

**THE WAYNE COUNTY JOINT
COMPREHENSIVE PLAN**

COMMUNITY ASSESSMENT

JUNE, 2010

The Wayne County Joint Comprehensive Plan

Community Assessment

A Comprehensive Plan for Wayne County, the City of Jesup, the City of Odum,
and the City of Screven, Georgia
in accordance with the Georgia Planning Act of 1989

Prepared By:

The Wayne County Comprehensive Plan Executive Committee
Heart of Georgia Altamaha Regional Commission

June, 2010

Table of Contents
Community Assessment

	Page
Introduction	I-1
Background	I-1
Format	I-2
Purpose	I-3
Plan Development	I-3
Existing Development Patterns and Land Use	LU-1
Existing Land Use	LU-1
Future Land Use Development	LU-4
Areas Requiring Special Attention	LU-5
Recommended Character Areas	LU-24
Analysis of Consistency with Quality Community Objectives	CQ-1
Introduction	CQ-1
Quality Community Objectives Local Assessment Survey, Wayne County and Municipalities	CQ-2
Summary Needs Analysis	SNA-1
Introduction	SNA-1
Population	SNA-1
Economic Development	SNA-1
Natural and Cultural Resources	SNA-2
Community Facilities and Services	SNA-3
Housing	SNA-5
Intergovernmental Coordination	SNA-6
List of Potential Issues and Opportunities	CIO-1

TABLES

LU-1	Existing Land Use Distribution, 2010, Wayne County and Municipalities	LU-3
------	---	------

MAPS (Located at the end of Existing Development Patterns)

LU-1	Wayne County Existing Land Use
LU-2	City of Jesup Existing Land Use
LU-3	City of Odum Existing Land Use
LU-4	City of Screven Existing Land Use
LU-5	Wayne County Recommended Character Areas
LU-6	City of Jesup Recommended Character Areas
LU-7	City of Odum Recommended Character Areas
LU-8	City of Screven Recommended Character Areas

Community Participation Program

Introduction	CP-1
Identification of Stakeholders	CP-2
Community Participation Techniques	CP-5
Schedule for the Completion of the Community Agenda	CP-6

Technical Addendum and Data Appendix

Population	TA-P-1
Tables and Key Findings	TA-P-1
Economic Development	TA-ED-1
Tables and Key Findings	TA-ED-1
Economic Resources	TA-ED-12
Natural and Cultural Resources	TA-NCR-1
Community Facilities and Services	TA-CF-1
Transportation	TA-CF-1
Water Supply and Treatment	TA-CF-1
Sewerage System and Wastewater Treatment	TA-CF-2
Solid Waste	TA-CF-2
Public Safety	TA-CF-3

Hospital and Other Public Health Facilities	TA-CF-4
Recreation	TA-CF-5
General Government	TA-CF-6
Educational Facilities	TA-CF-6
Library and Other Cultural Facilities	TA-CF-7
Service Delivery Strategy	TA-CF-7
Intergovernmental Coordination	TA-CF-8

Housing	TA-H-1
Tables and Key Findings	TA-H-1

TABLES

P-1	Total Population, Wayne County and Municipalities, 1980-2008	TA-P-1
P-2	Total Population Growth Comparison, Wayne County and Municipalities, Georgia, and U.S., 1990-2008	TA-P-2
P-3	Population Projections, Wayne County and Municipalities, 2000-2030	TA-P-3
P-4	Age Distribution, Wayne County and Municipalities, 1980-2000	TA-P-4
P-5	Detailed Age Distribution, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-P-5
P-6	Racial Composition Trend, Wayne County and Municipalities, 1980-2000	TA-P-6
P-7	Racial Composition Comparison Percent, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-P-7
P-8	Hispanic Trend, Wayne County and Municipalities, 1980-2000	TA-P-7
P-9	Hispanic Population Comparison, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-P-8
P-10	Mean Household Income, Wayne County and Municipalities, 1990-2000	TA-P-8
P-11	Mean Household Income Comparison, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-P-9
P-12	Per Capita Income, Wayne County and Municipalities, 1990-2000	TA-P-9
P-13	Per Capita Income, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-P-9
ED-1	Employment by Industry, Wayne County and Municipalities, 1980-2000	TA-ED-1
ED-2	Employment by Industry, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-ED-2

ED-3	Employment by Industry, Jesup, Odum, and Screven, 1980-2000	TA-ED-3
ED-4	Labor Force Participation Trend, Wayne County and Municipalities, 1990-2000	TA-ED-5
ED-5	Labor Force by Place of Work Trend, Wayne County and Municipalities, 1990-2000	TA-ED-6
ED-6	Personal Income by Type Trend, Wayne County and Municipalities, 1990-2000	TA-ED-7
ED-7	Personal Income by Type Comparison, Wayne County and Municipalities, and Georgia, 2000	TA-ED-8
ED-8	Employment by Occupation (Percentage), Wayne County, and Municipalities, Georgia, and U.S., 2000	TA-ED-8
ED-9	Educational Attainment Trend, Wayne County and Municipalities, 1980-2000	TA-ED-9
ED-10	Educational Attainment Comparison, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-ED-10
ED-11	Employment and Average Weekly Wages, Wayne County, Georgia, and Surrounding Counties, 2007-2008	TA-ED-11
ED-12	Unemployment Rates, Wayne County, Georgia, and U.S., 1990-2009	TA-ED-11
H-1	Number of Households, Wayne County and Municipalities, 1980-2000	TA-H-1
H-2	Types of Housing, Wayne County and Municipalities, 1980-2000	TA-H-2
H-3	Types of Housing, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-H-3
H-4	Age of Housing Units, Wayne County and Municipalities, 1990-2000	TA-H-4
H-5	Age of Housing Units, Wayne County and Municipalities, Georgia, and U.S, 2000	TA-H-4
H-6	Condition of Housing Units, Wayne County and Municipalities, 1990-2000	TA-H-5
H-7	Condition of Housing Units, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-H-5
H-8	Occupancy Characteristics, Wayne County and Municipalities, 1990-2000	TA-H-6
H-9	Occupancy Characteristics, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-H-6
H-10	Housing Cost, Wayne County and Municipalities, 2000	TA-H-7

H-11	Housing Cost, Wayne County and Municipalities, Georgia, and U.S, 2000	TA-H-7
H-12	Cost Burdened Households, Wayne County and Municipalities, 1990-2000	TA-H-7
H-13	Cost Burdened Households, Wayne County and Municipalities, Georgia, and U.S., 2000	TA-H-8

MAPS

(Located at the end of Natural and Cultural Resources)

NCR-1	Wayne County Significant Groundwater Recharge Areas
NCR-2	Wayne County Wetlands
NCR-3	Wayne County Protected River Corridors
NCR-4	Wayne County Flood Zones
NCR-5	Wayne County Soils with Development Limitations
NCR-6	Wayne County Steep Slopes
NCR-7	Wayne County Prime Farmland
NCR-8	Wayne County Archaeological Resources

(Located at the end of Community Facilities)

CFS-1	Wayne County Roads
CFS-2	City of Jesup Water System
CFS-3	City of Odum Water System
CFS-4	City of Screven Water System
CFS-5	City of Jesup Sewer System
CFS-6	City of Odum Sewer System
CFS-7	City of Screven Sewer System

INTRODUCTION

Background

Wayne County is a rural county in southeast Georgia located at the crossroads of several important highways: U.S. 84, U.S. 301, and U.S. 341. It encompasses approximately 428,049 acres, or 648 square miles, and is the 11th largest county in the state in terms of land area. Wayne County has a current population of about 29,500 persons (29,509 in 2008 Census estimate), approximately 3,000 persons more than its 2000 population of 25,565. The City of Jesup, the county seat, has an estimated 2008 population of about 10,500 persons, and is the principal location of county commercial, industrial, governmental, and social activity. Other county municipalities include the City of Odum (2008 estimated population of 464) located northwest of Jesup along U.S. 341, and the City of Screven (786 persons as of 2008 Census estimate) located southwest of Jesup along U.S. 84.

Wayne County was established in 1803 from Creek Indian lands, but grew quickly because of the Altamaha River and the railroad. Transportation via railroad development provided the most explosive growth in Wayne County, earning Jesup the name “the town that trains made.” In 1820 the population of Wayne County was 1,659; by 1850 the population had decreased to 1,449. Within the next 60 years the population increased by 400 percent, reaching 5,980 persons; this growth was attributed to the development of the two railway lines in Wayne County. The population remained stable until the late 1920’s and early 1930’s with the opening of U.S. 84, U.S. 301, and U.S. 341 and the advent of the automobile. During the period of 1920 to 1960, Wayne County’s population increased from 12,647 to 17,921. Its population grew to 20,674 in 1980, increased to 22,356 in 1990, and grew to 26,565 in 2000. The county’s population has continued to grow at a moderate and steady pace, which should continue given the county’s proximity to the Georgia coast particularly the rapidly growing Golden Isles. Wayne County has much potential for continued growth because of its location, natural resources, existing businesses, and coordination of local governments to ensure a high quality of life for its citizens.

Format

The plan is organized by the two main components required by the Georgia Planning Act of 1989 and the Georgia Department of Community Affairs “Local Planning Requirements:” the *Community Assessment* and the *Community Agenda*. The plan does address the elements recommended for a comprehensive plan. The first component is an inventory and assessment to determine where the community is and has been, what are the current trends, and to help delineate and define issues and opportunities facing Wayne County and its municipalities. The first component of the comprehensive plan, the *Community Assessment*, provides foundation and context to decide what the community desires for its future growth and development, and how it plans to achieve its vision.

This *Community Assessment* component and its examination of the community is organized by element and the requirements of the “Local Planning Requirements.” It is an objective inventory and analysis to illustrate existing conditions, issues, needs and opportunities. It is written in executive summary format with accompanying detailed addendum to provide an overview of major findings, to illustrate current conditions and trends, and to help frame the context of identified issues and opportunities. The Executive Summary provides a concise and easily reviewed foundation for consideration by the community and its decision-makers as they proceed to develop the comprehensive plan’s second, and truly most important section, the *Community Agenda*.

The *Community Agenda* will delineate an overall community vision as well as specific policies, implementation strategies for the community and its differing character areas. It outlines the implementation program and activities which the community will utilize to achieve its vision and address identified issues and opportunities. It will specify the pathways for achieving the desired patterns of growth and development and realizing the community’s vision of a better place to live, work, and recreate.

The *Community Assessment* Technical Addendum and Data Appendix provides supporting data and information uncovered in the staff level inventory and analysis. Most data tables can be found in this more detailed document. It contains more exhaustive background

information similar to the detailed inventory and analysis of the old comprehensive plan. This data may be of potential interest to those wanting more specific information about the community and its jurisdictions. The reader can refer to the *Community Assessment Executive Summary* for a quick glance and summary of major findings and appropriate analysis of existing conditions. The Executive Summary also provides a listing of potential issues, needs and opportunities which the community may address.

Purpose

The Wayne County Joint Comprehensive Plan is a comprehensive plan prepared under the Standards and Procedures for Local Comprehensive Planning (Local Planning Requirements) of the Georgia Planning Act of 1989. It is a joint plan for Wayne County and its municipalities of Jesup, Odum, and Screven. The plan was designed to meet the legislation's requirements for each local government to have a plan for its future growth and development in accordance with the state standards. It is a full update of the previous joint comprehensive plan first adopted in 1992 and then subsequently updated in 2004, but is basically a new plan, prepared under new standards.

As a comprehensive plan, *The Wayne County Joint Comprehensive Plan* is a critical self-examination of Wayne County and its municipalities in the areas of population, economic development, natural and cultural resources, community facilities and services, housing, land use, intergovernmental cooperation, and service delivery; and a path for the community's future growth and development. The plan is truly a reflection of the community's concerns and desires for the future.

Plan Development

As stated, *The Wayne County Joint Comprehensive Plan* is being developed in accordance with the guidelines of the Standards and Procedures for Local Comprehensive Planning. It is being prepared with considerable community and public involvement, even at the *Community Assessment* stage. The Wayne County Joint Comprehensive Plan Executive Committee was comprised of elected and appointed members appointed by the Wayne County Board of Commissioners and the municipalities. This Executive Committee was responsible for

policy direction and direct local government input and supervision. A Local Plan Coordination Committee will be formed to seek wide community stakeholder input and help develop the *Community Agenda*. It will be comprised of the Executive Committee members and other representatives from public and private agencies, entities, and stakeholders important to the planning process. This process will involve even more citizens. Representatives are planned to include those from the Chamber of Commerce/Development Authority, school system, public agencies, environmental and cultural groups, social organizations, and other business and community leaders, as well as interested citizenry. This will allow for better coordination and a wider range of community input, both public and private, while insuring direct liaison and representation of a steering committee.

The public hearing required after the draft *Community Assessment* is prepared and prior to its submittal was held on a joint basis February 16, 2010 at the Jesup City Hall. The Joint Plan Executive Committee met a number of times to review and help identify any potential issues and opportunities and to delineate potential character areas. There was extensive interaction. A final meeting to review the entire *Community Assessment* in draft was also held. The Community Participation Program was reviewed and identified additional planned public and community involvement.

Staff from the Heart of Georgia Altamaha Regional Commission provided general technical assistance, guidance, synthesis, analysis, mapping, writing, and editing assistance in development of this plan. However, ***The Wayne County Joint Comprehensive Plan*** is a plan being prepared by and for the people of Wayne County and its municipalities in the true spirit and intent of the Georgia Planning Act of 1989. Ownership of this plan rests with the citizens and governments of Wayne County. The overriding concern throughout the plan's development is the idea, "What can be done to make our community a better place to live and work in the future?" It is the local citizenry who will benefit from plan implementation, and whose actions are necessary to carry out the plan and bring about their desired future.

EXISTING DEVELOPMENT PATTERNS AND LAND USE

Existing Land Use

The existing land use patterns of Wayne County and its municipalities, or how the land is presently being used, were examined by the Heart of Georgia Altamaha Regional Commission's Geographic Information Systems staff in 2009 by analyzing previous land use studies, tax maps, and other available sources. A generalized land use map digitized as a layer to an existing digital base map meeting DCA requirements resulted. Standard land use classifications identified in the "Local Planning Requirements" were utilized as categories, except that "agriculture" and "forestry" were separated because of the dominance of these uses within Wayne County. The descriptions of these land use classifications are defined as follows.

Land Use Category Definitions

Residential: The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

Transportation/Communications/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation center or similar uses.

Agriculture: This category is for land dedicated to farming, such as fields, lots, pastures, farmsteads, specialty farms, livestock/poultry production, etc., or other similar rural uses.

Forestry: Land dedicated to commercial timber or pulpwood production/harvesting or other woodland use.

Undeveloped/Vacant: This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.

The generalized land use maps were provided to the local governments for review and correction. The local governments utilized local knowledge by a number of staff and elected officials to note corrections to the initial GIS maps. RC GIS staff then revised the digital information. The resulting existing land use maps are shown on Map LU-1 for Wayne County; Map LU-2 for the City of Jesup; Map LU-3 for the City of Odum, and Map LU-4 for the City of Screven.

The GIS system is also able to determine acreages for the various land use classifications in each jurisdiction. Table LU-1 provides the existing land use acreages for Wayne County and each of its municipalities. Combined, agriculture and forestry land uses account for about 90 percent of the land area of the county, with forestry accounting for over four-fifths (81 percent) of all land use by itself, nearly one-third (32 percent) in the City of Jesup, followed by nearly two-fifths (38 percent) in the City of Screven. Agriculture and forestry land uses also constitute nearly three-fifths (58 percent) of all the land area in the City of Odum. The City of Jesup, the county seat, accounts for about 30 percent of total county population, and nearly 89 percent of

TABLE LU-1
Existing Land Use Distribution, 2010
(Acres)
Wayne County, Jesup, Odum, and Screven

Land Use Category	Total County	% of Total County	Unincorporated County	% of Unincorporated County	Jesup	% of Jesup	Odum	% of Odum	Screven	% of Screven
Agriculture	35,640	8.3%	35,602	8.6%	0	0.0%	38	2.9%	0	0.0%
Forestry	347,549	81.2%	342,960	82.6%	3,441	32.3%	714	55.1%	433	38.1%
Residential	23,550	5.5%	19,128	4.6%	3,488	32.8%	394	30.4%	539	47.4%
Commercial	5,346	1.2%	3,748	0.9%	1,536	14.4%	26	2.0%	37	3.2%
Industrial	4,679	1.1%	4,395	1.1%	281	2.6%	0	0.0%	3	0.2%
Public/Institutional	1,253	0.3%	627	0.2%	574	5.4%	27	2.1%	25	2.2%
Park/Recreation/ Conservation	512	0.1%	291	0.1%	206	1.9%	8	0.6%	7	0.6%
Transportation/ Communications/Utilities	9,520	2.2%	8,224	2.0%	1,113	10.5%	89	6.9%	93	8.2%
Total	428,049	100.0%	414,975	100.0%	10,640	100.0%	1,297	100.0%	1,137	100.0%

Source: Heart of Georgia Altamaha Regional Commission Geographic Information System, 2010.

Note: Percentages may not add to 100.0 because of rounding. These are only estimates, and are not 100 percent accurate because of data assumptions (see text) and computer system peculiarities.

the county's incorporated population. Jesup contains over 79 percent of incorporated residential land use, although over 81 percent of county residential land use acreage is in the unincorporated area. As might be expected, Jesup has the largest concentration of commercial, industrial, and public/institutional land uses in the incorporated area. About 6 percent of county industrial land use acreage is in Jesup, as is 29 percent of county commercial and 46 percent of county public/institutional land use. Neither Jesup nor Screven has any agriculture land use, while Odum has no classified industrial land use.

Future Land Use Development

Most current growth is concentrated in the Greater Jesup Area, mostly northwest of Jesup, and between Jesup and Odum. There is now some growth south and west of Jesup in rural Wayne County and near Mount Pleasant and Browntown in eastern Wayne County. Residential growth has been scattered across the county, but particularly concentrated north and west of Jesup between Jesup and Odum. There has also been some growth recently in eastern Wayne County. Commercial growth is concentrated in Jesup along U.S. 84 near Sunset Boulevard and Wal-Mart. Industrial growth is concentrated in/near South Jesup near Sunset Boulevard and U.S. 301, and may also grow along the U.S. 341 South corridor in eastern Wayne County.

Growth momentum in Wayne County can trace its life to location along U.S. 84 and U.S. 341; proximity to Georgia's ports and the Georgia Coast; ongoing economic and job growth; availability of services and infrastructure; existing population base; quality of life; and land availability. These same factors will continue to spur future growth, as well as additional opportunities for growth. Advanced medical facilities, Wayne Memorial Hospital; William A. Zorn Regional Airport; vibrant downtowns/available cultural resources; Altamaha Technical College; rail service; abundant natural resources and the Altamaha and Little Satilla Rivers; and the many historic buildings/areas that provide remembrances of the heritage of Wayne County are also assets for desired growth. Future growth will likely continue to concentrate in the Greater Jesup Area, and to a lesser extent around outlying schools and the county's small towns and eastern Wayne County, as it has recently.

Areas Requiring Special Attention

Development can cause a substantial impact in the economy and the community that it directly affects. It is imperative that projected developments or significant areas are noted in order to provide guidance of future development. The Georgia Department of Community Affairs (DCA) has termed these areas of significant change, areas requiring special attention. These areas are categorized by evaluating the existing land use patterns and trends within the jurisdiction of the local government to identify any areas requiring special attention. The areas are categorized into one of seven areas, with the exception of resources that may contribute to more than one area.

The areas requiring special attention are defined by DCA as:

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

The evaluation of the existing land use patterns and trends within Wayne County, Jesup, Odum, and Screven resulted in the following identification and analysis of areas requiring special attention in accordance with state guidelines. These areas were identified by the Wayne County Joint Comprehensive Plan Executive Committee. The committee consisted of the County

Administrator, Wayne County Chamber of Commerce President, City Manager and City Clerk of Jesup, Mayor and City Clerk of Odum, and Mayor and representatives from the City of Screven. Committee members attended several meetings to decide what resources in the community were of significant importance and to determine to what area the resources contributed.

It is possible for an entry to be categorized into two areas. There are several elements where resources were not listed. This is attributed to Wayne County, Jesup, Odum, and Screven working cooperatively to develop the community at a pace that is conducive to the growth of the community, and to properly managing and planning for existing and expected growth and development.

Wayne County

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

Altamaha River/Altamaha River Corridor: The Altamaha River forms the northeast boundary of Wayne County extending along its entire border. The Altamaha River watershed is one of the three largest river basins on the Atlantic Seaboard, is undammed, and is one of the premier catfish rivers in the southeast. It is a protected river corridor under the Georgia Planning Act. The Altamaha River and its corridor is of much importance to the history and natural resources of both the county and the state and has been deemed one of the 75 Last Great Places on Earth by the Nature Conservancy.

Little Satilla River/Little Satilla River Corridor: The Little Satilla River is located in the southwestern part of the county where it forms the border with Pierce County for approximately 11 miles. It is also a protected river corridor under the Georgia Planning Act. The Little Satilla has one boat landing, Bennett's Landing. There is one leased Wildlife Management Area located on the Little Satilla River, the Little Satilla Wildlife Management Area.

Little Satilla Wildlife Management Area: The state leased Little Satilla WMA surrounds the Little Satilla River. It is situated on 18,920 acres of land, extending into Brantley and Pierce counties, as well as Wayne.

Doctortown Railroad Trestle: The site of the only Confederate victory on Sherman's march to the Sea, December 19, 1864. Every third Saturday in December the Wayne County Historical Society and the Wayne County Board of Tourism re-enact the event. Doctortown Road Trestle is located on the Altamaha River east of U.S. 301.

Williamsburg Site: In 1792 a town was laid out, a fort was built, and a rum distillery was constructed. The town, Williamsburg, was approximately 15 miles from Doctortown at Upper Sansavilla Bluff. The town of Williamsburg lasted until 1829; all above ground traces of the community have been destroyed through the years.

Mount Venture: Mary Musgrove set up a trading post at this site which was occupied by Georgia Rangers. In 1742 Yamasee Indians attacked and burned Fort Mount Venture leaving melted glass, beads, and ceramic remains that are still evident today. Mount Venture is located on the Altamaha River in the lower Sansavilla area.

Old Federal Road: An established Indian trail through Wayne County which was designated a federal road during George Washington's presidency. It is believed to have passed near Ft. James and joined the Doctortown Trail before joining the Alachua Trail (generally along present-day U.S. 301) and continuing into Florida.

Old Post Road : A former Indian trail, Old Post Road was used by the Spanish and British. The first mail service south of Savannah was established over this road in 1763. Old Post Road later became a regular stagecoach route. It is located on and near the eastern boundary of Wayne County with Glynn County and runs from U.S. 341 to GA Hwy. 32. The entire road runs from Savannah to St. Mary's/Florida.

Penholloway Wildlife Management Area: The state-owned Penholloway WMA extends along the southern side of the Altamaha River and is situated on 4,269 acres of land near Paradise Park. It adjoins Sansavilla Wildlife Management Area on its eastern side.

Rogers Tract Wildlife Management Area: The state-leased Rogers Tract WMA is located in the southern part of the county and is adjacent to Broadhurst Environmental Landfill. Rogers Tract WMA is situated on 3,500 acres of land.

Sansavilla Wildlife Management Area: The state-leased Sansavilla WMA extends along the southern side of the Altamaha River. It is situated on 16,867 acres of land from Wayne into Glynn County.

Lake Grace: Lake Grace is a 250-acre county developed recreation facility near Jesup that provides boating, fishing, waterskiing, and picnicking opportunities.

Rapid Development/Change Likely

Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communications/utilities, and/or park/recreation/conservation.

Northwest of Jesup/North of Odom: This area is north of the City of Jesup and is adjacent to a high traffic area where mostly residential, but also industrial and public/institutional development has occurred. Additional similar development, the majority being residential, is expected in this area, as well as possible commercial development.

Regional Industrial Park: The Regional Industrial Park is located in the southeastern part of the county along U.S. 341 East. Space is available for the construction of facilities as well as an abundance of acreage. A proposed ethanol plant is slated for construction as the park's first tenant.

U.S. 341 North/South, U.S. 301 North/South: These locations will spur commercial growth and limited residential development due to the proximity to Jesup. Limited infill opportunities are also available along the corridors.

Proposed New Industrial Park: This area is located behind Bill Morris Park, between U.S. 84 and 301 South off of Macon Street to west of Slover Road.

GA 169/Tank Rd. Area: This area is north of Jesup and is surrounded by residential development. The close proximity of this location to Jesup, as well as ongoing residential development nearby, makes it an ideal site for continued residential development.

Southeastern Part of County/Old Post Rd: Due to ongoing residential development and planned industrial development in this area, as well as limited commercial development, it is projected that similar development will continue in this area particularly spillover residential development given the area's proximity to the Glynn County line. The Regional Industrial Park is also located near this area and space is available for the construction of facilities as well as an abundance of acreage. A proposed ethanol plant is already scheduled for construction.

Area west of U.S. 301 North of Jesup: Due to existing and planned residential development, it is projected that residential development, likely principally manufactured homes, will continue north of Jesup near U.S. 301 North. There are a significant number of manufactured homes in this area, due to the lower cost than a site built structure. It is anticipated that the number of manufactured homes will increase in this area. This area is located in the northern part of the county.

Development May Outpace Infrastructure

Designated locations where development is expected to occur or has begun occurring. The necessary infrastructure needed to support development is not in place and can ultimately hinder growth. Transportation, water, and/or sewer expansion/installment are the most common infrastructure elements needed to support growth.

Proposed New Industrial Park Area: This area south of Jesup has been re-evaluated by the Georgia Department of Transportation (GDOT); findings suggest that the road in the industrial park needs to be paved. This will increase the industrial park's marketability and its chances of attracting potential industries. There are other infrastructure needs, including water and sewerage extensions.

Northwest of Jesup: Due to the close proximity to Jesup and current residential growth, it is anticipated that this area will be a candidate for annexation into the city. It will continue to be a growth location for residential development. Infrastructure will need to be extended into this area

to more properly accommodate growth, once underserved areas in the existing city limits are served.

Regional Industrial Park: The Regional Industrial Park is located along U.S. 341 South. The regional park is a relatively new development; in order to attract potential industries infrastructure such as water, sewer, and/or paved roads will need to be extended or constructed. A proposed ethanol plant is already planned for construction. Due to the distance from Jesup, infrastructure will, at least initially, have to be self-contained.

Areas Needing Redevelopment

These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.

U.S. 301 North to River: This area is located north of Jesup. The area is predominately older commercial development with a significant number of convenience stores. Some of the areas are overgrown and are in need of improvements and infill development.

Lake Grace Area: This area is located north of the Little Satilla River Corridor in western Wayne County between Odum and Screven. Some of the existing developments surrounding Lake Grace include some properties, especially manufactured homes, which are showing their age and are in need of redevelopment.

Large Abandoned Structures/Sites

These are areas with large structures/sites that have been deserted; due to the abandonment it is common for beautification treatment to be needed to improve appearance and aesthetics of the structures/sites. This includes sites that may be environmentally contaminated.

American Tank & Welding/Tank Rd. U.S. 341: This facility has been vacant since early spring 2009. The American Tank & Welding facility is located in the northeast part of the county. With the site's close proximity to Jesup, redevelopment of this property needs to be carefully

examined to ensure compatibility with existing development. However, it is an important and available industrial building and site.

Infill Opportunities

These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities are strongly encouraged throughout the community, existing infrastructure may be available depending on proximity.

U.S. 301 North: This area is predominately older commercial development. The primary use of development along U.S. 301 North is convenience stores, truck stops, and assorted other highway-oriented commercial uses.

Concentration of Housing/Income Need

These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.

U.S. 301 North to River: There are scattered areas of poverty and blight throughout Wayne County; however, the majority has been confined to commercial and residential properties, including many manufactured homes, located on or near, mainly west of U.S. 301 North to the Altamaha River. This is an area where redevelopment is necessary in order to improve the appearance and aesthetics of the county so that it exemplifies the rural character and aesthetically pleasing atmosphere associated with Wayne County, Jesup, Odum, and Screven. This area is located just northwest of the City of Jesup.

City of Jesup

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

McMillan Greek Greenway: The 2.5 mile greenway along McMillan Creek Corridor in the City of Jesup is an environmental project that will improve water quality, offer recreational resources, provide environmental education resources for local schools, provide habitat for in stream and near stream wildlife, and become a leading community asset in protecting and preserving a valuable resource. Plans for the greenway include provision for both passive and active recreation pursuits. The project began in 2000, it is anticipated to be completed in the winter of 2010.

Wayne County Courthouse: The Romanesque style Wayne County Courthouse in the City of Jesup was built in 1903. The Courthouse was added to the National Register of Historic Places in 1980. It continues to be used for various county offices and judicial proceedings.

Leonard Carter House: The old Carter House was built circa 1901. This Queen Anne Victorian style house was added to the National Register of Historic Places in 1989. The house is located on Wayne Street and remains a private residence.

Trowell House: The house was built by John W.C. Trowell over a century ago. The Trowells were early pillars of First Methodist Church in Jesup. The home was used to house teachers during the Great Depression. Rehabilitated for bed-and-breakfast use in the early 1990s, the house has returned to private residential use. It was added to the National Register of Historic Places in 1993.

Downtown Jesup: Jesup was incorporated on October 24, 1870 and named for the late Morris K. Jesup or Thomas Sidney Jesup. There is still some doubt about which man the city was named for. The downtown area is generally considered to consist of Bay and Elm streets from U. S. 84 just past East and West Cherry streets. A small section of downtown Jesup is located within the Old Town Jesup Historic District. It remains the important cultural, governmental, and historic commercial center of Jesup, and all of Wayne County.

Old Town Jesup Neighborhood: This neighborhood is bound by Harper, Cherry, and South Brunswick streets. The National Register-listed Trowell House is located within the Old Town Jesup Neighborhood. This area contains historic residential development dating to the heyday of early city and county growth.

Jesup Depot: The Jesup Depot was formerly known as the Jesup Atlantic Coast Line Depot. The depot was damaged by a fire in 2003, but due to funding constraints rehabilitation efforts have been limited. It is located in the heart of downtown Jesup on an active CSX Railroad line and is one of only two Amtrak stops in eastern Georgia. Grant funded rehabilitation is expected to begin later in 2010.

Rapid Development/Change Likely

Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.

Four Lane Corridors: Due to the close proximity to downtown Jesup, these areas are expected to experience commercial and/or limited residential growth. There is some public/institutional and industrial development along the four lane corridors; however, development of this type is not expected to increase in this area. These corridors include U.S. 341 North and South, U.S. 301 North and South, and U.S. 84 intown and West. The needed infrastructure is in place to accommodate projected growth for the most part.

Development May Outpace Infrastructure

Designated locations where development is expected to occur or has begun occurring. The necessary infrastructure needed to support development is not in place and can ultimately hinder growth. Transportation, water, and/or sewer expansion/installment are the most common infrastructure elements needed to support growth.

South Palm Street: This area in the south part of Jesup is in need of water, sewer, and fire protection services. It has experienced growth; however, with limited infrastructure it may be difficult to attract additional development.

Cowboy Road: This area is in need of water, sewer and fire protection services. Residential development in this area utilizes septic tanks. Cowboy Road is located in the northern part of the city.

Areas Needing Redevelopment

These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.

Walnut St. Commercial Corridor: This area is located in the southeastern part of the city. This commercial corridor has experienced some decline in recent years with businesses closing and no new business coming into the area. It is in need of rehabilitation to improve its appearance and attract new commercial businesses.

Pine Street: This residential area is located in the northeast part of the city and is in close proximity to Downtown Jesup. This area is considered a CDBG target area

Pepper Hill: This area is located just east of Downtown Jesup. It is a low and moderate income residential area that has a number of homes that are in need of rehabilitation.

Across the Bay: This neighborhood is located along the Boston and Fourth streets area. It is in close proximity to Downtown Jesup.

East Jesup: This area is in the southeast part of the city. It extends along U. S. Hwy 341 South and Myrtle and Gilford streets.

East Walnut Street to Pine Street: This residential area is located along Second to Fifth streets. In an effort to improve the aesthetics of this area, dilapidated and/or abandoned properties are being razed.

Cracker Williams Community Center: The center is located in the southeastern part of the city. Several major community-wide events take place at the recreation center annually attracting visitors from outside the community. The community center needs to be rehabilitated to improve its appearance and enhance the Cracker Williams Recreation Center.

Hall Richardson Community Center: This center is located in the northern part of the city. It provides a recreational opportunity for the surrounding low and moderate income area.

Cherry Street West: This area is located in the northeastern part of the city. Rehabilitation efforts are needed in this older commercial area to improve existing development and attract additional development. This entranceway into downtown used to be U.S. 341.

U.S. 301 North and South: U.S. 301 North and South are major entranceways for the City of Jesup. Abandoned properties, dilapidated structures, and blight are a common sight in these areas. Redevelopment of these areas is imperative to the community. An attractive, aesthetically pleasing entranceway establishes the atmosphere associated with the city, and attracts businesses and visitors.

Large Abandoned Structures/Sites

These are areas with large structures/sites that have been deserted; due to the abandonment it is common for beautification treatment to be needed to improve appearance and aesthetics of the structures/sites. This includes sites that may be environmentally contaminated.

Former Winn Dixie Shopping Center: The former Winn Dixie Shopping Center is located on West Cherry Street. Several properties in the shopping center, including its namesake anchor, are vacant. Minor repairs are needed to improve the aesthetics of the properties.

Doc Holidays: The former restaurant and tavern is located on West Pine Street. Doc Holidays is ready for occupancy. The vacant property is located along the U.S. 341 South (Pine Street) Corridor.

Former Pizza Inn/Captain D's/Waffle House: The former Pizza Inn and Captain D's are located at the East Cherry Street/U.S. 341 intersection, while Waffle House is located on First Street. All are currently vacant properties.

Jesup Ford: This car dealership is located at U.S. 84/First Street and U.S. 341 intersection near downtown Jesup. With the recent economic turmoil, especially in the automotive sector, small dealerships were forced to close their operation. The building has been vacant since October 2008, after 60 years of business.

Nissan: This recently closed car dealership is located on U.S. 301 South. With the recent economic turmoil, especially in the automotive sector, small dealerships were forced to close their operation.

Harris Gin: The Harris Gin building, formerly known as The Furniture Place, is located on South Fifth Street. This building has over 19,000 sq. ft, with existing infrastructure in place. The facility has been vacant since 2003.

Broad/Walnut Streets: These are historic commercial areas in downtown Jesup with the greatest need of redevelopment and rehabilitation.

Pine Street: This in town corridor used to be primarily residential; it is now U.S. 341. While undergoing transition to commercial and other uses, it remains in general need of redevelopment and improved aesthetics.

GA Narrow Fabrics: This facility has been abandoned for approximately two years. The textile mill was in business for about 40 years, employing over 60 people. The structure is in standard condition and has over 120,000 sq ft. It is located along Sunset Boulevard in the existing industrial park. The facility is in need of minor cosmetic work.

Old Wayneline Building: The Old Wayneline Building formerly known as Ross Lighting is located on West Project Street. The building has over 150,000 sq. ft. Due to abandonment of the property, rehabilitation and beautification efforts are needed.

Infill Opportunities

These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities are strongly encouraged throughout the community, existing infrastructure may be available depending on proximity.

K-Mart Shopping Center: Commercial infill opportunities are available in this area. Several vacant commercial spaces are available in this strip shopping center, although K-Mart and Bealls are active anchors. This area has a number of restaurants and stores that would make the vacant spaces in the shopping center marketable for a variety of potential businesses.

Former Winn Dixie Shopping Center: Located in the west part of Jesup on West Cherry Street, the Winn Dixie Shopping Center has several vacant properties available, including the namesake anchor space.

Mr. J's BBQ: This restaurant is located on Sunset Boulevard just south of U.S. 341 in West Jesup. The former restaurant has been vacant for approximately one year; it is located in a small shopping center.

Broad Street/Walnut Street Areas: This downtown area would be suitable for redevelopment and commercial infill. The historic integrity needs to be protected to the extent possible, and all development should be compatible and complementary in size, scale, and character.

U.S. 301 North: This area is surrounded by residential, industrial, and older commercial development, much in need of redevelopment. There are some scattered lots vacant for possible infill development. Water is available in some areas of U.S. 301 North; however, sewer service is not. Extensions of services are needed in this area to attract additional development.

Concentration of Housing/Income Need

These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.

Areas of poverty and blight in Jesup are generally confined to eight areas; these areas make up a significant portion of the city. The areas consist of manufactured homes and/or houses that are old and in need of rehabilitation. These areas usually result from low incomes and the consequences of lack of investment and upkeep. These areas may be considered for potential Community Development Block Grants (CDBG). By utilizing CDBG grants and other efforts of housing rehabilitation to enhance the appearance and aesthetics of the areas, these locations can add to the small town, rural character and appearance of Jesup, and be maintained as viable neighborhoods.

Pepper Hill: This area is located just east of Downtown Jesup. It is a residential area that has a number of homes that are in need of rehabilitation.

Walnut Street: This area is located in the northwest part of the city and is in close proximity to Downtown Jesup. In an effort to improve the aesthetics of this area, dilapidated and/or abandoned properties are being razed.

Pine Street: This corridor is transitioning to commercial and other uses from older, low and moderate income residential development dating from prior to the rerouting of U.S. 341 to Pine Street. It remains in need of redevelopment and beautification.

Boston Street/4th Street Areas “Across the Bay”: This low and moderate income area is located in the northwest quadrant of the city.

East Jesup: This area is in the southeast part of the city. It extends along U.S. 341 South and Myrtle and Gilford streets.

Cherry Street West: This area is located in the western part of the city, and contains older commercial and other developments dating to the corridor’s designation as U.S. 341.

U.S. 301 North and South: U.S. 301 North and South are major entranceways for the City of Jesup with redevelopment and aesthetics enhancements needs as noted earlier.

Buggy Whip/Buckboard Trail: This residential area is located in the southwestern part of the city and is in need of rehabilitation and redevelopment.

City of Odum

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

Cedar Creek Conservation Area: This wetland area extends along the western quadrant of the city. Development in the area needs to be supportive of the natural functioning wetland, otherwise significant damage to the conservation area may result.

Ritch-Martin House: The Ritch-Martin House was built in 1915; it was constructed in the Neoclassical Revival-style. The house was added to the National Register of Historic Places in 1998.

Odum Depot: The original Odum Depot was constructed in 1888; a fire destroyed the depot in 1904. In 1905 a new depot was constructed. The Odum Depot was privately moved to Jesup in 1969; in 2002 the depot was relocated to Town Square/Homecoming Park in Odum. The Odum Depot was rehabilitated with a Transportation Enhancement grant and state Local Development Funds in 2002.

Odum Historic District: The Odum Historic District extends along East Railroad and North Church streets and is bound by Vinson and Mershon streets. The district consists of primarily late 19th to early 20th century houses. The Odum Depot, the National Register-listed Ritch-Martin House, and Odum School Gym and TMR building are within the Odum Historic District. A section of the historic district extends into the West Odum Redevelopment Area.

Odum School Gym & TMR Building: The Odum School Gym and TMR buildings are located within the Odum Historic District, just off North Church Street. The City has expressed an interest in acquiring the two facilities from the Wayne County Board of Education and preserving the historic school facilities for continued community use.

Rapid Development/Change Likely

Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.

Tillman Street/Cedar Street: Cedar Street is located in the north part of the city and has experienced residential development. Tillman Street is located in the south part of the city and has experienced some residential development as well as limited commercial development. It is expected that compatible development will continue to occur.

Development May Outpace Infrastructure

Designated locations where development is expected to occur or has begun occurring. The necessary infrastructure needed to support development is not in place and can ultimately hinder growth. Transportation, water, and/or sewer expansion/installment are the most common infrastructure elements needed to support growth.

Tillman Street/Cedar Street: These areas are in need of water and sewer services. While limited residential development has occurred in this area, without the necessary infrastructure in place additional residential development may be hindered.

U.S. 341 : This route through the middle of town is the existing and future location for commercial development. As development continues, it is imperative that infrastructure is in place to encourage desired additional quality development.

Areas Needing Redevelopment

These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.

Odum Community Center: The Odum Community Center is located on U.S. 341; it is adjacent to the recreation facility. The Odum Community Center is in need of minor repairs to improve the aesthetics of the center and the surrounding area. The Odum Garden Club is currently working to improve the facility and open space around the center.

Victoria/Priscilla/Jasper Streets/Louise Lane: This area is in the northeast part of the city and is adjacent to the U.S. 341 North corridor. The homes in this area are mostly manufactured homes and are in need of demolition and/or rehabilitation. There may be infrastructure needs as well.

Infill Opportunities

These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities are strongly encouraged throughout the community, existing infrastructure may be available depending on proximity.

Tillman Street Area: Tillman Street Area is a residential neighborhood in south Odum with infill opportunities for additional residential development. Some existing infrastructure is in place; however, additional infrastructure is needed.

Cedar Street Extension: Cedar Street Extension is a residential development area in north Odum with infill opportunities for additional residential development. Some existing infrastructure is in place; however, additional infrastructure is needed.

Abandoned Convenience Store: This former convenience store is located at the intersection of U.S. 341 and Carter Street. The building is currently being used for storage.

Concentration of Housing/Income Need

These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.

Jasper/Louise streets: This area is adjacent to one of the main entrances into Odum via Surrency/Appling County, along U.S. Hwy. 341 North. This is an area where redevelopment is necessary in order to improve the appearance and aesthetics. The homes, many of them manufactured homes, in this area are in a deteriorated condition with visual blight present. This area is located just east of the Odum Historic District.

City of Screven

Natural/Cultural Resources

Natural resources are any scenic areas, prime agricultural or forest lands, major parks, recreation and conservation areas that are of significance to the community. Cultural resources are identified as rural, residential, commercial, industrial, institutional or transportation resources, and community landmarks of historic, cultural or archeological significance. The community works to conserve and protect designated natural and cultural resources.

Park/greenway: The City of Screven has recently been awarded a federal grant to develop a 1,100 feet long boardwalk nature trail with observation deck/outdoor classroom in the eastern

part of the city which will connect to the community's Martha Frazier Fisher Park. Signage along the trail will identify different species of trees.

Grace House: This house is associated with one of the founding families of Screven, important to its civic and commercial development, beginning with Captain Christopher Columbus Grace (C.C. Grace) soon after the Civil War. C.C. Grace's grandson, Herbert Lindsay Grace, was also a prominent landowner and businessman, and was instrumental in the establishment of Lake Lindsay Grace as its name implies. The current owner of the house, Robert Lindsay Thomas, is a Grace descendant. He served in the U.S. House from 1982 to 1992, and has played important roles in the 1996 Atlanta Olympics Games and the Georgia Chamber of Commerce.

Screven Historic District: Screven has two historic districts: J.L. Tyre Residential Historic District and the Sharpe Street Historic District. The J.L. Tyre Residential Historic District is bound by U.S. 84/School Street/Church Street/and just past C.W. Collins Street. The Sharpe Street Historic District is bound by Joyner Street/School Street and just past Davis Street. Both areas encompass collections of early to mid 20th century houses, most of which remain in residential use.

Rapid Development/Change Likely

Designated locations where development or disturbance of land is expected. The development can be categorized as residential, commercial, industrial, public/institutional, agriculture/forestry, mixed use, transportation/communication/utilities, and/or park/recreation/conservation.

U.S. 84: U.S. 84 is the major thoroughfare and runs through the center of Screven. Additional development that is compatible with and supportive of existing development such as residential, commercial, and limited public/institutional uses are likely to occur.

Development May Outpace Infrastructure

Designated locations where development is expected to occur or has begun occurring. The necessary infrastructure needed to support development is not in place and can ultimately hinder growth. Transportation, water, and/or sewer expansion/installment are the most common infrastructure elements needed to support growth.

U.S. 84 Corridor: This area is continuing to experience commercial and residential development. As development continues, it is imperative that infrastructure is in place to encourage desired additional quality development.

Areas Needing Redevelopment

These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.

Screven Community Center: The Screven Community Center is in need of rehabilitation to improve the existing facility.

Tarber Street/Martha Street Areas: This area is located in the northeast part of the city. Poverty and blight are generally widespread in a community; however, it has been confined to this one area. The Tarber Street/Martha Street area is bound by McKee Hargett Street, Brown Street, just beyond Gaffney Street and extends into the county. Disinvestment areas such as the Tarber Street/Martha Street Areas usually result from low incomes and the consequences of lack of investment and upkeep. The area may be considered for potential Community Development Block Grants (CDBG).

Infill Opportunities

These areas have existing infrastructure in place and help to reduce the disturbance of undeveloped land. Development of sites close to infill opportunities are strongly encouraged throughout the community, existing infrastructure may be available depending on proximity.

Joyner Street: Joyner Street is located within the Sharpe Street Residential Historic District. This area is surrounded by residential development with limited commercial development, infill opportunities for additional residential and/or commercial development are available. Any new development should be compatible with existing historic development in terms of design, scale, materials, and the like.

Concentration of Housing/Income Need

These locations are defined as significant areas of blight where low income or unemployment causes a higher level of poverty than the community as a whole. This results in a lack of investment and property maintenance.

Tarber Street/Martha Street Areas: This area is located in the northeast part of the city. Poverty and blight are generally widespread in a community; however, it has been confined to this one area. The Tarber Street/Martha Street area is bound by McKee Hargett Street, Brown Street, just beyond Gaffney Street and extends into the county. Disinvestment areas such as the Tarber Street/Martha Street Areas usually result from low incomes and the consequences of lack of investment and upkeep. The area may be considered for potential Community Development Block Grants (CDBG).

Recommended Character Areas

The preliminary identified and recommended character areas (and subareas) include the following parts of the county and its municipalities because of special areas of concern, their uniqueness, as well as differing expectations of, and stimuli for, growth and development. They are shown on Map LU-5 for Wayne County, LU-6 for the City of Jesup, LU-7 for the City of Odum, and LU-8 for the City of Screven.

Wayne County

Altamaha River Corridor. The entire eastern border of Wayne County is the Altamaha River Corridor, which is protected under the 1991 River Corridor Protection Act. The Act provides for the maintenance of a natural vegetative buffer of 100 feet on each side of the river and regulations of uses infringing upon the required buffer. In October, 2000, Wayne County adopted the “Environmental Conservation, On-Site Sewage Management, and Permit Ordinance,” which includes provisions for protecting the river corridor. The Altamaha River forms the border of Wayne County along its eastern, northern, and northeastern sides with McIntosh, Long, and Tattnall counties. The Altamaha River is of significant natural and economic importance to Wayne County and the region. Historic and archaeological sites of major importance located along the Altamaha River include Doctortown, Fort James, Mary

Musgrove's Trading Post, and numerous Indian sites. In terms of economics, the river provides for the spawning of shrimp, shellfish, and other commercial seafood. The Nature Conservancy designated the Altamaha River as 1 of 75 "Last Great Places" remaining worldwide. Two wildlife management areas lie within the Altamaha River Corridor, the state-owned Penholloway Creek Wildlife Management Area and the Sansavilla Wildlife Management Area, which is leased. Principal land uses allowed in this character area should be conservation, forestry, and recreational with limited low density residential, commercial, public and transportation/compatible utility uses.

Little Satilla River Corridor. The southwestern part of the county is bordered by the Little Satilla River, where it forms the border with Pierce County for approximately 11 miles. The Little Satilla River is protected under the 1991 River Corridor Protection Act, and in October, 2000, Wayne County adopted the "Environmental Conservation, On-Site Sewage Management, and Permit Ordinance," which provides for protection as required by DNR's Part 5 Environmental Standards. The Little Satilla has one boat landing, Bennett's Landing. There is one state-leased Wildlife Management Area located on the Little Satilla River, Little Satilla Wildlife Management Area. Principal land uses allowed in this character area should be conservation, forestry, and recreational with limited low density residential, commercial, public and transportation/compatible utility uses.

Suggested Development Strategies

- Conserve and protect the Altamaha River and Little Satilla River Corridors through enforcement of the locally adopted Environmental Conservation Ordinance and other means
- Capitalize on economic opportunities associated with natural resources, and seek to promote, develop, and cultivate additional compatible uses of these resources
- Seek additional development that is compatible with and supportive of existing development

Lake Grace. Lake Grace is a county-developed and owned recreation facility in the western part of the county between Odum and Screven, providing 250 acres for boating, fishing,

waterskiing, and picnicking. Further expected development includes camping facilities and signage from the major highways. Lake Grace is expected to become a thriving economic recreational attraction for Wayne County as a regional recreation and tourism facility.

Suggested Development Strategies

- Manage and guide growth and development, and protect and conserve the lake area through community investment and appropriate regulations
- Continue to promote Lake Grace as a tourist attraction

Little Satilla WMA; Penholloway Creek WMA; Rogers Tract WMA; and

Sansavilla WMA; Georgia has more than 90 wildlife management areas (WMA) throughout the state. These areas provide Georgians with over one million acres of land designated for hunting and the conservation of natural resources. There are four WMAs located in Wayne County: Little Satilla WMA, Penholloway Creek WMA, Rogers Tract WMA, and Sansavilla WMA. The total land mass of WMAs in Wayne County is nearly 43,000 acres (42,926 acres). The Little Satilla WMA is located along the Little Satilla River Corridor in the southwestern part of the county and is approximately 18,290 acres. Little Satilla WMA extends into two additional counties, Brantley and Pierce. Penholloway Creek WMA is located along the Altamaha River Corridor in the southeastern part of the county and is approximately 4,269 acres. The Rogers Tract WMA is located in the southern part of the county, it is approximately 3,500 acres. Sansavilla WMA is located along the Altamaha River Corridor in the southeastern part of the county and is approximately 16,867 acres. The Sansavilla WMA also extends into Glynn County. Only Penholloway WMA is owned by the State of Georgia; the other three are leased, providing no assurance of long-term protection.

Suggested Development Strategies

- Conserve and protect the wildlife management areas through community investment and appropriate regulations
- Pursue additional public and private outdoor recreation or nature venues

U.S. 301 North Corridor; U.S. 341 South Growth Corridor;**U.S. 341 North Corridor; U.S. 84 West Corridor.**

The four corridors; U.S. 301 North, U.S.341 South, U.S.341 North, and U.S. 84 West, are primary entranceways into Wayne County and Jesup and have been areas of major commercial, industrial, and residential development. U.S. 84 is also a thoroughfare for Screven, while U.S. 341 bisects Odum. The corridors are divided, four-laned highways (completed or soon-to-be); all are partly served by infrastructure. The U.S. 341 South Growth Corridor is located southeast of Jesup to the Wayne County line and is a recognized growth corridor, especially for commercial and industrial businesses. The Regional Industrial Park is located along the U.S. 341 South Growth Corridor.

Suggested Development Strategies

- Enhance gateways/entranceways through signage, landscaping/beautification and other means to exemplify the rural character of Wayne County and its municipalities
- Encourage appropriate infill development through planning, infrastructure location and regulation
- Seek and promote development which is compatible with, and supportive of, the rural character of Wayne County

Greater Jesup Growth Area. The City of Jesup is the largest municipality, as well as the seat of county government and the location of most of Wayne County's commercial, industrial, and other economic activity. As such, the City of Jesup will continue to be the focus for intense development, particularly general commercial, industrial, and multi-family residential growth. The expected growth and character area would include the surrounding environs, mostly to the north and west, extending along the U.S. 301 North Corridor, U.S. 341 northwest to Baxley, and U.S. 341 south to Brunswick. Residential growth is expected to continue throughout this area, as well as additional commercial and industrial growth along the major highways and near the South Jesup/Airport Industrial Area which borders the area. The Greater Jesup Growth Area is the likely principal growth area for intense land uses because of the availability of

water/sewer and other services, and because it is the existing location of facilities, services, and economic development.

Suggested Development Strategies

- Develop county-wide land use regulations to encourage compatible land utilization
- Seek infill development to utilize existing infrastructure or where such infrastructure can reasonably be extended or provided
- Extend infrastructure to control/direct/support growth as desired
- Explore the feasibility of annexation where appropriate and desired

South Jesup/Airport Industrial Area. The significant acreage of undeveloped land, proximity to Jesup, and existing infrastructure makes the South Jesup/Airport Industrial Area ideal for industrial development as well as limited commercial development. The Wayne County Airport, a level III airport, is located in this area; by 2015 the airport is anticipated to become a regional airport. The area is located on U.S. 301 South, providing access to a major federal highway in Wayne County, and is adjacent to existing industrial development.

Suggested Development Strategies

- Develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth
- Actively recruit new industry and commercial development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community
- Maintain a modern airport through necessary infrastructure/equipment upgrades and maintenance

Regional Industrial Park. Located along one of the major federal highways in Wayne County, U.S. 341 south to Glynn County (Brunswick), the Regional Industrial Park has over 540 acres available for development. An ethanol plant is planned for construction as the park's proposed first tenant.

Suggested Development Strategies

- Develop the necessary infrastructure and industrial park improvements to facilitate and accommodate desired commercial and industrial growth
- Actively recruit new industry and commercial development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community

Northwest Wayne County Growth Area. This area of predominant agriculture/forestry/rural land uses has experienced scattered residential development. The Northwest Wayne County Growth Area is adjacent to the U.S. 341 north corridor and borders the cities of Jesup and Odum. The area has been the principal location for recent residential growth in the County and will continue to attract residential development and limited commercial development due to its proximity to U.S. 341, Jesup, and the elementary school in Odum.

Suggested Development Strategies

- Promote development that is compatible with existing development
- Utilize infrastructure location to guide growth
- Develop county-wide land use regulations to encourage compatible land utilization

East Wayne County Growth Area. This area of predominant agriculture/forestry/rural land uses has experienced scattered residential development and limited commercial development, but is poised to receive more in the near future. The East Wayne County Growth Area is adjacent to the U.S. 341 South Growth Corridor and in close proximity to the Regional Industrial Park and Sansavilla WMA. The area will continue to attract residential and commercial development, as well as limited industrial development because of growth pressure from Glynn County, Brunswick, and the Georgia Coast.

Suggested Development Strategies

- Encourage growth which preserves and protect its rural character and quality of life

- Promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, wildlife management areas, as well as other important natural resources
- Utilize infrastructure to guide growth
- Develop county-wide land use regulations to encourage compatible land utilization

Rural Wayne County. The vast majority of Wayne County, with its stable forestry/agricultural/rural land uses, will be the largest character area. The many agricultural fields, the Altamaha and Little Satilla rivers, Little Satilla WMA, Penholloway Creek WMA, Rogers Tract WMA, Sansavilla WMA and other natural and cultural assets offer attractions for residential growth to take advantage of the atmosphere, open spaces, and quality of life. There are also advantages and potentials for economic development in a broader sense including agriculture, forestry, tourism, recreational, and value added concerns. There is a need for supporting land use regulation, and for the community to proactively manage, guide, and direct growth and development, and to protect its landscape and natural and cultural resources. This could also be helped through careful, controlled community investment and location of facilities, including paved roads, as well as through appropriate, coordinated land use regulation.

Suggested Development Strategies

- Practice management/guidance/direction of growth and development to protect rural landscape and natural and cultural resources
- Support compatible development of natural and cultural resources
- Improve beautification and litter control efforts
- Control location and type of infrastructure development to encourage quality development in desired locations
- Develop county-wide land use regulations to encourage compatible land utilization

Broadhurst Environmental Landfill. This large, regional solid waste facility is located in the southern part of the county and is adjacent to Rogers Tract WMA. Broadhurst

Environmental Landfill has capacity available for 40-50 years. An expansion to the landfill was completed in 2010. The landfill serves as a regional landfill providing services to Appling, Brantley, Emanuel, Evans, Glynn, Tattnall, and other Georgia counties, as well as receiving out of state solid waste. The Broadhurst Environmental Landfill has been ranked one of the Top 10 landfills in the state.

Suggested Development Strategies

- Enhance the county's solid waste facility and initiatives including promoting recycling and new and innovative techniques as they become available
- Practice management/guidance/direction of growth and development to protect rural landscape and natural and cultural resources

City of Jesup

Jesup Urban Area (City Limits). As noted before, the City of Jesup is the center of urban activity and the economic engine for Wayne County. The City of Jesup has a number of character areas. Recommended character areas include Boston Park, Buggy Whip, East Jesup, Pepper Hill, Pinebloom/Rogers, and Robert Hunter Redevelopment Areas; McMillan Creek Greenway; Downtown; Greater Jesup Growth Area; Old Town Jesup Historic District; South Jesup/Airport Industrial Area; Cherry Street, U.S. 301 Commercial, U.S. 341/Pine Street Commercial and U.S. 84 corridors, and U.S. 301 South, U.S. 341 South, and U.S. 84 West entranceways.

Suggested Development Strategies

- Actively recruit new industry and commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county
- Encourage appropriate, compatible infill development through planning, infrastructure location and regulation
- Address substandard housing and concentrations of blight, including manufactured housing developments, and cooperatively upgrade their quality and appearance

through rehabilitation, removal, and code enforcement

- Utilize infrastructure location to guide growth

Greater Jesup Growth Area. The City of Jesup is the largest municipality, as well as the seat of county government and the location of most of the Wayne County's commercial, industrial, and other economic activity. As such, the City of Jesup will continue to be the focus for intense development, particularly general commercial, industrial, and multi-family residential growth. The expected growth and character area would include the surrounding environs extending along the U.S. 301 North Corridor, U.S. 341 northwest to Baxley, and U.S. 84 south to Waycross. Residential growth is expected to continue throughout this area, as well as additional commercial and industrial growth along the major highways and near the South Jesup/Airport Industrial Area which borders the area. The Greater Jesup Growth Area is the likely principal growth area for intense land uses because of the availability of water/sewer and other services, and because it is the existing location of facilities, services, and economic development.

Suggested Development Strategies

- Develop county-wide land use and other appropriate regulations to encourage compatible land utilization
- Seek infill development to utilize existing infrastructure or where such infrastructure can reasonably be extended or provided
- Explore the feasibility of annexation where appropriate and desired
- Extend infrastructure to control/direct/support growth as desired

Downtown. Downtown Jesup is a concentration of commercial, governmental, and institutional buildings, some of which are historic. A section of downtown Jesup is within the Old Town Jesup Historic District where buildings date back to the late 19th and early to mid 20th centuries.

Suggested Development Strategies

- Maintain downtown Jesup as a vibrant, functioning commercial, governmental, and social center through an active downtown development authority and other programs

- Encourage infill development through planning, infrastructure location and regulation
- Support downtown revitalization and investment efforts to maintain it as the focus of the community
- Encourage public and private adaptive use/reuse of historic buildings, historic districts, and landmark structures
- Pursue National Register Historic District listing and encourage use of historic preservation rehabilitation tax incentives
- Complete rehabilitation of the Jesup Depot

Old Town Jesup Historic District. The historic district is adjacent to Downtown Jesup as well as a fraction inside downtown. The Old Town Jesup Historic District is bound by Plum, South Brunswick, Bay, and Harper streets. The Old Town Jesup Historic District is eligible for the National Register of Historic Places. Three National Register listed structures are located inside the district: the Leonard Carter House, the Trowell House, and the Wayne County Courthouse. Structures in the historic district date back to the late 19th and early to mid 20th centuries, and the heyday of early county and city growth. Many of the structures in the historic district remain in residential uses, while others are transitioning to commercial offices, primarily along Cherry Street.

Suggested Development Strategies

- Encourage public and private adaptive use/reuse of historic buildings, historic districts, and landmark structures
- Pursue National Register Historic District listing and encourage use of historic preservation rehabilitation tax incentives
- Encourage appropriate infill development through planning, infrastructure location, and regulation
- Work to improve aesthetics through planning, regulation, and other means

U.S. 341/Pine St. Commercial Corridor. This commercial corridor extends along U.S. 341 from the southeastern part of the city towards Brunswick to the northwestern part of the city towards Baxley. The corridor is in close proximity to downtown Jesup, Old Town Jesup Historic District, and Pepper Hill Redevelopment Area. There is limited residential and public/institutional development along the corridor. As this corridor continues to transition from residential development to commercial development, commercial infill development as well as commercial redevelopment is likely to occur.

Suggested Development Strategies

- Actively recruit new commercial/retail development compatible with, and supportive of, the resources, existing economy, and the natural environments of the community
- Work together to upgrade commercial areas and otherwise improve the appearance and aesthetics of the corridor
- Guide growth and development to areas of existing infrastructure and plan and develop expansions to help bring about desired compatible and supportive patterns of growth
- Utilize local zoning ordinance or other appropriate regulations to guide corridor's growth and acceptable/compatible land uses

Cherry St. Corridor. This commercial and residential corridor extends through downtown Jesup into U.S. 341 North/Odum Highway. The Cherry Street Corridor used to be the through town location of U.S. 341 prior to the widening of Pine Street. Due to the location and proximity to downtown additional commercial and residential development is likely to occur; as well as limited industrial development particularly towards the north end of the corridor towards Baxley.

Suggested Development Strategies

- Encourage development and redevelopment that is supportive of, and compatible with existing development

- Maintain and improve appearance and aesthetics along the corridor through landscaping/beautification efforts
- Guide growth and development to areas of existing infrastructure and plan and develop expansions to help bring about desired compatible and supportive patterns of growth
- Utilize local zoning ordinance or other appropriate regulations to guide corridor's growth and acceptable/compatible land uses

U.S. 341 South Entranceway. U.S. 341 South Entranceway is an area of commercial and limited residential land use. The entranceway is a major thoroughfare into the city via Brunswick (Glynn County); East Jesup Redevelopment Area is located along the entranceway making a section of it an “eyesore.” Additional commercial development, particularly infill development, is expected to occur along the U.S. 341 South Entranceway. If the East Jesup Redevelopment Area is rehabilitated, additional residential development is likely to occur.

Suggested Development Strategies

- Actively recruit new commercial/retail development compatible with, and supportive of, the resources, existing economy, and the natural environments of the community
- Encourage appropriate infill development through planning, infrastructure location and regulation
- Work to improve the appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means
- Guide growth and development to areas of existing infrastructure and plan and develop expansions to help bring about desired compatible and supportive patterns of growth
- Utilize local zoning ordinance or other appropriate regulations to guide entranceway's growth and acceptable/compatible land uses

U.S. 301 Commercial Corridor. U.S. 301 Commercial Corridor is an area of commercial and limited residential land use. It extends along U.S. 301 north to just south of U.S. 341/U.S. 301 intersection. Additional commercial development, particularly infill development, and redevelopment of older strip development, is expected to occur along the U.S. 301 Commercial Corridor.

Suggested Development Strategies

- Actively recruit new commercial/retail development compatible with, and supportive of, the resources, existing economy, and the natural environments of the community
- Encourage appropriate infill development through planning, infrastructure location and regulation
- Work to improve the appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means
- Guide growth and development to areas of existing infrastructure and plan and develop expansions to help bring about desired compatible and supportive patterns of growth
- Utilize local zoning ordinance or other appropriate regulations to guide corridor's growth and acceptable/compatible land uses

U.S. 301 South Entranceway. The U.S. 301 South Entranceway is an area of commercial and residential development, with limited public/institutional land use. Additional commercial and residential development is likely to occur along this entranceway.

Suggested Development Strategies

- Work to improve the appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means
- Encourage appropriate infill development through planning, infrastructure location and regulation

- Guide growth and development to areas of existing infrastructure and plan and develop expansions to help bring about desired compatible and supportive patterns of growth
- Utilize local zoning ordinance or other appropriate regulations to guide entranceway's growth and acceptable/compatible land uses

U.S. 84 Commercial Corridor. The U.S. 84 Commercial Corridor is an area of intense commercial development and limited public/institutional land use. Additional commercial development, particularly infill, is expected to occur along the corridor.

Suggested Development Strategies

- Actively recruit new commercial/retail development compatible with, and supportive of, the resources, existing economy, and the natural environments of the community
- Encourage appropriate infill development through planning, infrastructure location and regulation
- Work to improve the appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means
- Utilize local zoning ordinance or other appropriate regulations to guide corridor's growth and acceptable/compatible land uses

U.S. 84 West Entranceway. U.S. 84 West Entranceway is the major thoroughfare into Jesup via Pierce (Blackshear) and Ware (Waycross) counties. This entranceway has experienced commercial and residential development with limited industrial development due to the close proximity to the unincorporated area. Development similar to existing development in this area is expected to occur.

Suggested Development Strategies

- Work to improve the appearance and aesthetics, including enhancing gateways/entranceways through landscaping/beautification and other means

- Actively recruit new industry, commercial/retail, and residential development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the county
- Work to develop the necessary infrastructure and improvements to facilitate, guide, and accommodate desired commercial and residential growth
- Utilize local zoning ordinance or other appropriate regulations to guide entranceway's growth and acceptable/compatible land uses

South Jesup/Airport Industrial Area. The airport industrial area is important to community and economic development, and thus it is essential to guide land use development on and surrounding this facility. The South Jesup/Airport Industrial Area consists of the Wayne County Airport, Wayne County Industrial Park, and new industrial park. There are over 140 acres of land available for development in the airport industrial area.

Suggested Development Strategies

- Enhance economic development marketing efforts through the Industrial Development Authority, Wayne County Chamber of Commerce, and other regional/state agencies
- Actively recruit new industrial development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community
- Continue to seek transportation improvements to ensure that the Wayne County Airport is a regional airport by 2015
- Guide growth and development to areas of existing infrastructure and plan and develop expansions to help bring about desired compatible and supportive patterns of growth
- Utilize local zoning ordinance or other appropriate regulations to guide corridor's growth and acceptable/compatible land uses

McMillan Creek Greenway. The principal purposes of the McMillan Creek Greenway are to provide a scenic recreational area, to encourage walking within the community, and to reduce pollution from runoff. The McMillan Creek Greenway project started in 2000, with an estimated completion year of 2010. The greenway is expected to be approximately 2.5 miles along McMillan Creek. There will be two trails on opposite sides of the greenway; a pedestrian trail for walking, jogging, bicycling and roller-blading, and an equestrian trail. The paths will provide children in several neighborhoods the opportunity to walk to school. The McMillan Creek Greenway will provide better and safer access to fishing.

Suggested Development Strategies

- Conserve and protect the McMillan Creek Greenway, the associated floodplain and natural resources, and work to pursue compatible additional compatible public and private outdoor recreation or nature venues
- Seek to market the McMillan Creek Greenway and enhance and grow tourism as an important component of the local economy

Redevelopment Areas. These areas are generally in need of treatment/rehabilitation to help restore structures and/or the area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. These areas of disinvestment and poor property maintenance result in substandard housing and vacant properties. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth.

Pepper Hill Redevelopment Area: This area is in the northeast quadrant of the city. It is bound by Walker, Bethlehem, North Cypress, and North Brunswick streets.

Boston Park Redevelopment Area: This area is in the northwest quadrant of the city. The McMillan Creek Greenway is within this redevelopment area. This area is bound by Clint, Boston, and Walker streets and Cowboy Road.

East Jesup Redevelopment Area: This area is located along U.S. 341 South in the southeast quadrant of the city. The East Jesup Redevelopment Area is adjacent to one of the major entranceway corridors for the city.

Buggy Whip Redevelopment Area: This area is located along Buggy Whip Lane just off South Brunswick Street in the south-central area of the city.

Robert Hunter Redevelopment Area: This area is located along West Broad Street in the southwest quadrant of the city.

Pinebloom/Rogers Redevelopment Area: This area is located along South Macon Street in the southwest quadrant of the city.

Suggested Development Strategies

- Work to improve appearance and aesthetics through code enforcement and other means
- Address substandard housing and concentrations of blight, including manufactured housing developments, and cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation
- Provide guidance to, and for location of, compatible housing development through planning, infrastructure location, and regulation
- Upgrade its appearance and the quality of its housing development through the use of coordinated construction codes, manufactured home regulations, subdivision regulations, zoning, and growth management tools as appropriate
- Utilize housing improvement programs such as, CDBG, CHIP, and others

City of Odum

Cedar Creek Conservation Area. The Cedar Creek Conservation Area extends along the northwest side of Odum.

Suggested Development Strategies

- Seek and promote development that is respectful of, compatible with, and maintains and supports the existing rural character, open spaces, and landscapes of Odum

- Capitalize on economic opportunities associated with its open spaces and natural and cultural resources, and seek to promote, develop, and cultivate additional compatible uses of these resources
- Seek to conserve and protect the Cedar Creek Conservation Area

East Odum Redevelopment Area; West Odum Redevelopment Area

East and West Odum Redevelopment Areas are primarily residential properties with limited commercial land use. The East Odum Redevelopment Area is adjacent to the Odum Historic District with some properties lying within the historic district. Both redevelopment areas are located along the U.S. 341 Corridor. These areas are generally in need of treatment/rehabilitation to help restore structures/area back to a former state or to a better condition by means of repairs, remodeling, or demolishing the structure and building a new one. Redevelopment of these structures improves the aesthetics and appearance of the area, increasing the chances of growth. Infrastructure is needed in some areas to encourage compatible new development.

Suggested Development Strategies

- Work to improve appearance and aesthetics through code enforcement and other means
- Address substandard housing and concentrations of blight, including manufactured housing developments, and cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation
- Provide guidance to, and for location of, compatible housing development through planning, infrastructure location, and regulation
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation

U.S. 341 Corridor. The U.S. 341 Corridor is the main thoroughfare in Odum, with residential, commercial, and public/institutional development along the corridor. The recreation area and the community center are located along the corridor as well. With transportation improvements along U.S. 341 northwest of the city towards Baxley/Appling County, additional development is expected to occur in this area.

Suggested Development Strategies

- Recruit new commercial/retail and industrial development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community
- Continue to maintain and improve the appearance and aesthetics through ongoing landscaping/beautification efforts
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired commercial and residential growth

Odum Historic District. This area has been identified as a historic district by the City. The Odum Historic District is bounded by U.S. Hwy. 341, just before Jasper Road, just beyond Mershon Street, and just before East Lane. The City of Odum has one structure listed in the National Register of Historic Places, the Ritch-Carter-Martin House. The National Register-listed property is located within the Odum Historic District on U.S. 341.

Suggested Development Strategies

- Preserve the heritage and seek to encourage public and private adaptive use/reuse of its historic buildings and landmark structures
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation
- Encourage development that is supportive of and compatible with existing development

Odum Remainder. This is comprised of the area within the Odum city limits not previously encompassed along the U.S. 341 Corridor or any other recommended character area. A mixture of land uses currently exist, with residential and agriculture/forestry (underdeveloped) predominating, but also some commercial and institutional uses. Additional growth is desired which is compatible with Odum's small town atmosphere and quality of life.

Suggested Development Strategies

- Guide future growth and development, and encourage growth compatible with its existing character
- Encourage growth which preserves and protects its rural character and quality of life
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired commercial and residential growth
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation

Tillman St. Growth Area. This is an area of residential and limited commercial development. The growth area is located in the southern part of the city. Additional residential development is expected to occur in this area.

Suggested Development Strategies

- Plan, manage, and guide future growth and development, and encourage growth compatible with its existing character
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired commercial and residential growth

Cedar Ave. Growth Area. This is an area of residential development in the south part of the city. Additional residential development is expected to occur in this area.

Suggested Development Strategies

- Plan, manage, and guide future growth and development, and encourage growth compatible with its existing character
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired commercial and residential growth

City of Screven

Screven Business/Commercial District. The business and commercial district of Screven is the core of the city. Limited future development is expected in this area with the exception of infill development in vacant buildings/lots. The district is located on the major thoroughfare in the city, U.S. Hwy. 84/U.S. Hwy. 25.

Suggested Development Strategies

- Actively recruit new commercial/retail development compatible with, and supportive of, the resources, infrastructure, existing economy, and the natural environments of the community
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired commercial growth
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation

Martha/Tarber Sts. Redevelopment Area. The Martha and Tarber streets redevelopment area is a large concentration in the northwest part of the city. It consists of residential, commercial, and public/institutional development as well as a park. The Screven Community Center is located in this redevelopment area; it has been the target of rehabilitation efforts for a significant period of time. Redevelopment areas are all CDBG target areas which are in need of housing rehabilitation.

Suggested Development Strategies

- Address substandard housing and concentration of blight, including manufactured housing developments, and cooperatively upgrade their quality and appearance through rehabilitation, removal, code enforcement and regulation
- Pursue CDBG and other funding sources for housing rehabilitation as available
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired growth

- Encourage development that is supportive of and compatible with existing development

U.S. 84 Corridor. The U.S. 84 Corridor is the major thoroughfare in Screven. The J. L. Tyre Residential Historic District and the Screven Business/Commercial District are located along the U.S. 84 Corridor. Commercial and residential development, as well as limited public/institutional development, has occurred along the corridor and is likely to continue to spur.

Suggested Development Strategies

- Work to attract and guide compatible development (commercial, residential, institutional) along the U.S. 84 corridor
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired growth
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation

Screven Remainder. This is comprised of the area within the Screven city limits not previously encompassed along the U.S. 84 Corridor or any other recommended character area. A mixture of land uses currently exist, with residential and agriculture/forestry (underdeveloped) predominating, but also some commercial and institutional uses. Additional growth is desired which is compatible with Screven's small town atmosphere and quality of life.

Suggested Development Strategies

- Guide future growth and development, and encourage growth compatible with its existing character
- Encourage growth which preserves and protects its rural character and quality of life
- Work to develop the necessary infrastructure and improvements to facilitate and accommodate desired growth
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation

Sharpe St. Residential Historic District. This area has been identified as a historic district by the City. The district is bound by U.S. 84, School Street, Nine Run Road, and just beyond Church Street.

Suggested Development Strategies

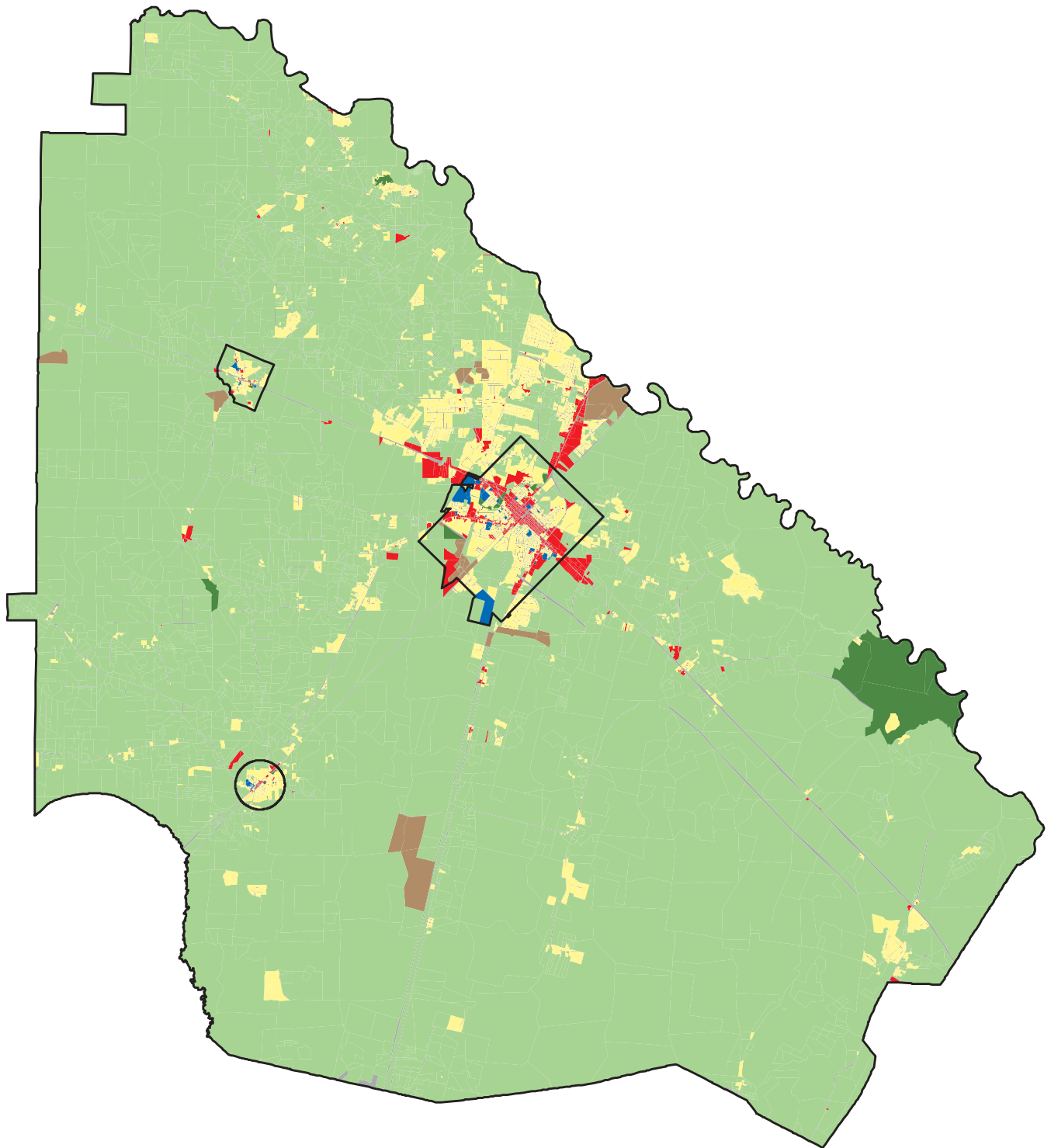
- Pursue development that is compatible with and supportive of existing development
- Preserve the heritage and seek to encourage public and private adaptive use/reuse of its historic buildings and landmark structures
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation

J.L. Tyre Residential Historic District. This area has also been identified as a historic district by the City. The district is bound by Joyner, School, and just beyond Davis streets.







Suggested Development Strategies

- Work to preserve historic district and residential uses to the extent possible, allowing compatible commercial uses as appropriate
- Pursue development that is compatible with and supportive of existing development
- Preserve the heritage and seek to encourage public and private adaptive use/reuse of its historic buildings and landmark structures
- Proactively manage and guide growth and development, and protect and conserve natural and cultural resources through community investment and appropriate regulation

MAP LU-1 Wayne County Existing Land Use



Land Use

- | | |
|---|--|
|  Agriculture/Forestry |  Industrial |
|  Residential |  Park/Recreation/Conservation |
|  Commercial |  Public/Institutional |

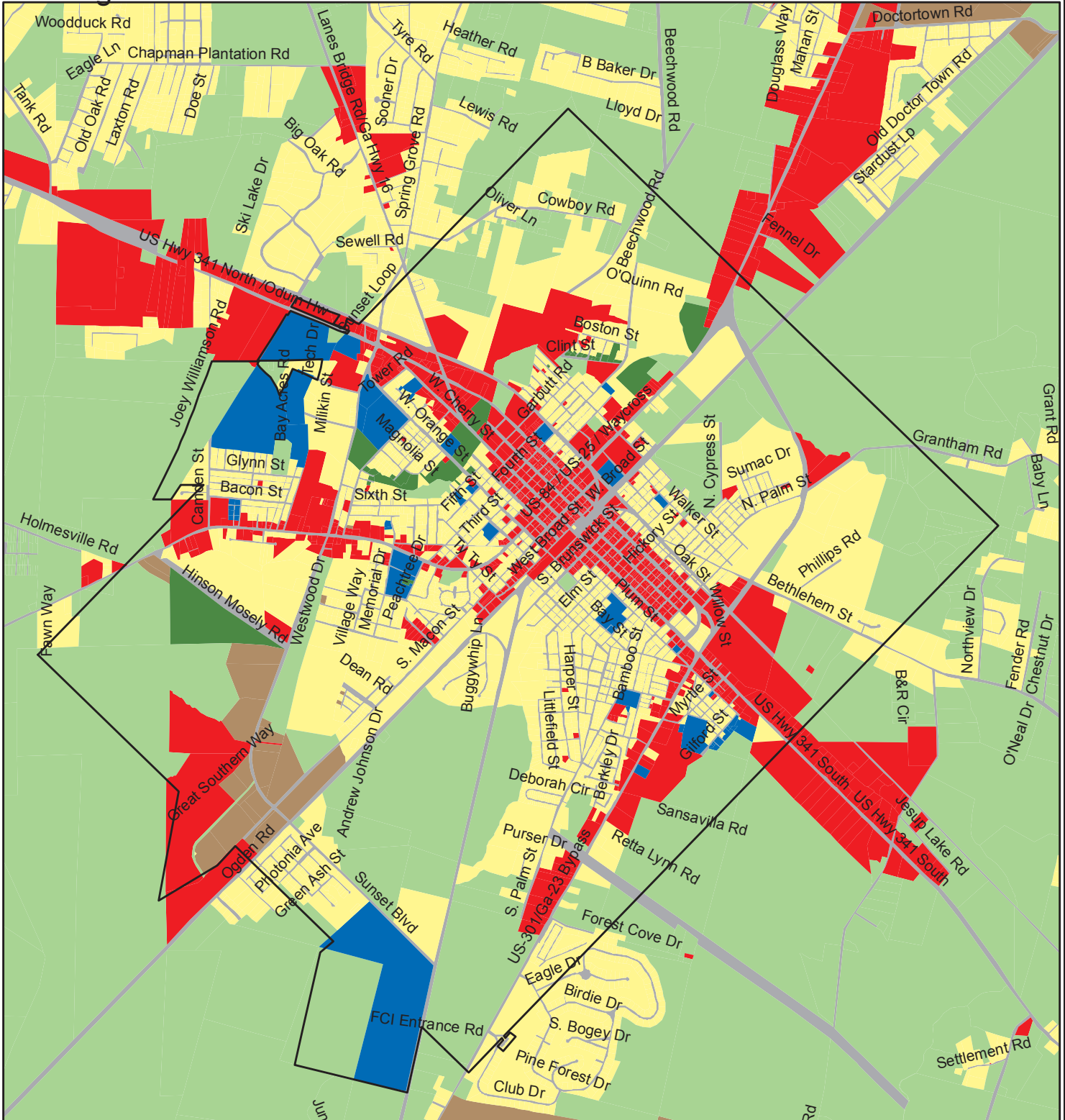
 Transportation/Communications/Utilities

HEART OF GEORGIA-ALTAHAMA
REGIONAL COMMISSION








2 1 0 2 4 Miles

"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

MAP LU-2 City of Jesup Existing Land Use



Land Use

- | | | |
|---|--|---|
|  Agriculture/Forestry |  Industrial |  Transportation/Communications/Utilities |
|  Residential |  Park/Recreation/Conservation | |
|  Commercial |  Public/Institutional | |



"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

MAP LU-3 City of Odum Existing Land Use



Land Use

- | | | |
|----------------------|------------------------------|---|
| Agriculture/Forestry | Industrial | Transportation/Communications/Utilities |
| Residential | Park/Recreation/Conservation | |
| Commercial | Public/Institutional | |










"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

MAP LU-4 City of Screven Existing Land Use



Land Use

- | | | |
|---|--|---|
|  Agriculture/Forestry |  Industrial |  Transportation/Communications/Utilities |
|  Residential |  Park/Recreation/Conservation | |
|  Commercial |  Public/Institutional | |

0.09 0.045 0 0.09 0.18 Miles

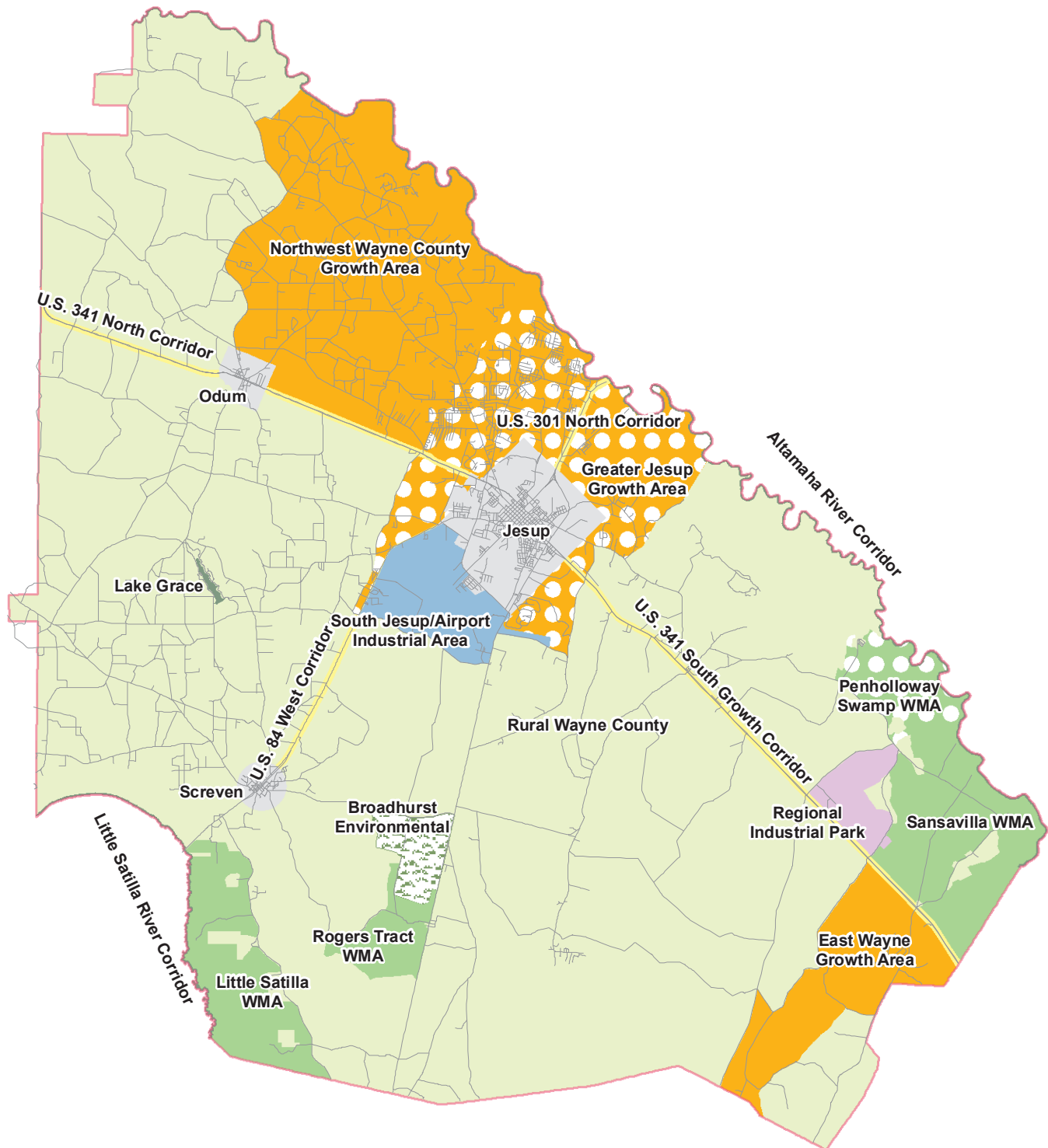


"The data sets represented here-in are presented to the user with the understanding that, because of the nature of some GIS datasets, there is no guarantee of completeness or accuracy. Conclusions drawn from, or actions taken on the basis of this data are the sole responsibility of the user."

MAP LU-5

Wayne County

Recommended Character Areas



Legend

— Roads	County Character Areas	Corridors	Growth Areas	Municipalities	Natural Resources	WMA
□ County Boundary	■ Broadhurst Environmental	■ U.S. 301 North Corridor	■ East Wayne Growth Area	■ Jesup	■ Altamaha River Corridor	■ Penholloway Swamp WMA
	■ Regional Industrial Park	■ U.S. 341 North Corridor	■ Greater Jesup Growth Area	■ Odum	■ Lake Grace	■ Rogers Tract WMA
	■ Rural Wayne County	■ U.S. 341 South Growth Corridor	■ Northwest Wayne County Growth Area	■ Screven	■ Little Satilla River Corridor	■ Sansavilla WMA
	■ South Jesup/Airport Industrial Area	■ U.S. 84 West Corridor			■ Little Satilla WMA	

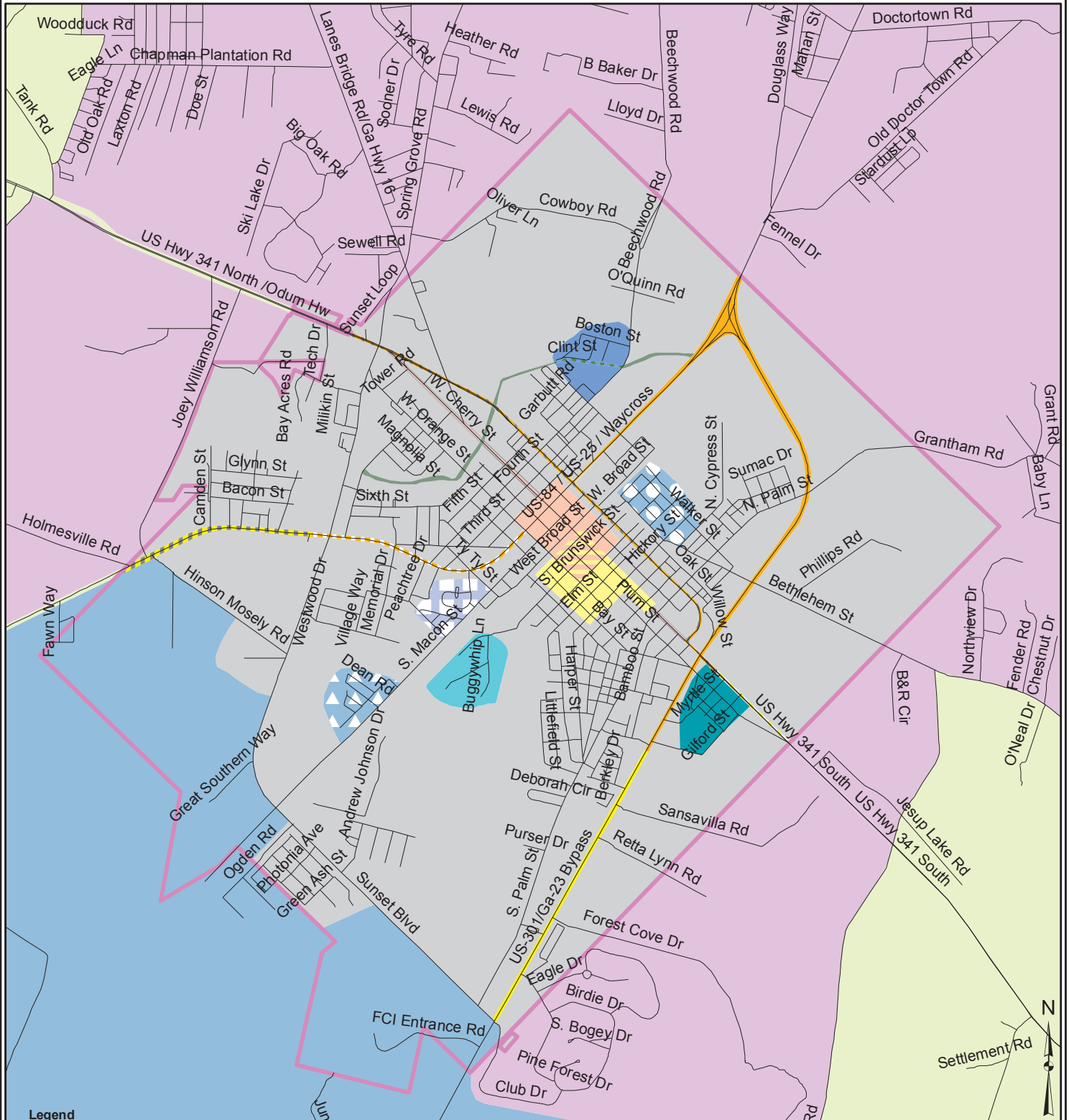
Source: Heart of Georgia Altamaha RC, 2010



MAP LU-6

City of Jesup

Recommended Character Areas



Legend

- Roads
- Jesup City Limits
- Boston Park Redevelopment Area
- Boston Park Redevelopment Area/McMillan Creek Greenway
- Buggy Whip Redevelopment Area
- Cherry St. Corridor
- Downtown
- East Jesup Redevelopment Area
- Greater Jesup Growth Area
- Jesup Urban Area
- McMillan Creek Greenway
- Old Town Jesup Historic District
- Old Town Jesup Historic District/Downtown
- Pepper Hill Redevelopment Area
- Pinebloom/Rogers Redevelopment Area
- Robert Hunter Redevelopment Area
- Rural Wayne County
- South Jesup/Airport Industrial Area
- U.S. 301 Commercial Corridor
- U.S. 301 South Entranceway
- U.S. 341 South Entranceway
- U.S. 341/Pine St. Commercial Corridor
- U.S. 84 Commercial Corridor
- U.S. 84 West Entranceway

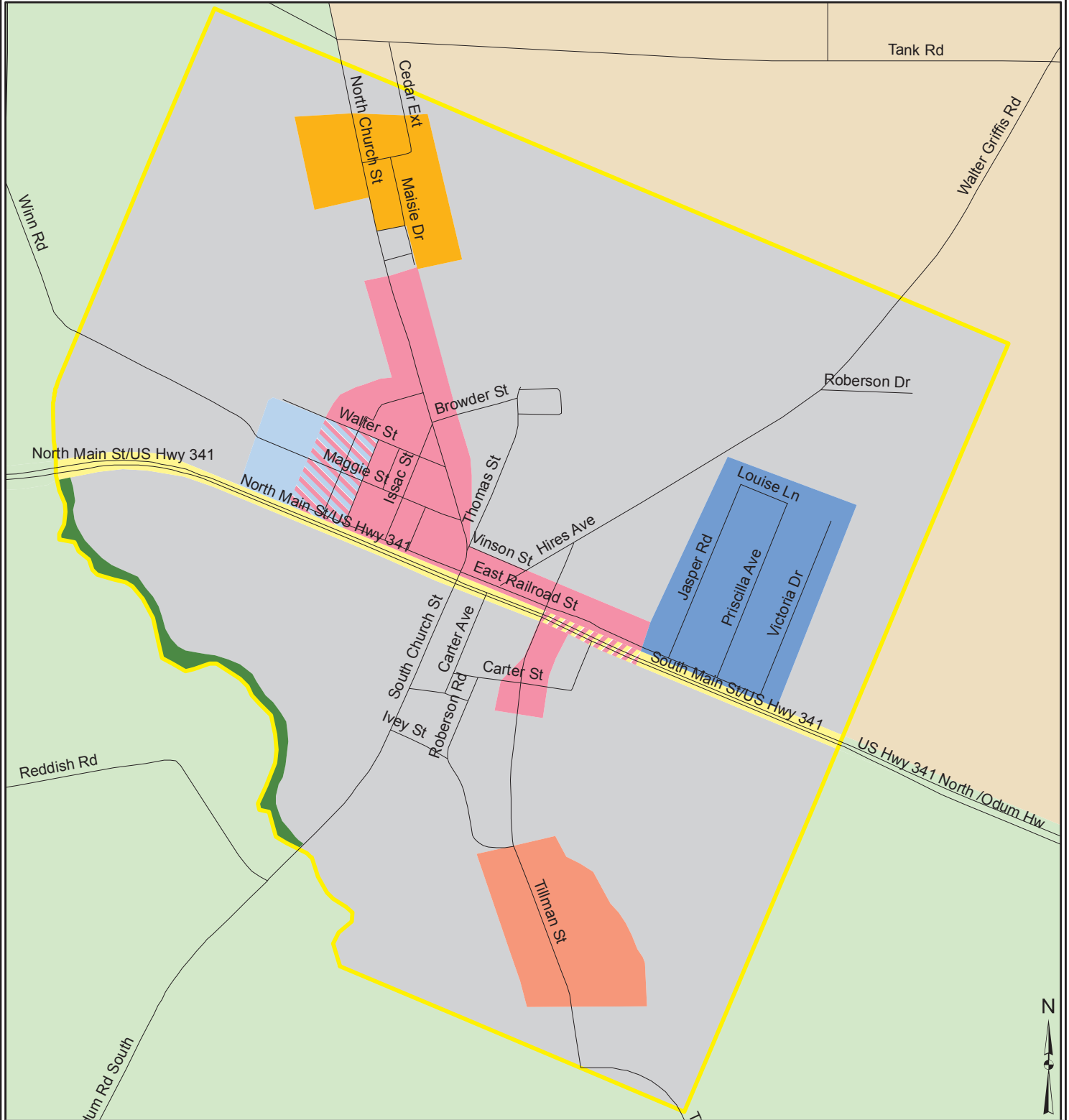


Source: Heart of Georgia Altamaha RC, 2010

MAP LU-7

City of Odum

Recommended Character Areas



Legend

- | | | |
|--------------------|--|---|
| — Roads | Odum Character Areas | — Odum Remainder |
| ▭ Odum City Limits | ▭ Cedar Ave. Growth Area | ▭ Rural Wayne County |
| | ▭ Cedar Creek Conservation Area | ▭ Tillman St. Growth Area |
| | ▭ East Odum Redevelopment Area | ▭ U.S. 341 Corridor |
| | ▭ Northwest Wayne County Growth Area | ▭ West Odum Redevelopment Area |
| | ▭ Odum Historic District | ▭ West Odum Redevelopment Area/Odum Historic District |
| | ▭ Odum Historic District/U.S. 341 Corridor | |

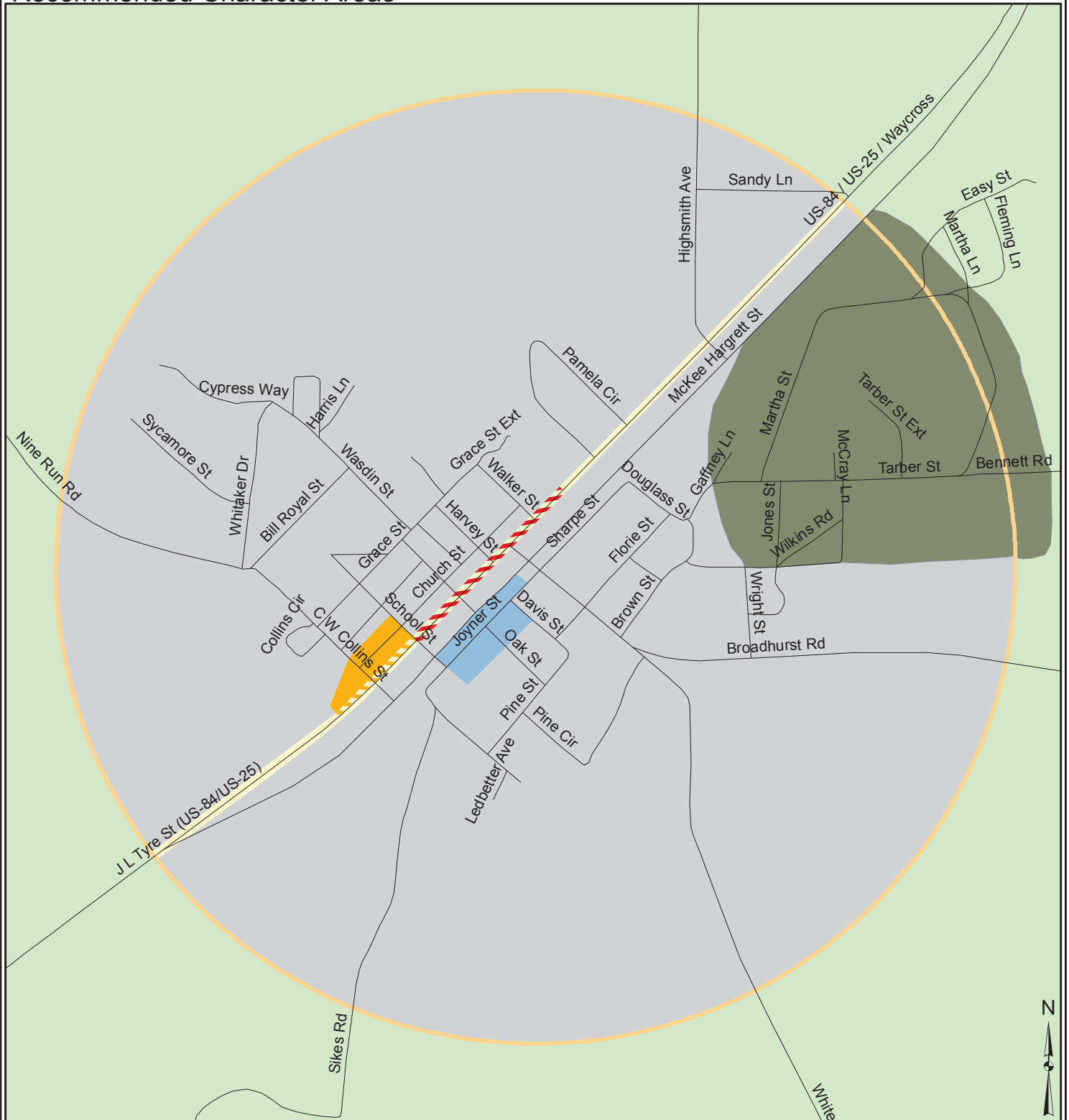
Source: Heart of Georgia Altamaha RC, 2010



MAP LU-8

City of Screven

Recommended Character Areas



Legend

- Roads
- Screven City Limits
- J.L. Tyre Residential Historic District
- J.L. Tyre Residential Historic District/U.S. 84 Corridor
- Martha/Tarbar sts. Redevelopment Area
- Rural Wayne County
- Screven Business/Commercial District/U.S. 84 Corridor
- Screven Remainder
- Sharpe St. Residential Historic District
- U.S. 84 Corridor



Source: Heart of Georgia Altamaha RC, 2010



ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

Introduction

The Quality Community Objectives are guidance targets established by the Georgia Department of Community Affairs in the “Local Planning Requirements” in preparation and implementation of a local comprehensive plan. They further elaborate the identified Statewide Planning Goals. A local government is required to evaluate the consistency of their policies, activities, and development patterns with these goals and objectives.

In general, Wayne County and its municipalities’ policies, activities, and development patterns are supportive of and consistent with Statewide Planning Goals. Variation of the statewide goals were all espoused in the currently adopted joint comprehensive plan. Some of this consistency, however, is due to a lack of growth pressure in the small towns or outside the Greater Jesup area, and the county’s abundant forest and agricultural lands. The high incidence of poverty and low incomes, the fact that population levels have steadily grown rather rapidly, and the abundance of agricultural and forest lands have resulted in quality environments without much development threat. The lack of comprehensive, existing land use regulation, the fragmentation of the forest industry, and the existing quality of life and location could pose threats and conflicts to continuation of desired growth patterns as more growth and development, including residential, is attracted to Wayne County.

Consistency with the Quality Community Objectives (QCOs), which are elaborations of the Statewide Planning Goal, is more problematic since many do not seem to be applicable to a rural county, and since many also assume the existence of local land use regulation. DCA’s local assessment tool survey was utilized to evaluate Wayne County and its municipalities in terms of progress toward achieving those QCOs which are applicable to them. The survey can also be utilized to stimulate discussion about the character and quality of growth desired. The responses to the survey follow.

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

<i>Development Patterns</i>			
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.			
	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	Jesup zoning does separate. No zoning elsewhere in county.
2. Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.	X	X	Jesup, Odum, and Screven are all Tree Cities. Jesup is currently revising tree ordinance.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.	X		Arbor Day recognition, tree workshops.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		Community clean-ups, inmate details used county-wide, Adopt-a-Highway programs, Peachy Clean Program
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		Possible in all 3 cities. Jesup currently pursuing Safe Routes to School program.
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		

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

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.			
	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		IDA has industrial building list. Informal downtown inventories for 3 cities. Odum has housing vacancy list.
2. Our community is actively working to promote brownfield redevelopment.	X		Old landfill site, vacant industrial buildings.
3. Our community is actively working to promote greyfield redevelopment.	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		Odum and Screven allow.
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
I. 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	X	3 National Register-listed properties in Jesup and 1 in Odum. Potential historic districts identified. County-wide historic preservation ordinance on books, but never implemented.

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X	X	Limited in Jesup through zoning ordinance. Odum has nuisance/junk car ordinance.
4. We have ordinances to regulate the size and type of signage in our community.	X	X	Only Jesup has a sign ordinance.
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	No county-wide zoning.

Transportation Alternatives

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

	Yes	No	Comments
1. We have public transportation in our community.	X		DHR Coordinated Transportation 5310 and Wayne Co. 5311 Transit programs.
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		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible.		X	
6. We have a plan for bicycle routes through our community.	X	X	HOGA Regional Bike Plan; Southern Pride Agricultural Ride (SPAR).
7. We allow commercial and retail development to share parking areas wherever possible.	X		

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
	Yes	No	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		Rayonier, Yellowood.
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).	X		Ag/Forestry.
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		

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

Resource Conservation

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.

	Yes	No	Comments
1. We have designated historic districts in our community.		X	Not formally designated, although generally known.
2. We have an active historic preservation commission.		X	There is an active Wayne Co. Historical Society.
3. We want new development to complement our historic development, and we have ordinances in place to ensure this.		X	

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.

	Yes	No	Comments
1. Our community has a greenspace plan.	X	X	Jesup does. County-wide plan to be completed by 3/2010.
2. Our community is actively preserving greenspace, either through direct purchase or by encouraging set-asides in new development.	X	X	McMillan Creek Greenway, Jesup.
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	X	McMillan Creek Greenway, Jesup.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

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	Inventory prepared for McMillan Creek Greenway, Jesup only.
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	X	Identified in comp plan.
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	X	Only in Jesup on public land/rights-of-way.
6. Our community has a tree-replanting ordinance for new development.	X	X	Jesup developing one. Replanting done in Odum.
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 (steep slope regulations, floodplain or marsh protection, etc.).	X	X	Environmental Conservation and FEMA floodplain ordinances.

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

Social and Economic Development

Growth Preparedness

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

	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		Comp plan.
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X	X	Jesup only.
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	X	Comp plan, but not natural resources inventory.
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	

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

10. We have a public-awareness element in our comprehensive planning process.	X		
---	---	--	--

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.

	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		New economic development plan based on strengths, assets, weaknesses.
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		Existing Industry Council formed in 2009. Compiling list of vendors of current industries.
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	Rayonier's closing would be devastating to the local economy.

Employment Options

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

	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		Chamber (Lunch & Learning, Business News)
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		

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

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	X	Only in multi-family zoned areas of Jesup. Odum, Screven, and County not regulated except by Co. Health Dept.
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		Jesup needs more low income housing.
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		Jesup does.
6. We have vacant and developable land available for multifamily housing.	X		In all jurisdictions.
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	X	
9. We have housing programs that focus on households with special needs.	X		Jesup Housing Authority, Easter Seals, Hands on Wayne housing project.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

Educational Opportunities			
Educational and training opportunities should be readily available in each community-to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
	Yes	No	Comments
1. Our community provides workforce training options for its citizens.	X		WIA Program participation, Altamaha Technical College, Jesup.
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		Altamaha Technical College, Jesup.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	X		
<i>Governmental Relations</i>			
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.			
	Yes	No	Comments
1. We participate in regional economic development organizations.	X		Southeast GA Joint Development Authority
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	X		Altamaha River Partnership, Coastal Zone Management
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		

*Quality Community Objectives
Local Assessment
Wayne County, Jesup, Odum, and Screven*

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		Southeast GA Industrial Development Authority, HOGARC
---	---	--	--

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.

	Yes	No	Comments
1. We plan jointly with our cities and county for comprehensive planning purposes.	X		
2. We are satisfied with our Service Delivery Strategy.	X		Generally
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		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X		HOGARC

SUMMARY NEEDS ANALYSIS

Introduction

The following analysis is based on the technical data and information contained in the Data Appendix. This analysis provides a summary of the most relevant information of the community's data, especially as it relates to the community's preliminary identification of Issues and Opportunities.

Population

The 2008 Census estimated population of Wayne County is 29,509 persons, while the City of Jesup's is 10,459 persons, the City of Odum's is 464, and the Town of Screven is 786. The county and its municipalities have all experienced an increase in population since 2000. The official 2000 Census population for Wayne County, Jesup, Odum, and Screven was 26,565; 9,279; 414; and 702, respectively. Wayne County, Jesup and Screven have been growing faster than the U.S. since 1990; however, the county is growing at a rate slower than Georgia. Wayne County's population is anticipated to continue to increase; in 2030 it is projected that the county's population will be nearly 42,000, a 41.6 percent increase from 2008.

Of the total population, racial composition in 2000 consisted of 76.7 percent white, 20.3 percent black, and 3.8 percent Hispanic. The median age in Wayne County (35.5) is slightly higher than the U.S. (35.3) and significantly higher than Georgia (33.4). The percentage of residents in Wayne County (11.4 percent) 65 and older is lower than the U.S. (12.4 percent) and higher than Georgia (9.6 percent).

Economic Development

In 2000, the four largest sectors of employment in Wayne County were educational, health and social services, manufacturing, retail trade and construction; however, the largest sectors of employment in the state were educational, health and social services, manufacturing, retail trade, and professional, scientific, management, administrative, and waste management

services. The four sectors account for 61 percent of employment in the county, and nearly 54 percent (53.81) of the state. There are approximately 10,805 persons (52.5 percent) actively in the labor force; 5,907 persons (54.7 percent) are male, 45.3 percent (4,898 persons) are female. Wayne County's unemployment rate continues to fluctuate; in 2000 the unemployment rate was 4.9 percent. Due to the closing of manufacturing facilities and other businesses in Wayne County, the unemployment rate has increased to 12.2 percent as of March 2010, a 1.4 percent increase from 10.8 percent in March 2009.

The top three employers in Wayne County are Wayne County Board of Education (984), Rayonier (949), and the Department of Transportation (550). Wayne County's average weekly wages in 2007 (\$652) were approximately 80 percent of Georgia's and were higher than all of the surrounding counties, with Appling (\$649) and Glynn (\$647) being the only counties with wages similar to Wayne.

Natural and Cultural Resources

Agriculture and forestry account for 91 percent of the county's primary land uses, approximately 383,188 acres. The county ranks 56th in the state for reported value of agricultural production and 3rd in the state for total forestry and related products, as well as 19th in the state for vegetable production. DNR's list of Special Concern Animals, Plants, and Natural Communities for Wayne County lists 17 animals and 15 plants. There are four state Wildlife Management Areas in Wayne County: Little Satilla, Penholloway Creek, Rogers Tract, and Sansavilla.

DNR's Environmental Planning Criteria for Wayne County include wetlands, groundwater recharge areas, and protected river corridors. Fishing, hunting, and other recreational uses of the wetlands in Wayne County are popular, especially around the Altamaha and Little Satilla rivers. The Altamaha River forms the northeast boundary of Wayne County, while the Little Satilla River forms the border with Pierce County in the southwest. Groundwater is the major source of water for drinking and other purposes in Wayne County; the Upper Floridan Aquifer System supplies most of the water used.

There are currently four properties listed in the National Register of Historic Places in Wayne County, including the Wayne County Courthouse, the Leonard Carter House, the Trowell House (all in Jesup), and the Ritch-Martin House located in Odum. The cities have also identified areas of historic importance to the community, including Downtown Jesup and Old Town Jesup Neighborhood.

Community Facilities and Services

Transportation. In 2009 Wayne County worked with the Georgia Department of Transportation to complete a Multimodal Transportation Plan that would address the transportation needs countywide for the next 20 years. Wayne County has a good transportation system of county roads, city streets, state highways (GA. 23, 27, 38, 169, 203) and federal highways (U.S. 25, 84, 301, 341). The four-laning of U.S. 341 is complete; U.S. 84 is currently being four-laned to GA 203. Wayne County is serviced by three railway systems: CSX, Norfolk Southern, and Amtrak. Wayne County Airport is a Level III airport, with the goal of becoming a regional airport by 2015.

Water Supply and Treatment. Wayne County has three municipal water systems, which are owned and operated by each of the municipalities. The county government does not operate a water supply system. Unincorporated residents rely mainly on individual wells for their water supply. The water is supplied from the Floridan Aquifer. As of 2000, Wayne County's water supply is expected to be adequate until at least 2050. Jesup, Odum, and Screven's water supply systems are in good condition. Storm drainage improvement projects are underway in Screven.

Sewerage System and Wastewater Treatment. There are three sewerage systems in Wayne County. The cities of Jesup, Odum, and Screven each own and operate their own municipal wastewater treatment and collection system. Since Wayne County does not have a public sanitary sewerage system, individuals continue to use septic tanks in the unincorporated areas of the county.

The City of Jesup needs a new wastewater treatment facility; SPLOST funds will be used to fund the \$15 million project. In addition to needing a new wastewater treatment facility, the City also needs to address issues of inflow and infiltration problems. The City of Odum extended

its sewer lines to accommodate residents on Carter Street, but has additional needs to further accommodate growth. The City of Screven replaced a lift station on Pamela Circle; however, two additional lift stations need to be replaced, on Sycamore Street and Sikes Road.

Solid Waste. Broadhurst Environmental Landfill is a state-of-the-art Georgia EPD and US EPA permitted regional solid waste disposal facility with all the latest environmental safeguards, including leachate collection and groundwater protection. The trash cells are lined with HDPE to contain and manage the waste in a responsible environmental manner. Broadhurst Environmental Landfill has approximately 40-50 years of available capacity; an expansion to the landfill was completed in 2010. The facility is located near Screven on Broadhurst Road West.

Public Safety. The Wayne County Sheriff Department, Jesup Police Department, and Screven Police Department work together to ensure the safety of all Wayne County residents. There is a need for additional police officers in Jesup. There are six (6) volunteer fire departments located throughout Wayne County, along with stations in Odum, Screven, and two in Jesup. Continued training and additional equipment is needed in all public safety areas including policing, fire departments, and EMS to ensure that personnel are knowledgeable of the latest technological advances to provide the best quality service to the community. A countywide emergency service plan is needed. A new law enforcement facility was completed in May 2010; the facility houses the Wayne County Sheriff's Department, Jesup Police Department, E-911, and a Superior courtroom.

Hospital and Other Public Health Facilities. Wayne County has several health care facilities that are utilized by the community and people across the region. A new Wayne Memorial hospital was completed in 2007. Wayne Wellness Center, an HIV/AIDS clinic, is adjacent to the hospital. The Wayne County Health Department is one of 18 health departments in the Southeast Health District. There are also three (3) nursing homes and eight (8) licensed personal care homes. There is a need for health care personnel recruitment.

Recreation. The Wayne County Parks and Recreation Department oversees the seven (7) recreational facilities within Wayne County. There are three (3) facilities in Jesup, one (1) area in Screven, and three (3) facilities in Odum. McMillan Creek Greenway and Lake Grace are two (2) additional recreation areas that provide local recreation/leisure activities in Wayne County.

Regular maintenance and enhancements to the recreational facilities are needed to ensure safety of participants utilizing the equipment. The City of Screven has been awarded a grant to develop a nature trail with an observation deck/outdoor classroom which will connect to the an existing park.

General Government. Wayne County and the governments of Jesup, Odum, and Screven have adequate government facilities and services; however, there are some needs for additional service provisions.

Educational Facilities. The eight (8) schools in Wayne County are in good condition. As the number of students continues to increase additional schools and/or expansions of current facilities will be needed. Arthur Williams Middle School and Martha Puckett Elementary School will be expanded in the near future. Construction on the new Screven Elementary School will begin in 2011. Several higher education opportunities are located within 60 miles of Wayne County.

Library and Other Cultural Facilities. The Three Rivers Regional Library System is adjacent to the Wayne County High School and James E. Bacon Elementary School properties. Wayne County has several facilities including the Wayne County High School auditorium, Altamaha Technical College auditoriums, and the Altamaha Technical College Polytech Center. It is essential for the library to maintain, full library status. While the library provides various specialized programs, additional material and equipment is needed.

Housing

Between 1990 and 2000, the number of housing units in Wayne County was 10,827, a 22.9 percent increase since 1980. The number of housing units has increased in each municipality except for the City of Jesup, which experienced a decline of 131 units from 1990 to 2000; this can be attributed to the increase of homes in the unincorporated area from 4,104 housing units in 1990 to 6,803 in 2000. The majority of the housing units in Wayne County are single-family site built structures (57.9 percent), slightly lower than the state (64.2 percent) and the nation (60.3 percent). Manufactured homes account for 32.5 percent of the housing units in

Wayne County; this percentage is significantly higher than the state (12.0 percent) and the nation (0.23 percent).

The median cost of a home in the county is \$71,200; this is higher than Jesup, Odum, and Screven at \$65,900, \$65,200, and \$40,300, respectively. The cost of a home in Wayne County is significantly lower than that of the state (\$111,200) and the nation (\$119,600). Approximately 10.27 percent of the households are cost burdened. Nearly six percent (5.86 percent) are cost burdened 30 to 49 percent; more than four percent (4.41 percent) are cost burdened 50 percent and greater. Householders in Wayne County were predominantly white (81.8 percent), with 15.9 percent black, and 2.0 percent Hispanic in 2000.

Intergovernmental Coordination

Wayne County and its cities participate locally, regionally and on the state level with other governments to address common issues, such as provision of much needed services and infrastructure, economic development attraction, and coordinated planning/growth management. There are no apparent service delivery conflicts identified among Wayne County and its three municipal governments, Jesup, Odum, and Screven. Coordinated efforts are needed among all local governments in the area of land use planning and the establishment of any future land use regulations. The potential for possible service merger/consolidation should be explored as appropriate.

LIST OF POTENTIAL ISSUES AND OPPORTUNITIES

Economic Development

- Geographic location
- Education level/job skills improvement
- Attraction of new more diverse economic development
- Enhanced/expanded retail/service sector
- Tourism potential/promotion/development (natural and historic)
- State or national park development along Altamaha
- Economic Development marketing strategy
- Reliance on 1 main manufacturer (Rayonier)
- Ongoing downtown/central business district revitalization efforts (all cities)
- Altamaha Technical College
- Slow job creation
- Reliance on low wage, retail trade jobs
- Support/enhance/expand agriculture/forestry
- Consistent funding for economic development activities
- Refine/enhance resources/tools
- New spec building needed
- Georgia/Guaranteed Ready Accelerated Development (GRAD) site development
- 4-laning of U.S. 84, U.S. 301, U.S. 341 (all done except 301)
- Perimeter road around Jesup
- Expanded/enhanced hospitality facilities/services
- Entrepreneurial activities development/promotion
- Location along 2 developmental highways/U.S. 301
- Proximity to ports (Brunswick, Savannah, Jacksonville) and coast
- Abundant groundwater
- Transportation network/infrastructure (highways, rail, airport)
- Recreation Facilities needed
- Regional Industrial Park
- New Industrial Park needed
- Availability of land
- Amtrak Station
- Broadhurst Environmental Landfill
- Natural resources
- Jesup Drive-In
- Federal Prison
- Existing businesses (Rayonier, Great Southern, E.A.M., Dixie Outfitters)
- Existing festivals (Arch Fest, Dogwood, Odum Homecoming, Screven 4th of July)

Natural and Cultural Resources

- Natural and cultural resources conservation/protection
- Downtown development with historic preservation
- Compatible development of natural/cultural resources
- Rural character preservation
- Altamaha/Little Satilla rivers
- State or national park development along Altamaha
- Public education/awareness
- County-wide planning/land use regulation
- Nature-based and heritage tourism attraction
- Continued enforcement of Environmental Conservation ordinance
- Altamaha River Partnership, Georgia Coastal Management Program, Nature Conservancy, etc. participation
- McMillan Creek Greenway, Jesup
- Enhanced knowledge/promotion of county history/historical sites (Williamsburg/Mount Venture, Old Federal Road, Doctortown Trestle, Capt. Grace House, etc.)
- Sports Hall of Fame facility needed
- Sportsman Hall of Fame
- Lake Grace, other lakes and streams
- Wildlife management areas
- WPA mural of General Oglethorpe (public library)

Housing

- Diversity of housing mix and affordability
- Utilization of state/federal programs
- Increased reliance on manufactured housing
- Need for additional affordable housing
- Need for subdivision/manufactured housing and other specific land use ordinances coordinated through joint planning commission
- Ample land availability
- Housing rehabilitation
- Creation of community housing coalition
- Enforce state building codes (County, Jesup, Odum) and adopt in Screven
- Need for special needs housing (senior, disabled, high end)
- Continue county-wide beautification efforts/coordination with Georgia Clean and Beautiful
- Neighborhood revitalization

Land Use

- Need for county-wide planning/growth management
- Need for coordinated land use/subdivision/mobile home regulation and code enforcement
- Improved beautification/aesthetics

- Protect/promote important natural resources and their sensitive utilization
- Encourage respectful development
- Protect land used for agriculture/forestry
- Transportation facilities improvement
- Utilization of existing areas with infrastructure for new development as first focus
- Infrastructure expansion to guide growth and help protect environment
- Development of new facilities to accommodate/support growth
- Continue downtown/central business district revitalization efforts (all cities)
- Identify areas for development/industrial parks

Community Facilities and Services

- Enhance services/provide capacity for regional center growth
- Maintain/upgrade water/sewer facilities
- Developmental highways/U.S. 301 4-laning
- Jesup perimeter road
- Broadhurst Environmental landfill
- Maintain/expand recycling efforts, possibly to regional basis
- More county road/city street improvements (paving, resurfacing)
- Airport improvements
- Renovate Amtrak Station
- New Law Enforcement building
- Law enforcement equipment upgrade/continued training
- Fire service enhancement/equipment and facility maintenance/improvements/ongoing training
- Dry hydrant conditions and locations
- Public safety response times and levels of service
- Possible public safety (law enforcement and fire service) consolidation
- Overall county emergency services plan needed
- Health care personnel recruitment
- Improved recreational facilities/parks
- State/national park establishment along Altamaha
- Altamaha River Landings
- Enhanced governmental services/facilities (Courthouse, Jesup City Hall, Odum Town Hall)
- Education facilities/programs/services improvements
- Odum and Screven schools
- Expand cultural opportunities/support community festivals
- Enhanced marketing of cultural activities/historic sites
- Library materials/equipment enhancement
- Maintain full, essential library status
- Altamaha Technical College classroom continued expansion and promotion
- Aesthetics/beautification
- Ambulance Service facilities expansion

Intergovernmental Coordination

- Shared code enforcement
- Local, regional, and state cooperation
- Services sharing/cooperation/consolidation/joint delivery
- Utilization/participation of regional partnerships
- Coordinated planning/growth management