0	2	0	0	0	893	57	1	0	0	0	7	0
5 to 9	4	0	0	0	0	0	783	68	0	0	0	0	9	0
10 to 19	0	0	0	0	0	0	219	3	0	0	0	0	0	0
20 to 49	0	0	0	0	0	0	122	6	0	0	0	0	0	0
50 or more	0	0	0	0	0	0	121	0	0	0	0	0	0	0
Mobile home	101	17	58	24	82	26	1,655	366	200	27	121	11	833	169
Boat, RV, van, etc.	0	0	14	12	0	0	0	0	6	6	0	0	0	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30 and H31)*

The total vacancy rate of housing units in Midway is 14.1%. The highest vacancy rate is for mobile homes, at 41.4%. (This represents 24 vacant units out of a total of 179 units). Many of these may be abandoned or unsuitable for living. Only 1.0% of single-family attached homes (“1 unit, detached”) are vacant in the City.

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

Table II-85: Midway Housing Units by Tenure (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Midway, 27% of the housing units are renter-occupied; more than half 72.9% are owner-occupied.

Table II-86: Midway Tenure by Number of Persons per Household (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28
7+ person household	96	0	0	0	38	0	0	12

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Midway, two person households are more likely to own as to rent, but the opposite is true for one person households. In addition, four person households are more likely to own homes in the City.

Rooms and Bedrooms

The following tables show data on the number of rooms and bedrooms in housing units in Midway.

Table II-87: Midway Housing Units by Number of Rooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H23 and H27)

Most of the housing units in Midway, 56% have four to six rooms. This is comparable to the State of Georgia, where 56% of housing units have four to six rooms. In Midway, 8.1% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II-88: Midway Housing Units by Number of Bedrooms (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

The majority of housing units in Midway, 59.3%, have three bedrooms. Only 19.0% of units have four or more bedrooms, and 5.9% of units have one or fewer bedrooms. In Midway, housing units with three bedrooms are higher to those for Georgia, where 44.0% of housing units have three bedrooms, but similar to those that have four or more bedrooms, with 18.4% . The amount of units with one of fewer bedrooms is lower than those for Georgia, where 11.4% have one or fewer bedrooms.

Age

The table below exhibits data about the age of the housing stock in Midway. This assessment includes mobile homes.

Table II-89: Midway Age of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H34 and H35)*

The age of the housing stock in Midway indicates the area’s rapid growth in recent years. Almost one-half of housing units in the City were built between 1990 and the present, coinciding with the area’s increase in population. In particular, 93 housing units (23.5%) were built between 1995 and 1998 alone. The median year that housing structures in Midway were built is 1987.

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The table below shows these characteristics for housing units in Midway.

Table II-90: Midway Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H47 and H50)*

In Midway, in 2000, 3 housing units lacked complete plumbing facilities, and 7 units lacked complete kitchen facilities. This indicates that few homes are in substandard condition regarding these facilities.

Value of Owner Occupied Units

In Midway, 62 owner occupied housing units, or 50% of all owner occupied housing units, cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, slightly less than Midway’s rate. There were no owner occupied housing units in the City that cost \$200,000 or more; across the state, this corresponding percentage is 17.2%. The low cost of housing in Midway may be due to the types of employment the City specializes in, including manufacturing and warehousing, and the service industry. It is good for the City residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Midway, providing additional funds for local education and other services.

Table II-91: Midway Value of Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H74, H76, and H85)*

Cost Burden of Homeowner Households

For 39% of Midway’s owned units, housing costs comprise less than 20% of total monthly household income. This figure is lower than that for the State of Georgia; in 2000, for 54% of owned units, housing costs comprise less than 20% of monthly income.²³ For residents living in another 12 units in Midway, housing costs comprise 20 to 29% of total household income each month. For a homeowner, being “cost burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, 27.8% of Midway’s homeowners are cost burdened, and none are severely cost burdened.

²³ Table QT-H15 – Mortgage Status and Selected Monthly Owner Costs (2000). Summary File 3. U.S. Census Bureau.

Table II-92: Midway Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H94 and H95)*

Cost Burden of Renter-Occupied Households

According to the following data, of the housing units for which gross rent as percentage of household income could be computed, 42.7% of renters in Allenhurst are cost burdened, and 19.5% are severely cost burdened.

Table II-93: Midway Gross Rent as a Percentage of Household Income for Specified Renter-Occupied Housing Units (1999)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

3.7 Riceboro

The following section presents housing information for the City of Riceboro.

Housing Types and Mix

The following tables present data on housing types and mix for the City of Riceboro compared to the other incorporated areas of the County.

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
Category	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Single Units (detached)	95	202	56	102	42	47	4,285	7,408	125	181	171	164	164	700
Single Units (attached)	0	0	3	0	0	0	379	302	2	6	2	0	1	16
Double Units	8	19	1	3	0	0	250	275	2	2	0	0	7	24
3 to 9 Units	0	4	1	2	0	0	1,547	1,676	4	1	0	0	2	16
10 to 19 Units	0	0	0	0	0	0	299	219	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	77	122	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	121	0	0	0	0	0	0
Mobile Home or Trailer	141	101	59	58	64	82	1,143	1,655	186	200	90	121	635	833
All Other	3	0	2	14	0	0	57	0	3	6	6	0	11	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30)*

As of 2000, Riceboro’s housing stock consists primarily of single family detached units, which make up the 57.5% of all inventory. Mobile homes and trailers comprise the remaining housing stock at 42.5% of the total inventory. The City has gained only 16 housing units between 1990 and 2000, for a total of 285 housing units in 2000.

Table II -95: Riceboro Types of Housing Units by Tenure (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

The table above shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 90% of the housing units in Riceboro are owner occupied with only 10% renter units.

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Riceboro.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Housing Units Vacant	36	43	28	37	15	32	520	1,195	131	56	35	37	113	258
Housing Units Owner Occupied	96	161	61	87	67	56	3,284	5,321	201	248	199	222	253	601
Housing Units Renter Occupied	139	122	50	55	26	41	4,216	5,262	77	92	28	26	428	730

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

Between 1990 and 2000, the percentage of vacant housing units in Riceboro remained consistent at about 13%. This is higher than the vacancy rate for the State of Georgia in 2000, which is 8.4%.²⁴ In 2000, 77.9% of housing units in Riceboro are owner occupied, and 9.1% are renter occupied. In contrast, throughout the State of Georgia in 2000, about 66% of all housing units are owner occupied, and about 34% are renter occupied.²⁵

²⁴ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

²⁵ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

Riceboro’s household size for owner-occupied units, at 3.19 persons per unit, is higher than Georgia’s rate of 2.76 persons per unit. The City’s household size for renter-occupied units is 2.00 persons per unit, which is lower than Georgia’s rate of 2.49 persons per unit.²⁶

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	235	283	111	142	93	97	7,500	10,583	278	340	227	248	681	1,331
More than 1 person per room	15	14	7	5	4	3	467	604	14	7	30	13	54	92

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

This data shows that overcrowding is not a significant problem in Riceboro, and in fact has improved from 1990. In 1990, 13.2% housing units had more than one person per room. In 2000, this percentage decreased to 5.2%.

²⁶ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

Table II-99: Riceboro Vacancy by Type of Unit (2000)

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
Total:	326	43	179	37	129	32	11,778	1,195	396	56	285	37	1,589	258
1, detached	202	18	102	1	47	6	7,408	582	181	23	164	26	700	89
1, attached	0	0	0	0	0	0	302	32	6	0	0	0	16	0
2	19	8	3	0	0	0	275	81	2	0	0	0	24	0
3 or 4	0	0	2	0	0	0	893	57	1	0	0	0	7	0
5 to 9	4	0	0	0	0	0	783	68	0	0	0	0	9	0
10 to 19	0	0	0	0	0	0	219	3	0	0	0	0	0	0
20 to 49	0	0	0	0	0	0	122	6	0	0	0	0	0	0
50 or more	0	0	0	0	0	0	121	0	0	0	0	0	0	0
Mobile home	101	17	58	24	82	26	1,655	366	200	27	121	11	833	169
Boat, RV, van, etc.	0	0	14	12	0	0	0	0	6	6	0	0	0	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30 and H31)*

The total vacancy rate of housing units in Riceboro is 13.0%. The highest vacancy rate is for single family detached homes, at 15.9%. (This represents 26 vacant units out of a total of 164 units). In addition, 9.1% of mobile homes in the City are vacant. These may be in need of maintenance or unsuitable for living.

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

Table II-100: Riceboro Housing Units by Tenure (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Riceboro, 10.4% of the housing units are renter-occupied; almost 90% are owner-occupied.

Table II-101: Riceboro Tenure by Number of Persons per Household (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28
7+ person household	96	0	0	0	38	0	0	12

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Riceboro, the vast majority of households (89.5% own rather than rent their homes. The household sizes for owner occupied households range primarily from 1 to 5 persons. The primary household size for renter occupied households is 1 person.

Rooms and Bedrooms

The following tables show data on the number of rooms and bedrooms in housing units in Riceboro.

Table II-102: Riceboro Housing Units by Number of Rooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H23 and H27)*

Most of the housing units in Riceboro, 56%, have four to six rooms. This is comparable to the State of Georgia, where 56% of housing units have four to six rooms. In Riceboro, 5.6% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II-103: Riceboro Housing Units by Number of Bedrooms (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

Almost half of the housing units in Riceboro, 49.4%, have three bedrooms. Only 27% of units have four or more bedrooms, and 2.5% of units have one or fewer bedrooms. In Riceboro, there is a higher rate of housing units with three bedrooms than that of Georgia, where 44.0% of housing units have three bedrooms. The amount of units with one or fewer bedrooms is lower than the rate for Georgia, where 11.4% of housing units have one or fewer bedrooms.

Age

The table below exhibits data about the age of the housing stock in Riceboro. This assessment includes mobile homes.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H34 and H35)*

The housing stock in Riceboro has steadily increased since 1950, with almost 40% of the housing units built since 1990. The median year that housing structures in Riceboro were built is 1980.

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The table below shows these characteristics for housing units in Riceboro.

Table II-105: Riceboro Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H47 and H50)*

In Riceboro, in 2000, 10 housing units lacked complete plumbing facilities, and 10 units lacked complete kitchen facilities. This indicates that few homes are in substandard condition regarding these facilities.

Value of Owner Occupied Units

Table II-106: Riceboro Value of Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000* (SF3, Table H74, H76, and H85)

In Riceboro, 59 owner occupied housing units, or 55.6% of all owner occupied housing units, cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, slightly less than Riceboro’s rate. There were no owner occupied housing units in the City that cost \$200,000 or more; across the state, this corresponding percentage is 17.2%. The low cost of housing in Riceboro may be due to the types of employment the City specializes in, including manufacturing and warehousing, and the service industry. It is good for the City residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Riceboro, providing additional funds for local education and other services.

Cost Burden of Homeowner Households

Table II-107: Riceboro Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H94 and H95)*

For 55% of Riceboro’s owned units, housing costs comprise less than 20% of total monthly household income. In Georgia, in 2000, for 54% of owned units, housing costs comprise less than 20% of monthly income.²⁷ For residents living in another 16% of owned units in Riceboro, housing costs comprise 20 to 29% of total household income each month. For a homeowner, being “cost

²⁷ Table QT-H15 – Mortgage Status and Selected Monthly Owner Costs (2000). Summary File 3. U.S. Census Bureau.

burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, 10.4% of Riceboro’s homeowners are cost burdened and 6.6% are severely cost burdened.

Cost Burden of Renter-Occupied Households

Table II-108: Riceboro Gross Rent as a Percentage of Household Income for Specified Renter-Occupied Housing Units (1999)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

According to the data above, of the housing units for which gross rent as percentage of household income could be computed, 44.4% of renters in Alenhurst are cost burdened, and 27.8% are severely cost burdened.

3.8 Walthourville

The following section presents housing information for the City of Walthourville.

Housing Types and Mix

The following tables display data on housing types and mix for the City of Walthourville compared to the other incorporated areas of the County.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Single Units (detached)	95	202	56	102	42	47	4,285	7,408	125	181	171	164	164	700
Single Units (attached)	0	0	3	0	0	0	379	302	2	6	2	0	1	16
Double Units	8	19	1	3	0	0	250	275	2	2	0	0	7	24
3 to 9 Units	0	4	1	2	0	0	1,547	1,676	4	1	0	0	2	16
10 to 19 Units	0	0	0	0	0	0	299	219	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	77	122	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	121	0	0	0	0	0	0
Mobile Home or Trailer	141	101	59	58	64	82	1,143	1,655	186	200	90	121	635	833
All Other	3	0	2	14	0	0	57	0	3	6	6	0	11	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30)*

From 1990 to 2000, Walthourville’s housing stock has grown almost twofold, with single family detached units increasing more than threefold. There was also a significant increase in mobile homes and trailers, from 635 units in 1990 to 833 units in 2000. Mobile homes and trailers outnumber single family attached homes, making up 52% and 44% of the housing stock, respectively.

Table II -110: Walthourville Types of Housing Units by Tenure (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1, detached	7,572	141	83	30	4,948	137	123	433
1, attached	44	0	0	0	14	0	0	0
2	46	0	0	0	26	0	0	0
3 or 4	76	0	0	0	50	0	0	0
5 to 9	48	4	0	0	44	0	0	0
10 to 19	26	0	0	0	18	0	0	0
20 to 49	12	0	0	0	12	0	0	0
50 or more	11	0	0	0	11	0	0	0
Mobile home	1,979	16	2	26	198	111	99	168
Boat, RV, van, etc.	10	0	2	0	0	0	0	0
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1, detached	2,533	43	18	11	1,878	21	15	178
1, attached	821	0	0	0	256	6	0	16
2	421	11	3	0	168	2	0	24
3 or 4	2,163	0	2	0	786	1	0	7
5 to 9	849	0	0	0	671	0	0	9
10 to 19	198	0	0	0	198	0	0	0
20 to 49	115	0	0	0	104	0	0	0
50 or more	141	0	0	0	110	0	0	0
Mobile home	2,318	68	32	30	1,091	62	11	496
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

Source: U.S. Bureau of the Census, Census of Population and Housing, 2000 (SF3, Table H32)

The table above shows a cross-tabulation of the type of housing unit with tenure (owner or renter occupied). 45% of the housing units in Walthourville are owner occupied with 55% renter units.

Occupancy and Vacancy

Occupancy and vacancy characteristics are typical measures of the health of the housing market. The tables below display various occupancy and vacancy characteristic for housing in Walthourville.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	247	326	122	179	106	129	8,037	11,778	322	396	269	285	820	1,589
Housing Units Vacant	36	43	28	37	15	32	520	1,195	131	56	35	37	113	258
Housing Units Owner Occupied	96	161	61	87	67	56	3,284	5,321	201	248	199	222	253	601
Housing Units Renter Occupied	139	122	50	55	26	41	4,216	5,262	77	92	28	26	428	730

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

Between 1990 and 2000, the rate of vacant housing units in Walthourville remained consistent at about 13%. This is higher than the vacancy rate for the State of Georgia in 2000, which is 8.4%.²⁸ In 2000, 77.9% of housing units are owner occupied, and 9.1% are renter occupied. In contrast, throughout the State of Georgia in 2000, about 66% of all housing units were owner occupied, and about 34% were renter occupied.²⁹

²⁸ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

²⁹ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H6 and H7)*

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total	2.93	3.01	2.65	2.71	2.88	2.85	3.07	2.97
Owner occupied	2.87	2.92	3.05	2.68	2.95	2.92	3.19	2.95
Renter occupied	2.99	3.14	2.02	2.76	2.81	2.66	2	2.99

Source: U.S. Bureau of the Census, *Census of Population and Housing, 2000 (SF3, Table H18)*

Walthourville’s household size for owner-occupied units, at 2.95 persons per unit, it slightly higher than Georgia’s rate of 2.76 persons per unit. The City’s household size for renter-occupied units is 2.99 persons per unit, which is also higher than Georgia’s rate of 2.49 persons per unit.³⁰

Overcrowding

Overcrowding is a measure of unsuitable housing conditions. An overcrowded house is defined as having 1.01 or more persons per room.

Category	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	235	283	111	142	93	97	7,500	10,583	278	340	227	248	681	1,331
More than 1 person per room	15	14	7	5	4	3	467	604	14	7	30	13	54	92

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H20)*

³⁰ US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H18)*

This data shows that overcrowding is not a significant problem in Walthourville, and in fact has improved from 1990. In 1990, 7.9% housing units had more than one person per room. In 2000, this percentage decreased to 6.9%.

	Allenhurst		Flemington		Gum Branch		Hinesville		Midway		Riceboro		Walthourville	
	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant	Units	Vacant
Total:	326	43	179	37	129	32	11,778	1,195	396	56	285	37	1,589	258
1, detached	202	18	102	1	47	6	7,408	582	181	23	164	26	700	89
1, attached	0	0	0	0	0	0	302	32	6	0	0	0	16	0
2	19	8	3	0	0	0	275	81	2	0	0	0	24	0
3 or 4	0	0	2	0	0	0	893	57	1	0	0	0	7	0
5 to 9	4	0	0	0	0	0	783	68	0	0	0	0	9	0
10 to 19	0	0	0	0	0	0	219	3	0	0	0	0	0	0
20 to 49	0	0	0	0	0	0	122	6	0	0	0	0	0	0
50 or more	0	0	0	0	0	0	121	0	0	0	0	0	0	0
Mobile home	101	17	58	24	82	26	1,655	366	200	27	121	11	833	169
Boat, RV, van, etc.	0	0	14	12	0	0	0	0	6	6	0	0	0	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H30 and H31)*

The total vacancy rate of housing units in Walthourville is 16.2%. The highest vacancy rate is for mobile homes, at 20.3%. (This represents 169 vacant units out of 833 mobile home units.) Many of these may be abandoned or unsuitable for living. 12.7% of single-family attached homes (“1 unit, detached”) are vacant in the City.

Tenure

Tenure data indicates the length or duration of occupancy of housing units, and whether these units are owner or renter occupied.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied	9,824	161	87	56	5,321	248	222	601
Renter occupied	9,559	122	55	41	5,262	92	26	730

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H7)*

In Walthourville, 54.8% of the housing units are renter-occupied and 45.2% are owner-occupied.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	19,383	283	142	97	10,583	340	248	1,331
Owner occupied:	9,824	161	87	56	5,321	248	222	601
1-person household	1,612	18	15	9	725	34	57	127
2-person household	2,985	49	25	18	1,479	67	37	148
3-person household	2,086	37	3	11	1,252	32	52	119
4-person household	1,912	41	24	15	1,183	74	43	107
5-person household	756	11	11	3	423	15	23	60
6-person household	364	5	9	0	183	17	5	33
7+ person household	109	0	0	0	76	9	5	7
Renter occupied:	9,559	122	55	41	5,262	92	26	730
1-person household	1,606	20	27	4	1,061	31	12	152
2-person household	2,372	42	10	10	1,495	12	3	173
3-person household	2,172	25	10	18	1,148	18	0	153
4-person household	1,950	15	1	5	880	21	6	153
5-person household	1,060	6	7	4	509	8	2	59
6-person household	303	14	0	0	131	2	3	28
7+ person household	96	0	0	0	38	0	0	12

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H17)*

In Walthourville, the majority of the households rent rather than own their homes. Among both renting and owning households, most of the households range from 1 to 4 persons in size.

Rooms and Bedrooms

The tables below show data on the number of rooms and bedrooms in housing units in Riceboro.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
1 room	126	0	2	0	94	0	0	7
2 rooms	826	6	11	0	395	9	2	44
3 rooms	1,759	34	24	6	1,069	10	18	141
4 rooms	4,124	67	37	38	2,085	47	26	384
5 rooms	6,007	68	20	39	3,221	98	68	548
6 rooms	4,569	47	29	17	2,486	102	66	209
7 rooms	2,512	56	39	18	1,336	53	48	113
8 rooms	1,339	30	12	4	768	45	41	89
9 or more rooms	715	18	5	7	324	32	16	54
Median number of rooms	5.3	5.4	6	5.1	5.3	6	6	4.9

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H23 and H27)*

Most of the housing units in Walthourville, 72%, have four to six rooms. This rate is greater than that of the State of Georgia, where 56% of housing units have four to six rooms. In Walthourville, 3.4% of housing units have 9 or more bedrooms. Throughout the State, this figure is 9.3%.

Table II-118: Walthourville Housing Units by Number of Bedrooms (2000)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Number of bedrooms	417	5	7	0	260	8	5	22
1 bedroom	1,440	14	29	0	873	15	2	48
2 bedrooms	6,822	93	45	52	3,148	82	59	560
3 bedrooms	10,394	156	64	57	5,988	235	141	825
4 bedrooms	2,658	51	34	13	1,406	51	58	134
5 or more bedrooms	246	7	0	7	103	5	20	0

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H41)*

More than half of the housing units in Walthourville, 52%, have three bedrooms. Another 560 units, or 35% of the housing units, have two bedrooms. Only 8.4% of units have four or more bedrooms, and 4.4% of units have one or fewer bedrooms. In Walthourville, there is a higher rate of housing units with three bedrooms than that of Georgia, where 44.0% of housing units have three bedrooms. The amount of units with one of fewer bedrooms is lower than the rate for Georgia, where 11.4% of housing units have one or fewer bedrooms.

Age

The table below exhibits data about the age of the housing stock in Walthourville. This assessment includes mobile homes.

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Built 1999 to March 2000	630	31	11	4	266	20	17	4
Built 1995 to 1998	4,026	99	55	7	2,171	93	50	559
Built 1990 to 1994	3,558	40	27	17	2,321	64	39	320
Built 1980 to 1989	6,493	62	42	45	3,763	69	37	452
Built 1970 to 1979	4,552	51	25	40	2,095	59	57	193
Built 1960 to 1969	1,433	16	2	5	670	41	27	38
Built 1950 to 1959	663	6	6	10	286	17	28	9
Built 1940 to 1949	380	7	4	0	133	25	13	14
Built 1939 or earlier	242	14	7	1	73	8	17	0
Median year structure built	1986	1991	1991	1982	1987	1987	1980	1991

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H34 and H35)*

Over a third of the housing units in Walthourville, 563 units, were built from 1995 to 2000. Another 49% were built between 1980 and 1984. Only 16% of the housing in the City was built prior to 1980. The median year that housing structures in Walthourville were built is 1991. This data indicates that Walthourville became populated later than older cities, such as Hinesville and Midway.

Condition

Lack of plumbing facilities and lack of kitchen facilities typically indicate substandard housing. The table below shows these characteristics for housing units in Walthourville.

Table II-120: Walthourville Structure and Plumbing Characteristics of Housing Units (2000)								
	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	21,977	326	179	129	11,778	396	285	1,589
Lacking complete plumbing facilities	274	11	0	0	87	3	10	53
Lacking complete kitchen facilities	195	0	0	1	62	7	10	33

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H47 and H50)*

In Walthourville, in 2000, 53 housing units lacked complete plumbing facilities, and 33 units lacked complete kitchen facilities. This indicates that few homes are in substandard condition regarding these facilities.

Value of Owner Occupied Units

In Walthourville, 58.7% of all owner occupied housing units cost between \$50,000 and \$99,999. The corresponding statewide percentage for units at this cost was 34.2%, which is lower than Walthourville’s rate. There are no owner occupied housing units in the City that cost \$200,000 or more; across the state, this corresponding percentage is 17.2%. The low cost of housing in Walthourville may be due to the types of employment the City specializes in, including manufacturing and warehousing, and the service industry. It is good for the City residents that housing remains relatively affordable. More units of higher cost, housing, however, would increase the property tax base for Walthourville, providing additional funds for local education and other services.

Table II-121: Walthourville Value of Specified Owner-Occupied Housing Units (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than \$10,000	45	4	3	0	16	0	4	8
\$50,000 to \$99,999	4713	83	34	12	3620	62	59	246
\$100,000 to \$149,999	1445	33	32	9	761	24	10	93
\$150,000 to \$199,999	236	2	0	0	131	0	3	0
\$200,000 to \$299,999	140	4	0	0	15	0	0	0
\$300,000 or more	51	2	3	0	20	10	0	0
Median value (specified owner-occupant units \$)	\$79,800	\$93,500	\$91,000	\$80,000	\$77,700	\$85,400	\$64,200	\$74,700
Median value (all owner-occupied units \$)	\$73,800	\$92,300	\$87,800	\$71,800	\$76,300	\$58,400	\$53,000	\$62,600

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H74, H76, and H85)*

Cost Burden of Homeowner Households

For 31% of Walthourville’s owned units, housing costs comprise less than 20% of total monthly household income. By comparison, in 2000 in Georgia, for 54% of owned units, housing costs comprise less than 20% of monthly income.³¹ For residents living in another 36.3% of owned units in Walthourville, housing costs comprise 20 to 29% of total household income each month. For a homeowner, being “cost burdened” is defined as paying more than 30% of monthly household income on housing, and being “severely cost burdened” is defined as paying 50% or more on housing. By these standards, 32.1% of Walthourville’s homeowners are cost burdened and 15.2% are severely cost burdened.

³¹ Table QT-H15 – Mortgage Status and Selected Monthly Owner Costs (2000). Summary File 3. U.S. Census Bureau.

Table II-122: Walthourville Monthly Owner Costs as a Percentage of Household Income for Specified Owner-Occupied Housing Units (2000)

	Liberty County	Allenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	7,293	137	79	24	4,836	124	106	419
Less than 10 percent	845	37	13	10	439	13	34	44
10 to 14 percent	989	16	17	5	625	18	11	33
15 to 19 percent	1456	27	18	5	1052	22	14	52
20 to 24 percent	1177	22	9	0	814	31	10	102
25 to 29 percent	784	4	4	2	534	13	7	50
30 to 34 percent	520	11	12	0	389	2	8	29
35 to 39 percent	374	12	1	0	265	2	4	18
40 to 49 percent	371	5	2	0	266	8	6	23
50 percent or more	666	3	3	2	397	15	11	63
Not computed	111	0	0	0	55	0	1	5
Median selected monthly owner costs as a percentage of household income in 1999								
Total	21.3%	17.9%	17.6%	12.0%	21.7%	21.5%	17.7%	23.8%

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Table H94 and H95)*

Cost Burden of Renter-Occupied Households

According to the data above, of the housing units for which gross rent as percentage of household income could be computed, 25.3% of renters in Walthourville are cost burdened, and 8.2% are severely cost burdened.

Table II-123: Walthourville Gross Rent as a Percentage of Household Income for Specified Renter-Occupied Housing Units (1999)								
	Liberty County	Alenhurst	Flemington	Gum Branch	Hinesville	Midway	Riceboro	Walthourville
Total:	9,521	122	55	41	5,249	92	26	717
Less than 10 percent	548	10	5	0	353	3	0	49
10 to 14 percent	949	31	10	8	505	11	2	188
15 to 19 percent	1,258	32	16	8	865	16	0	111
20 to 24 percent	1,155	14	12	2	890	13	8	87
25 to 29 percent	843	0	2	4	674	4	0	75
30 to 34 percent	500	3	0	2	396	3	0	30
35 to 39 percent	422	6	0	0	321	7	3	30
40 to 49 percent	431	11	0	2	287	9	0	57
50 percent or more	1,018	7	2	7	684	16	5	56
Not computed	2,397	8	8	8	274	10	8	34
Median gross rent as a percentage of household income in 1999	23.5	17.5	17.7	21.3	24.3	24.2	24.4	19.7

Source: US Census Bureau, *Census of Population and Housing, 2000 (SF3, Tables H69 and H70)*

III. Economic Development

This section includes an examination of Liberty County’s economic base, labor force, and general economic trends. Based on the information gathered in an initial inventory, an assessment is made to determine which economic sectors are growing or declining locally, and which sectors should be encouraged to develop in order to complement or diversify the existing economic base of the County.

The assessment includes a determination of whether available jobs in the County are appropriate for the residents in terms of skill and education levels required, commuting patterns, and wages paid. It also includes an analysis of the options available to improve the existing economic situation, such as business development programs, initiatives for job attraction and diversification, and job training.

The results of the assessment will lead to the development of needs and goals and associated implementation strategies that will set forth a plan (in the Community Agenda) for economic development. This implementation program will be based on how much economic growth is desired in the community, options for supporting retention and expansion of existing businesses, the types of new businesses and industries that will be encouraged to locate in the community, the different types of incentives that will be offered to encourage economic development, the educational and/or job training programs that will be initiated or expanded, and the infrastructure improvements that will need to be made to support economic development goals during the planning period. The needs, goals, and implementation strategies regarding economic development are presented in the Community Agenda.

3.1 Economic Base

The table below shows total employment in Liberty County. From 1990 to 2007, employment grew by 78% in the County. This represents employed residents of Liberty County (as opposed to jobs in the County).

Table III-1: Liberty County Employed Labor Force³²	
Year	Employees
2007	23,124
2006	22,722
2005	21,774
2004	21,045
2003	19,709
2002	19,305
2001	18,917
2000	18,686
1999	16,070
1998	15,688
1997	15,856
1996	15,136
1995	14,441
1994	14,286
1993	13,669
1992	13,341
1991	13,424
1990	13,001

*Source: U.S. Bureau of Labor
Statistics*

Employment by Industry

The following table shows employment in Liberty County by sector, using federal government classifications. According to the Georgia Department of Labor, as of 2006, local, state, and federal governments provide 38% of jobs in Liberty County. Private sector employment makes up the remaining 62%, with 51% of total employment in service-producing categories. The single largest category in the private sector is retail trade at 11% of total employment.

³² Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Table III – 2: Industry Characteristics in Liberty County (2006)			
	Average No. of Establishments	Average Monthly Employment	Average Weekly Wages
Goods Producing	110	1,706	\$ 793
Agriculture, forestry, & fishing	8	22	\$ 782
Construction	85	641	\$ 738
Manufacturing	17	1,042	\$ 828
Service Producing	669	8,655	\$ 513
Wholesale trade	11	49	\$ 613
Retail trade	157	1,849	\$ 418
Transportation and warehousing	22	222	\$ 441
Utilities	3	166	\$ 803
Information	17	248	\$ 917
Finance and insurance	59	438	\$ 636
Real estate and rental and leasing	51	232	\$ 427
Professional, scientific/tech svcs	58	1,128	\$ 813
Administrative and waste svcs	49	1,037	\$ 641
Educational services	9	121	\$ 416
Health care and social services	64	888	\$ 431
Accommodation and food services	94	1,558	\$ 194
Other services (except government)	70	700	\$ 659
Unclassified - industry not assigned	12	11	\$ 522
Total - Private Sector	791	10,372	\$ 559
Government	112	6,446	\$ 699
Federal government	45	3,116	\$ 817
State government	20	436	\$ 503
Local government	47	2,894	\$ 601
Total - Government	112	6,446	\$ 699
All industries	903	16,817	\$ 612

Source: Georgia Dept of Labor

Comparison to State

The following tables show trends over time in Liberty County employment and employment in the State of Georgia. From 1990 to 2000, all employment industries except for retail and public administration increased in the number of people employed. The arts, entertainment, recreation, accommodation and the food services industry increased the most in employment, growing by over 1300% in the ten-year period. For the State of Georgia, the arts, entertainment, recreation, accommodation and food services industry grew by 760%. Manufacturing and wholesale employment has been steadily increasing in Liberty County, while the statewide employment in those categories has decreased slightly from 1990 to 2000.

Table III – 3: Historical Employment and Comparison by Industry								
	Liberty County					State of Georgia		
	1980	1990	2000	% Change '80 - '00	% Change '90 - '00	1990	2000	% Change '90 - '00
Total Employed Civilian Population	7,479	12,969	17,344	132%	34%	3,090,276	3,839,756	24%
Agriculture, Forestry, Fishing, hunting & mining	146	152	227	55%	49%	82,537	53,201	-36%
Construction	586	738	1,200	105%	63%	214,359	304,710	42%
Manufacturing	966	1,434	1,696	76%	18%	585,423	568,830	-3%
Wholesale Trade	249	222	278	12%	25%	156,838	148,026	-6%
Retail Trade	1,789	2,854	2,454	37%	-14%	508,861	459,548	-10%
Transportation, warehousing, and utilities	391	762	888	127%	17%	263,419	231,304	-12%
Information	No data	No data	317	-	-	no data	135,496	-
Finance, Insurance, & Real Estate	278	481	882	217%	83%	201,422	251,240	25%
Professional, scientific, management, administrative, and waste management services	201	454	1,069	432%	135%	151,096	362,414	140%
Educational, health and social services	1,081	2,229	2,687	149%	21%	461,307	675,593	46%
Arts, entertainment, recreation, accommodation and food services	429	100	1,495	248%	1395%	31,911	274,437	760%
Other Services	235	1,143	1,094	366%	-4%	266,053	181,829	-32%
Public Administration	1,131	2,400	2,057	82%	-14%	167,050	193,128	16%

Source: US Census Bureau

	Liberty County			State of Georgia	
	1980	1990	2000	1990	2000
Agriculture, Forestry, Fishing, hunting & mining	2.0%	1.2%	1.3%	2.7%	1.4%
Construction	7.8%	5.7%	6.9%	6.9%	7.9%
Manufacturing	12.9%	11.1%	9.8%	18.9%	14.8%
Wholesale Trade	3.3%	1.7%	1.6%	5.1%	3.9%
Retail Trade	23.9%	22.0%	14.1%	16.5%	12.0%
Transportation, warehousing, and utilities	5.2%	5.9%	5.1%	8.5%	6.0%
Information	n/a	n/a	1.8%	no data	3.5%
Finance, Insurance, & Real Estate	3.7%	3.7%	5.1%	6.5%	6.5%
Professional, scientific, management, administrative, and waste management services	2.7%	3.5%	6.2%	4.9%	9.4%
Educational, health and social services	14.5%	17.2%	21.3%	14.9%	17.6%
Arts, entertainment, recreation, accommodation and food services	5.7%	0.8%	8.6%	1.0%	7.1%
Other Services	3.1%	8.8%	6.3%	8.6%	4.7%
Public Administration	15.1%	18.5%	11.9%	5.4%	5.0%

Source: US Census Bureau, SF3; Georgia DCA; 1980 data is not available statewide.

3.2 Labor Force

The tables below show labor force data from the US Census and Georgia Department of Community Affairs. The following table shows that, overall, Liberty County has a higher proportion (71%) of residents in the labor force (of those at or over the age of 16) than does the State of Georgia (66%) or the nation (64%).

Employment Status

	Total Population	Total Population Ages 16 and Older		Population 16 and Older in Labor Force		Population 16 and Older Not in Labor Force	
	No.	No.	% of total population	No.	% of 16 and older population	No.	% of 16 and older population
United States	281,421,906	217,168,077	77%	138,820,935	64%	78,347,142	36%
Georgia	8,186,453	6,250,687	76%	4,129,666	66%	2,121,021	34%
Liberty County	61,610	43,765	71%	31,136	71%	12,629	29%

Source: US Census Bureau

The following two tables show employment by gender for the Liberty County labor force in 2000. Fort Stewart has a significant impact on employment in the County, with 39% of the labor force working for the armed forces. Male civilians are slightly under-employed compared to the state and national figures, while female civilians are slightly over-employed compared to state and national figures.

Table III – 6: Comparison of Employment Status of Population 16 years and Older (2000)

	Population 16 and Over in Labor Force	Civilians Employed		In Armed Forces		Male Civilians Employed		Female Civilian Employed	
	No.	No.	% of labor force	No.	% of labor force	No.	% of employed civilians	No.	% of employed civilians
United States	138,820,935	129,721,512	93%	1,152,137	1%	69,091,443	53%	60,630,069	47%
Georgia	4,129,666	3,839,756	93%	66,858	2%	2,051,523	53%	1,788,233	47%
Liberty Co.	31,236	17,344	56%	12,167	39%	8,172	47%	9,172	53%

Source: US Census Bureau

Table III – 7: Liberty County Demographic Participation in the Labor Force: 1990 - 2000

Employment Status	1990	2000
Total Males	21,680	23,345
Male In Labor Force:	29,028	31,136
Male Civilian Labor Force	14,713	18,969
Male Civilian Employed	12,969	17,344
Male Civilian Unemployed	1,744	1,625
Male In Armed Forces	14,315	12,167
Male Not in labor force	8,894	12,629
Total Females	16,242	20,420
Female In labor force:	9,471	11,742
Female Civilian Labor Force	8,237	10,286
Female Civilian Employed	6,967	9,172
Female Civilian Unemployed	1,270	1,114
Female In Armed Forces	1,234	1,456
Female Not in Labor Force	6,771	8,678

Source: Georgia Department of Community Affairs, U.S. Census (SF3)

Occupations

The table below shows the occupations of Liberty County residents. From 1990 to 2000, the only occupational category losing jobs was farming, forestry, and fishing, which decreased by 30% over the ten-year period. The largest growth occurred in transportation

and material moving occupations, which increased by 53%. Protective service occupations also increased significantly, with 49% growth between 1990 and 2000. The overall growth rate in Liberty County occupations was 25%.

Table III – 8: Occupations Held by Employed Civilian Residents		
Occupation	1990	2000
Employed civilians 16 years and over	12,969	17,344
Executive, administrative, and managerial occupations	1,160	1,536
Professional and related occupations	2,016	2,696
Sales occupations	1,551	2,185
Administrative support occupations, including clerical	1,805	2,492
Protective service occupations	425	832
Service occupations, except protective	2,125	2,680
Farming, forestry, and fishing occupations	157	121
Production occupations	3,047	3,353
Transportation and material moving occupations	683	1,449

Source: U.S. Census, 1990 Census of Population and Housing, Summary Tape File 3; US Census 2000 SF3

Personal Income and Wages

The tables below show personal income by type for Liberty County in 1990 and 2000. Total income nearly doubled over the ten-year period. Retirement income makes up a larger share of total income in 2000, increasing to almost 6%.

Table III – 9: Liberty County: Personal Income by Type (Dollars)		
Category	1990	2000
Total income	393,389,571	776,553,100
Aggregate wage or salary income for households	337,346,158	636,519,200
Aggregate other types of income for households	6,337,054	22,232,300
Aggregate self employment income for households	11,146,655	21,568,300
Aggregate interest, dividends, or net rental income	8,204,999	24,210,400
Aggregate social security income for households	10,374,439	19,986,300
Aggregate public assistance income for households	3,175,053	6,184,200
Aggregate retirement income for households	16,805,213	45,852,400

Source: U.S. Bureau of the Census (SF3)

Category	1990	2000
Total income	100.0%	100.0%
Aggregate wage or salary income for households	85.8%	82.0%
Aggregate other types of income for households	1.6%	2.9%
Aggregate self employment income for households	2.8%	2.8%
Aggregate interest, dividends, or net rental income	2.1%	3.1%
Aggregate social security income for households	2.6%	2.6%
Aggregate public assistance income for households	0.8%	0.8%
Aggregate retirement income for households	4.3%	5.9%

Source: U.S. Bureau of the Census (SF3)

The table below shows that per capita income in Liberty County has increased steadily since 1980. The projections shown in white indicate that by 2030, if the same rate of growth continues, the per capita income of Liberty County will be \$28,989.³³

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Per Capita Income	\$3,766	\$6,376	\$8,986	\$11,421	\$13,855	\$16,377	\$18,900	\$21,422	\$23,944	\$26,466	\$28,989

Source: U.S. Bureau of the Census (SF3) and DCA

³³ Note: These projections are based on the average rate of change from 1980 to 2000, assuming the same trend.

Table III – 12: Hinesville-Fort Stewart, GA Metropolitan Statistical Area Wages in 2006					
	Employment (1)	Median Hourly Wage	Mean Hourly Wage	Mean Annual Wage (2)	Mean RSE (3)
All Occupations	15,120	\$12.71	\$15.21	\$31,650	4.6 %

(1) Estimates for detailed occupations do not sum to the totals because the totals include occupations not shown separately. Estimates do not include self-employed workers.

(2) Annual wages have been calculated by multiplying the hourly mean wage by a "year-round, full-time" hours figure of 2,080 hours; for those occupations where there is not an hourly mean wage published, the annual wage has been directly calculated from the reported survey data.

(3) The relative standard error (RSE) is a measure of the reliability of a survey statistic. The smaller the relative standard error, the more precise the estimate.

Commuting Patterns

The tables below show commuting patterns in Liberty County. In 2000, compared to other counties in the State of Georgia and across the nation, a large proportion of Liberty County residents were employed in Liberty County, rather than leaving the County for work. This is likely due to the large number of residents that worked at Fort Stewart. However, in 2004, this figure for Liberty County declined to 42.3%. Commuting patterns are discussed in the transportation element of the Community Assessment.

Table III – 13: Percent of Workers who Worked in County of Residence (2000)			
	United States	Georgia	Liberty County
Percent worked in County of Residence	73%	58%	81%

Source: US Census Bureau

The table below shows that most Liberty County residents spent less than 30 minutes commuting to work in 2000.

Table III – 14: Travel Time to Work in Liberty County (2000)		
Workers over 16	Number	Percent
Total	28,743	100.0%
Did not work at home	28,306	98.5%
Worked at home	437	1.5%
Less than 5 minutes	1,276	4.4%
5 to 9 minutes	4,588	16.0%
10 to 14 minutes	6,756	23.5%
15 to 29 minutes	9,195	32.0%
30 to 44 minutes	2,598	9.0%
45 to 59 minutes	2,216	7.7%
60 to 89 minutes	1,115	3.9%
90 minutes or more	582	2.0%

Source: US Census Bureau

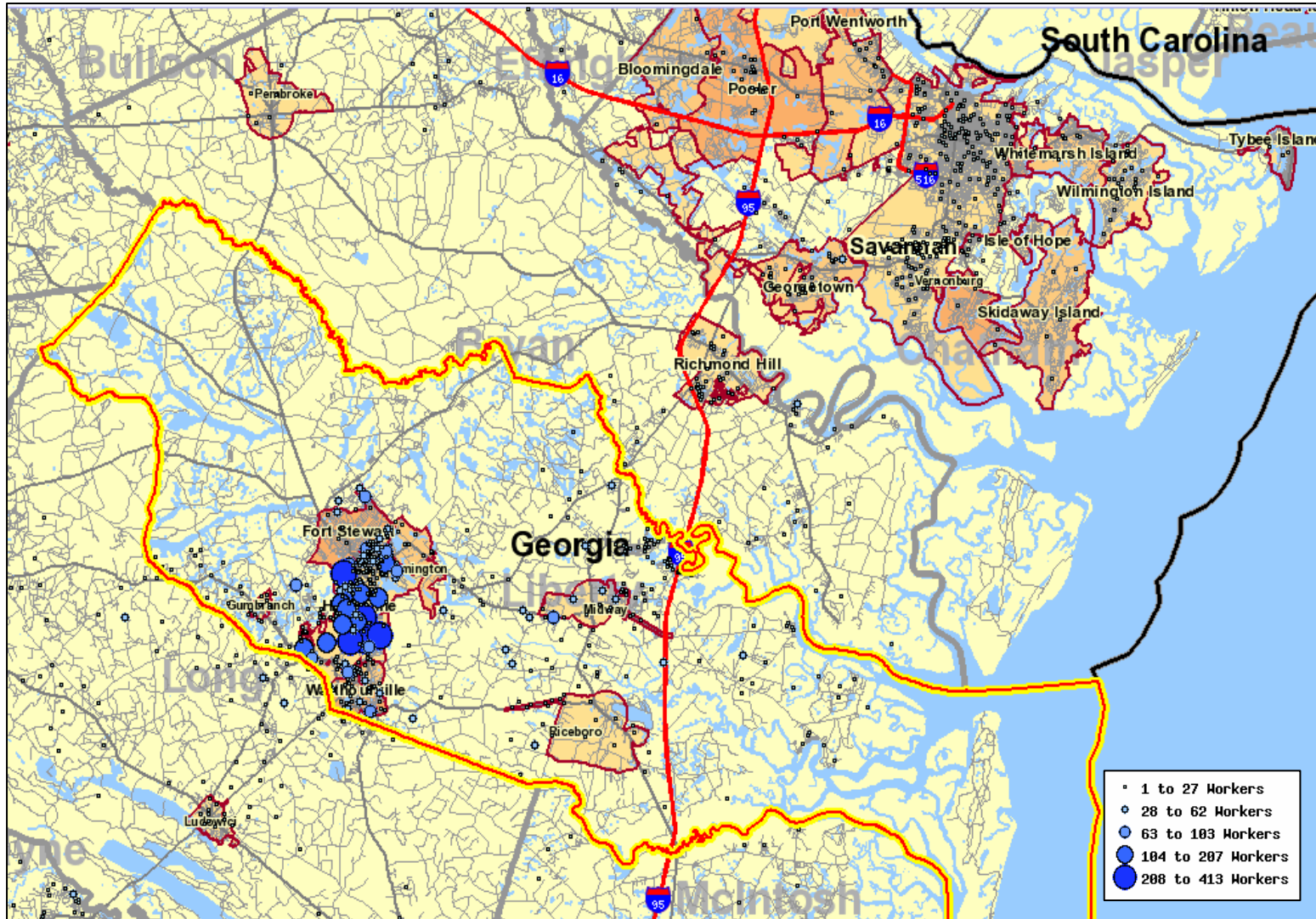
To determine the jobs-housing balance in Liberty County, a simple ratio is applied. In 2000, based on employment and number of households, the jobs-housing ratio was 0.65, far below the standard target of 1.50. Also, in 2000, Liberty County had one job for every 2.2 residents in the labor force. This is far above the standard target of 1.00 jobs per person in the labor force. These measures indicate that in 2000, there were relatively few jobs located in Liberty County to support the residents there.

Table III – 15: Job-Housing Balance in Liberty County, GA		
	1990	2000
Total Population	52,745	61,610
Average Household Size	2.99	2.93
Number of Households	15,136	19,383
Total Housing Units	16,776	21,977
In Labor Force	29,028	31,136
Jobs in Liberty County	10,022	14,263
Jobs to Population Ratio	0.19 : 1	0.23 : 1
Jobs to Household Ratio	0.60 : 1	0.65 : 1
Jobs to Labor Force Ratio	0.35 : 1	0.46 : 1

Source: US Census and Department of Labor

The figure below shows that many people who work in Liberty County live in the City of Hinesville. In 2004, almost 40% of jobs in the County were held by Hinesville residents. Fifty-nine percent (59%) of jobs in Liberty County are held by County residents.

Figure III – 1: 2004 Liberty County Labor Shed - Where Workers Live



Source: US Census Bureau Local Employment Dynamics

3.3 Liberty County Economic Resources

Development Agencies

The Liberty County Development Authority (LCDA) was created in 1958 by an amendment to the Constitution of the State of Georgia for the purpose of creating and enhancing the economic growth and development of Liberty County. It consists of a seven-member Board of Directors with automatic seats for the Chairman of the Liberty County Board of Commissioners and the Mayor of Hinesville (the county seat). These two automatic seats ensure well-informed political representation and foster expeditious processing of development projects or permits. Four additional positions are appointed by the Liberty County Board of Commissioners, and one additional position is appointed by the Hinesville City Council. Among other features, the LCDA promotes the County's accessibility to CSX mainline, the I-95 corridor, and the port of Savannah.

Programs and Tools

The State of Georgia provides free, customized workforce training assistance through the Quickstart Training program. Qualified businesses can receive training for their personnel in specific classrooms, mobile labs, or at the local company. The program strives to provide pertinent workforce training programs for employees in numerous industries, including biotech/healthcare, advanced manufacturing, warehousing/distribution, food/agribusiness, the automotive industry, and the service industry.

In addition, according to the LCDA, there are many other programs and tools available for employers in Liberty County.

- **State of Georgia Job Tax Credits:** Liberty County is a “Tier One” county, which means that qualified businesses in the County must have a certain minimum number of jobs (5 jobs) to claim job tax credits. These tax credits can be used against 100% of income tax liability.
- **Port Job Tax Credit Bonus:** This is a \$1,250 per job bonus for taxpaying companies with large increases in shipments out of a Georgia port. This Port Job Tax Credit Bonus is added to the State Job Tax Credit detailed above.
- **Local graduated tax abatement program:** All or a portion of the new or increased assessed value of property is exempt from property taxes for a period of time.
- **Foreign Trade Zone:** This is a federally designated area created to help business remain competitive globally. Businesses in these areas benefit from lower duties, reduced processing fees, and the quicker movement of goods from the port, among other advantages. In Liberty County, there is a Foreign Trade Zone at the Tradeport Business Centers East and West.
- **Industrial Revenue Bonds:** These bonds provide below-market financing for construction of manufacturing facilities.
- **Competitive land and labor costs:** While not a specific program, Liberty County's rural areas lend themselves to cheaper land and labor costs compared to other areas in the State of Georgia and regionally.

Education and Training

In the Liberty County area, there are many resources for workforce training and education.

There are three institutions for post-secondary education located in Liberty County. These are:

- 1) Armstrong Atlantic State University (Liberty Center): Based in Savannah, Georgia, Armstrong Atlantic State University has a campus in Hinesville, the Liberty Center. Undergraduate degrees are offered for a variety of programs, including Criminal Justice, Education, Nursing, and Political Science.
- 2) Brewton Parker College: This is a private Christian college in that offers Bachelor’s degrees for a variety of programs, including Business, Education, Math and Natural Sciences, and Religion and Philosophy. The main campus is in Mount Vernon, Georgia, and the campus in Liberty County is located in Flemington.
- 3) Savannah Technical College: This technical college, based in Savannah, Georgia, offers technical training programs for a variety of careers. The college has two campuses in Liberty County, one of which is in Ft. Stewart.

There are also additional institutions located throughout the coastal Georgia region that Liberty County residents can benefit from. In Chatham County, these include Embry-Riddle Savannah Campus, Georgia Tech Savannah Campus, Troy University, Armstrong Atlantic University, University of Phoenix Savannah Campus, Crossroads Campus (of Savannah Technical College), Savannah State University, Savannah College of Art and Design, and South University – Savannah. In addition, Tattnall County has a satellite campus of Southeastern Technical College.

The table below shows educational attainment by age group for Liberty County labor force in 2000.

Table III – 16: Labor Force Education – Liberty County						
		Percent Distribution by Age				
	% of Total	18-24	25-34	35-44	45-64	65+
Some High School	13.4%	13.9%	6.3%	10.0%	17.8%	44.5%
High School Grad/GED	39.7%	54.9%	36.6%	32.1%	33.9%	32.1%
Some College	35.6%	28.8%	43.4%	43.2%	31.5%	12.9%
College Graduate (4 Yr)	7.6%	2.1%	11.3%	9.4%	9.0%	3.8%
Post Graduate Studies	3.7%	0.3%	2.4%	5.2%	7.8%	6.8%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: US Census Bureau

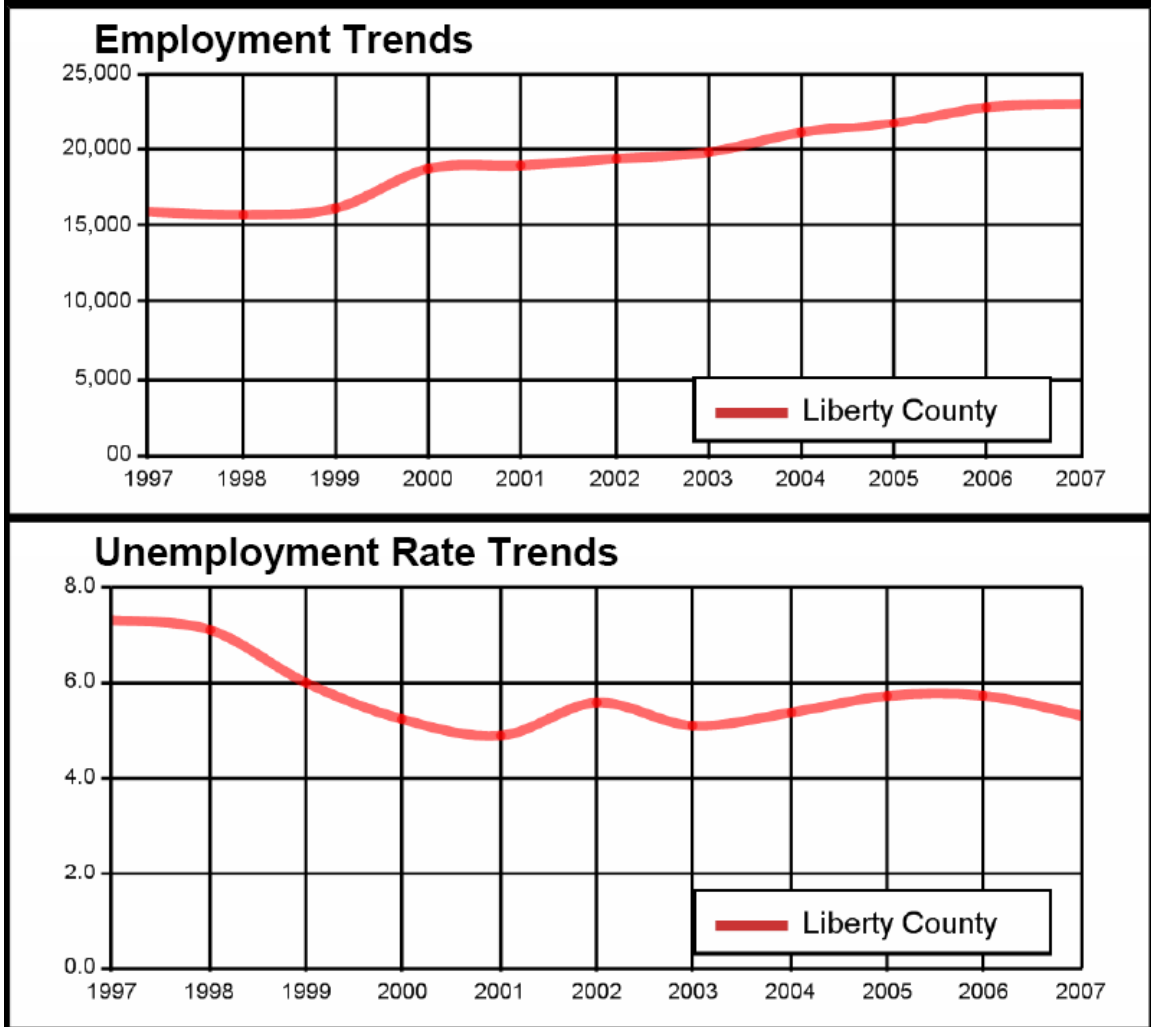
Note: Totals are based on the portion of the labor force between ages 18 to 65 and over. The “Some College” category represents the percentage total of workers with either some college education (but no diploma) or an Associates degree.

3.4 Liberty County Economic Trends

The figure below shows that employment has been steadily rising in Liberty County between 1997 and 2007, with a relatively low unemployment rate of 5.3% in 2007. The

overall unemployment rate for the seven-county coastal Georgia region in 2007 was 4.2%.

Figure III – 2: Employment Trends in Liberty County



Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics

Sector Trends

The table below shows trends over time in Liberty County employment by industry. From 1980 to 1990, all industries added jobs except for wholesale trade and arts, entertainment, recreation, accommodation and food services. From 1990 to 2000, all employment industries except for retail trade and public administration added jobs. Arts, entertainment, recreation, accommodation, and food services saw a large increase in employment from 1990 to 2000, increasing by 1300%. The Georgia Department of Community Affairs projects these trends to continue over the next several years with arts, entertainment, recreation, accommodation, and food services employment nearly doubling again by 2030. Large increases are also projected for all service employment categories.

Table III – 18: Liberty County: Historic and Projected Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	7,479	10,224	12,969	15,157	17,344	19,810	22,277	24,743	27,209	29,675	32,142
Agriculture, Forestry, Fishing, hunting & mining	146	149	152	190	227	247	268	288	308	328	349
Construction	586	662	738	969	1,200	1,354	1,507	1,661	1,814	1,968	2,121
Manufacturing	966	1,200	1,434	1,565	1,696	1,879	2,061	2,244	2,426	2,609	2,791
Wholesale Trade	249	236	222	250	278	285	293	300	307	314	322
Retail Trade	1,786	2,320	2,854	2,654	2,454	2,621	2,788	2,955	3,122	3,289	3,456
Transportation, warehousing, and utilities	391	577	762	825	888	1,012	1,137	1,261	1,385	1,509	1,634
Information	NA	NA	NA	NA	317	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	278	380	481	682	882	1,033	1,184	1,335	1,486	1,637	1,788
Professional, scientific, management, administrative, and waste management services	201	328	454	762	1,069	1,286	1,503	1,720	1,937	2,154	2,371
Educational, health and social services	1,081	1,655	2,229	2,958	3,687	4,339	4,990	5,642	6,293	6,945	7,596
Arts, entertainment, recreation, accommodation and food services	429	265	100	798	1,495	1,762	2,028	2,295	2,561	2,828	3,094
Other Services	235	689	1,143	1,119	1,094	1,309	1,524	1,738	1,953	2,168	2,383
Public Administration	1,131	1,766	2,400	2,229	2,057	2,289	2,520	2,752	2,983	3,215	3,446

Source: U.S. Bureau of the Census (SF3) and DCA

Note: The projections are based on the average rate of change from 1980 to 2000.

Major Employers

The Georgia Department of Labor tracks the largest employers³⁴ in Liberty County and the surrounding region. As shown below, in 2007, retailers Wal-Mart and Target were two of the top five major employers in the County.

Table III – 19: Liberty County Major Employers (2007)
Wal Mart Associates, Inc.
Target Corporation
SNF Holding Company
Liberty Regional Medical Center
Eagle Group International, Inc.

Source: Georgia Dept. of Labor, 2007 Area Labor Profile (Liberty County)

As of 2007, the ten largest employers in the area surrounding Liberty County, including Bryan, Chatham, Evans, Long, McIntosh, and Tattnall Counties, in 2007 are:

- Gulfstream Aerospace Corporation (Chatham Co.)
- Memorial Health University Medical (Chatham Co.)
- Candler Hospital Inc (Chatham Co.)
- Wal-Mart Associates Inc (Chatham Co.)
- Momentum Resources II Inc (Chatham Co.)
- St Josephs Hospital Inc (Chatham Co.)
- Savannah College of Art & Design (Chatham Co.)
- Defense Support Services Llc (Chatham Co.)
- Claxton Poultry Company (Evans Co.)
- Tattnall State Prison (Tattnall Co.)

³⁴ Note: This data represents employment covered by unemployment insurance, excluding all government agencies except for correctional institutions, state and local hospitals, state colleges, and universities. Data is shown for the Third Quarter of 2007. The order in which the employers are not listed does not indicate the number of employees.

IV. Liberty County Natural Resources

4.1 Climate

The climate in Liberty County is classified as subtropical, although it is actually a relatively moderate climate due to its proximity to the Atlantic Ocean. The winter temperatures generally average in the 50s (°F), and summer temperatures range between the 80s and 90s (°F). Freezing temperatures rarely occur, and these are primarily inland, where the low temperatures typically last for only a few hours. Annual rainfall averages 50 inches, with the heavier amounts occurring over the summer months. Due to the configuration of the Georgia coastline, the entire coastal Georgia region, including Liberty County, is generally less prone to hurricanes; however, there have been historical records of hurricanes causing severe damage, particularly to those areas adjacent to the coast.

4.2 Water Supply Watersheds and Protected River Corridors

Liberty County is unusual in that, unlike the other counties in coastal Georgia, there is no surface water supply or river corridor within the County boundaries. Liberty County is completely dependent on water withdrawal from shallow wells and from the Upper Florida Aquifer.

4.3 Groundwater Recharge Areas

Liberty County has limited area of groundwater recharge. Typically, precipitation in recharge areas is transmitted downwards to an aquifer. Groundwater recharge areas, therefore, are most often situated at higher elevations relative to the surrounding land. Because Liberty County is low-lying, there are not significant areas of groundwater recharge. The limited groundwater recharge areas in the County are located south of Hinesville and in a few other patches along the coast and near Bryan County.

4.4 Wetlands

The majority of Liberty County is situated in a wetlands environment. Because of the number of wetlands in the County, the LCPC requires that for land disturbance of an kind, the applicant must have a Army Corps of Engineers clearance.

4.5 Flood Plains

The 100-year floodplain is a low-lying area adjoining coastal waters that has 1% chance or greater of flooding each year. This floodplain is fairly prevalent in Liberty County, covering a significant portion of southeast Liberty County and swath of northeast Liberty County within Fort Stewart's boundaries. A 500-year floodplain is an area that has a 0.2% chance or greater of flooding each year. There is much less 500-year floodplain in Liberty County, covering small sections south of I-95 and intermittent spots around Hinesville and Flemington.

4.6 Barrier Island Complexes

Coastal Georgia is home to some of the world's most pristine barrier islands. These islands, which are relatively young compared to the mainland, are unique in that they are

continually reshaped by tides, ocean currents, and other forces of nature. St. Catherine’s Island is the only barrier island within Liberty County. The 14,000 acres of this island are owned by a private foundation that focuses on environmental research. The beaches are the only portion of the island open to the public, and the island is only accessible by boat.

4.7 Soils

The US Department of Agriculture’s Natural Resources Conservation Service has developed soil classifications for Liberty County, as well as the other coastal Georgia counties. The majority of the soils in the area are classified as marginally-suited or poorly-suited for development. This classification is due primarily to the drainage characteristics of the soil types. Table IV-1 shows the acreage and percentage of soils in Liberty County that are suited for specific septic systems, as well as those deemed unsuitable for septic systems.

Table IV-1: Acreage Suitable for Septic Systems		
Type of System	Liberty and Long Counties	
	Acres	Percent
Conventional	69,805	11.9%
Drip	114,311	19.5%
Mound	39,961	6.8%
Unsuitable	360,534	61.5%
Urban	1,373	0.2%
Total	585,984	100.0%

Source: Coastal Georgia Comprehensive Plan/Department of Crop and Soil Science, UGA

4.8 Agricultural Lands

There are limited areas of agricultural land, consisting of cropland and pasture, in Liberty County. While the County once thrived on agriculture, forests and wetlands now dominate the landscape. The most prevalent agricultural lands are located in northwestern Liberty County, in and around Gum Branch and near the Long County border. There are also sparse areas of agricultural land south of Hinesville, north of Flemington, and in Midway and Riceboro. Between 1978 and 2002, the number of farms in Liberty County has remained relatively constant, although there have been some fluctuations the number of farms over the 24-year period. In 1978, there were 62 farms in the County. In 2002, the number of farms totaled 68, encompassing about 4.8% of the total acreage of the County.

4.9 Forest Land

Liberty County is rich with forested land. In 1989, forests covered about 74% of the County. That figure only slightly declined by 2004, with forests encompassing about 70% of the County’s total acreage. The primary types of forests are evergreen and mixed forests. Close to the coast, land adjacent to waterways is classified as forested wetlands. These forests once supported the County’s thriving timber industry, which was a major economic driver in the area throughout the early and mid-1900s.

4.10 Plant and Animal Habitats

Liberty County’s expansive forests and coastal wetlands serve as habitats to a variety of plant and animal life. Many of these species are endangered or threatened. Table IV-2 below lists animals that are designated as of “special concern” by the Georgia Department of Resources, Wildlife Resources Division. The Status field indicates the level of federal or state protection, if any. The State Rank field designates the level of threat to the species, determined by the rarity of the species in Georgia.

Table IV-2: Animals of Special Concern in Liberty County			
Common Name	Scientific Name	Status	State Rank
Bachman’s Sparrow	<i>Aimophila aestivalis</i>	Rare (Georgia)	Imperiled
Flatwoods Salamander	<i>Ambystoma cingulatum</i>	Threatened (Federal and Georgia)	Imperiled
Eastern Tiger Salamander	<i>Ambystoma tigrinum</i>	---	Rare or uncommon / apparently secure
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Threatened (Federal); Endangered (Georgia)	Imperiled
Piping Plover	<i>Charadrius melodus</i>	Threatened (Federal and Georgia)	Critically imperiled
Wilson’s Plover	<i>Charadrius wilsonia</i>	Threatened (Georgia)	Imperiled
Spotted Turtle	<i>Clemmys guttata</i>	Unusual (Georgia)	Rare or uncommon
Say's Spiketail	<i>Cordulegaster sayi</i>	Threatened (Georgia)	Imperiled
Rafinesque's Big-eared Bat	<i>Corynorhinus rafinesquii</i>	Rare (Georgia)	Rare or uncommon*
Northern Atlantic Right Whale	<i>Eubalaena glacialis</i>	Endangered (Federal and Georgia)	Critically imperiled
Common Rainbow Snake	<i>Farancia erythrogramma erythrogramma</i>	---	Rare or uncommon
Golden Topminnow	<i>Fundulus chrysotus</i>	---	Status uncertain (possibly in peril; need more information)
Gopher Tortoise	<i>Gopherus polyphemus</i>	Threatened (Georgia)	Imperiled
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Threatened (Federal and Georgia)	Imperiled
Southern Hognose Snake	<i>Heterodon simus</i>	Threatened (Georgia)	Imperiled
Swainson's Warbler	<i>Limnothlypis swainsonii</i>	---	Rare or uncommon
Coral Snake	<i>Micrurus fulvius</i>	---	Rare or uncommon
Wood Stork	<i>Mycteria americana</i>	Endangered (Federal and Georgia)	Imperiled
Striped Newt	<i>Notophthalmus perstriatus</i>	Threatened (Georgia)	Imperiled
Slender Glass Lizard	<i>Ophisaurus attenuatus attenuatus</i>	---	Rare or uncommon
Mimic Glass Lizard	<i>Ophisaurus mimicus</i>	Rare (Georgia)	Imperiled
Red-cockaded Woodpecker	<i>Picoides borealis</i>	Endangered (Federal and Georgia)	Imperiled
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	---	Rare or uncommon
Broad-striped Dwarf Siren	<i>Pseudobranchius striatus striatus</i>	---	Rare or uncommon
Gopher Frog	<i>Rana capito</i>	Rare (Georgia)	Rare or uncommon
Carpenter Frog	<i>Rana virgatipes</i>	---	Rare or uncommon
Northern Florida Swamp Snake	<i>Seminatrix pygaea pygaea</i>	---	Rare or uncommon
Manatee	<i>Trichechus manatus</i>	Endangered (Federal and Georgia)	Critically imperiled / imperiled
Eastern Mudminnow	<i>Umbra pygmaea</i>	---	Imperiled / rare or uncommon

Source: Georgia Department of Resources, Wildlife Resources Division

* Denotes questionable rank; best guess given whenever possible

Table IV-3 below lists plants that are designated as of “special concern” by the Georgia Department of Resources, Wildlife Resources Division. The Status field indicates the level of federal or state protection, if any. The State Rank field designates the level of threat to the species, determined by the rarity of the species in Georgia.

Table IV-3: Plants of Special Concern			
Common Name	Scientific Name	Status	State Rank
Scale-leaf Purple Foxglove	<i>Agalinis aphylla</i>	---	Rare or uncommon*
Purple Honeycomb Head	<i>Balduina atropurpurea</i>	Rare (Georgia)	Imperiled
Velvet Sedge	<i>Carex dasycarpa</i>	Rare (Georgia)	Rare or uncommon
Spikerush	<i>Eleocharis montevidensis</i>	---	Critically imperiled
Greenfly Orchid	<i>Epidendrum conopseum</i>	Unusual (Georgia)	Rare or uncommon
Michaux Orchid	<i>Habenaria quinqueseta</i> <i>var. quinqueseta</i>	---	Critically imperiled
Boykin Lobelia	<i>Lobelia boykinii</i>	---	Imperiled / rare or uncommon
Crestless Plume Orchid	<i>Pteroglossaspis ecristata</i>	Threatened (Georgia)	Critically imperiled
Chapman Oak	<i>Quercus chapmanii</i>	---	Imperiled
Torrey Beakrush	<i>Rhynchospora torreyana</i>	---	Critically imperiled*
Soapberry	<i>Sapindus marginatus</i>	Rare (Georgia)	Critically imperiled
Hooded Pitcherplant	<i>Sarracenia minor</i>	Unusual (Georgia)	Apparently secure
Skullcap	<i>Scutellaria mellichampii</i>	---	Critically imperiled*
Swamp Buckthorn	<i>Sideroxylon thornei</i>	Rare (Georgia)	Imperiled
Pineland Dropseed	<i>Sporobolus pinetorum</i>	---	Imperiled*
Silky Camellia	<i>Stewartia malacodendron</i>	Rare (Georgia)	Imperiled

Source: Georgia Department of Resources, Wildlife Resources Division

* Denotes questionable rank; best guess given whenever possible

4.11 Scenic Views and Sites

Liberty County, as with other coastal areas, has an abundance of scenic and pastoral views. There are several passive parks, particularly in the eastern end of the County for residents and visitors to enjoy coastal scenic views. There is a state park, the Fort Morris Historic Site, located on the Medway River near the coast. The Richmond Hill Wildlife Management Area also encompasses a portion of Liberty County, along with Bryan and McIntosh Counties. There are private lands/preserves where scenic views may also be enjoyed, such as Melon Bluff Nature Preserve on the North Newport River. This privately-held preserve encompasses 2,200 acres of pine uplands, blackwater swamps, salt marsh, fields, and lakes. Although privately held, it has been placed in permanent conservation. The preserve is open to visitors at specific times of the year and features environmental education programs, numerous recreational trails, and other activities.

V. County Historic and Cultural Resources

5.1 Narrative History

The Liberty County area was inhabited by Creek and Muskogee Indians in the 1700s. It was first colonized in the 1750s by Puritans who settled near the Ogeechee and Altamaha Rivers. In 1752, the Puritans received a land grant of almost 32,000 acres and established the settlement of Midway. The settlers in Midway developed a strong agricultural economy based on cotton and rice plantations.

The Midway community played a significant role in the American Revolution. In 1775, residents convened at the Congregational Church in Midway and elected Lyman Hall to represent Georgia at the Continental Congress. Button Gwinnett, another resident of Liberty County, was also a delegate to the Continental Congress. The Georgia settlement, which spanned the coastal area, had been divided into eight parishes in 1758. It was from three of these parishes that Liberty County was created on February 5, 1777. It was given the name “Liberty” for its role in the Continental Congress and Revolutionary War. Liberty County was ratified by the Georgia Constitution of 1777, along with Burke, Camden, Chatham, Effingham, Glynn, Richmond, and Wilkes Counties.

Along with Midway, the settlement of Sunbury also played a significant role in Liberty County. Sunbury and Savannah were the only two ports along the Georgia coast in the late 1700s. Sunbury had a lucrative trade business with the West Indies and handled lumber, indigo, rice, corn, as well as other imports and exports. It shipped many of these goods to the northern colonies. Sunbury was the county seat of Liberty until 1798, when British troops burned the settlement and the adjacent Fort Morris during the American Revolution. It was at this time that the County seat moved to Riceboro. Due to the extensive and arduous travel required from the western portions of the County to Riceboro, the county seat moved permanently to Hinesville in 1836.

Cotton and rice plantations, as well as trade at the seaports, drove the Liberty County economy from the late 1700s to the mid-1800s, and the County, as well all of coastal Georgia, prospered. The Civil War, however, would have a significant impact upon Liberty County. In 1861, during General Sherman’s “march to the sea,” there were several skirmishes around Hinesville, Midway, and Flemington. The Battle of the Altamaha Trestle, the bloodiest battle in coastal Georgia, took place in Hinesville. In the aftermath of the war, Liberty County was in a state of chaos. Most plantations and farms, which once drove the County’s thriving economy, were destroyed, and people were destitute. Many residents fled the County, fearing robbery and looting from soldiers or freed slaves.

After the Civil War, the International Cotton Exposition of 1881 and the Cotton States and International Exposition of 1895 were held in Georgia to promote the textile industry in the state. The low cost of labor and proximity to virgin forests helped spur new textile

industry across the state. In Liberty County, as well as throughout coastal Georgia, logging became a profitable enterprise. This supported complementary industries; in Liberty County, turpentine distilling played a significant role in the economy.

The Reconstruction period also saw the emergence of educational institutions in Liberty County, including Dorchester Academy (for African-American residents) and Bradwell Institute (for white residents). Bradwell Institute became renowned throughout the state for its excellent education and is still in place today as a public high school. Dorchester Academy remained an active school until 1940. Afterwards, it served as offices for the Dorchester Cooperative Center and the Liberty County Citizen's Council, which played key roles in the civil rights movement of the 1960s.

Though the textile industries sustained Liberty County throughout the late 1800s and early 1900s, the economy remained relatively slow. In 1920, the population of the County was a mere 315. Hurricanes in 1928 and 1929 further hurt the economy, and then the entire nation went into the Great Depression.

In 1940, a 280,000-acre tract of land near Hinesville was designated by the US military for an anti-aircraft training site; this was named Camp Stewart. People returned once more to Liberty County to establish service businesses that catered to the new soldiers, including fast-food restaurants, gambling houses, bars, and novelty stores. In 1944, in preparation for the D-Day Invasion of World War II, 55,000 soldiers barracked at Camp Stewart. Hinesville struggled to provide water and sewer service, garbage disposal, and other services. Soon, dysentery, tuberculosis, and other maladies afflicted much of the population. The influx of soldiers also brought additional amenities to the area, however, such as taxis, bus service, and a movie theater.

In 1956, Camp Stewart, deactivated since the end of World War II, was designated as a fort and renamed Fort Stewart. The arrival of military personnel helped to strengthen Liberty County's economy, and the Fort remains a significant part of the Liberty County community today. It has played a key role in the economic growth of the County and helped to strengthen the County's population base. In 1960, the population of Liberty County was 14,487. This figure more than doubled to 37,583 by 1980. According to the US Census Bureau, the 2000 population of Liberty County stood at 61,610. Today, the County is supported by a more diverse economy that includes manufacturing, retail trade, health care, government, and other services, although the military remains the primary economic driver in the County.

Liberty County is also growing because of the increasing popularity of coastal Georgia. The marshes along the coast in Liberty County hold a special beauty and allure unmatched in the world. Once a vacation spot for wealthy citizens, the area holds increasing attraction for a variety of people. There is significant development occurring near Midway, including plans for thousands of new housing units, professional employment centers, and retail and consumer services to support the new population. The influx of new residents, attracted by Liberty County's quality of life, underscores the

need to plan wisely for the future so that the County will continue to be sustainable and remain an enjoyable place to live.

5.2 Historic Resources

Liberty County has a number of historic sites; many of these are included on the National Register of Historic Places. Table V-1 below shows these sites, which are spread throughout the County.

Site	City / Community	Significance
Bacon-Fraser House	Hinesville	Constructed in 1837, at founding of Hinesville
Palmyra Plantation	Midway	Plantation home of John Elliott Ward, first US Emissary to China; est. 1840
Eddie Bowens Farm	Seabrook	African-American vernacular architecture; est.
Cassel’s Store	McIntosh	Early commerce/trade establishment
Dorchester Academy Boys’ Dormitory	Midway	School for African-Americans, constructed after Civil War
Flemington Presbyterian Church	Flemington	Early church
Fort Morris	Midway	Fortification during Revolutionary and Civil Wars; now a state historic site
Liberty County Courthouse	Hinesville	First courthouse in Liberty County; est. 1849
Liberty County Jail (Old)	Hinesville	First jail in Liberty County; est. 1882
Midway National Historic District	Midway	First settlement in Liberty County
Sam Ripley Farm	Midway	African-American homestead
St. Catherine’s Island	South Newport	Rich anthropologic history, including Indians and Spanish missions
LeConte - Woodmanston Site	Riceboro	Early Georgia plantation

There are also several historic sites of significance in Hinesville that are not listed on the National Historic Register. These are significant by merit of being the homes, offices, churches, or government buildings, or other establishments unique to particular eras in Hinesville. These historic sites of significance are listed by in Table V-2 below.

Table V-2: Sites of Historical Significance in Hinesville	
Site	Details
Beulah (Hines) Fraser McCall House	--
Olive Smith Fraser House	--
John Fleming House	--
Varnedoe House	--
First United Methodist Church	--
Zoucks House	--
Wallace F. Mills House	--
J. Madison Smith House	--
Mrs. Lettie (Bagley) Brown House	--
Flemington / Hinesville Railroad Depot	Depot for the Flemington, Hinesville, and Western Railroad from 1910 to 1919
Caswell-Groover House	--
Joseph B. Way Building	--
Old Hinesville Bank	--
Coca-Cola Bottling Plant	Originally a bottling plant; now used as a computer operations center
Liberty Ice Company	--
Gause House	--
Brewton House	--
Edward Mims House	Originally part of a 1,000-acre homestead; now on Ft. Stewart property
Rev. L.T. Way House	--
Bill Way House	--
Judge Simon B. Brewton's Law Office	--
E.T. and Ellen (Caswell) Ganey House	--

During the US 84 Corridor Study, which was commissioned by the LCPC, a survey was conducted for additional historic structures in Liberty County. These sites, which are located on or adjacent to US 84, have been identified as historic structures according to criteria established by the US Department of the Interior. The structure must be a minimum of fifty years old (for this study, built before 1956) and be significant in at least one of four aspects of American history: association with historic events or activities; association with important persons; distinctive design or physical characteristics; or potential to provide important information about prehistory or history. These historic structures have been listed according to municipality in Tables V - 3 through V- 7 below.

Table V -3: Historic Structures in Hinesville		
Site	City / Community	Details
4185 E. Oglethorpe Hwy	Hinesville	Moved from Camp Stewart during or after World War II; likely served as office buildings for the post
3576 E. Oglethorpe Hwy	Hinesville	Ca. 1925
3140 E. Oglethorpe Hwy	Hinesville	Ca. 1935
2239 E. Oglethorpe Hwy	Hinesville	Ca. 1865
2095 E. Oglethorpe Hwy	Hinesville	Ca. 1865
608 E. Oglethorpe Highway	Hinesville	Ca. 1920
606 E. Oglethorpe Highway	Hinesville	Ca. 1940
600 E. Oglethorpe Highway	Hinesville	Ca. 1925
508 E. Oglethorpe Highway	Hinesville	Ca. 1930
506 E. Oglethorpe Highway	Hinesville	Ca. 1930
504 E. Oglethorpe Highway	Hinesville	Ca. 1930
502 E. Oglethorpe Highway	Hinesville	Ca. 1935
503 E. Oglethorpe Highway	Hinesville	Ca. 1920
500 E. Oglethorpe Highway	Hinesville	Est. 1893
501 E. Oglethorpe Highway	Hinesville	Ca. 1945
403 E. Oglethorpe Highway	Hinesville	Ca. 1945
100 Fraser Street	Hinesville	Ca. 1935
Physical Education Building – 305 E. Washington Ave	Hinesville	School facility; est. 1954
304 E. Washington Ave	Hinesville	Originally a school; ca. 1935
211 Bradwell St	Hinesville	Ca. 1940
Liberty Education Alternatives Division - 210 Bradwell St	Hinesville	Ca. 1955
215 E. Washington Ave	Hinesville	Ca. 1940
213 E. Washington Ave	Hinesville	Ca. 1940
211 E. Washington Ave	Hinesville	Ca. 1935
209 E. Washington Ave	Hinesville	Ca. 1935
207 E. Washington Ave	Hinesville	Ca. 1940
205 and 205A E. Washington Ave	Hinesville	Ca. 1945
Phillips Building, First Baptist Church – 111 Bradwell St	Hinesville	Est. 1942-1944
114 Bradwell St	Hinesville	Ca. 1940
107 Bradwell St	Hinesville	Ca. 1940
302 E. Court St	Hinesville	Ca. 1940
300 E. Court St	Hinesville	Ca. 1947
215 E. Court St	Hinesville	Ca. 1925
213 E. Court St	Hinesville	Ca. 1920
211 E. Court St	Hinesville	Ca. 1920

Table V -3: Historic Structures in Hinesville		
Site	City / Community	Details
209 E. Court St	Hinesville	Ca. 1925
210 E. Court St	Hinesville	Ca. 1930
114/116 South Commerce St	Hinesville	Ca. 1925
112 South Commerce St	Hinesville	Ca. 1925
106/108/110 South Commerce St	Hinesville	Ca. 1900
200 E. Court St	Hinesville	Ca. 1930
103 N. Main St	Hinesville	Ca. 1910
101 N. Main St	Hinesville	Ca. 1935
103-B Midway St	Hinesville	Originally First Heritage Bank building; est. 1911
112/114/116 South Main St	Hinesville	Ca. 1945
103 South Main St	Hinesville	Ca. 1925
120 South Main St	Hinesville	Ca. 1925
127/129/131 South Main St	Hinesville	Ca. 1925
122/124/126 South Main St	Hinesville	Ca. 1935
135 South Main St	Hinesville	Ca. 1940
128 South Main St	Hinesville	Ca. 1925
301 South Main St	Hinesville	Ca. 1930
101 E. Hendry St	Hinesville	Ca. 1930
102 E. Hendry St	Hinesville	Ca. 1945
105 E. Hendry St	Hinesville	Ca. 1940
106 E. Hendry St	Hinesville	Ca. 1940
107 E. Hendry St	Hinesville	Ca. 1940
109 E. Hendry St	Hinesville	Ca. 1940
411 S. Main St	Hinesville	Ca. 1945
618 Huckleberry Lane	Hinesville	Ca. 1945
601 W. Oglethorpe Hwy	Hinesville	Ca. 1935
612 W. Oglethorpe Hwy	Hinesville	Ca. 1945
618 W. Oglethorpe Hwy	Hinesville	Ca. 1945
754 W. Oglethorpe Hwy	Hinesville	Ca. 1945
756 W. Oglethorpe Hwy	Hinesville	Ca. 1940
758 W. Oglethorpe Hwy	Hinesville	Ca. 1940
808 W. Oglethorpe Hwy	Hinesville	Ca. 1940
816 W. Oglethorpe Hwy	Hinesville	Ca. 1940
820 W. Oglethorpe Hwy	Hinesville	Ca. 1950
1104 W. Oglethorpe Hwy	Hinesville	Ca. 1940
4063 W. Oglethorpe Hwy	Hinesville	Ca. 1945

Table V -3: Historic Structures in Hinesville		
Site	City / Community	Details
30 Church St	Hinesville	Ca. 1935

Table V – 4: Historic Structures in Midway		
Site	City / Community	Details
Yellow Bluff Sales Office	Midway	Part of Yellow Bluff Fishing Camp, established in 1906 by Youmans family.
Yellow Bluff Fishing Cottage	Midway	Part of Yellow Bluff Fishing Camp, established in 1906 by Youmans family.
Yellow Bluff Tea Room	Midway	Part of Yellow Bluff Fishing Camp, established in 1906 by Youmans family.
Yellow Bluff Store	Midway	Part of Yellow Bluff Fishing Camp, established in 1906 by Youmans family.
Billy Mews House	Midway	Located near Yellow Bluff Fishing Camp; ca. 1930
Palmyra Plantation Barn	Midway	Barn on Palmyra Plantation; ca. 1930
Springfield Plantation / Baker House	Midway	Built in 1755; additions in early 1920s
Stevens Airplane Hangar	Midway	Constructed in 1940s by John Porter Stevens and wife Martha Jefferson Randolph, both airplane pilots
Dorchester Passenger Depot	Midway	Railroad depot constructed in late 1890s; later moved to Midway
Bryant House	Midway	Est. 1920
Ludlow Anderson House	Midway	Representative of homes built in Seabrook/Trade Hill community between 1866 and 1930
Stevens House	Midway	Ca. 1930
Chipp House	Midway	Ca. 1930
2906 Islands Highway	Midway	Typical Camp Stewart / World War II era housing
2671 Islands Highway	Midway	Ca. 1930
Stebbins House	Midway	House constructed pre-1892
Dorchester Presbyterian Church	Midway	Built in 1854 as a house of worship for area plantation families and African-Americans
Dorchester School	Midway	Built in pre-1854 as a one-room schoolhouse for white children in the area
Dorchester Consolidated School	Midway	Est. 1938
13338 East Oglethorpe Hwy	Midway	Ca. 1930
13299 East Oglethorpe Hwy	Midway	Est. 1950
Ed and Georgia Tate House – 13208 East Oglethorpe Hwy	Midway	Ca. 1930
Harris House – 13131 East Oglethorpe Hwy	Midway	Built as World War II barracks in 1948
Mary Hughes House – 13035 E. Oglethorpe Hwy	Midway	Est. 1923
12746 E. Oglethorpe Hwy	Midway	Ca. 1930
Elizabeth Harris Estate – 12694 East Oglethorpe Hwy	Midway	Est. 1939
226 Quarterman Road	Midway	Est. 1940
325 Quarterman Road	Midway	Est. 1937
12258 East Oglethorpe Hwy	Midway	Est. 1889
12081 East Oglethorpe Hwy	Midway	Est. 1925
130 Lucille Golden Drive	Midway	Est. 1940

Table V – 4: Historic Structures in Midway		
Site	City / Community	Details
Juke Joint	Midway	African-American vernacular architecture; old nightclub est. 1940
Building on Juke Joint property	Midway	African-American vernacular architecture; old nightclub est. 1940
1050 Martin Road	Midway	Ca. 1930
893 Martin Road	Midway	Est. 1937
Frasier House – 721 Martin Road	Midway	Ca. 1930
70 Martin Road	Midway	Ca. 1935
71 Martin Road	Midway	Ca. 1935
Midway Church	Midway	Served as the church and meeting house for the Puritans who first settled in the area; est. 1752-1754
White’s Service Station / Gulf Station	Midway	Ca. 1935
House, corner of US 84 and US 17	Midway	Est. 1931
DeWitt & Johnnie Morrison Home	Midway	Home of first principal of Liberty County H.S. and his wife, who taught at Seabrook School (an African-American one-room school); ca. 1945
Liberty High School	Midway	Originally a public high school for African-American children; est. 1951
9081 E. Oglethorpe Hwy	Midway	Ca. 1940
9000 E. Oglethorpe Hwy	Midway	Ca. 1930
8906 E. Oglethorpe Hwy	Midway	Ca. 1940
8800 E. Oglethorpe Hwy	Midway	Originally part of the Dorchester Academy; probably used to house teachers. Owned by the Midway Congregational Church. Ca. 1895
8784 E. Oglethorpe Hwy	Midway	Ca. 1895
8815 E. Oglethorpe Hwy	Midway	Church built by former members of Midway Congregational Church; est. 1954
8724 E. Oglethorpe Hwy	Midway	Est. 1942
8701 E. Oglethorpe Hwy	Midway	Est. 1966
8538 E. Oglethorpe Hwy	Midway	Ca. 1920
8539 E. Oglethorpe Hwy	Midway	Est. 1920
8462 E. Oglethorpe Hwy	Midway	Est. 1944
8477 E. Oglethorpe Hwy	Midway	Ca. 1930
8457 E. Oglethorpe Hwy	Midway	Ca. 1930
8391 E. Oglethorpe Hwy	Midway	Ca. 1935
Samuel Maxwell House	Midway	Built by Samuel Maxwell, an African-American landowner, in 1943.
James Smith Estate	Midway	Est. 1930
7582 E. Oglethorpe Hwy	Midway	Ca. 1945
7563 E. Oglethorpe Hwy	Midway	Ca. 1945-1950
7527 E. Oglethorpe Hwy	Midway	Ca. 1950
7500 E. Oglethorpe Hwy	Midway	Est. 1950
6723 E. Oglethorpe Hwy	Midway	Ca. 1950
6574 E. Oglethorpe Hwy	Midway	Ca. 1945

Table V – 4: Historic Structures in Midway		
Site	City / Community	Details
6521 E. Oglethorpe Hwy	Midway	Ca. 1935
6337 E. Oglethorpe Hwy	Midway	Est. 1945
5946 E. Oglethorpe Hwy	Midway	Est. 1945

Table V – 5: Historic Structures in Flemington		
Site	City / Community	Details
21 Old Sunbury Road	Flemington	Ca. 1935
Old Sunbury Road and US 84	Flemington	Est. 1930
37 Old Sunbury Road	Flemington	Est. 1940
Trask House – 69 Old Sunbury Road	Flemington	Built by the Trask family ca. 1865; used as a music college at Flemington
Trask Store – 85 Old Sunbury Road	Flemington	Originally built ca. 1850 as a store and stagecoach stop on the Sunbury Road that run from the seaport of Sunbury to the Georgia interior
Flemington City Hall – 156 Old Sunbury Road	Flemington	Originally built ca. 1825 as the Manse for the Flemington Presbyterian Church
226 Old Sunbury Road	Flemington	Ca. 1880
Carter’s Funeral Home – 1822 E. Oglethorpe Hwy	Flemington	Ca. 1927

Table V – 6: Historic Structures in Walthourville		
Site	City / Community	Details
96 King Road	Walthourville	Ca. 1945
110 King Road	Walthourville	Ca. 1945
275 King Road	Walthourville	Ca. 1945
52 Davis St	Walthourville	Ca. 1945
Good Shepherd Missionary Baptist Church – Kent Road	Walthourville	Ca. 1945
203 Kent Road	Walthourville	Ca. 1945
244 Kent Road	Walthourville	Ca. 1945
4931 W. Oglethorpe Hwy	Walthourville	Ca. 1940
International F & Am & OES, Johnson Lodge #37 – 600 Carter Road	Walthourville	Ca. 1935
627 Carter Road	Walthourville	Ca. 1930
136 Talmadge Road	Walthourville	Ca. 1935
141 Talmadge Road	Walthourville	Ca. 1935
Busbee Road	Walthourville	Ca. 1925
192B Talmadge Road	Walthourville	Originally a train depot; ca. 1885
Talmadge Road, south of railroad tracks	Walthourville	Originally for retail/warehouse use; ca. 1925
Talmadge Road, north of intersection with Arnold Road	Walthourville	Ca. 1905
Intersection of Talmadge Road and Arnold Road	Walthourville	Est. 1923

Table V – 7: Historic Structures in Allenhurst		
Site	City / Community	Details
139 Sheppard Dr	Allenhurst	Ca. 1950
141 Sheppard Dr	Allenhurst	Ca. 1945
155 Sheppard Dr	Allenhurst	Ca. 1940
231 Sheppard Dr	Allenhurst	Ca. 1940
233 Sheppard Dr	Allenhurst	Ca. 1940
247 and 247A Sheppard Dr	Allenhurst	Ca. 1940
267 Sheppard Dr	Allenhurst	Ca. 1940
293 Sheppard Dr	Allenhurst	Ca. 1940
305 Sheppard Dr	Allenhurst	Ca. 1940
315 Sheppard Dr	Allenhurst	Ca. 1940
4299 W. Oglethorpe Hwy	Allenhurst	Ca. 1940
4321 W. Oglethorpe Hwy	Allenhurst	Ca. 1935
4439 W. Oglethorpe Hwy	Allenhurst	Ca. 1940
4492 W. Oglethorpe Hwy	Allenhurst	Ca. 1935
4577 W. Oglethorpe Hwy	Allenhurst	Ca. 1935
4680 W. Oglethorpe Hwy	Allenhurst	Ca. 1945

5.3 Cultural Sites

There are a variety of cultural amenities in Liberty County. Table V - 8 below shows cultural sites in Liberty County.

Site	Description
LeConte – Woodmanston Botanical Gardens	Nature preserve and botanical gardens
Geechee Kunda Cultural Arts Center & Museum	Museum of African arts and artifacts; offers lectures, workshops, and classes
Dorchester Academy & Museum	African-American museum is site of first African-American school in the County; also has significance in Civil Right movement
Living History Tour	Seabrook Village – includes costumed guides and interactive activities
Fort Morris Historic Site	Georgia State Park with
Melon Bluff Nature & Heritage Center	Offers water and hiking expeditions
Cherokee Rose Country Club Golf Course	Scenic golf course in Hinesville
Fort Stewart Military Museum	Features exhibits on WWII, Desert Storm (including high-tech Gulf War exhibit), and present-day military activities
Midway Museum	Exhibits, historic documents, and periodic furnishings
Cay Creek Wetlands	Includes a boardwalk through the wetlands
Downtown Hinesville	Historic downtown; frequently has events such as concerts and festivals
Downtown Midway	Historic downtown with variety of shops and tourist services

5.4 Sites listed on the National Historic Register

Liberty County has twelve sites listed on the National Historic Register. The first of these sites to be registered was St. Catherine’s Island, which became listed in 1969. St. Catherine’s Island is located approximately ten miles off the coast and has a long and impressive history. Originally home to the early Guale Indians, the island became the plantation home of Button Gwinnett, one of Georgia’s signers of the Declaration of Independence. The island is currently owned by a foundation and only the beaches are open to the public. The island can only be accessed by boat.

The Fort Morris Site was registered in 1970. This earthenwork fort was built to protect the Port of Sunbury from attack by water. The fort played an important role in the Revolutionary War, the War of 1812, and the Civil War.

Midway’s Historic District was designated in 1973. It includes the Midway Church, which was first built in 1752. The church burned, but was rebuilt in 1798, and that structure still stands today with no significant changes.

Table V – 9 shows sites on National Register Historic Sites in Liberty County, including details on the date of inclusion in the Register and the address of the site. Liberty County’s designation efforts have continued from the first site inclusion in 1969 up through the present-day with the Sam Ripley Farm in Midway designated in 2004.

Table V – 9: National Register Historic Sites in Liberty County		
Historic Site	Address	Date Registered
St. Catherine’s Island	Off GA Coast	1969
Fort Morris	Fort Morris Road, Sunbury	1970
Midway Historic District	US 17 and US 84	1973
Leconte - Woodmanston Site	Barrington Road, Riceboro	1973
Liberty County Courthouse	Courthouse Square, Hinesville	1980
Flemington Presbyterian Church	Old Sunbury Road, Flemington	1982
Cassel’s Store	Off US 84, McIntosh	1983
Bacon Fraser House	208 Court Street, Hinesville	1985
Dorchester Academy Boy’s Dormitory	8787 E. Oglethorpe Highway, Midway	1986
Liberty County Jail	302 S. Main Street, Hinesville	1992
Eddie Bowens Farm	660 Trade Hill Road, Seabrook	2004
Sam Ripley Farm	1337 Dorchester Village Road, Midway	2004

5.5 Liberty Trail

The Liberty Trail is a driving tour of historic and cultural sites in Liberty County. Developed by the Liberty County Tourism Office, the attractions along the trail include the Midway National Historic District, Cay Creek Wetlands, Geechee Kunda Cultural Arts Center, LeConte–Woodmanston Botanical Gardens, Dorchester Academy and Museum, Fort Stewart Museum, Melon Bluff Nature and Heritage Preserve, Seabrook Village, Fort Morris State Historic Site, and the Sunbury Cemetery.

VI. Community Facilities and Services

6.1 Liberty County and Municipalities

Water and Wastewater

Liberty County provides no water and sewer system to the unincorporated areas of the county. These services are provided through several different means, including community water and sewer systems; community water and septic systems; or through individual wells and septic tanks. The larger developments/subdivisions typically provide community water systems and either community sewer or septic systems. However, outside of the larger subdivisions or developments, service is by individual wells and septic systems.

Four of the seven municipalities in Liberty County provide municipal water and sewer systems to their residents and to some residents of contiguous cities. The four municipal systems include:

- **Riceboro**
Service Area: Provides service to the majority of the incorporated area. There are some residents that still utilize individual wells and septic systems.
- **Hinesville**
Service Area: Provides service to all of Hinesville and Flemington and to portions of Allenhurst, although there are some residents within Flemington and Allenhurst that still utilize individual wells and septic systems. By mid-2008, Hinesville will bring on-line a new two million gallon per day waste water treatment plant that provides treatment to re-use standards. Hinesville and Fort Stewart share a seven million gallon per day waste water treatment plant located on Fort Stewart. Hinesville operates the plant for both entities.
- **Midway**
Service Area: Provides service to Midway and to some adjacent unincorporated areas. There are residents that continue to utilize individual wells and septic systems.
- **Walthourville**
Service Area: Provides service to the majority of Walthourville and portions of Allenhurst. There are residents that continue to utilize individual wells and septic systems.

The Liberty County Development Authority is permitted to withdraw approximately one million gallons per day from the Upper Florida Aquifer. Their service area includes their industrial parks at Tradeport East and Tradeport West. In addition, the Authority has recently agreed to partner with the City of Midway and Liberty County to coordinate the provision of water and sewer service to residents of the areas contiguous to their industrial parks. The Authority also recently received a permit to construct a two million gallon per day waste water treatment plant in Tradeport East.

Portions of Allenhurst are served by water and sewer from Hinesville and Walthourville systems; The remaining areas of Allenhurst are either served by individual or community water and septic systems.

The City of Hinesville provides water and sewer service to Flemington residents, although some residents continue to have individual water and septic systems as they were grandfathered in when Flemington contracted with Hinesville to extend service lines

Information Technology

Telephone service is primarily provided by Coastal Communications, a locally managed communications company. They provide telephone and long distance service, as well as internet services. Coastal was recently acquired by a larger national communications company. All national cellular service providers operate in the county.

The county has television and internet services provided by Comcast and national satellite services. Comcast also offers telephone service in selected areas.

Power

The County is served by three providers. Georgia Power serves the Hinesville urban center, while two electric cooperatives serve the outlying areas. Canoochee Electric Membership Cooperative provides service in western Liberty County, and Coastal Electric Cooperative serves the east end of the county from its headquarters near Midway.

Public Safety

Fire

The City of Hinesville has the only full-time fire department in Liberty County. Liberty County coordinates and provides funding for a county-wide system of volunteer fire departments. These volunteer departments provide service to all municipalities besides Hinesville. The Hinesville Fire Department does cover and provide service when volunteer services are not available or adequate to address an incident.

Emergency Management

Emergency management is a county-wide service funded by Liberty County and the City of Hinesville. The system has won awards and is considered top-notch; Liberty County is the only coastal Georgia county designated as “tsunami – ready”. The emergency management system also coordinates disaster planning with the hospitals and emergency medical services.

Emergency Medical

Emergency medical services are provided by a county-wide system that is coordinated with the hospital and is under contract to provide services with Long County. Services are also coordinated with Fort Stewart. The County supports the maintenance and operation of emergency medical vehicles. The outlying areas of the County are underserved, but overall response times are under the national average.

Law Enforcement

The Liberty County Sheriff’s Department provides law enforcement services to all areas of Liberty County not covered by the municipal police departments in Hinesville and Midway. Both Walthourville and Flemington have directly contracted with the Sheriff’s Department to provide officers, and each municipality funds services through the department. There is good cooperation with all law enforcement departments in the County; a joint task force including the City of Hinesville, Liberty County, and Long County has been formed to cooperatively address common enforcement issues. Schools have designated resource officers to address school security and safety.

Judicial

The City of Hinesville and Midway have a municipal court to serve their jurisdictions. Liberty County has a county-wide court system.

Parks and Recreation

Most parks and recreation services are currently provided by the County, although there are some passive parks maintained by the cities. There is collaboration/coordination between the County and the cities. Population growth and the resulting growth in demand for recreation has made it very difficult to keep up with the needs in Liberty County.

A County-wide master plan was recently completed and includes priorities for facilities and services. The county program is supplemented by services offered by the YMCA and the St. James Community Center.

The county currently has one senior center; there is one private senior center in operation and one non-profit senior day care.

Solid Waste

There is a county-wide collection system for solid waste. The County provides roll-cart service in selected areas supplemented by collection centers located throughout the County. Liberty County is in the process of removing all green box sites and converting to a system of staffed drop-off centers. Recycling is voluntary at all drop-off centers and is coordinated with Fort Stewart. The current convenience centers and recycling drop-off sites are listed below.

Liberty County Convenience Centers

- 25 South Dairy Road (SR 196W, Gum Branch)
- 156 Pate Rogers Road (Fleming)
- 836 Limerick Road (Near Lake George)
- 64 Left Field Road (Hwy 84, Miller Park)
- 619 J V Road (West of Hinesville)
- 50 Isle of Wight Road (Midway area)
- 344 Ft Morris Road (East End near Sunbury)

Additional Recycling Drop-Off Sites

- 111 Carter Road (Behind Poole's Deli)
- 1471 W Oglethorpe Hwy (Sequoia St)
- 129 Sandy Run (Off of Hwy 84)
- 941 E G Miles Parkway (SR 196W at Training Center)
- 200 Talmadge Road (Behind Walthourville City Hall)
- 4000 Coastal Hwy (Hwy 17 in Riceboro)

Hinesville also provides solid waste service to the City, while the Cities of Riceboro, Midway, Walthourville, Allenhurst and Flemington contract for service.

Keep Liberty Beautiful

Keep Liberty County Beautiful (KLCB) is a public education and volunteer action program dedicated to community improvement and beautification. KLCB has been an affiliate of the national organization Keep America Beautiful since 1983. Their goal is to engage individuals in taking greater responsibility for improving their community environment.

Animal Control

Animal control is provided as a county-wide service. It is funded collaboratively by all governments and established through inter-local agreements.

Stormwater Management

Hinesville has instituted a stormwater utility fee with charges based on the amount of impervious area on a parcel. The revenues are applied to maintenance of stormwater facilities in Hinesville.

All government subdivision ordinances require developments to address stormwater and flood water mitigation through either the creation of retention/detention ponds or a decrease in impervious area. These ordinances require that the rate of stormwater run-off not exceed predevelopment rates for all types and durations of storms, up to and including a twenty-five year storm event. All stormwater measures must accommodate a one-hundred year storm event.

Cultural

Libraries

The regional library system, Live Oak Public Libraries, includes Chatham County, Effingham County and Liberty County. Liberty County joined this regional system in 1956, ten years after the Hinesville library had been in existence. There are two library branches: one in Hinesville and one in Midway, which serves the east end of the County.

Arts/Music Councils

The Hinesville Area Arts Council is a group of local arts enthusiasts promoting the arts in Liberty County. This group and others sponsor numerous events and concerts throughout the County.

Health and Social Services

Liberty County is served by Liberty Regional Medical Center. The Hospital Authority of Liberty County is the hospital Board of Directors and includes County residents whom are appointed by the County Commission. Long County contracts with Liberty County to provide emergency services. Hospital services are coordinated with Winn Army Hospital on Fort Stewart.

Education

Public Schools

The county is served by a county-wide school district that is accredited by the Southern Association of Colleges and Schools (SACS). The School District is committed to meeting accreditation standards and demonstrates a commitment to continuous improvement. To achieve these goals, it has a quality assurance plan in place. The elected school board has seven members that oversee the appointed School Superintendent and his staff. There are two high schools in Liberty County, three middle schools, and eight elementary schools. The Liberty County schools include:

- High Schools
 - Bradwell Institute – Hinesville
 - Liberty County High school – US 84 between Midway and Flemington

- Middle Schools:
 - Lewis Fraser
 - Midway Middle
 - Snelson Golden

- Elementary Schools:
 - Button Gwinnett
 - Frank Long
 - Jordye Bacon
 - Joseph Martin
 - Liberty
 - Lyman Hall
 - Taylors Creek
 - Waldo Pafford

Private Schools

There is one private school in Liberty County, the First Presbyterian Christian Academy. It serves about 320 students from Pre-K through 12th grade. The First Presbyterian Christian Academy is located in Hinesville and is accredited by SACS.

Post-Secondary

As mentioned in Section 3.3 above, there are three institutions in Liberty County that provide post-secondary educational opportunities.

- 1) Armstrong Atlantic State University (Liberty Center): Based in Savannah, Georgia, Armstrong Atlantic State University has a campus in Hinesville, the Liberty Center. Undergraduate degrees are offered for a variety of programs, including Criminal Justice, Education, Nursing, and Political Science.
- 2) Brewton Parker College: This is a private Christian college in that offers Bachelor's degrees for a variety of programs, including Business, Education, Math and Natural Sciences, and Religion and Philosophy. The main campus is in Mount Vernon, Georgia, and the campus in Liberty County is located in Flemington.
- 3) Savannah Technical College: This technical college, based in Savannah, Georgia, offers technical training programs for a variety of careers. The college has two campuses in Liberty County, one of which is in Ft. Stewart.

There are also additional institutions located throughout the coastal Georgia region for Liberty County residents. In Chatham County, these include Embry-Riddle Savannah Campus, Georgia Tech Savannah Campus, Troy University, Armstrong Atlantic University, University of Phoenix Savannah Campus, Crossroads Campus (of Savannah Technical College), Savannah State University, Savannah College of Art and Design, and South University – Savannah. In addition, Tattnall County has a satellite campus of Southeastern Technical College.

The Liberty County School District coordinates with these institutions in various programs such as dual enrollment for the high school students.

VII. Transportation

7.1 Liberty County

Liberty County has a transportation system focused on the road network. Like many areas with a history reaching back to colonial times, some of the county’s main roads today were historic routes.

Road Network

Recently developing areas within the County that follow a typical suburban development pattern lack road network connectivity and depend upon arterials to carry all through trips. While the level of service on these arterials today may be acceptable, continuing this pattern of development will cause service levels to decline in the future. As the County’s encouragement of new industrial warehousing and distribution centers continues, additional truck trips will add to the traffic on the arterial system in particular. Alternate routes should be developed to provide for a more efficient road network, carry local trips, and serve bicycle and pedestrian traffic on more accommodating roadways.

Major Road System

As shown in the table below, the major road system is made up of state, county and city roads. Of the total road miles in 2007, 102.4 miles, or 20.6% of total road mileage, were unpaved. In 2000, 24.3% of the roads in the County were unpaved. The total highway mileage represents a 4.5% increase from 1997. The County is responsible for most roads in Liberty County.

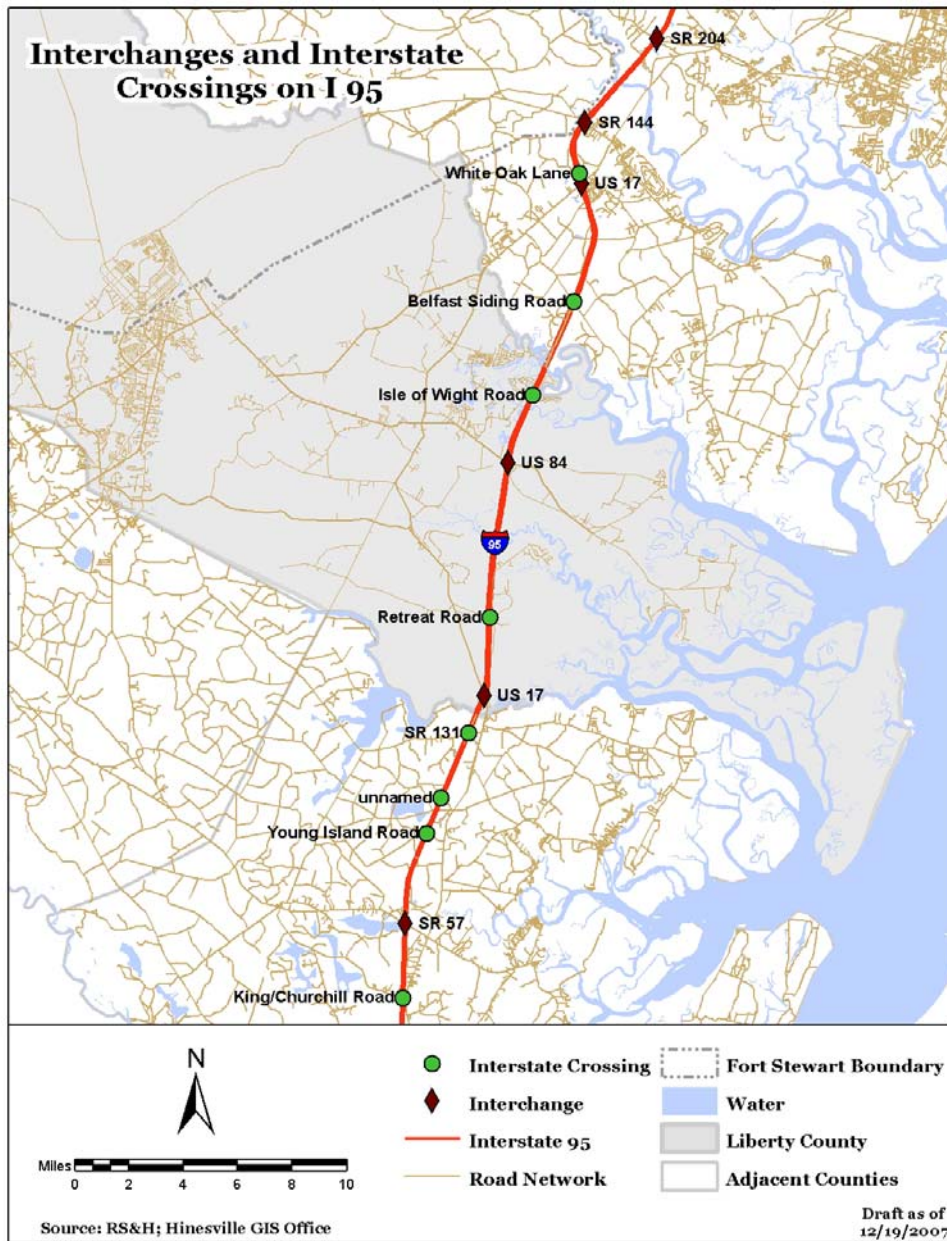
Year	Total Road Miles	Interstate	State	County	City Streets
2000	475.1	13.1	129.4	220.3	125.4
2007	497.4	13.1	130.6	223.7	143.1

Source: Georgia County Guide, University of Georgia

Many arterials are state routes. These roads connect activity centers and carry large volumes of traffic at moderate speeds. US 84 is the main east-west route and also the main interchange location at I-95. There are several operational and safety improvements planned for US 84 in the current TIP and LRTP. US 17 is a major north-south arterial. SR 196 carries traffic roughly east-west and provides an alternative to I-95 in the eastern part of the county. According to the functional classification system, GDOT has designated the following routes as arterials (urban or rural depending on where they are located): SR 119, SR 144, SR 196, SR 38, US 84, and US 17/SR25.

I-95 runs through the county, with one interchange at US 84/Islands Highway and another near the county’s southern border at US 17. US 84/Islands Hwy is the only road that provides a connection across the interstate, which may present a challenge to coastal evacuation for residents east of the interstate. The figure below shows interstate connections in the Liberty County area.

Figure VIII - Interstate Crossings and Interchanges



The table below show vehicle miles traveled in Liberty County. The table shows that most travel occurs in areas that are rural.

Table VIII – 2: 2007 Vehicle Miles Traveled (VMT) in Liberty County		
Daily VMT, Rural	Daily VMT, Urban	Total
1,226,604	734,582	1,961,186

Source: Georgia County Guide, University of Georgia

Traffic Counts

GDOT collects traffic counts on major roads in the County. The interstate carries the largest amount of daily traffic, at more than 40,000 vehicles per day in 2006. The other highly traveled roads with more than 20,000 vehicles per day include US 84 through Hinesville and Allenhurst, SR 119 near the Fort Stewart gate, and SR 196 (EG Miles Pkwy and General Screven Way) in Hinesville. Maps of all traffic count locations are located at the end of this section.

Bridges

Because of its coastal location and many rivers and streams, Liberty County has several bridges. There are 92 bridges in the County included in the National Bridge Inventory conducted by FHWA. As of 2006 NBI data, one location, the EB Cooper Hwy bridge at Russell Swamp was rated structurally deficient. Improvements to this bridge are programmed in the latest TIP. There were 10 bridges rated functionally obsolete.

Alternative Modes

At the present time, there is no general public transit service available on a regular schedule within the County. There is very limited paratransit service provided through the Coastal Georgia Regional Development Center (RDC) in Liberty County, including the Cities. The service focuses on transporting seniors, disabled, and/or low income individuals who cannot drive or do not have the resources to own and operate a car. This paratransit service operates on a “request” basis and requires 24 hours advance notice for trips. The limited span of this paratransit service, number of available vehicles, and advance reservation requirement do not lend themselves to being a viable travel option for most of the residents of Liberty County for work, medical, shopping, recreation, and other personal trips.

The City of Hinesville, Flemington, and Fort Stewart are cooperatively planning for new transit service scheduled to start in late 2008. The initiation of new transit service has been identified by the Hinesville Area Metropolitan Planning Organization (HAMPO) as a high priority project. The HAMPO Transportation Improvement Program (TIP) was amended on December 13, 2007 to include the request for Section 5307 capital, planning, and operating funds to initiate service under this grant application. The City of Hinesville serves as the lead agency and grantee for developing the transit service.

Frequent service (approximately thirty minute headways) is planned via a shuttle connecting downtown Hinesville and Fort Stewart destinations. Less frequent service to major destinations in all three jurisdictions is planned via two additional routes with approximately one hour headways. The three routes will operate during peak periods on weekdays and Saturday. Late night weekend service is planned to connect Fort Stewart residential areas and local entertainment destinations. At present, the service area includes only the two cities and Fort Stewart, but there is potential to expand transit service in the future.

The County contains one designated bicycle route on US 17 but has recognized the potential for additional routes to serve tourist destinations, including the historic sites on Liberty Trail. Many main roads are served by sidewalks. Additional sidewalk, trail or multiuse path connectivity is needed in order for walking to serve as a true alternative mode rather than only for recreational purposes. Recently, a bicycle and pedestrian plan was developed that prioritizes improvements

to facilities for these modes in the County. The plan includes a range of projects such as adding new bike lanes or path, adding new sidewalks, refurbishing existing sidewalks, or upgrading existing sidewalks.

Current Mode Share

The table below shows that most County residents drove alone to work in 2000. However, a relatively large share, 35.9% of residents, carpooled. This is likely the influence of Fort Stewart as many residents may carpool to jobs on the base. The relatively high percentage of residents that walked to work are mostly troops at Fort Stewart.

Table VIII – 3: Work Travel, 2000 Census		
MEANS OF TRANSPORTATION AND CARPOOLING,	Total	Percentage
Workers 16 and over	28,743	100.0
Car, truck, or van	25,851	89.9
Drove alone	20,717	72.1
Carpooled	5,134	17.9
In 2-person carpool	3,733	13.0
In 3-person carpool	993	3.5
In 4-person or more carpool	408	1.5
Workers per car, truck, or van	1.12	(X)
Public transportation	96	0.3
Bus or trolley bus	71	0.2
Taxicab	16	0.1
Motorcycle	46	0.2
Bicycle	113	0.4
Walked	1,851	6.4
Other means	349	1.2
Worked at home	437	1.5
TRAVEL TIME TO WORK		
Workers who did not work at home	28,306	100.0
Less than 10 minutes	5,844	20.6
10 to 14 minutes	6,756	23.9
15 to 19 minutes	5,410	19.1
20 to 24 minutes	3,104	11.0
25 to 29 minutes	681	2.4
30 to 34 minutes	1,656	5.9
35 to 44 minutes	942	3.3
45 to 59 minutes	2,216	7.8
60 to 89 minutes	1,115	3.9
90 or more minutes	582	2.1
Mean travel time to work (minutes)	21.4	(X)
<i>(X) Not applicable.</i>		
<i>Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P31, P33, P34, and P35</i>		

The table below shows that the majority of County residents travel to work between 5:00 and 6:00 in the morning. This reflects the early workday for Fort Stewart. The potential transit service will need to accommodate these early trips for residents to be able to take the service to work on the base. Traffic counts also reflect this trend.

Table VIII – 4: TIME LEAVING HOME TO GO TO WORK		
Workers who did not work at home	28,306	100.0
5:00 to 5:59 a.m.	6,945	24.5
6:00 to 6:29 a.m.	5,148	18.2
6:30 to 6:59 a.m.	2,357	8.3
7:00 to 7:29 a.m.	2,882	10.2
7:30 to 7:59 a.m.	2,084	7.4
8:00 to 8:29 a.m.	1,329	4.7
8:30 to 8:59 a.m.	2,177	7.7
9:00 to 11:59 a.m.	1,794	6.3
12:00 to 3:59 p.m.	1,108	3.9
All other times	2,482	8.8

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P31, P33, P34, and P35

Parking

Most of the County has sufficient parking for present and future needs. The downtown Hinesville area, as in many historic downtowns, has a lower service level during peak workday hours. Most downtown public parking is on-street parallel or angled parking. The City plans to conduct a parking and circulation study in 2008-2009 to determine specific needs and alternatives for the area.

Railroads, Trucking, Port Facilities, and Airports

Liberty County has one airport, the Wright Army Airfield on Fort Stewart. The closest major airports for general purpose are the Savannah-Hilton Head International Airport (approximately 40 miles) and the Jacksonville International Airport (approximately 100 miles from the County).

Two rail lines run roughly parallel to I-95 through the County. The mainline railroad from the Savannah Port Terminal to the north is owned by CSX. The CSX rail continues to the west to Waycross, Valdosta and other south Georgia cities. In 2004, this line carried 25 to 49 million gross freight tons.³⁵ A short line railroad, the Riceboro Southern, connects the city of Riceboro north to Richmond Hill where it ties into the CSX line. There are no major rail intermodal facilities in Liberty County.

The Georgia Ports Authority has major facilities near Liberty County in both Savannah and Brunswick.

³⁵ Source: CSX, 2004 data

The significant truck traffic destinations in the County are located near US 84 at I-95. These are the Liberty Industrial Park on US 84 west of the interstate and the Target Distribution Center on Islands Highway just east of the interstate. Two future freight traffic generators are being planned by the Liberty County Development Authority. Called Tradeport West and Tradeport East, they are located on both sides of the US 84 interchange with I-95. The US 84/Islands Highway corridor will need to accommodate additional truck traffic as these sites develop. The access management strategies planned for US 84 will help to accommodate the growing traffic. However, additional alternate routes may be needed.

7.2 Allenhurst

Road System

US 84 is the main roadway through Allenhurst.

Railroads

The CSX mainline runs through the city.

7.3 Flemington

Alternative modes

Flemington is a partner in planning the new transit system. One bus route is planned to operate in Flemington beginning in late 2008. Flemington has few sidewalks and no designated bicycle facilities.

7.4 Gum Branch

Road System

SR 196 is the main road through Gum Branch. See the county-wide discussion for further detail.

7.5 Hinesville

Road System

Hinesville is the main urbanized area of Liberty County. Many of the county's major roads run through the city, including US 84.

Traffic Counts

GDOT collects traffic counts on major roads in the state. Many highly traveled roads with more than 20,000 vehicles per day are in Hinesville, including US 84 through Hinesville and Allenhurst, SR 119 near the Fort Stewart gate, and SR 196 (EG Miles Pkwy and General Screven Way) in Hinesville. Maps of all traffic count locations are located at the end of this section.

Alternative Modes

Hinesville is the lead agency in bringing the proposed transit system to Liberty County. Three bus routes are planned to operate in Hinesville beginning in late 2008. Hinesville also has the majority of the pedestrian facilities in the county. Most roads downtown have sidewalks.

Parking

The City plans to conduct a parking and circulation study in 2008-2009 to determine how best to meet present and future needs.

7.6 Midway

Road System

Midway has one traffic signal at US 84 and US 17. The City recently incorporated the US 84 corridor, extending past the interchange with I-95. US 84 is the most highly traveled road in the City. Increasing truck traffic and access management are issues within this corridor.

Railroads

The Riceboro Southern short line railroad runs through Midway.

7.7 Riceboro

Road System

US 17, Coastal Highway, is the main road through Riceboro. The city is concerned about maintaining the rural character of this corridor in the future.

Railroads

The Riceboro Southern short line railroad also runs through the city, with one siding.

7.8 Walthourville

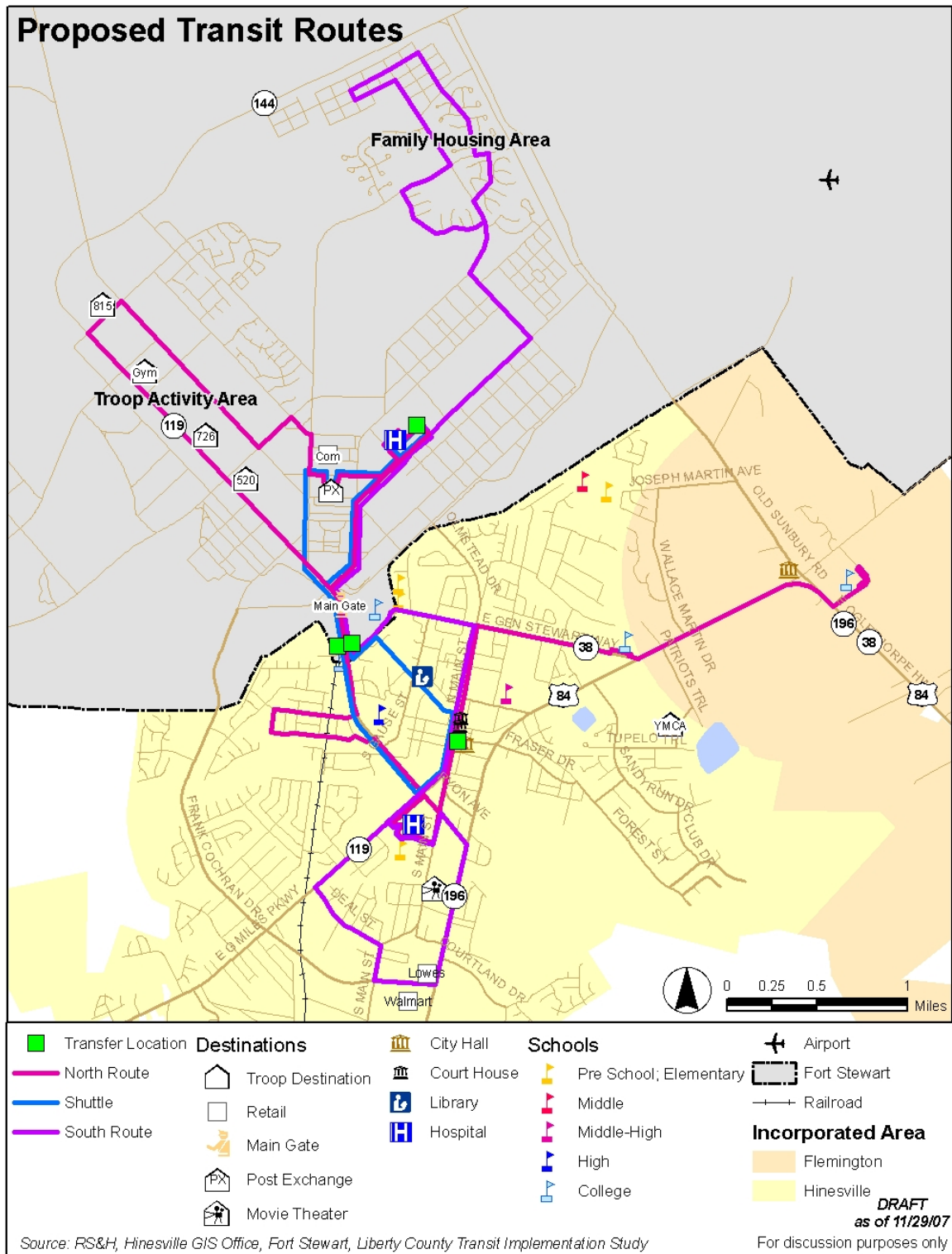
Road System

US 84 is the main roadway through Walthourville. SR 199/EB Cooper Hwy is the main east-west road.

Railroads, Trucking, Port Facilities, and Airports

The CSX mainline runs through the city. The old airport was partially in Walthourville.

Figure VIII – 2: Proposed Transit Routes in the Hinesville, Flemington, and Fort Stewart Areas



VIII. Intergovernmental Coordination

8.1 Introduction

Each of the eight local governments within Liberty County recognizes their interdependency. As part of this recognition, these local governments understand the linkages between their communities and others, including those in adjacent and nearby counties and the need to work cooperatively together. It is a goal of this Consolidated Comprehensive Plan to support and enhance this cooperation and to work with all appropriate entities for mutually beneficial solutions to improve the quality of life in Liberty County and each of its Cities. In an effort to achieve this goal, the communities have been active at the local, regional and state levels working cooperatively with the Department of Community Affairs, as well as the Coastal Georgia Regional Development Center.

Seven cities are located within Liberty County and include Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro and Walthourville. The County and the Cities coordinate and cooperate in a myriad of ways at both the political and staff levels, including planning and zoning activities, library services, fire protection and other public safety services, and under the provisions of the adopted Service Delivery Strategy (SDS). The County and each City, following the provisions of State law, will review the SDS to confirm its continuing validity once the Consolidated Comprehensive Plan has been drafted, and will revise it accordingly.

8.2 Economic Development Partners

Liberty County undertakes its economic development activities within the context of a highly cooperative and coordinated effort involving many partners. These partners include the Chamber of Commerce, the Liberty County Development Authority, Savannah Tech, Armstrong Atlantic State University, Georgia Department of Economic Development, and the US Department of Agriculture. These partnerships work to identify those economic opportunities that are considered appropriate for Liberty County and work to attract those industries. A recent example of success is the location of the new Target distribution center that takes advantage of the port proximity, I-95, and the available space in the Tradeport East industrial facility.

8.3 Liberty County Board of Education

The primary coordination with the Liberty County Board of Education is facilitated by the Chairman of the Liberty County Board of Commissioners and focuses on development/construction programs. The coordination with these programs with regard to the needed support infrastructure is accomplished at the departmental staff level. Closer coordination at the planning level among all agencies involved in capital improvements is needed to supplement individual contact at the staff level.

8.4 Federal, State and Regional Programs

Hinesville Area Metropolitan Planning Organization (HAMPO)

Liberty County and each of its Cities participate with Long County in the development of a regional transportation plan as required by Federal law. The Hinesville area was designated as an urbanized area by the US Census Bureau following the year 2000 Census. Coordination with the Georgia Department of Transportation occurs through HAMPO and at the project planning

and construction phases of State road improvements. Depending on the location of the project, a variety of jurisdictions may become involved, including the local governments in the County and affected public bodies. For the local governments, coordination at the policy level on the HAMPO Policy Committee occurs at the Board of Commissioners and Mayor and Council levels, represented through the Chairman and appropriate Mayor, respectively. At the technical level, utility and public works staff are involved in the Technical Coordinating Committee of HAMPO.

Regional Library System

The libraries within Liberty County are a part of the regional library system in the Live Oak Regional Library System. Coordination with the System is accomplished through the Board of Commissioners and each City Council with the Library Board.

Coastal Zone Management

Liberty County is included within the Coastal Zone Management Program of the State of Georgia, a program that covers all tidally influenced waters. This program is implemented primarily by the Coastal Resources Division of the Georgia Department of Natural Resources. It conducts several functions, including managing saltwater fisheries, monitoring water quality, administering Coastal Marshlands Permits and Shore Permits, providing technical assistance, and reviewing federal activities for consistency with state laws and program requirements.³⁶

8.5 Fort Stewart Joint Land Use Study (JLUS)

Fort Stewart Military Reservation covers 437.9 square miles in Bryan, Liberty, and Long Counties. The US Department of Defense initiated a Joint Land Use Study (JLUS) program in 1985 in an effort to achieve greater application of various program recommendations. In September 2005, a Joint Land Use Study for Fort Stewart was completed. The study serves as an ongoing guide to local government and military actions to enhance compatibility around Fort Stewart (as well as Hunter Army Airfield) and strengthen relationships between the military and civilian populations. The headquarters for Fort Stewart and the cantonment area for the four brigades located here are in Liberty County. The JLUS seeks to encourage cooperative land use planning between military installations and the surrounding communities and to seek ways to reduce the operational impacts of military installations on adjacent land.³⁷

³⁶ Source: Coastal Georgia Regional Plan, p. 3-19

³⁷ Fort Stewart JLUS, September 2005

Map Appendix

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 Nonwhite

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 Working Age (16 to 65 years)

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 Cultural and Historic Sites, Southwest Liberty County

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 Parks and Recreation, Northwest Liberty County

 Parks and Recreation, Southeast Liberty County

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V. Transportation 239

 Transportation Systems, Northwest Liberty County

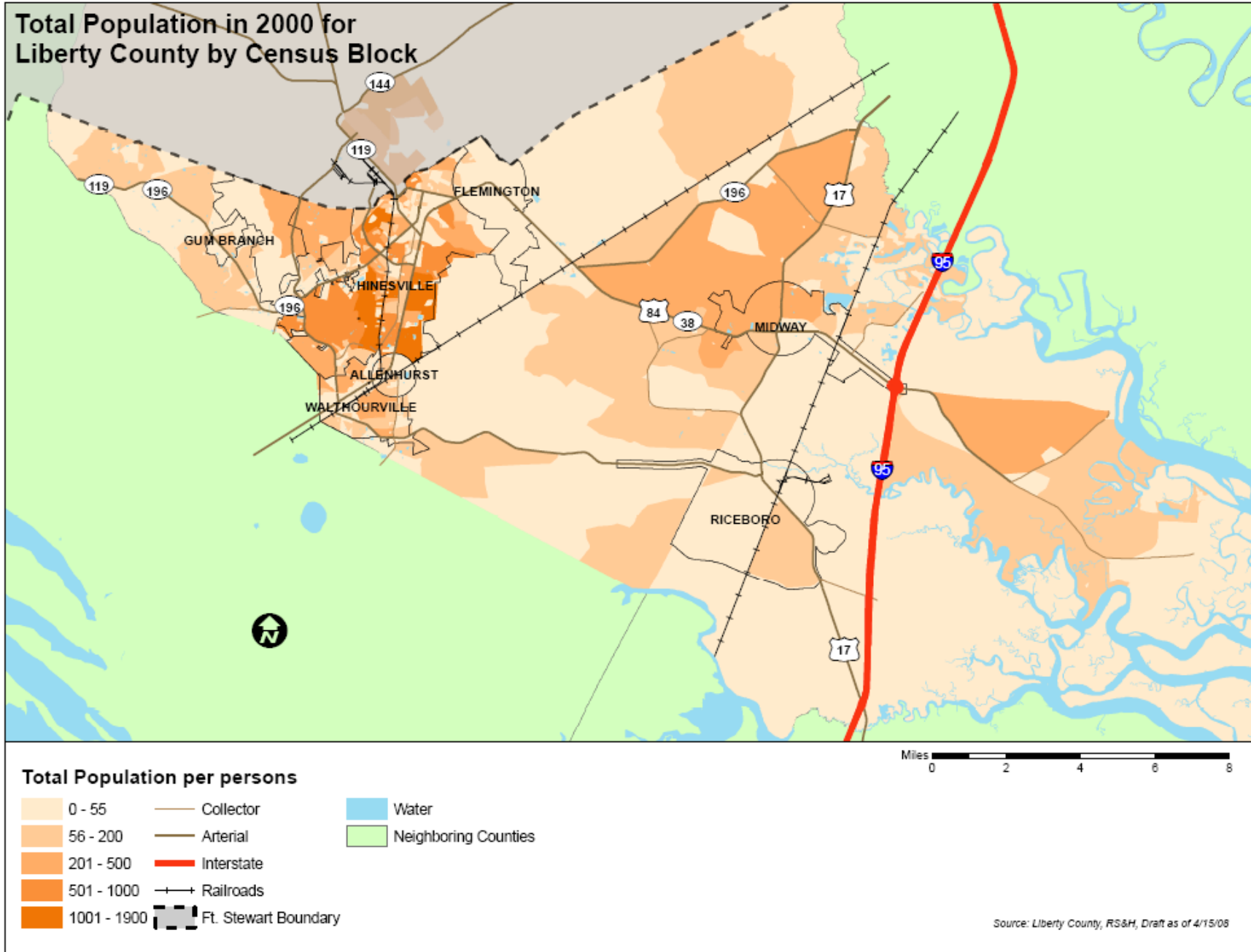
 Transportation Systems, Southeast Liberty County

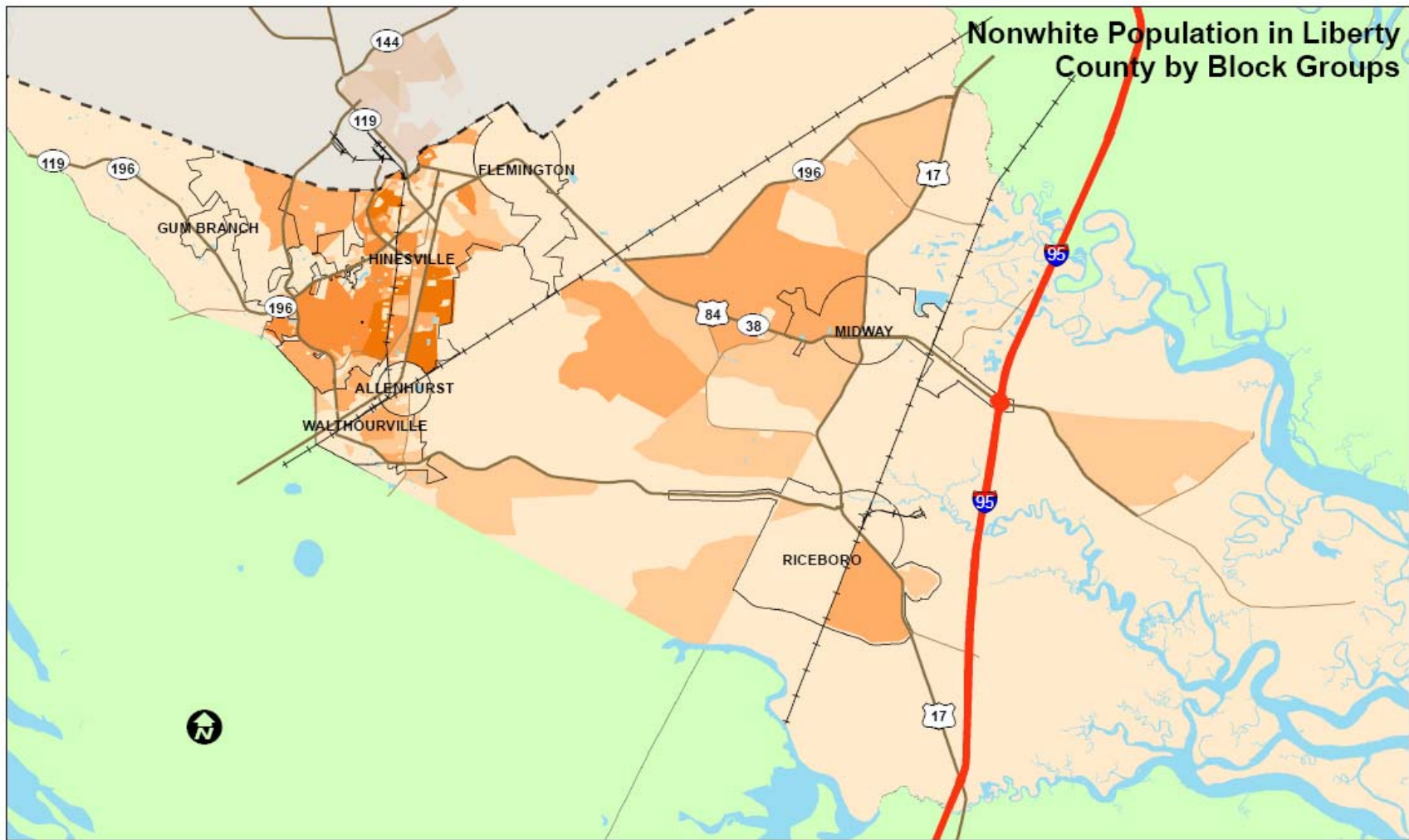
 AADT, Northwest Liberty County

 AADT, Southeast Liberty County

 Bike Route

 Sidewalks





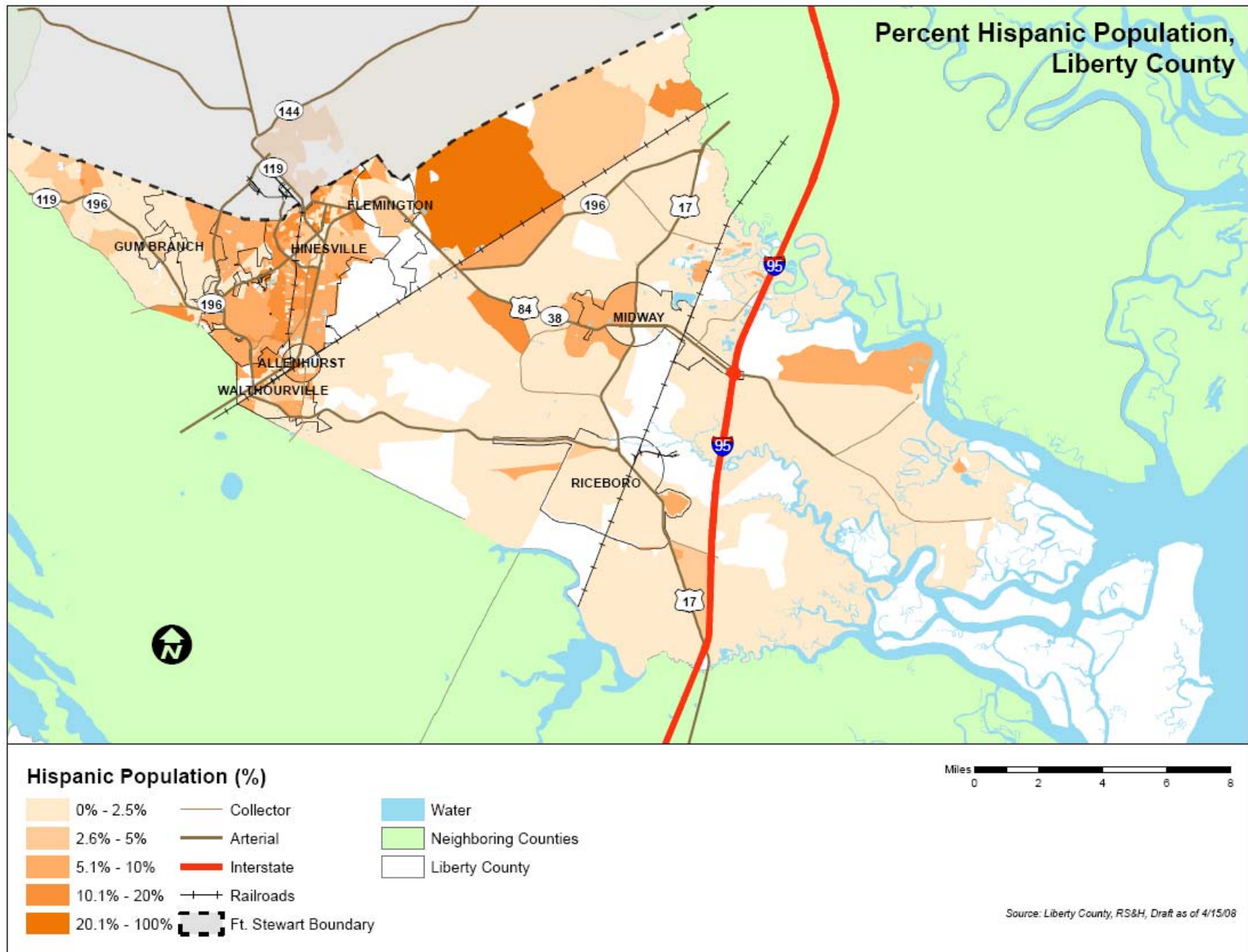
Nonwhite Population in Liberty County by Block Groups

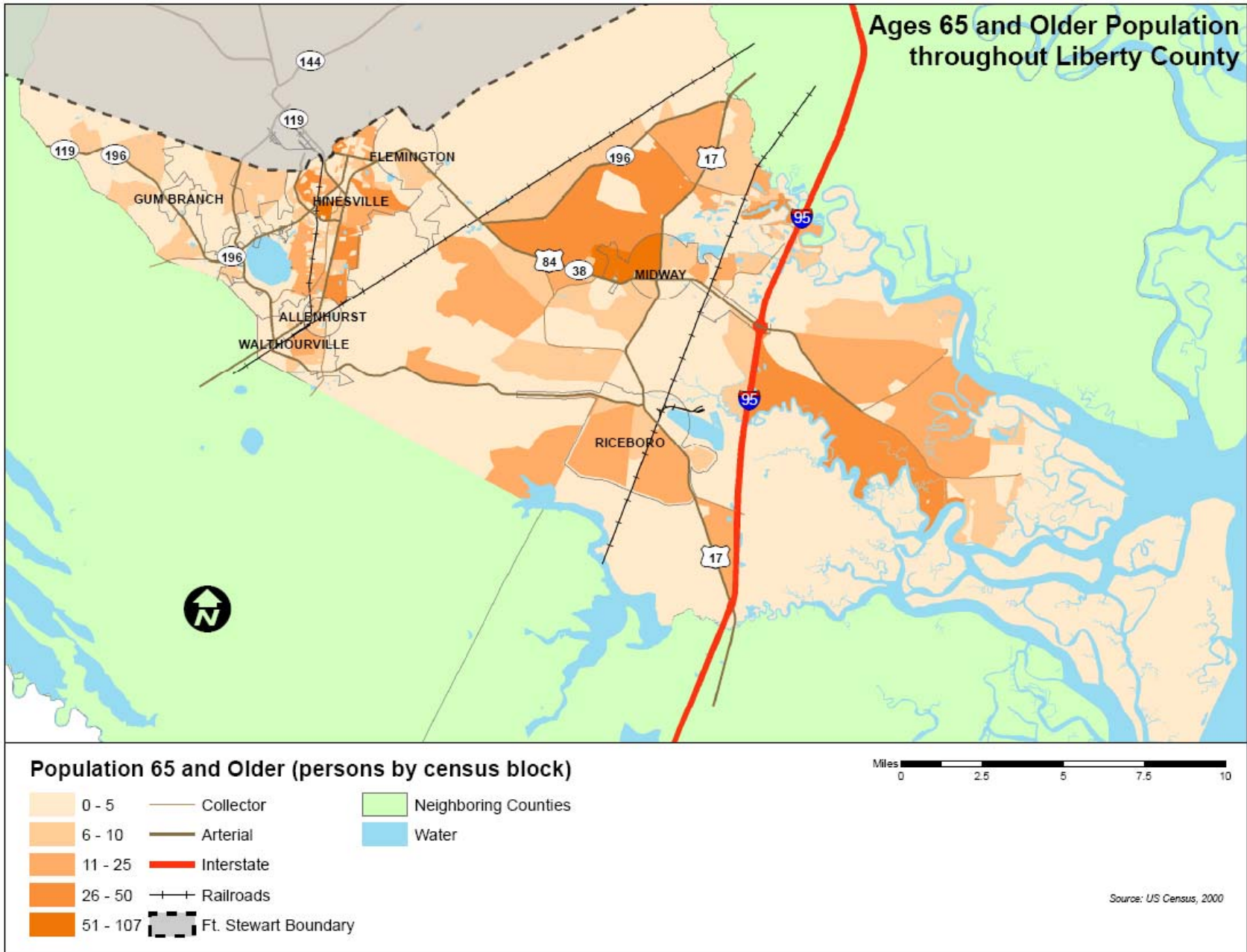
Nonwhite Population (persons)

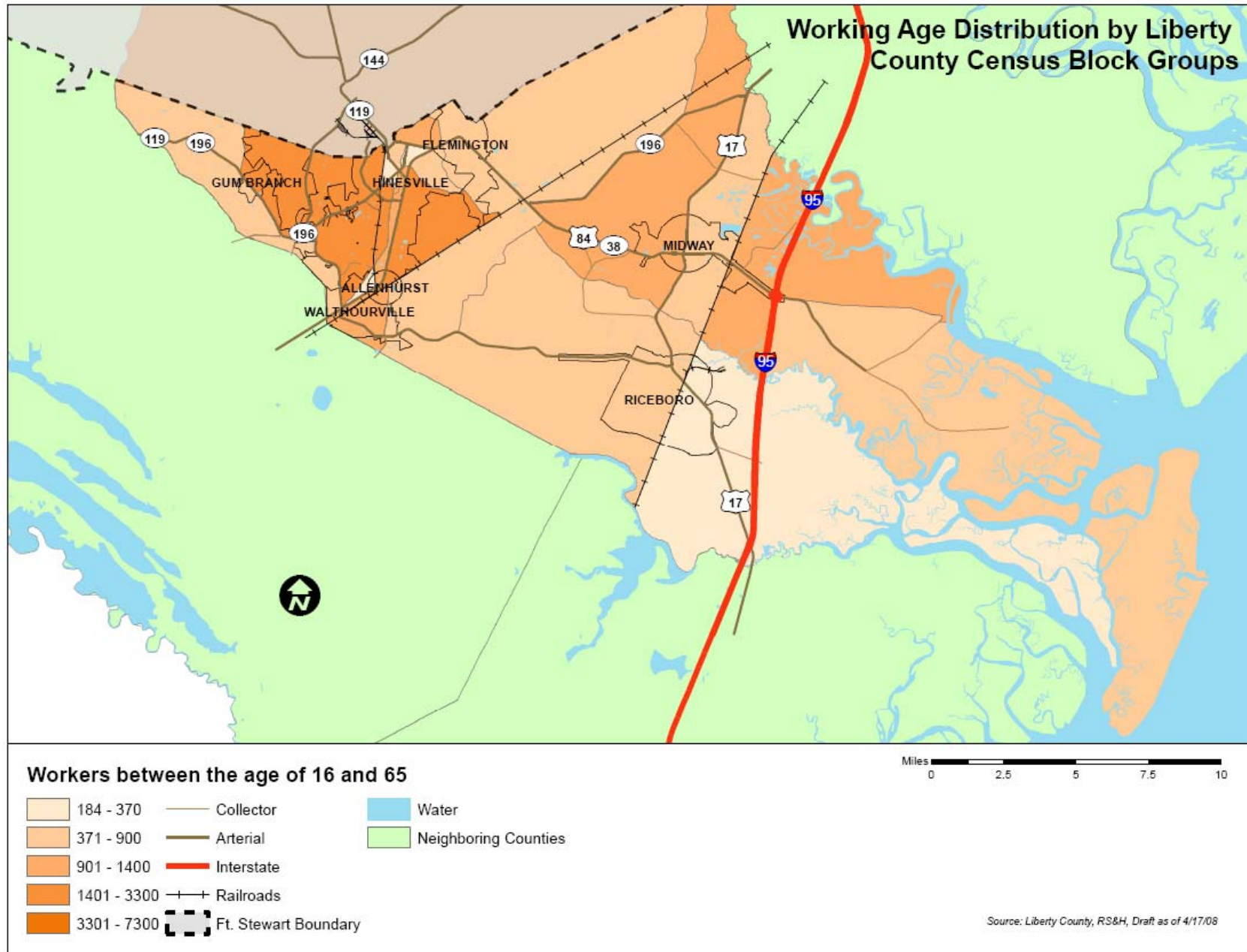
- | | | |
|------------|----------------------|----------------------|
| 0 - 50 | Collector | Water |
| 51 - 150 | Arterial | Neighboring Counties |
| 151 - 350 | Interstate | Liberty County |
| 351 - 750 | Railroads | |
| 751 - 1400 | Ft. Stewart Boundary | |

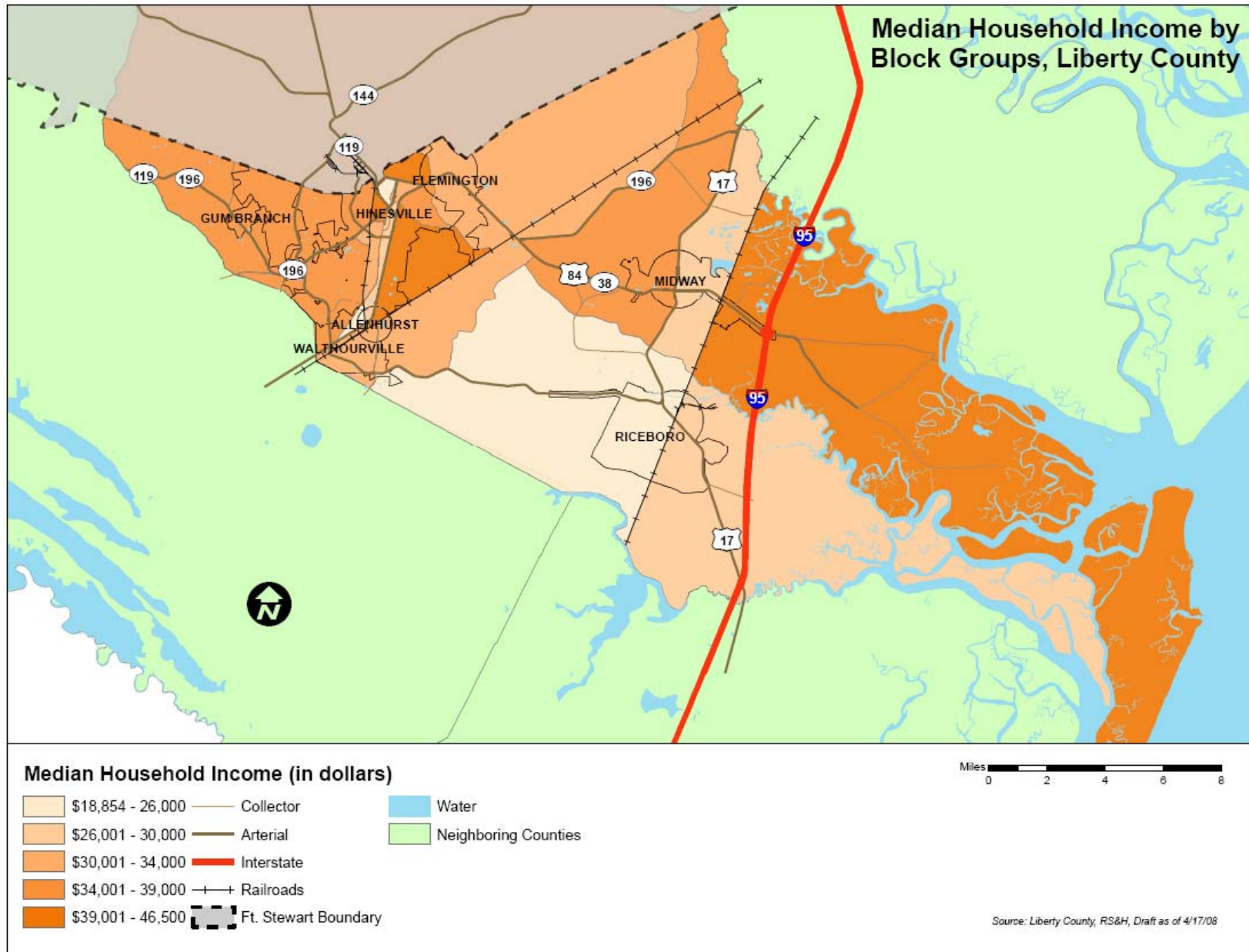


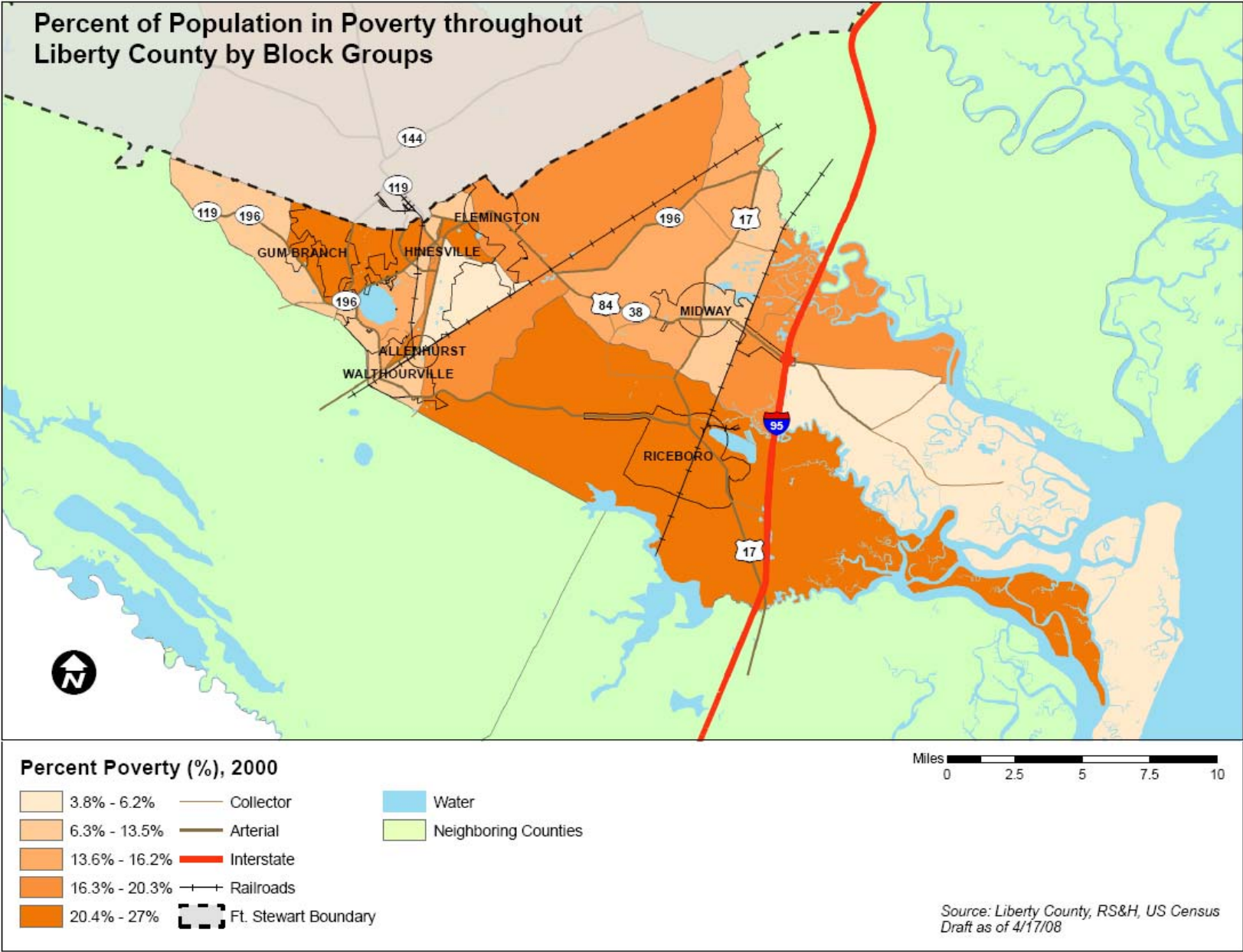
Source: Liberty County, RS&H, Draft as of 4/15/08

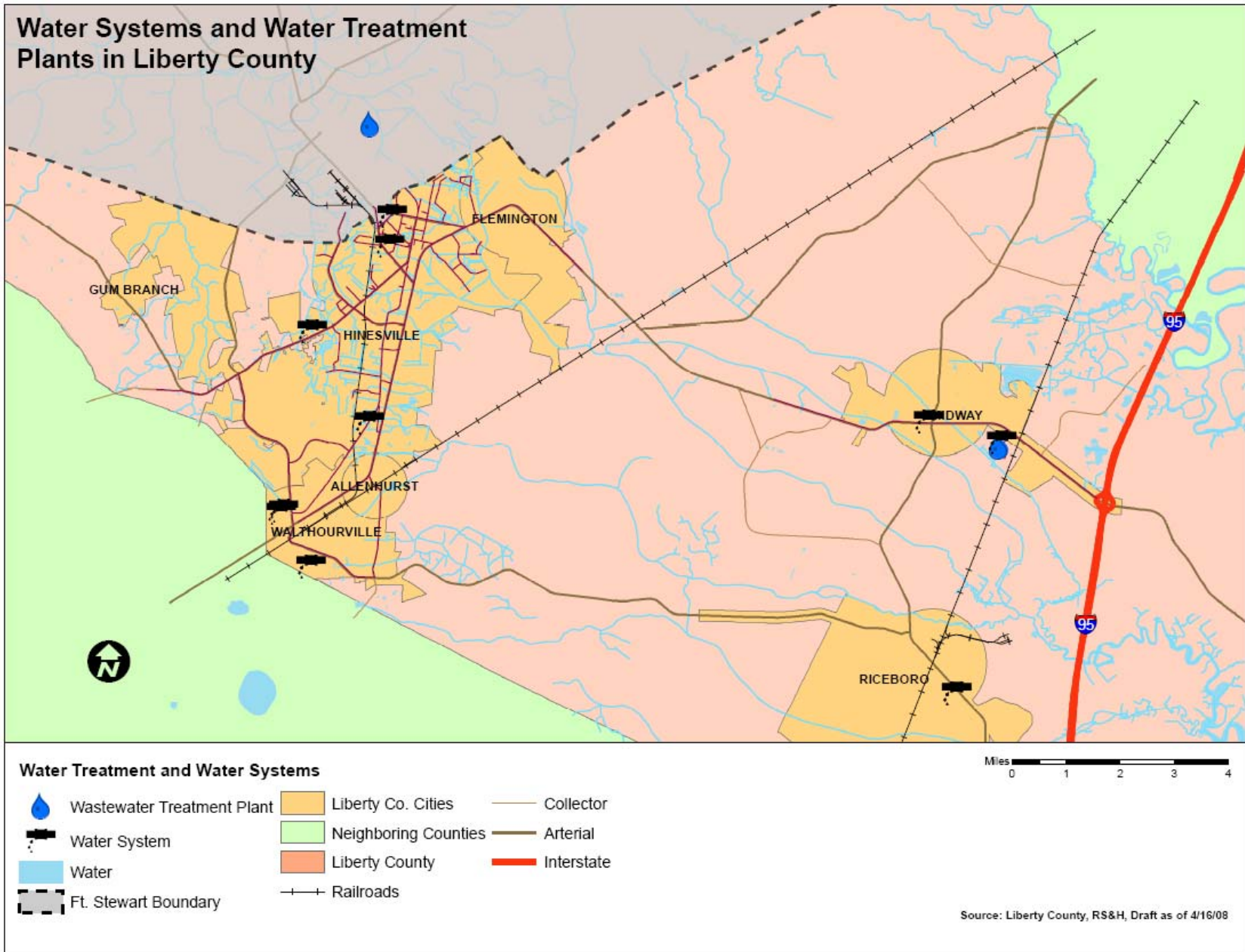


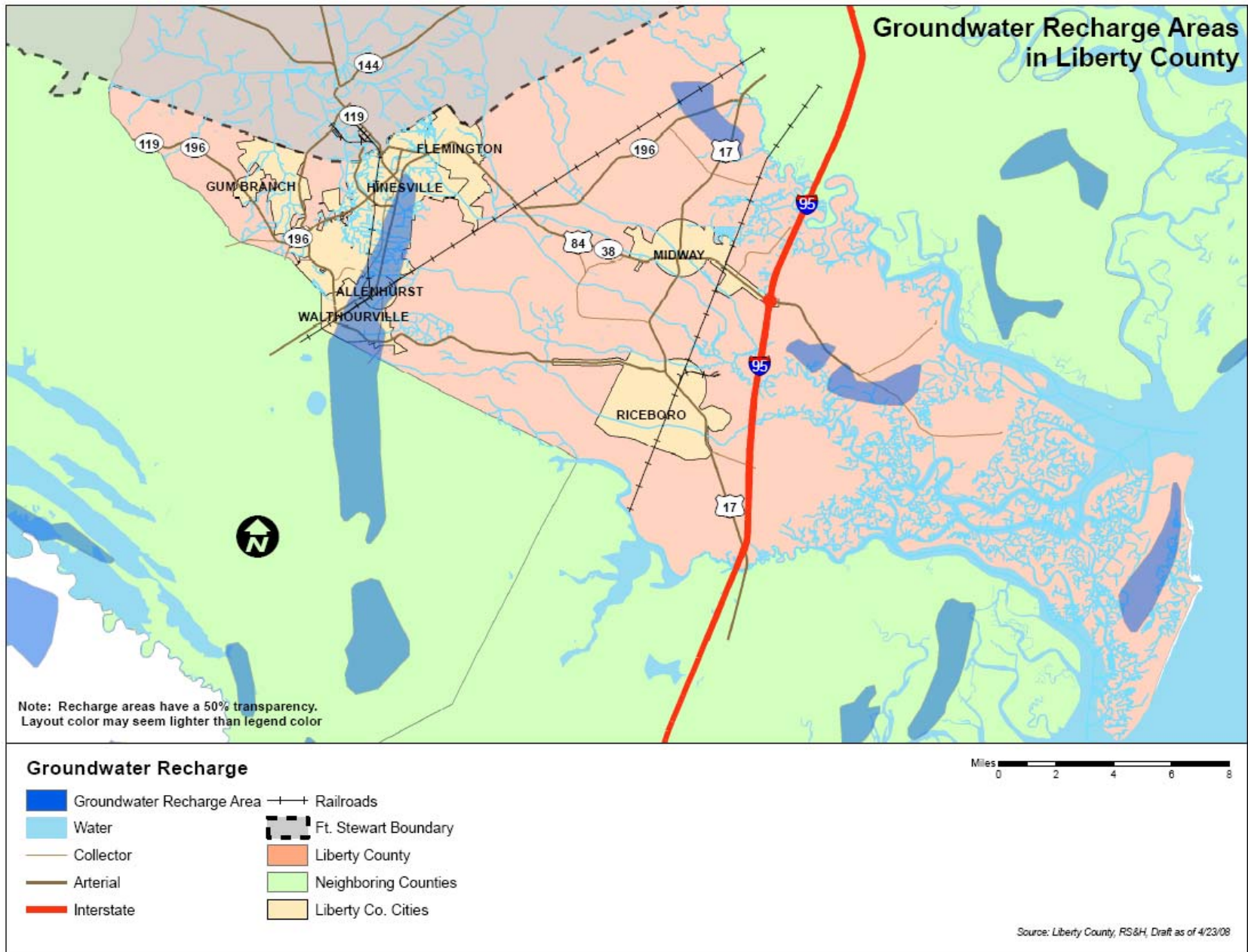


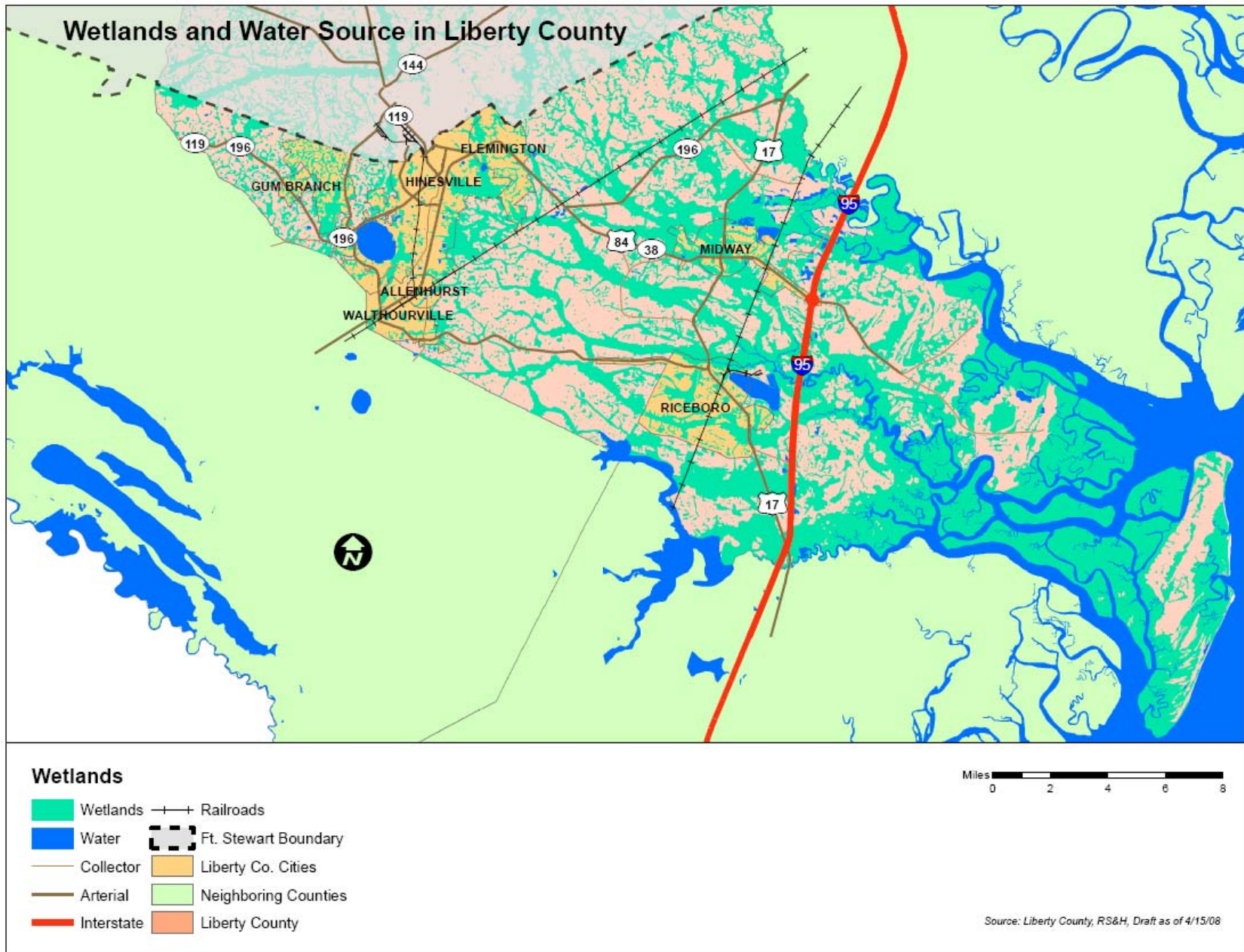


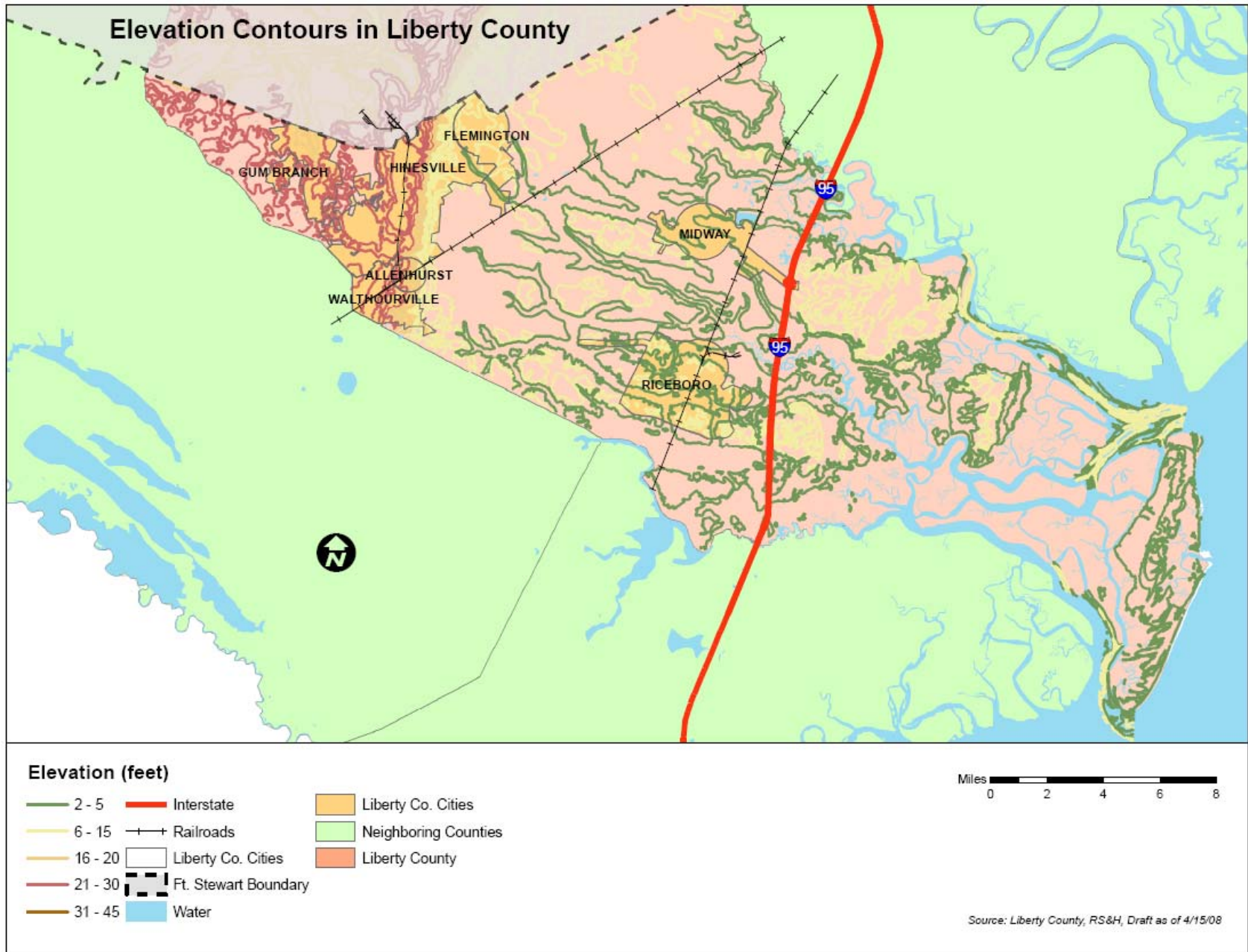


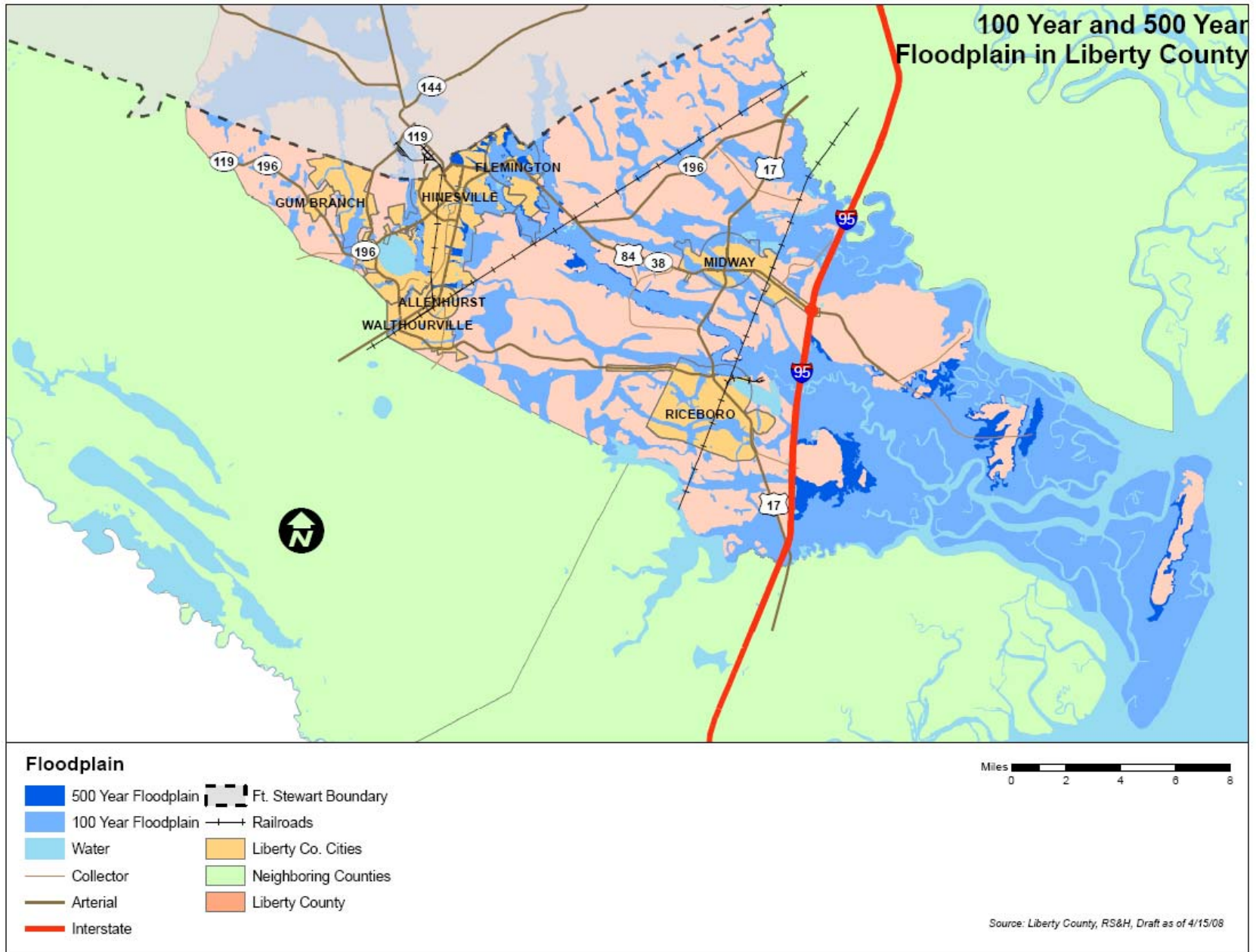


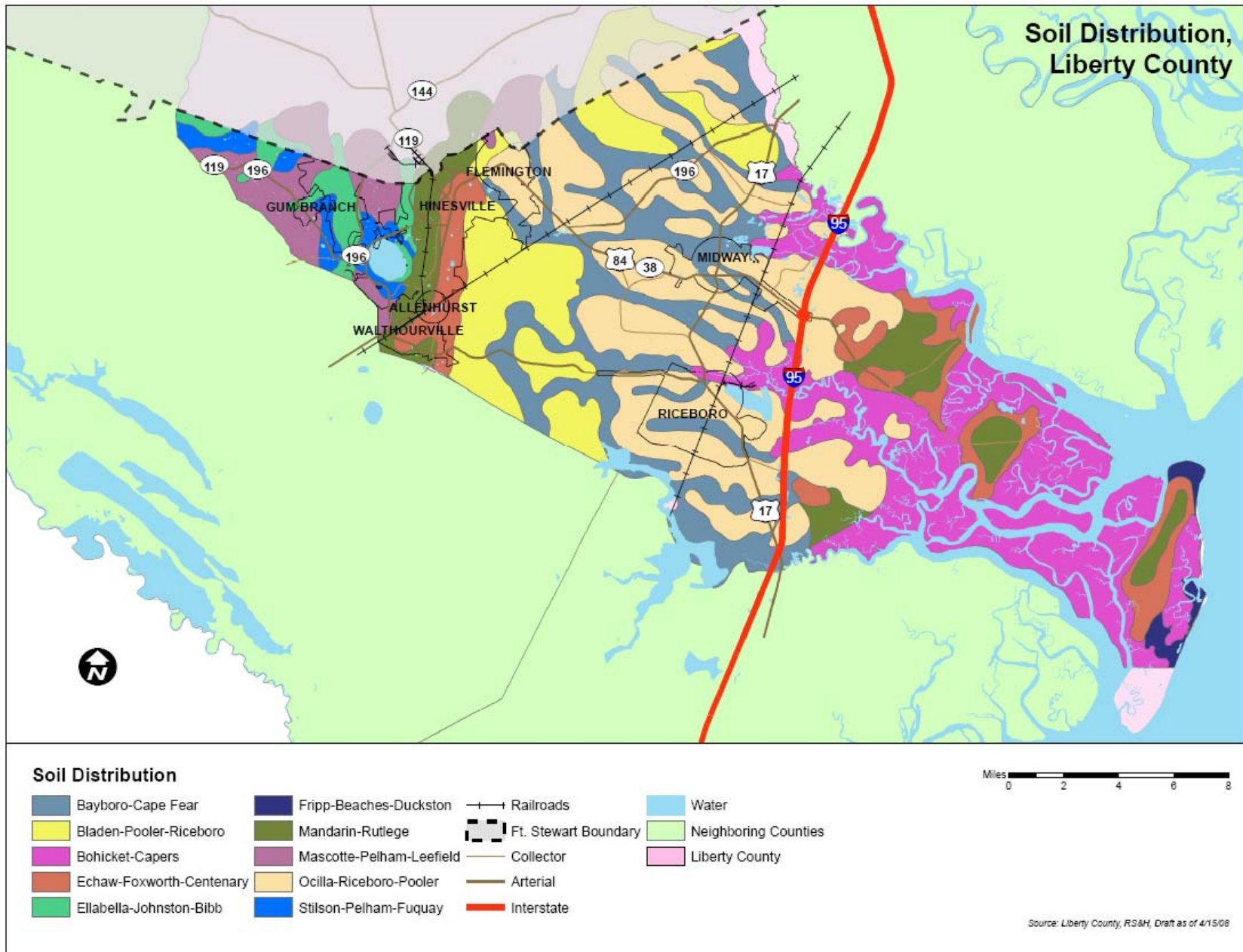


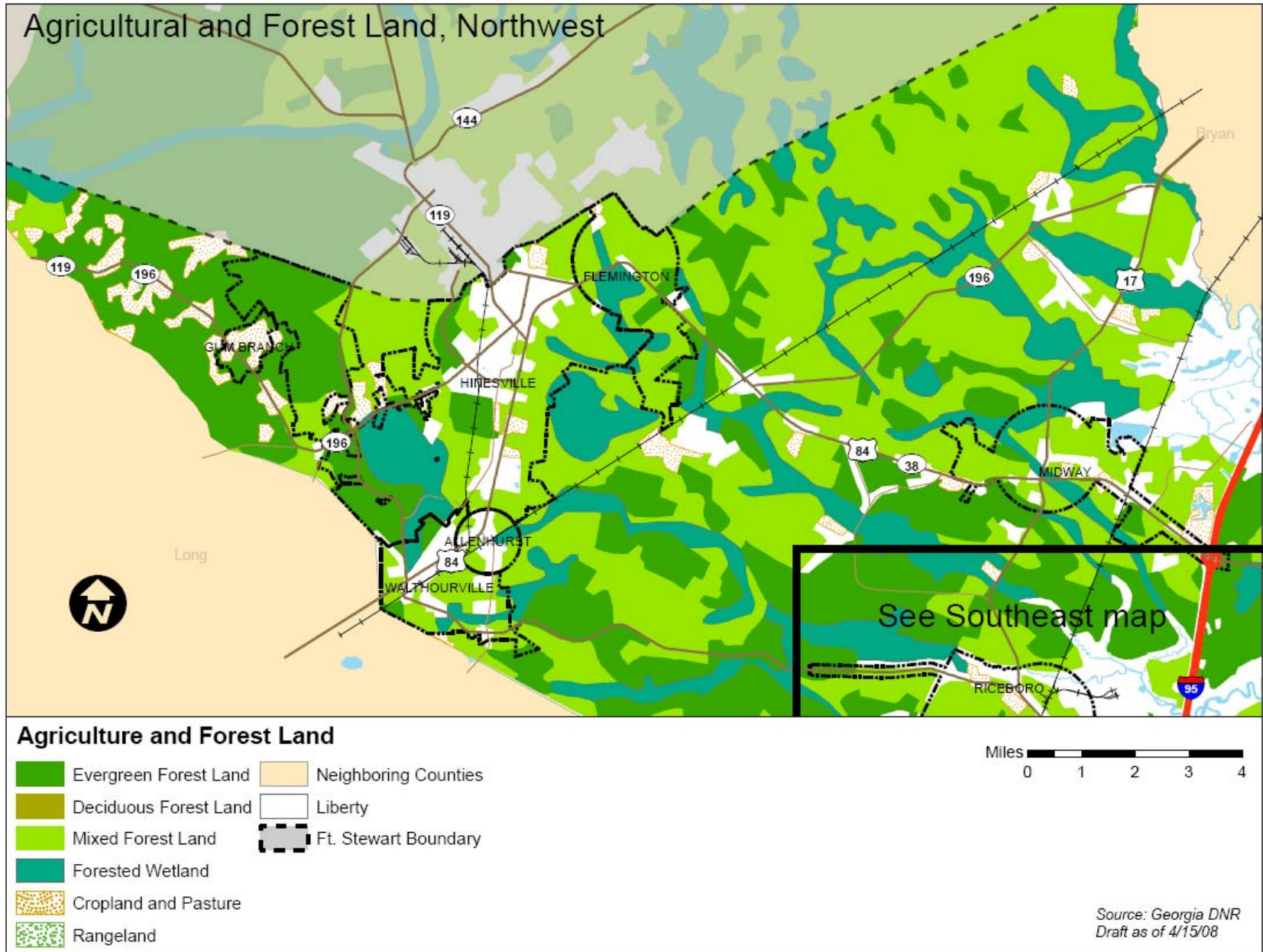


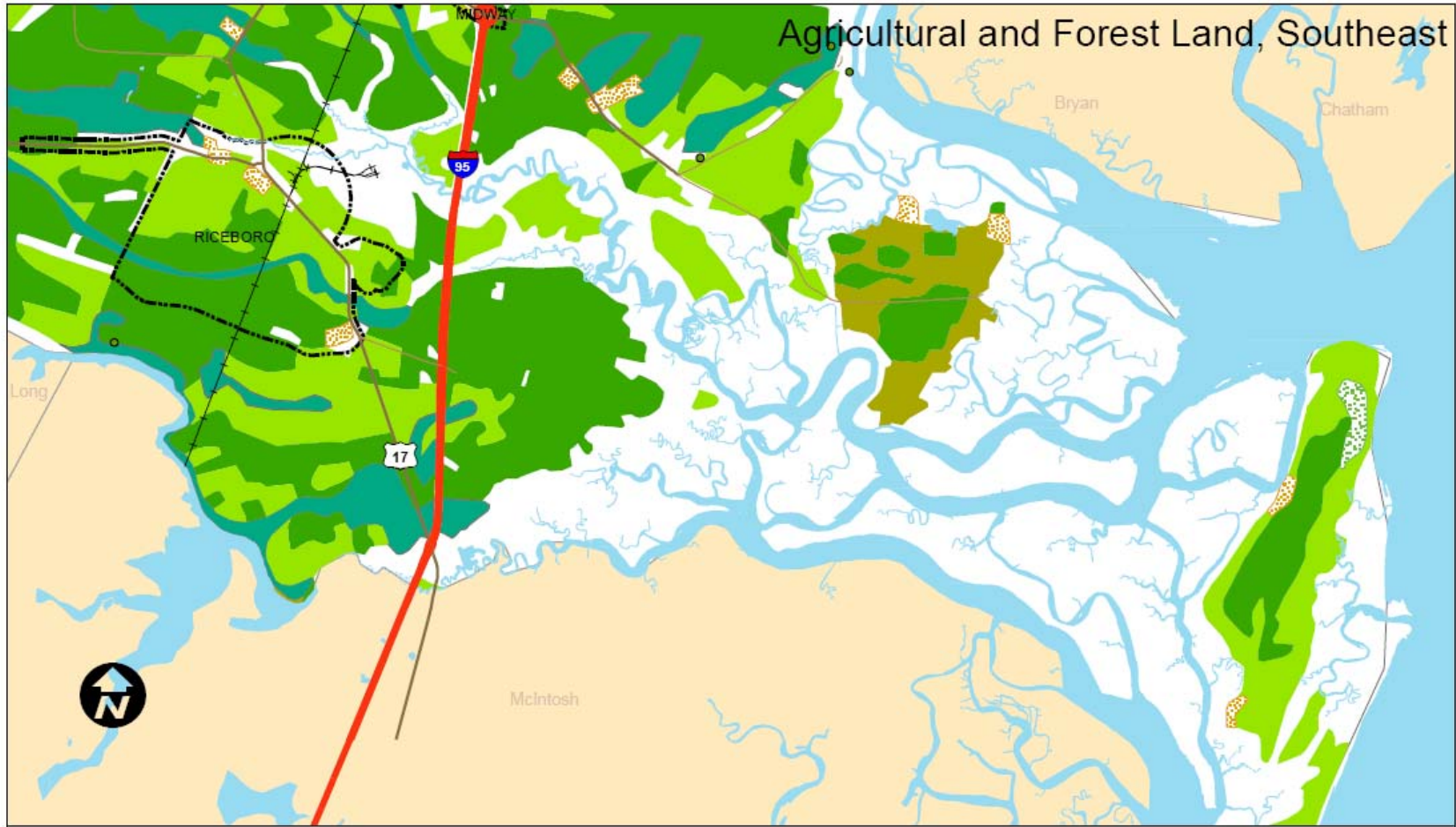










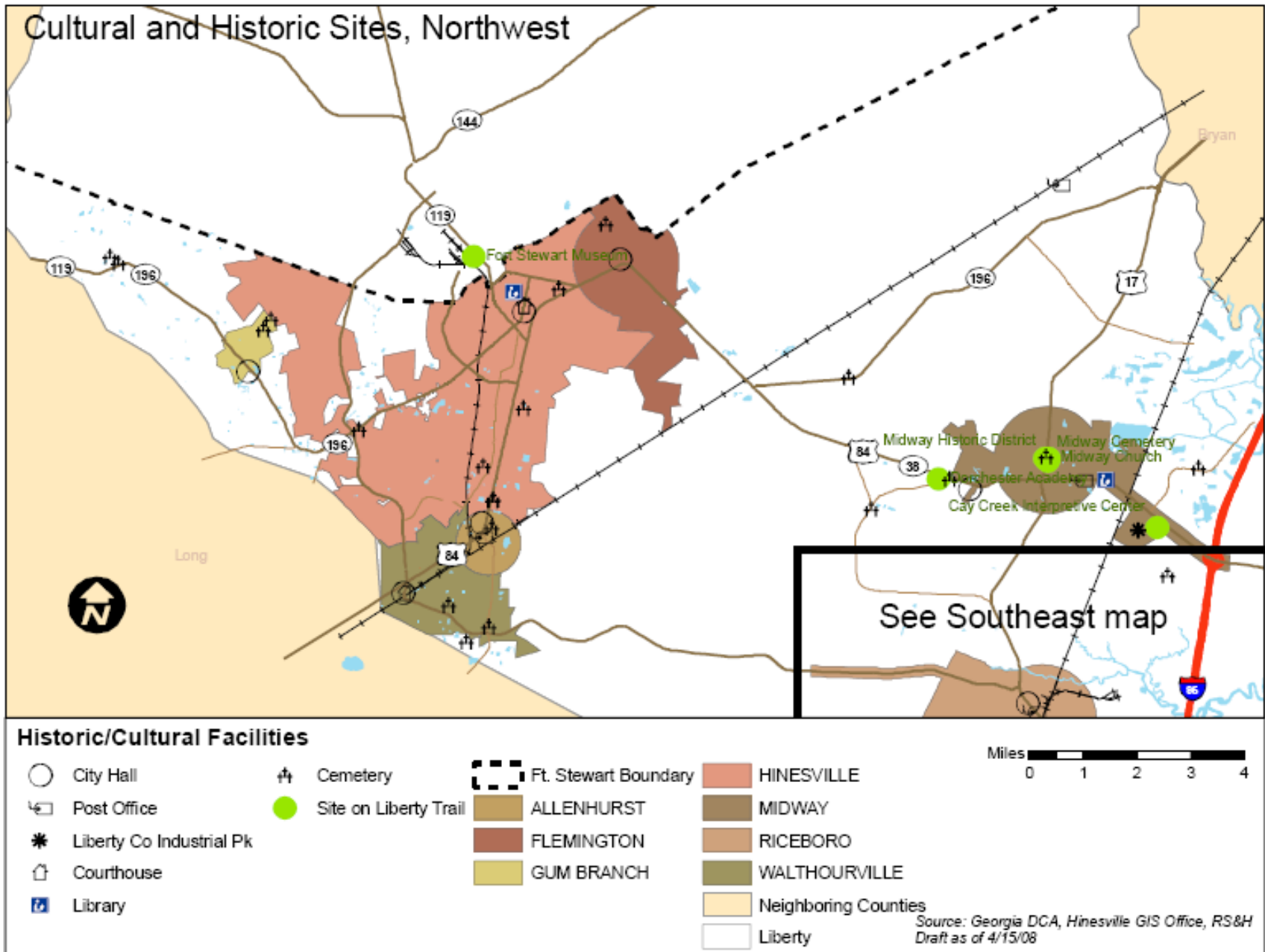


Agriculture and Forest Land

- Evergreen Forest Land
- Deciduous Forest Land
- Mixed Forest Land
- Forested Wetland
- Cropland and Pasture
- Rangeland
- Liberty Co. Cities
- Neighboring Counties
- Liberty
- Water



Source: Georgia DNR
Draft as of 4/15/08





Historic/Cultural Facilities

- | | | | |
|----------------------------|-------------------------|------------------------|------------------------|
| ○ City Hall | ⚡ cemeteries_pts | ⊠ Ft. Stewart Boundary | ■ HINESVILLE |
| Ⓜ Post Office | ● Site on Liberty Trail | ■ ALLENHURST | ■ MIDWAY |
| ✳ Liberty Co Industrial Pk | | ■ FLEMINGTON | ■ RICEBORO |
| ⚡ Courthouse | | ■ GUM BRANCH | ■ WALTHOURVILLE |
| 📖 Library | | | ■ Neighboring Counties |
| | | | ■ Liberty |



Source: Georgia DCA, Hinesville GIS Office, RS&H
Draft as of 4/15/08

