

Joint Ware County - City of Waycross Community Assessment



September 2010

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1. INTRODUCTION

1.1 Purpose

The purpose of the Community Assessment is to present the foundation for the update of the Joint Ware County – City of Waycross 2031 Comprehensive Plan. It provides a comprehensive review of the issues and opportunities that will affect the future growth of unincorporated Ware County and the City of Waycross. The Community Assessment includes an analysis and inventory of the existing Land Use, capital improvements, public policies and proposed revisions.

1.2 Preparation

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

1.3 Scope

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

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

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

2. STATEWIDE PLANNING GOALS

The State Department of Community Affairs (DCA) has established the following goals to assist communities in implementing their Comprehensive Plan. These goals will serve as a guide for the development of the 2031 Joint Ware County – City of Waycross Comprehensive Plan and its Community Agenda.

2.1 Economic Development Goal

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

2.2 Natural and Cultural Resources Goal

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

2.3 Community Facilities and Services Goal

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

2.4 Housing Goal

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

2.5 Land Use and Transportation Goal

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

2.6 Intergovernmental Coordination Goal

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

3. COMMUNITY PROFILE

In 1818, Appling County was the name of the region from which Ware County would soon receive its plot of defining land. On Dec 15, 1824, Ware County was created from a subdivided Appling County. Through enactment, the Georgia General Assembly founded and named Ware County in honor of Senator Nicholas Ware, who had died that same year. Senator Ware, born in Virginia in 1769, moved to Richmond County, GA when he was a child. He became the second mayor of Augusta, serving from 1819 to 1821. He was a distinguished leader in early statehood, but he apparently had never visited Ware County. The lower portion of the county forms a major part of the Okefenokee Swamp. Waycross, the county seat, is about 100 miles northwest of Jacksonville, Florida.

The defining of county lines did not stop conflict with the Native Americans, who resented the crossing of old borders, regardless of any treaties. The Wildes Massacre, the last slaughter by the Indians in Georgia, occurred in Ware County in 1838, during the Second Seminole War. Nine people were killed by a group of Creek warriors, who escaped into the vast Okefenokee Swamp.

Waycross was incorporated as the county seat of Ware County on March 3, 1874. Waycross, originally known as Tebeauville, gets its name from the city's location at key railroad junctions. Lines from six directions meet at the city. Its name signifies its strategic position where "Ways Cross". In colonial days, it was the hub of stagecoach roads and pioneer trails. Later the old Plant System and the Brunswick and Western Railroad lines crossed here, giving birth to a modern railroad network.

There was no Waycross when the railroads first came to the region. Earlier communities like Waresboro (originally spelled "Waresborough"), Yankee Town (later named "Tebeauville"), and Kettle Creek for example, existed as "outposts" of civilization with often as few as five families populating an area. The only rail station on the Atlantic & Gulf Railroad was at Tebeauville, but by 1871, another small community had begun a mile or so southeast of this station. Residents in this new small community had to go to Tebeauville to take the train or pick up freight. Eventually this new community asked Colonel H.S. Haines, general superintendent of the Atlantic & Gulf Railroad, to make a crossing of the Atlantic & Gulf and the Brunswick & Albany railroads.

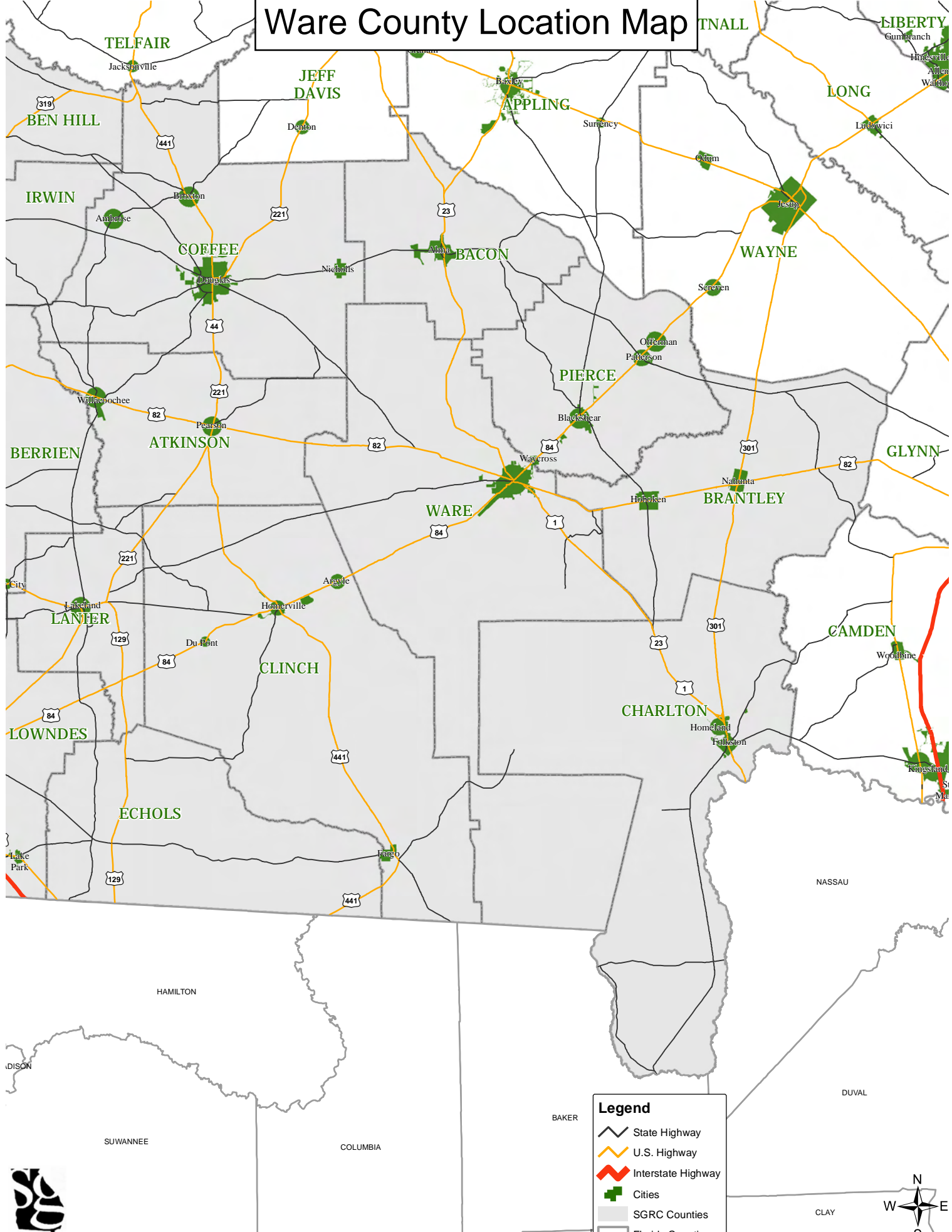
In the history of Ware County, four men stood out as possessing the vision and fortitude that resulted in the founding of the City of Waycross. Those men were Dr. Daniel Lott, Mr. William Bailey, Captain Cuyler Hilliard and Dr. Benjamin Williams. The industrialist spirit and ingenuity of these men transformed rough wilderness into a bustling town that soon after its incorporation would outgrow Waresborough, the county seat of Ware County since 1824, to become the new county seat in 1872. These four men were largely responsible for organizing the new town, laying out the streets, printing Waycross' first newspaper, attracting new settlers and business investors, providing medical treatment to the community, securing railroad lines and assisting in the building of the first academy, the first church and the first courthouse in Waycross.

Legend has it that Henry B. Plant was responsible for naming Waycross, that he conceived the idea of building the town in the shape of a Maltese cross, and then used it as part of the coat-of-arms of the Plant System of Railroads. The Maltese cross road layout in downtown Waycross created a series of triangles in the city along what is now Plant Avenue. These triangles have become part of the park system of Waycross around which many downtown businesses have made their home. There are actually several stories as to

how the name, “Waycross” came to be, but by whatever means, the crossing of those rail lines brought forth the town Waycross, thus launching its history. With the crossing of the rails and a station stop, came the people. The population shifted and gravitated towards the railroad. Eventually, Tebeauville was incorporated into the Waycross community. Still, there were few residents, but the town grew, as did the railroads.

Ware County is bordered by Brantley County to the East, Charlton County to the Southeast, Pierce County to the Northeast, Bacon County to the North, Coffee County to the Northwest, Atkinson County to the West, and Clinch County to the Southwest. Several major highways such as US Hwy 1, US Highway 84, US Hwy 23, US Hwy 82, and State Route 122 travel through the county.

Ware County Location Map



Legend

- State Highway
- U.S. Highway
- Interstate Highway
- Cities
- SGRC Counties
- Florida Counties



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4. ISSUES and OPPORTUNITIES

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

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

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

The issues and opportunities statements included here were developed by and discussed with the Stakeholders during work sessions in 2010 and carried forward from the Partial Updates which were completed in June of 2008. This committee was formed to guide the development of the Comprehensive Plan. These statements were also presented during public participation workshops in the planning process. Through these discussions and the resulting feedback the final list of issues and opportunities will be developed for the Community Agenda as well as a series of strategies and implementation programs. These strategies and implementation programs are also the basis for the Short Term Work Program component of the Comprehensive Plan.

4.1. Population

Issues:

- ❖ Young people do not stay in Ware County/Waycross but move to other areas for jobs.
- ❖ Lack of diversity in the make-up of the population.
- ❖ Negative population growth.
- ❖ High rate of commuting into Ware County/Waycross for work

Opportunities:

- ❖ Pursue attraction of retirees to the area.
- ❖ Pursue the development of a quality “retirement community”.
- ❖ Increase opportunities and efforts to bring younger people back to the area through job opportunities and available activities

4.2. Economic Development

Issues:

- ❖ Young people do not stay in Ware County/Waycross but move to other areas for jobs.
- ❖ Lack of job opportunities for people who graduate from the various local colleges. Waycross has an excellent technical college; however, few jobs are available locally to retain this education workforce.
- ❖ The existing rail system is under-utilized in helping to recruit new businesses. At the same time the need for additional developable property close to rail lines needs to be addressed.
- ❖ Lack of large tracts of land suitable for larger businesses. The largest industrial tract available is 25 acres.
- ❖ Inadequate marketing and under-utilization of the City's Technology and Professional Office Park.
- ❖ Inadequate promotion of the area's greatest assets such as quality of life and small town feel with the amenities of larger communities.
- ❖ Inadequate utilization of tourism opportunities – insufficient promotion of tourist attractions such as Obadiah's, Wildes Massacre Site, Heritage Center, and the Okefenokee Swamp Park. And Okefenokee Wildlife Refuge.
- ❖ Perceived lack of support and endorsement of local tourism attractions by local employees of the Hotel and Service Industry.
- ❖ The service industry does not have sufficient employees who speak Spanish.
- ❖ Not much of revenue stays local. The deposit base of the county is not growing. Businesses often do not spend their money locally and their deposits don't go to local banks.
- ❖ Perceived lack of development opportunities and support for small business and entrepreneurs.
- ❖ Lack of consistency in the hours of operation by many downtown businesses.
- ❖ Perceived lack of local support for development or rehabilitation projects.
- ❖ Lack of a centralized vision for the area by the City, County and business community.
- ❖ Very low average income for most people in the rural areas.
- ❖ The proximity to the three major ports of Brunswick, Jacksonville, and Savannah is not taken advantage of.
- ❖ Lack of public relations and marketing of City and County projects and plans—Waycross and Ware County are both lacking a Public Information Officer or Public Relations staff to take charge of effective marketing and promotion of the area.
- ❖ Lack of convention and meeting space.

Opportunities:

- ❖ Develop a strategy/business plan to pursue increased attraction of retirees to the area.
- ❖ Pursue the development of a quality “retirement community” with diverse services, entertainment, housing and retail.
- ❖ Pursue attraction of industries that can utilize rail and research funds and opportunities to develop additional properties along rail lines.
- ❖ Increase the awareness of the fact that Waycross/Ware County has 5 direct rail lines including the location of rail in the industrial park.
- ❖ Increase the awareness that the Industrial park is located next to local airport.
- ❖ Increase promotion of the Corporate/Technology Park inside the city limits.

- ❖ Capitalize on the existing world quality tourism designation of the Okefenokee Swamp Park, and other tourism attractions in the area to increase tourism to the area.
- ❖ Develop joint tourism and business marketing opportunities between the various agencies to market the area more efficiently and effectively and encourage the promotion of existing opportunities.
- ❖ Promote the abundance of hotels and lodging.
- ❖ Increase utilization of contacts throughout the State.
- ❖ Encourage and assist local entrepreneurs to increase homegrown small businesses e.g. with an incubator program.
- ❖ Capitalize on the existing geography of Ware County with its close location to the coast, I-95, US1, Hwy 82 and Hwy 84, as well as the proximity to Jacksonville Airport and Jacksonville Port. The area is also less subject to impact by hurricanes.
- ❖ Cost of living is lower than in surrounding counties.
- ❖ The area has a great variety of retail.
- ❖ Capitalize on the timber industry to attract more alternative energy industry and increase Ware County's reputation as a "green county".
- ❖ Promote the future availability of the City Auditorium for meeting and conference space.
- ❖ Promote that Ware County is a certified "work ready community".
- ❖ Take advantage of redevelopment and infill opportunities.
- ❖ Pursue additional advanced education opportunities.

4.3. Housing:

Issues:

- ❖ Need to improve quality of housing stock in the county.
- ❖ Large areas of blighted homes and neighborhoods.
- ❖ People work in Waycross, but live in surrounding counties due to better housing market and choices.
- ❖ Insufficient funds and programs to address the homeless population.

Opportunities:

- ❖ Promote the homegrown town atmosphere with its good quality of life to attract more residents to the area.
- ❖ Increase housing opportunities in downtown including additional apartments and loft living.
- ❖ Consider programs to encourage more quality affordable housing developments with access to downtown and other job centers.
- ❖ Increase housing revitalization and /or infrastructure upgrades in neighborhoods.
- ❖ Protect neighborhoods from commercial encroachment.

4.4 Cultural & Historical Resources

Issues:

- ❖ Most traffic by-passes historic downtown Waycross due to existing road network.
- ❖ Historic Downtown is not utilized to its potential. Most visitors never see or come downtown as all hotels are along US #1 and very few activities and events take place downtown.
- ❖ Historic Preservation regulations and grants are perceived to slow down redevelopment and are therefore not used.
- ❖ The Heritage Center is under-utilized and is seen as out of place geographically as being out of the way and could be better suited to a centralized downtown location.
- ❖ Historic Preservation Commission is in place but not very active.

Opportunities:

- ❖ Pursue art shows and other cultural events organized by the Heritage Center for the historic downtown.
- ❖ Pursue building up business and diversity downtown.
- ❖ Continue to maintain the inventory of historic places/areas.
- ❖ Promote the information that Waycross is a National Register Historic City.
- ❖ Encourage the Historic Preservation Commission to become more active and take more initiative.
- ❖ Pursue state and other grants to revitalize the old Ware Hotel.
- ❖ Continue to support the Community Theater.

4.5. Natural Resources

Issues:

- ❖ Ware County and Waycross can offer world renowned natural resources such as the Laura Walker State Park and the Okefenokee Wildlife Refuge, but currently these resources are not capitalized on and local promotion is not guaranteed.
- ❖ Ware County has a lot of wetlands that may be impacted by development.
- ❖ The Satilla River needs to be cleaned up and made more navigable for recreation purposes such as canoeing.

Opportunities:

- ❖ The Cherokee Heights neighborhood has a great diversity of plant life. The availability of this natural resource could be promoted as a tourist attraction in the form of a driving or walking tour.
- ❖ Increase the use of green technology such as the recently installed “trap” for litter in the Satilla River to attract business and industry, to provide clean energy and provide a high quality living environment.
- ❖ The Satilla River is great resource for recreation, including fishing and canoeing. Nature tourism is becoming more popular and in moderation contributes to the preservation of the natural environment.
- ❖ Research and consider the establishment of a wetlands mitigation bank or other wetlands mitigation standards to encourage development while minimizing impact on the natural environment.

4.6. Land Use

Issues:

- ❖ Lack of Growth Preparedness, the county and city need to increase their efforts of planning ahead.
- ❖ Lack of countywide zoning. The corridors are zoned, but the remainder of the county is not, which may result in incompatible uses locating next to each other, specifically the encroachment of incompatible uses on agriculture and silviculture uses. The airport and industrial park as well as agricultural operations are not protected from the encroachment of incompatible uses.
- ❖ Most blighted areas are located along the main thoroughfares and influence the perception of tourists and other visitors.
- ❖ There is a need for a better design ordinance for Downtown Waycross.

Opportunities:

- ❖ Encourage development of communities that are family friendly and provide diversity of uses and housing choices.
- ❖ Pursue livable communities.
- ❖ Encourage re-use of blighted development.
- ❖ Encourage infill development and redevelopment of declining and revitalizing areas.
- ❖ Develop design standards for the downtown area in Waycross and encourage continued support of downtown revitalization projects.
- ❖ Seek out funding sources to buy properties along the railroad in order to steer development that needs rail access into those areas.
- ❖ US 1 North has a lot of vacant land that could be utilized for large lot industrial development.
- ❖ Consider enacting county-wide development regulations protecting existing agriculture/silviculture industry from encroachment by incompatible uses.
- ❖ Consider enacting county-wide development regulations to minimize impacts from incompatible uses on each other and to avoid co-location of such uses and protect agriculture and silviculture uses from residential encroachment. Update existing zoning ordinances.
- ❖ Develop strategies to provide for affordable, high quality residential areas and job opportunities within Ware County to decrease commuting from other counties.
- ❖ Develop design guidelines for the Crossroads gateways and corridors including signage and landscaping to instill a sense of community and welcome visitors.

4.7. Community Facilities and Services:

Issues:

- ❖ Central water system is not available in some areas (*specify*).
- ❖ Recycling services do not exist in Ware County/Waycross.
- ❖ 5000 residents in Ware County have no home pick-up garbage collection.
- ❖ The quality of education within the Ware County School System is perceived as poor.
- ❖ The Ware County School System is in the bottom 15% in wealth of all school systems in the state.
- ❖ Enrollment in the local schools is declining based on age. The population of Ware/Waycross is getting older.
- ❖ Lack of sufficient professional paid fire protection coverage. The county is served by one paid and 10 volunteer fire stations.
- ❖ Insufficient EMS coverage: 4 EMS for a 900 square mile area.
- ❖ Lack of walking trails and a contiguous sidewalk network that can be used safely for walking.

Opportunities:

- ❖ Encourage recycling services and opportunities for the community and utilize Valdosta as a regional recycling hub, thereby keeping the costs down.
- ❖ Promote “Internet 2”. Ware County schools are only the 2nd county in the state to have this tool which creates real time partnerships globally.
- ❖ Build on the great diversity the Ware County School system.
- ❖ Utilize and promote the existing water & sewer system capacity. The system is older, but any problems are very manageable.
- ❖ Research and apply for funding and grants to be able to provide paid services for Fire and EMS services for Ware County and the City of Waycross.
- ❖ Pursue the development of a Fire Fighting training center in Waycross.
- ❖ Waycross College and Okefenokee Technical Colleges enrollments are both up and are expected to continue to rise, bringing more students to the area.
- ❖ Pursue more performing arts events to perform at the Ware County High School state of the art brand new performing arts center.
- ❖ Maintain local law enforcement great response times.
- ❖ Waycross and Ware County have high quality health care services.
- ❖ Promote the area’s Tele-Medicine center.
- ❖ Continue to utilize and promote the city and county recreation facilities. City parks stay booked year round and the new recreation complex has been received very well.
- ❖ Develop strategic facilities capital improvement and maintenance plans for each department.
- ❖ Update the Service Delivery Agreement to more efficiently and effectively provide services.
- ❖ Include facilities maintenance and appropriate staffing into the five year short term work program.

4.8. Transportation

Issues

- ❖ Lack of long range transportation plan for Waycross and Ware County.
- ❖ Lack of any form of public transit.
- ❖ Need for improved access to the downtown through traffic pattern improvements including better signage.
- ❖ The new Bio Fuel development in Ware County will be bringing an additional 300 trucks a day to the area. Pursue the development or identification of an appropriate truck route.
- ❖ Lack of continuous and safe bicycle trails both for the recreational and sport bicyclist.

Opportunities

- ❖ Encourage transportation driven growth. Ware County and the City of Waycross need to capitalize on the convergence of US #1, Hwy 82 and Hwy 84, as well as the proximity to Jacksonville Airport and Jacksonville Port. Waycross/Ware County has 5 direct rail lines including the location of rail in the industrial park.
- ❖ Hwy 84 needs to be four-laned all the way from Waycross to Valdosta to improve connection between the two regional centers.
- ❖ Promote the airport in Waycross and increase utilization.
- ❖ Expand on the proximity to the 3 major ports of Brunswick, Savannah and Jacksonville.
- ❖ Coordinate with other public and private parties to provide a public transportation system in the county.
- ❖ Develop a long range transportation plan addressing the listed issues and opportunities.
- ❖ Support the implementation of the existing traffic studies and the rerouting of State Rd??? to minimize traffic congestion and stacking issues.
- ❖ Provide a continuous sidewalk and bicycle path system that is well maintained.

4.9. Intergovernmental Coordination

Issues

- ❖ Unfavorable perception of government and local elected officials through predominantly negative media coverage.
- ❖ Lack of a central marketing committee that would structure and centralize the promotion for Ware County and City of Waycross.
- ❖ Lack of community volunteers.

Opportunities

- ❖ Possible consolidation of some services between Ware County and City of Waycross to improve the delivery of services.
- ❖ Maintain existing good coordination between agencies.
- ❖ Develop a common vision for the County and City to tie all the opportunities together.
- ❖ Develop joint public relations tools for use by the County and City.
- ❖ Encourage and promote public/private partnerships.

5. ANALYSIS OF EXISTING LAND USE and DEVELOPMENT PATTERNS

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

5.1 Existing Land Use

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

Table 5-1: Current Land Use Categories

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

Tables 5-2 & 5-3: Current Land Use Unincorporated Ware County and City of Waycross, August 2010

Table 5-2: Ware County (unincorporated)

Current LandUse Category	Acres	% of Total
Agriculture/Forestry	318,506.0	55.5%
Commercial	1,018.0	0.2%
Industrial	873.0	0.2%
Parks/Recreation/Conservation	217,907.0	37.9%
Public/Institutional	1,009.0	0.2%
Residential	24,645.0	4.3%
Transportation/Communication/Utilities	6,055.0	1.0%
Undeveloped	3,803.0	0.7%

Source: Ware County Tax Assessor 2010

Table 5-3: City of Waycross

Current LandUse Category	Acres	% of Total
Agriculture/Forestry	13.6	0.2%
Commercial	755.3	10.2%
Industrial	70.1	0.9%
Parks/Recreation/Conservation	85.4	1.2%
Public/Institutional	791.5	10.7%
Residential	2,285.5	30.9%
Transportation/Communication/Utilities	2,799.5	37.8%
Undeveloped	603.7	8.1%

Source: Ware County Tax Assessor 2010

Unincorporated Ware County’s largest percentage of land use includes agriculture and forestry (silviculture), which supports the fact that Ware County is an agriculture producer of crops, timber, livestock, poultry, dairy, and nursery products. The majority of this land is made up of forestry uses. The second largest percentage in land use is parks/recreation/conservation, which largely reflects the land masses covered by the Okefenokee Wildlife Refuge, Laura S. Walker State Park, and Dixon Memorial Forest. Residential uses cover approximately 4.3 % of the land area, reflecting the low population density within the unincorporated county. Most of the established residential development occurred within the city limits of Waycross. This percentage will probably see an increase in the future as there are some plans for mixed use and other developments in the unincorporated county.

The City of Waycross shows its largest percentage of land use as transportation/communication/utilities. CSX rail makes up much of this land use category as well as the location of major highways such as US #1, SR 84 and SR 82 within the city limits. The second largest category is residential land use. There are many older established residential areas within the City of Waycross and still some vacant land suitable for residential infill development. Public Institutional and Commercial land uses are almost equal in land area. The City of Waycross has several education centers which make up this Public Institutional category, along with many churches and government buildings. Most of the major commercial establishments are located within the City

of Waycross also. Wal-Mart, many grocery stores, private businesses, and the mall are all in the city limits, mostly located along the major roadway corridors in the city.

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5.2 Areas Requiring Special Attention

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

Maps 5-3 and 5-4 show the general location of these areas.

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

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

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

5.2.1. Areas of significant natural resources include wetlands, groundwater recharge areas, and river corridors particularly where they are likely to be intruded upon or otherwise impacted by development;

Satilla River Corridor—segment of the Satilla black water river system that includes the main channel, floodway and bordering wetlands

Groundwater Recharge Areas – areas throughout the county which aid in the replenishment of groundwater. Incompatible development in these areas should be discouraged.

Musket Bay Wetlands Bank--Musket Bay Wetland Mitigation Bank is located on the North Side of Carswell Avenue/SR 122 and west of SR 520. It is a 1,694 acre wetland area that has been restored, established, enhanced, or (in certain circumstances) preserved for the purpose of providing compensation for unavoidable negative/destructive impacts to aquatic resources as permitted under Federal Code Section 404 or a similar state or local wetland regulation. A mitigation bank may be created when a government agency, corporation, nonprofit organization, or other entity undertakes these activities under a formal agreement with a regulatory agency.

Dixon Memorial Forrest - this is a very bio-diverse forest covering about 15,000 acres of the Okefenokee Swamp and an additional 16,500 acres of pine timberland. The forest is managed as a Wildlife Management Area by the GA-DNR Wildlife Resources Division.

Laura S. Walker State Park – this is a 626 acre State Park with nature trails, a pool, campgrounds and picnic shelters. There is also a 120 acre lake where visitors can fish, water-ski, and boat.

Okefenokee Wildlife Refuge – 402,000 acre covering Ware, Charlton, and Clinch Counties in Georgia and Baker County in Florida. This is the largest national Wildlife Refuge in the eastern United States which was created in 1974.

Scout Lake Park---Scout Lake Park is located off of Augusta Ave and consist of 66 acres of wooded land. It was formerly used by the Boy Scouts. This developable property located in Ware County is owned by the City of Waycross.

5.2.2 Areas where rapid development or change of land uses is likely to occur.

Pafford Lake—540 acre tract abutting the southern margin of the US-1 business corridor that may be subject of future planned urban development. Proximity to city services and retail amenities have attracted developer interest in planned residential and mixed-use development.

City of Waycross Annexed Area within Pierce County - this area is experiencing residential growth from neighboring Pierce County residential areas.

Bell Tree Farms--an approximately 8,000 acre subdivision that was bought by a developer, originally, as a timber farm. The timber land was subdivided into large fifty-acre, more or less, tracts and sold without going through the Ware County official subdivision process. It is located west of Waycross on the south side of Carswell Avenue/SR 122 over to the north and south sides of Highway US 84/SR 38. The subdivision is located in an area that consists of mostly wetlands and floodplains. The subdivision was not approved by the Waycross – Ware County Planning Commission.

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

Millwood Plantation – this area has been subdivided into 20 acre tracts and is slowly transitioning from agricultural to Rural Residential subdivision.

Emerson Park Revitalization Area--Subdivision of 60' and 65' street rights-of-way (Avenues going northerly are 65' and easterly-westerly streets are 60'). County just finished CDBG funded storm water drainage, street base and paving projects on most of the streets in the subdivision. Neighborhood contains mixed mobile homes and site-built residences on large lots.

5.2.4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors).

City Auditorium Neighborhood—SPLOST funds are scheduled for renovation of this municipal building returning it to an auditorium. With this development the surrounding area may experience revitalization and growth. Plans are to tie this area to the downtown using the abandoned rail lined and to the renovated county government complex.

Corridor Z--High volume arterial bisecting a dense mixture of commercial and residential development.

Albany Avenue Corridor & Revitalization Area--Commercial uses on both sides of Albany Avenue mixed with residential. Some structures are dilapidated and code enforcement is needed. A mixed use zoning study is underway in the Planning Department for this area and other appropriate areas in the county.

5.2.5. Large abandoned structures or sites, including those that may be environmentally contaminated such as brownfields

Bailey Street School – This is a vacant former school building which is contaminated with asbestos. Removal of the building along with an adjacent City owned property would provide land for substantial residential development.

Housing Projects – Condemned block of 50-year old public housing units in the Bailey Heights subdivision of Waycross that is in the process of being demolished by the Waycross Housing Authority.

Iron Bridge Landfill--The County's Iron Bridge Landfill was closed in 1997. It is covered and monitored with wells by the County and meets EPD requirements. Most of the users are now using Southland Waste Inc.'s transfer station on Harris Road in the Waycross-Ware County Industrial Park. Residential and commercial waste is taken to the Broadhurst Facility in Wayne County.

Closed City Landfill--Former City Landfill located at the intersection of Blackwell Street and

Commons Street. Permanently closed and capped in 1992. Has a total footprint of 28.4 acres.

5.2.6. Areas with significant Infill Development Opportunities

City of Waycross Historic District and Downtown District. Both of these districts have undergone significant reinvestment in recent years. Removal of railroad tracks, restoration of old buildings. Historical resources in these areas include the Phoenix Hotel, the old US Post Office, the Courthouse, the Ware Hotel and other, many of them unused, buildings downtown. These buildings and sites are not listed individually, but are included in the downtown area because infill and redevelopment opportunities are scattered throughout downtown. The City of Waycross Historic District includes the Historic District which is listed on the national Register of Historic Places.

5.2.7 Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

None identified exclusively for this category

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5.3 Recommended Character Areas

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

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

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

Table 5-4 and Maps 5-5 and 5-6 provide a description of the proposed Character Areas for Ware County and the City of Waycross.

Table 5-4: Recommended Character Areas

Recommended Character Areas	Description/Location	Development Strategy
Agriculture/Silviculture	Lands included in this category include most undeveloped rural land in the unincorporated area. Most of these lands are actively farmed either with agricultural or silviculture.	Protection of these lands and uses from encroachment of incompatible uses.
Baptist Village	This is a planned retirement community operated by the Georgia Baptist Convention and is located within City limits.	Maintain retirement community character. Protect surrounding land from encroachment of incompatible uses.
Conservation	These are areas that contain environmentally sensitive wetland and/or upland areas and/or are home to endangered species. These areas should be protected from future development. These include the Satilla River Corridor, various groundwater recharge areas, the Wetlands Mitigation Bank, Okefenokee Wildlife Refuge, Laura C. Walker State Park, The Lakes at Laura S. Walker, Dixon Memorial State Forrest etc.	Maintain natural character. Do not permit new development. Establish conservation easements. Promote areas for eco-tourism and recreation destination. Protection from adverse encroachment of incompatible uses.
Corporate Park	This area includes a corporate office/industry park located in the vicinity of the Education Center Character Area.	Maintain and improve the quality of the Corporate Park to continue attracting new businesses and continue partnership with the nearby Education Center for job training opportunities.
Crossroads Business	The areas identified as Crossroads Business include typical office, retail, and service commercial uses and are clustered around the major highway corridors traversing Waycross.	Mixed use, highway oriented businesses. Develop visual and maintenance standards applicable for these gateways into and through town. Protect from adverse highway traffic impacts.
Downtown Waycross	This area includes the traditional downtown in the City of Waycross and its historical buildings.	Continue historic building renovation and rehabilitation. Develop mixed use to include residential, commercial and cultural uses in the area to encourage a vibrant, livable and walkable downtown.
Education Center	This area includes the high school, Waycross College and Okefenokee Technical College, and has developed into the education center for the area through co-location of learning institutions and co-location of the corporate park.	Encourage continued co-location of educational institutions, private-public partnerships for job training opportunities; provide for interconnectivity between locations both for motorized and non-motorized traffic.
Industrial	Areas included under industrial include any activities that are dedicated to industrial or wholesale warehousing. This includes the industrial park and land around the airport.	Upgrade to provide state-of-the art technology and other necessities for green and alternative energy industry.

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Residential	The areas identified as residential include single family and multi-family residential units in traditional residential development patterns.	Provide more safety and connectivity through continuous sidewalks and bike paths. Protect the established neighborhoods from encroachment and deterioration and preserve historic buildings and character.
Rural Village	These areas include all small rural nodes within the unincorporated county such as Manor, Telmore, Bickley, Millwood, Waresboro, Fort Mudge etc.	Maintain rural atmosphere while accommodating new residential and commercial mixed use development serving the immediate area. Encouraging compatible architectural styles that maintain the village character, and do not include “franchise” or “corporate” architecture. Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians, for both tourism and recreational purposes.
Hospital/ Medical Center	This area includes hospital, medical offices and allied professional, retail and service establishments associated with the delivery of medical care.	Encourage the continued development and co-location of medical services and allied services.
Transportation/ Utilities	This land use designation includes the Waycross-Ware County Airport and the railroad rights-of-way including Rice Yard moving trains into and through Waycross.	Ensure that all practical safety measures are used to facilitate interface between transportation/utility and other use and prevent the co-location of incompatible uses. Seek transportation transfer sites.
Trembling Earth Recreation Complex	This area is 123 acres of recreation land divided into 3 complexes within walking distance of each other. There is a walking track, pond, baseball, softball, football, and soccer fields. This area is located within the county right outside the City of Waycross.	Provide connectivity to other passive and active recreation areas, include as part of a bikeway system and maintain compatible land uses adjacent to the complex.
Urban Fringe	This area is located within the county and encircles the City of Waycross from the west around to the north and east. The area is served with both water and sewer and is expected to see a majority of the development in the county.	Provide network of sidewalks and bike paths, encourage inclusionary zoning to enable complementary uses promoting a healthy mixed use; set standards to account for impacts on infrastructure to avoid future capacity problems.

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6. ANALYSIS of CONSISTENCY with QUALITY COMMUNITY OBJECTIVES

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

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

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

6.1 Development Patterns

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		City only; County only has zoning along corridors
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		Are allowed in the City in Central Business District and HP districts. Since the County has no zoning, these developments would also be possible in the County.
3. We have a street tree ordinance that requires new development to plant shade bearing trees appropriate to our climate.		x	
4. Our community has an organized tree planting campaign in public areas that will make walking more comfortable in the summer.	x		Tree planting campaigns existed in the past, but not currently
5. We have a program to keep poor public areas (commercial, retail districts, parks) clean and safe.	x		Keep America Beautiful Program, Adopt a mile program; Garden Club
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would chose.	x		Most sidewalks are in the City
7. In some areas several errands can be made on foot, if so desired.	x		A more connected sidewalk system is needed and crossing major roadways is dangerous
8. Some of our children can and do walk to school safely.	x		
9. Some of our children can and do bike to school safely.	x		
10. Schools are located in or near neighborhoods in our community.	x		This applies to most schools.

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		Development Authority has an inventory.
2. Our community is actively working to promote brownfield redevelopment.	x		
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		Applies to the area of Brunswick Hwy. Plan has not been updated, since the growth is not there.
5. Our community allows small lot development (5,000 square feet or less) for some uses.	x		
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places, where people choose to gather for shopping, dining, socializing, and entertainment.			
	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		x	
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		The City has a National Register Historic District and a larger City of Waycross Historic District.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	x		Downtown and major corridors through town need design guidelines.
4. We have ordinances to regulate the size and type of signage in our community.	x		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		x	
6. If applicable, our community has a plan to protect designated farmland.		x	Specifically timber land needs to be protected.
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		
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		Most Sidewalks are in the City, but more sidewalks are needed.
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		Bicycle routes are addressed in the State Bicycle Plan and in the Regional Bicycle Plan.
7. We allow commercial and retail development to share parking areas wherever possible.	x		Limited to Downtown.

Regional Identity

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

	Yes	No	Comment
1. Our community is characteristic of the region in terms of architectural styles and heritage.	x		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	x		Woodchip industry depends on protecting local agriculture and silviculture
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.)	x		Pecans, Pines, Okefenokee Swamp
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		

6.2 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		

2. We have an active historic preservation commission.	x		It exists, but it is not active.
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			
1. Our community has a green space plan.	x		Was developed in 1992
2. Our community is actively preserving green space, either through direct purchase or by encouraging set-asides in new development.		x	
3. We have a local land conservation program, or we work with state or national land conservation programs, to preserve environmentally important areas in our community.	x		The Satilla River Keepers are an example.
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		x	
Environmental Protection			
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
		Yes	No
			Comments
1. Our community has a comprehensive natural resources inventory.			x A base will be developed as part of the RIR.
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		Countywide zoning to protect water.
4. Our community has passed the necessary "Part V" environmental ordinances, and we enforce them.	x		
5. Our community has a tree preservation ordinance which is actively enforced.			x
6. Our community has a tree-replanting ordinance for new development.			x
7. We are using stormwater best management practices for all new development.	x		Subdivision regs
8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	x		Subdivision regs

6.3 Social and Economic Development

Growth Preparedness			
<p>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</p>			
	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	x		
2. Our local governments, the local school board, and other 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		This is a continuous process
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	This will be done as part of this comprehensive plan.
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		Leadership Waycross
9. We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	x		
10. We have a public-awareness element in our comprehensive planning process.	x		
Appropriate Businesses			
<p>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skills job opportunities.</p>			
	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		Increased cooperation and coordination needed.
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		Transportation related industry
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		
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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		
2. Our community has jobs for skilled labor.	x		Medical, government, transportation
3. Our community has jobs for unskilled labor.	x		Agriculture, Silviculture
4. Our community has professional and managerial jobs.	x		

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		The City allows this.
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		There is enough housing stock, but much of the actual stock is substandard
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and maintaining small setbacks.	x		Development in the County is more flexible.
5. We have options available for loft living, downtown living, or “neo-traditional” development.	x		
6. We have vacant and developable land available for multifamily housing.	x		Within the appropriate zoning district.
7. We allow multifamily housing to be developed in our community.	x		
8. We support community development corporations that build housing for lower-income households.	x		
9. We have housing programs that focus on households with special needs.	x		Habitat for Humanity, Assisted living facilities etc.
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	x		The City’s code provides for lots this small, but not the County.

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		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	x		
3. Our community has higher education opportunities, or is close to a community that does.	x		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	x		More local job opportunities are needed.

6.4 Governmental Relations

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		SGRC
2. We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	x		
3. We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education tourism, parks and recreation, emergency response, E-911, homeland security etc.	x		
4. Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	x		Airport, Railroad, Conservation.
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		SGRC
2. We are satisfied with our Service Delivery Strategy.	x		
3. We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to raft region-wide strategies.	x		
4. We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	x		

7. SUPPORTING DATA AND INFORMATION

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

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

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

When evaluating this data and information, staff focused on:

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

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

8. OTHER STUDIES

City of Waycross Comprehensive Plan Partial Update 2008
Ware County Comprehensive Plan Partial Update 2008
Waycross/Ware County Transportation Study 2000
Commercial Corridor Z Traffic Study

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

APPENDIX A
POPULATION

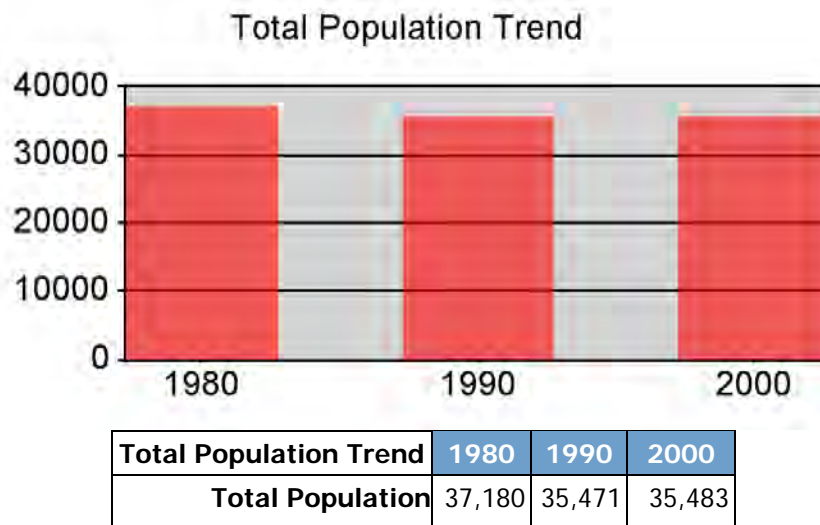
APPENDIX A: POPULATION

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

Past Population Trends:

Between 1980 and 2000 the total population of Ware County declined from 37,180 to 35,483; a decrease of 1,697. (Figure A-1).

FIGURE A-1 WARE COUNTY HISTORIC POPULATION TRENDS



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

FIGURE A-2 POPULATION GROWTH COMPARISON

Total Population Growth Comparison	Ware	Waycross	Georgia
2000 Population	35,483	15,386	8,186,453
*2007 Population Estimate	35,831	14,765	9,544,750
Increase in Population	348	-621	1,358,297
Growth between 1990 and 2000	0.03%	-6.56%	26.37%

Source: U.S. Census and Southern Georgia Regional Commission
 * Estimate, Georgia County Guide

In comparing the growth of Ware County to that of the State of Georgia, it appears that Ware County Has experienced almost no growth from 2000 to 2007. Ware County is growing much slower than the state of Georgia as a whole. City of Waycross appears to have lost population between the last census counts from 1990-2000. It is estimated that the population of the city of Waycross would decrease from by 621 people from 2000 to 2007.

FIGURE A-3 POPULATION PROJECTIONS

Population Projections											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Ware County	37,180	36,326	35,471	35,477	35,483	35,059	34,635	34,210	33,786	33,362	32,938
Waycross	19,371	17,891	16,410	15,872	15,333	14,324	13,314	12,305	11,295	10,286	9,276

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

The population projections for Ware County predict steady decreases in population for Ware County over the next 20 years. Waycross is projected to see a decrease in population over the next 20 years as well. With proper planning and a drive towards economic development, this projection could be turned around.

Age Distribution:

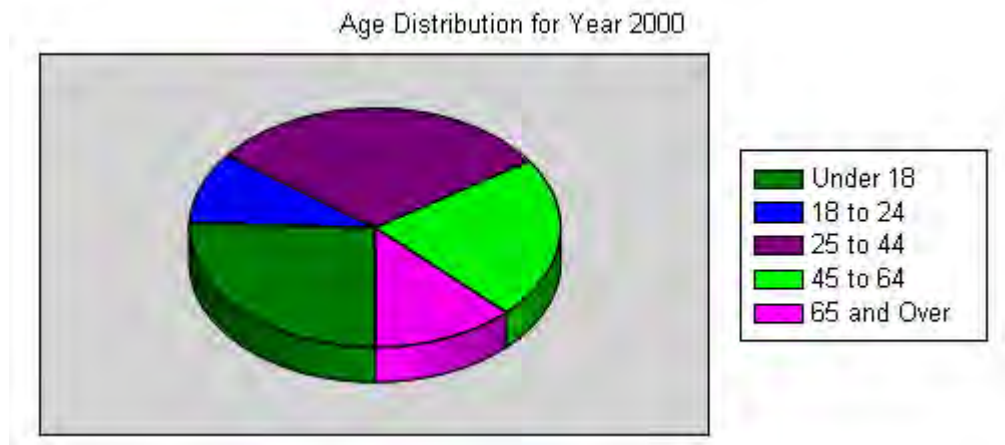
TABLE A-4 HISTORICAL AGE DISTRIBUTION

Age Distribution Trend	WARE			WAYCROSS		
	1980	1990	2000	1980	1990	2000
0-4 Years Old	3,001	2,434	2,267	1,699	1,308	1,013
5-13 Years Old	5,773	5,307	5,016	2,859	2,477	2,344
14-17 Years Old	2,851	1,759	1,521	1,354	750	680
18-20 Years Old	1,848	1,619	1,430	960	733	632
21-24 Years Old	2,340	1,733	1,788	1,281	747	665
25-34 Years Old	5,578	5,197	4,814	2,779	2,181	1,843
35-44 Years Old	3,853	5,101	5,166	1,698	2,074	2,026
45-54 Years Old	3,869	3,516	4,775	1,898	1,431	1,866
55-64 Years Old	3,641	3,445	3,236	2,137	1,643	1,276
65 And Over	4,426	5,360	5,470	2,706	3,066	2,988

Source: U.S. Census

The population of Ware County and the City of Waycross has shown decreases over the past 20 documented years. The decrease in population is fairly distributed throughout the age groups considered. The one group that seems to be on the rise is the retirement age group. The 65 and over population group seems to have increased in both Ware County and the City of Waycross. With a relatively low cost of living, low property taxes, little threat from severe weather risks, and a close proximity to many major interstates and airports, Ware County and Waycross may benefit from marketing itself to attract retirees.

GRAPH A-5, AGE DISTRIBUTION FOR 2000



Graph A-5 shows the age distribution for Ware County for the year 2000. Table A-6 shows age distribution comparisons for Ware County compared to the State of Georgia and the rest of the country. It appears that in 2000, the largest population group in Ware County was between 25 and 44. This supports the fact that the next largest group is under 18, and could likely be the children of the 25-44 age group. Greater Ware County may see a need for increased services and facilities to meet the needs of these families. The issues of more affordable housing, medical services, and job opportunities will all have to be met.

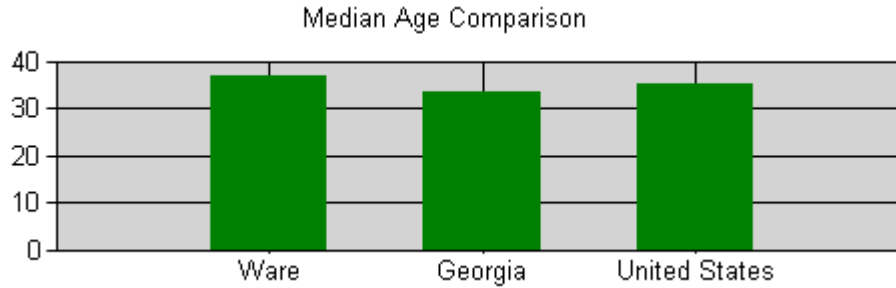
TABLE A-6 AGE DISTRIBUTION COMPARISON

Age Distribution Comparison	Ware	Georgia	United States
Population	35,483	8,186,453	281,421,906
Percent below 18	24.8	26.5	25.7
Percent 18 to 24	9.1	10.2	9.6
Percent 25 to 44	28.1	32.4	30.2
Percent 45 to 64	22.6	21.3	22
Percent 65 and over	15.4	9.6	12.4
Median Age	36.8	33.4	35.3

SOURCE: US Census

Ware County's population is fairly evenly distributed when comparing it to that of the state of Georgia and the United States. The state of Georgia has a slightly higher percent of people ages 25-44, and a slightly lower percent of people 65-44. This could be due to the large retirement community, Baptist Village located in Waycross.

TABLE A-7, MEDIAN AGE COMARISON WARE COUNTY



The median age of people in Ware County seems to be in line with the rest of the state and the United States as a whole. The Median Age in Ware County is right around 35.

Race and Ethnicity:

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

TABLE A-8 RACIAL COMPOSITION TREND

Racial Composition Trend	WARE COUNTY			WAYCROSS		
	1980	1990	2000	1980	1990	2000
White Alone	28,631	26,007	24,714	11,458	8,299	6,794
Black or African American Alone	8,376	9,238	9,939	7,786	7,995	8,205
American Indian and Alaska Native Alone	63	58	63	41	20	19
Asian or Pacific Islander	87	123	183	70	75	98
Other Race	23	45	584	16	21	217

Source: US Census

The racial composition of the population is changing some, but overall just showing steady decreases, as the population of Ware County and Waycross is declining.

TABLE A-9 RACIAL COMPOSITION COMPARISON

Racial Composition Comparison (Percent)	Ware	Georgia	United States
White Alone	69.7	65.1	75.1
Black or African American Alone	28.0	28.7	12.3
American Indian and Alaska Native Alone	0.2	0.3	0.9
Asian or Pacific Islander	0.5	2.1	3.6
Other Race	1.0	2.4	5.5

Source: US Census

The racial composition of the population of the Ware County is very much in line with that of the State of Georgia, and the US as a whole. There is a smaller number of people in the “other race” category, and a smaller number of people in the “Asian or Pacific Islander” in Georgia than Ware County, but for the most part the numbers line up fairly evenly.

A-10 RACIAL COMPOSITION FOR 2000

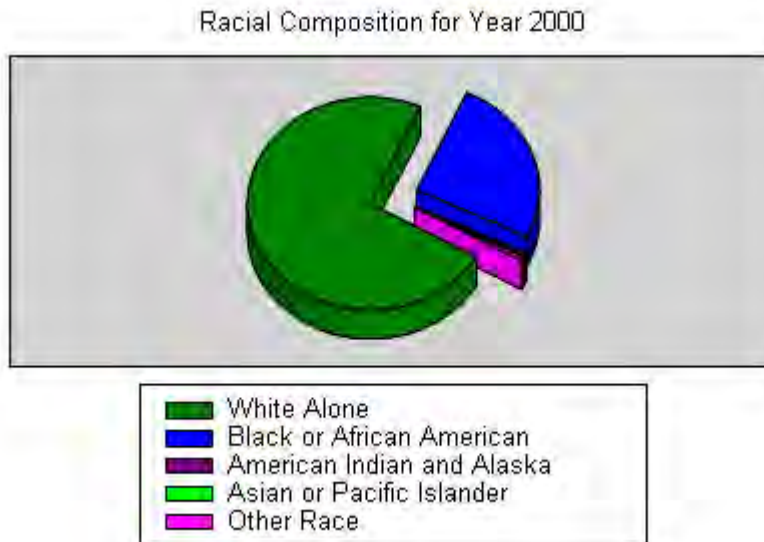
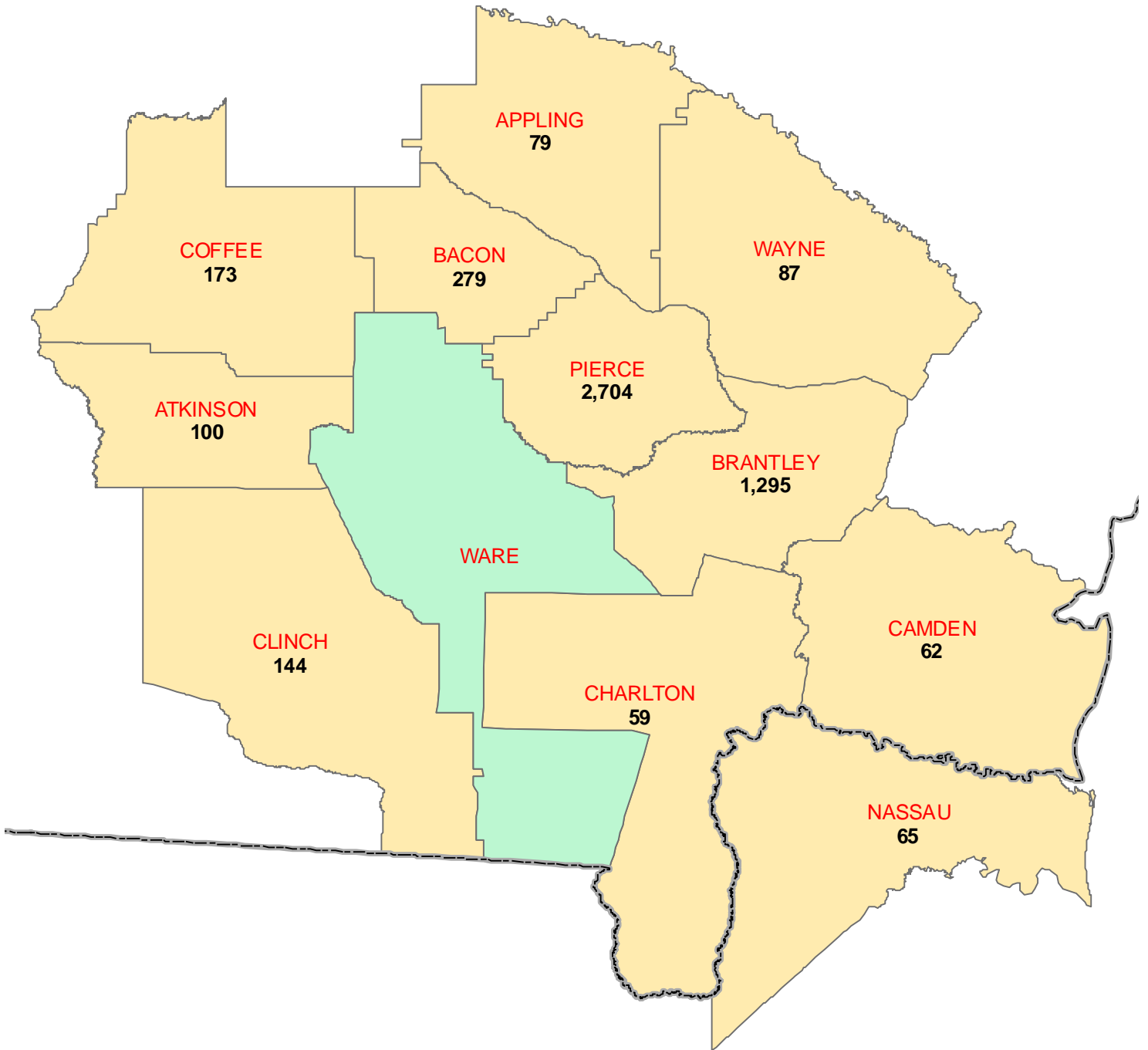
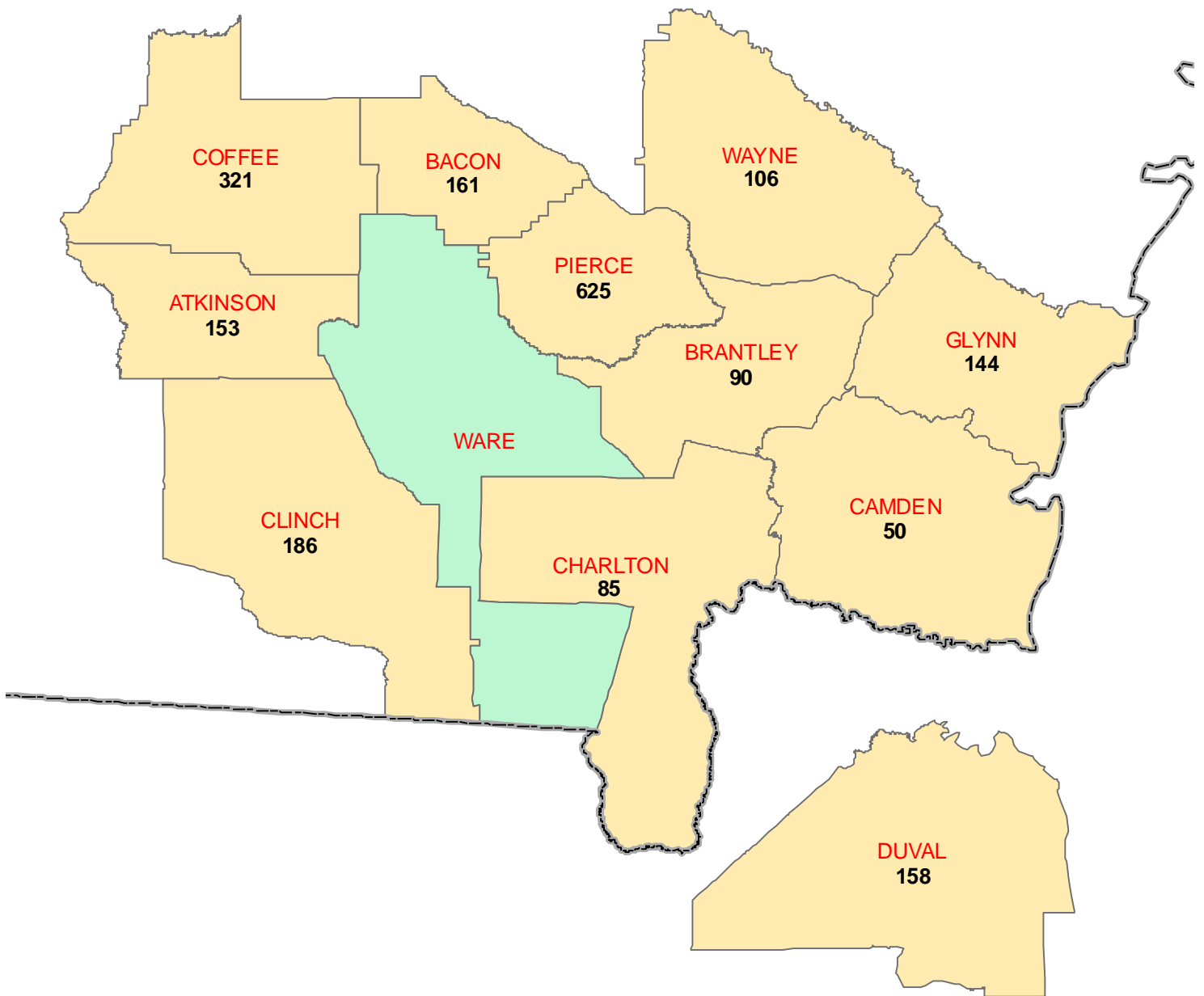


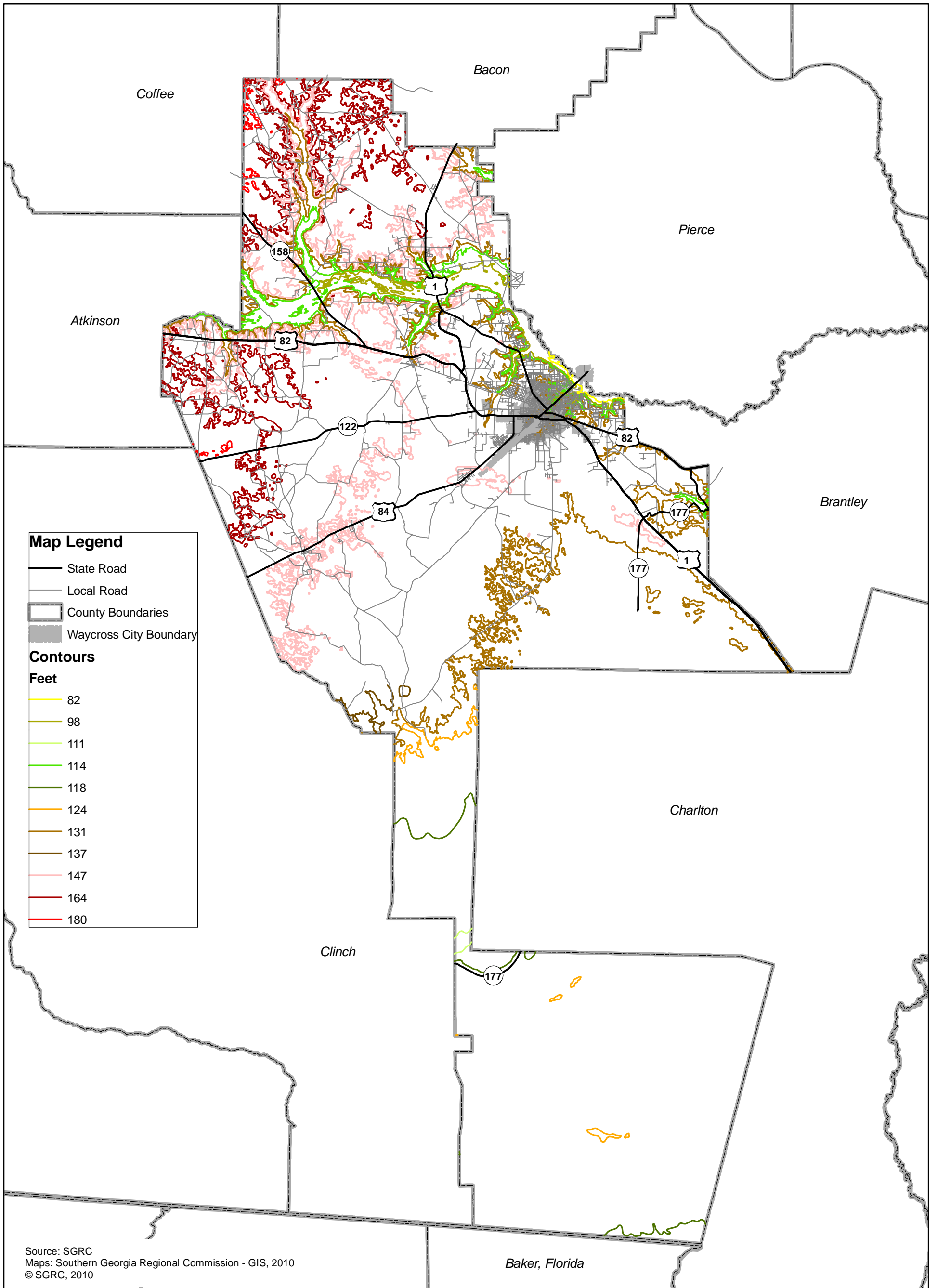
Chart A-10 shows the Racial Composition for the year 2000 for Ware County. It supports the information that is in the tables above.

Workers 16 and Older Commuting into Ware County



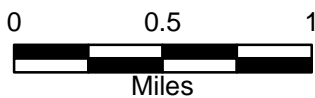
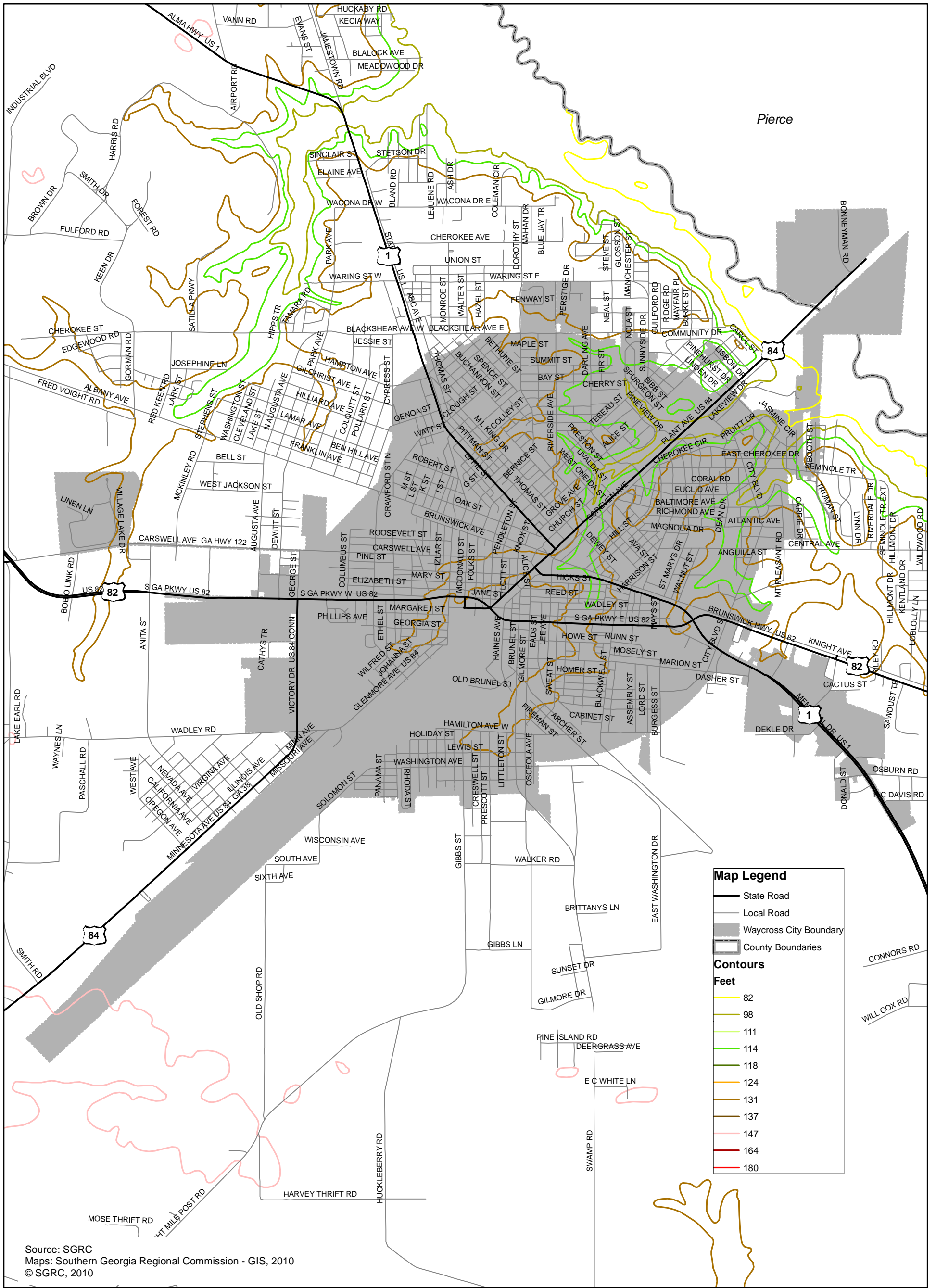
Workers 16 and Older Commuting from Ware County





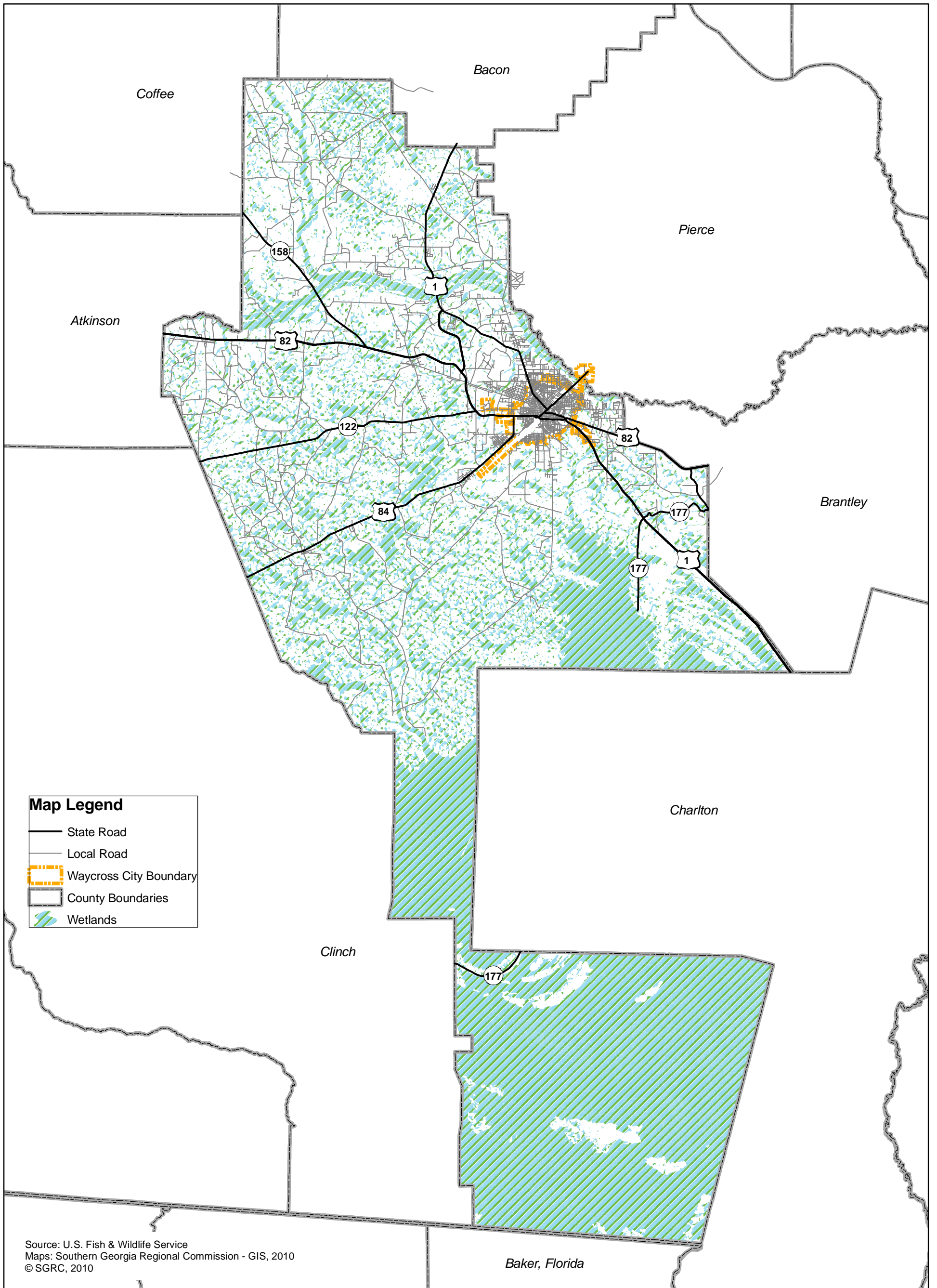
**MAP D-1 WARE COUNTY
 TOPOGRAPHY
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





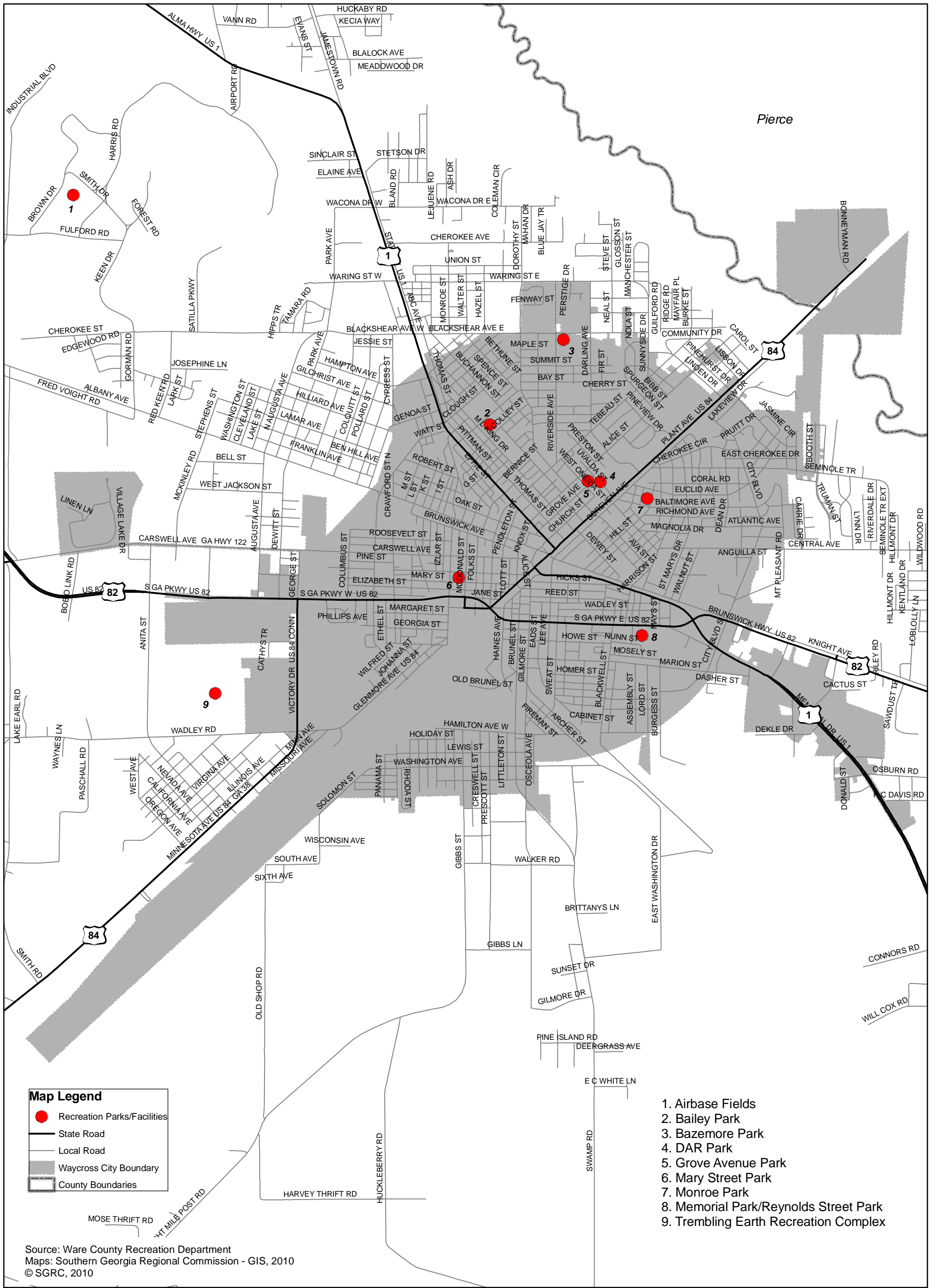
MAP D-2 CITY OF WAYCROSS TOPOGRAPHY GREATER WARE COUNTY COMPREHENSIVE PLAN



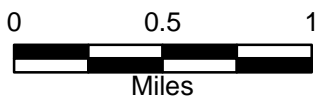


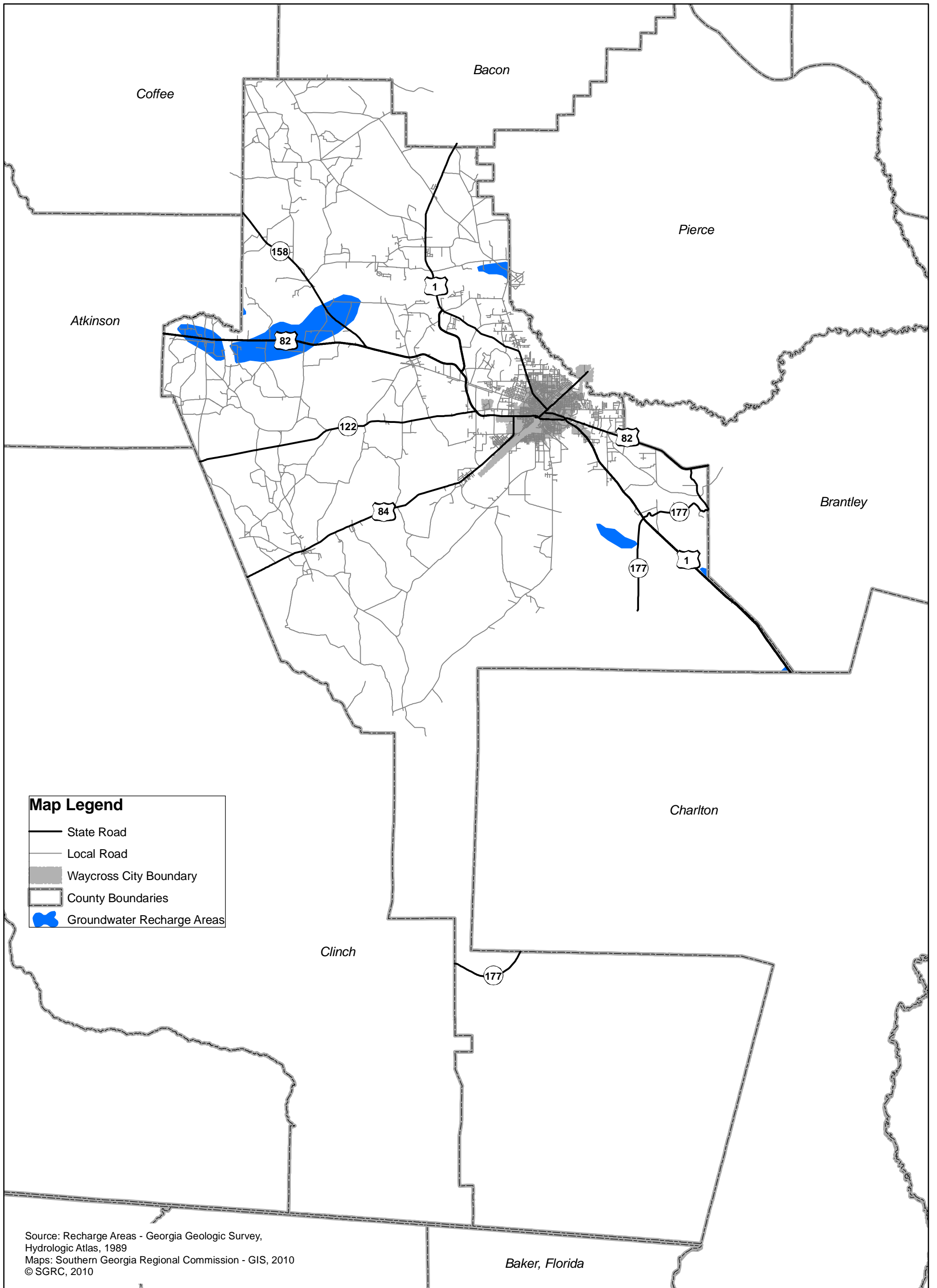
**MAP D-3 WARE COUNTY
 GENERALIZED WETLANDS
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





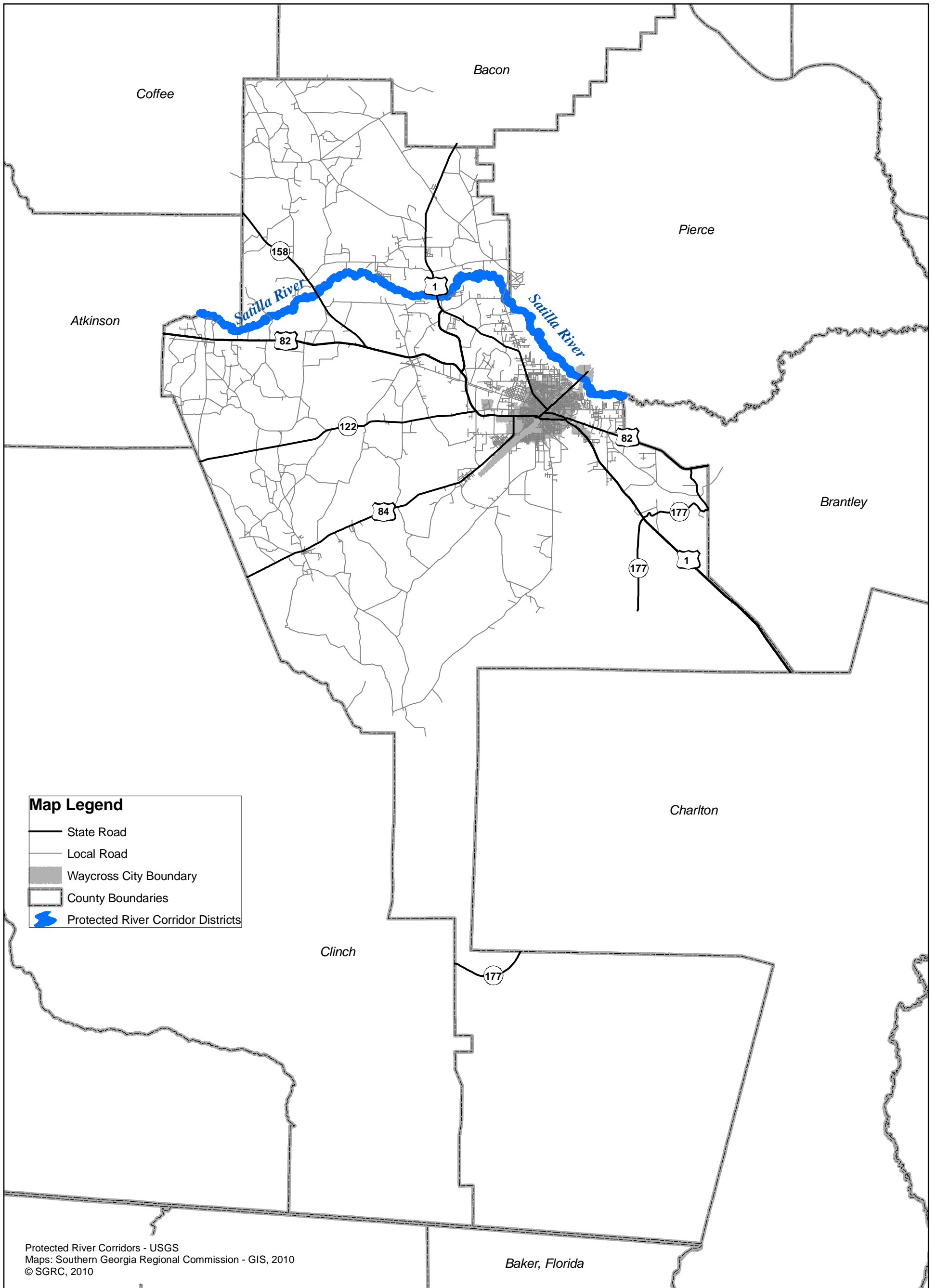
MAP D-4 WARE COUNTY RECREATION DEPARTMENT PARKS AND FACILITIES GREATER WARE COUNTY COMPREHENSIVE PLAN





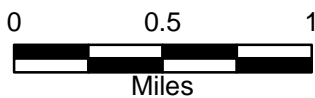
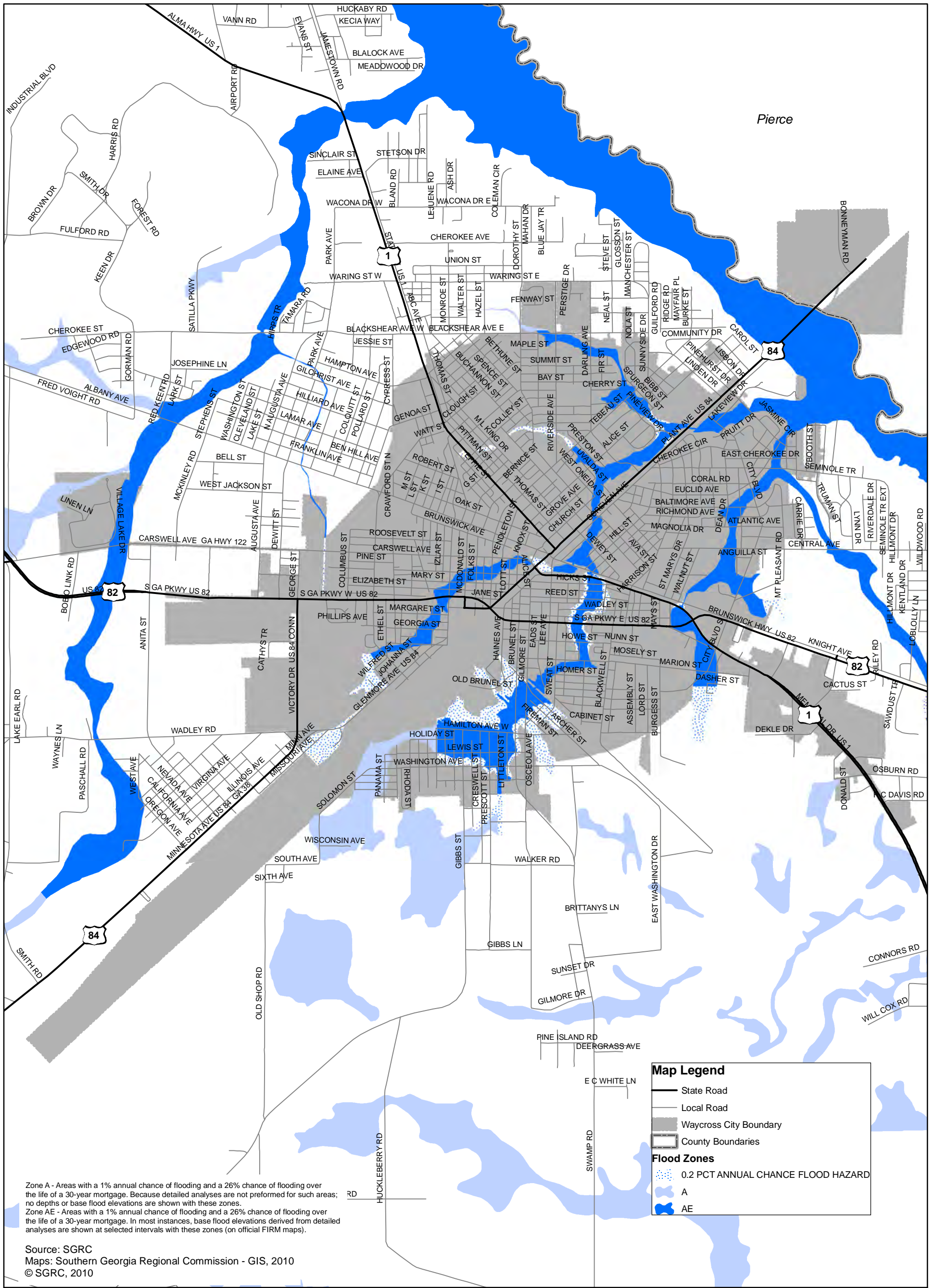
**MAP D-5 WARE COUNTY
 GROUNDWATER RECHARGE AREAS
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





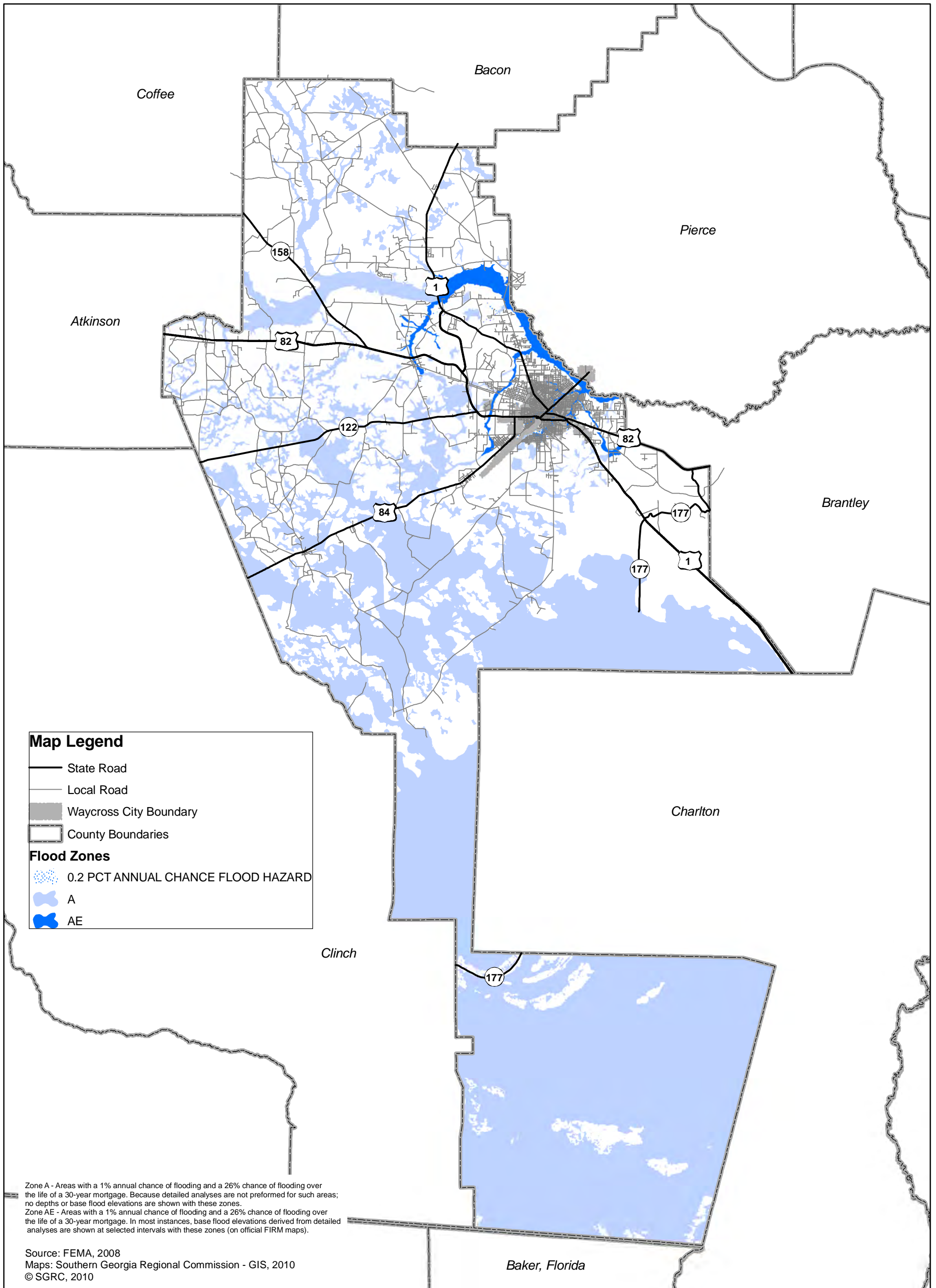
**MAP D-6 WARE COUNTY
 PROTECTED RIVER CORRIDORS
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





MAP D-7 CITY OF WAYCROSS FLOOD INSURANCE RATE MAP (FIRM) GREATER WARE COUNTY COMPREHENSIVE PLAN





**MAP D-8 WARE COUNTY
 FLOOD INSURANCE RATE MAP (FIRM)
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**



Protected Mountains

Not applicable.

Community FacilitiesWater, Sewer, and Wastewater

The City of Waycross and Ware operate two separate water systems. Ware County's water system is governed by the Satilla Regional Water & Sewer Authority (SRWSA). All City residents are connected to the water system. Each system draws water from wells and each system has the potential to meet the needs of area residents for many years. The City of Waycross draws water from two deep wells (average 500 feet deep) with a permitted capacity of 3 million gallons per day with the average demand for water of 2 million gallons per day. There are also two wells and two elevated storage tanks at the Waycross/Ware County Industrial Park. The tanks and wells are owned and operated as part of an enterprise fund established in 1964. There is in excess of 2.6 million gallons per day available at the industrial park. The Satilla Regional Water & Sewer Authority also draws its water from deep wells. The SRWSA has five wells (average 850 feet deep) with a permitted capacity of 2.2 million gallons per day with the average demand for water of 1.2 million gallons per day. SRWSA maintains five elevated storage tanks with a holding capacity of 1.6 million gallons.

The City operates a wastewater treatment plant north of the city, adjacent to the Satilla River. The plant has a treatment capacity of 6.7 million gallons per day and includes secondary treatment by land application on the opposite side of the river. The plant is currently treating approximately 4.5 million gallons per day. The City also owns and operates the sewer system for the Waycross Ware County Industrial Park. The system to the industrial park runs through the county but has only a few residential customers. The sewer system to the industrial park has great potential for expansion in the Kettle Creek drainage basin.

The Satilla Regional Water & Sewer authority maintains the collection of sewage for the county. Sewer treatment is handled exclusively by the City of Waycross.

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

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

Stormwater

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

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

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

Crop Irrigation	Livestock	Public Supply	Industrial and Mining	Domestic and Commercial	Totals
2.01	0.13	3.44	0.00	1.27	6.85

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

Assessment

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

Environmentally Sensitive Areas

Steep Slopes

Not applicable.

Coastal Resources

Not applicable.

Floodplains

Flood plains are the channel and relatively flat areas adjoining the channel of a stream or river which has been or may be covered by flood water. Rivers and streams that run through the southeast Georgia area are bordered by wide flood plains. These flood plains consist mostly of swamps, pine and hardwood forests. Ware County and the surrounding region are characterized by wetlands and flood prone areas. In northern Ware County the 100 year flood plain along the Satilla River is fairly well defined due to the nature of the landscape. The Satilla River Basin region contains the steepest slopes in Ware County which makes it easy to predict where flooding may occur. The lands adjacent to the Satilla flood plain have the best natural drainage in the county. The drainage in the urbanized areas around Waycross is controlled by a man-made city canal system which drains into the Satilla River. The city is built on a ridge line so it is a relatively well drained portion of the county. For these reasons the urbanized area of Waycross also has a fairly well defined flood plain. The central and southern Ware County flood plain is not so well defined. This is the area where the Waycross State Forest and Okefenokee Swamp are located. These lands and those surrounding them are mostly poorly drained marshes and swamps. The flood prone areas are random and difficult to define.

Flood plains provide favorable conditions for the growth of pine and hardwood forests which dominate the Ware County landscape. As part of the region's wetlands, it provides natural habitat necessary for the survival of endangered or threatened plants and animals. Ware County has a very high water table and is relatively susceptible to flooding. The risk of flooding is an important economic issue as well as a public safety concern in the area. Any major increase in population density and industrial and economic development could heighten the intensity of development within these flood plains. Foresight is now needed to restore the natural function and preserve the capacity of the flood plains and, where possible, by acquiring flood plain lands and removing or relocating existing development.

Map D –7depicts flood hazard areas for the City of Waycross and Map D – 8 for Ware County. These maps represent areas affected by a 100 – year flood which has a 1% chance of occurrence in any given year. It should be noted that smaller flood events occur more frequently and affect portions of flood hazard areas.

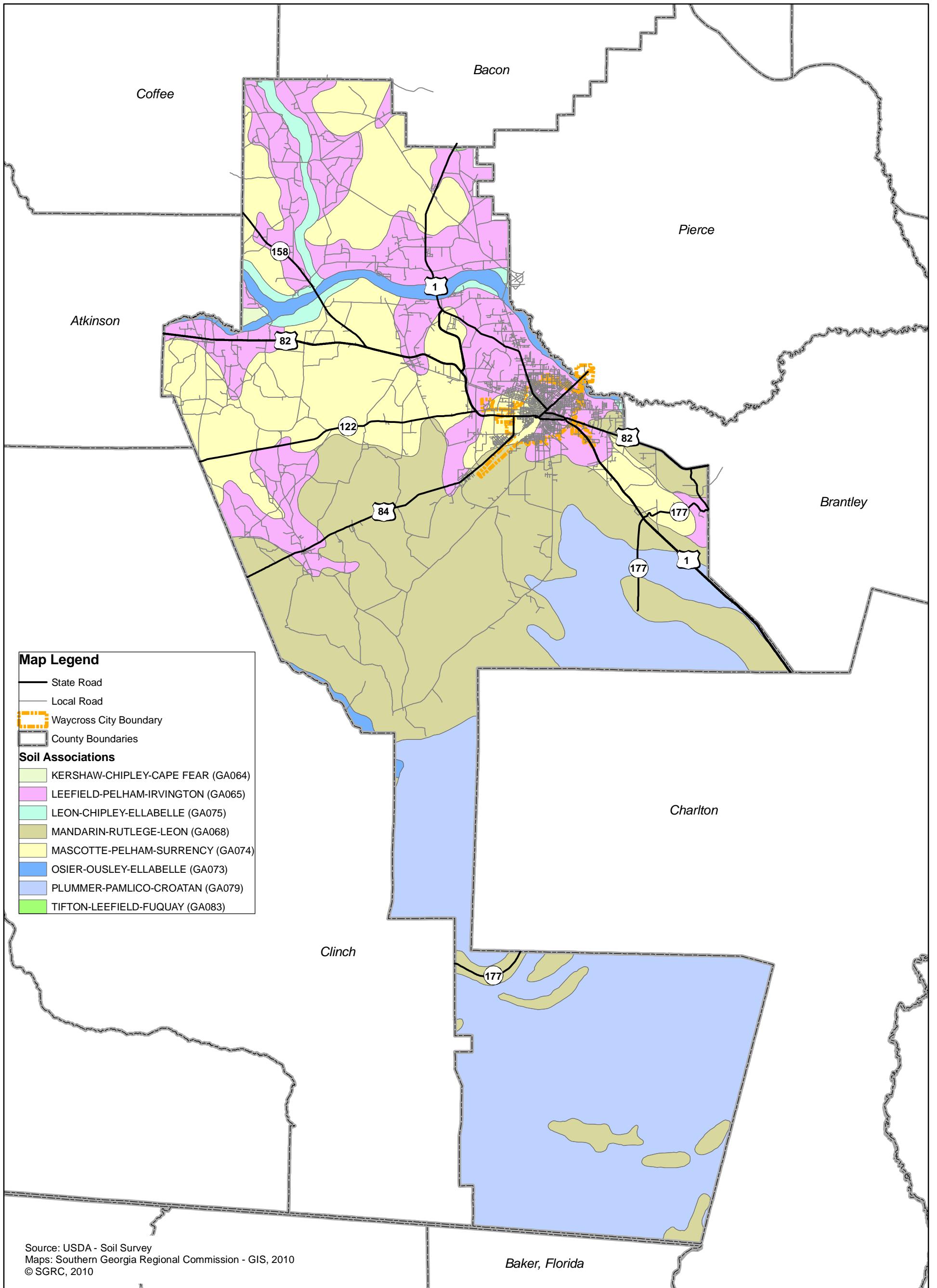
Table D-5, Floodplains

Location	Percentage
Greater Ware County	53.1%

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

Soils

Soils are considered to be a region's most basic and fragile natural resource, combined with such variable resources as air and water. A general soil association map was developed as a result of the study that includes eleven (11) soil associations. Map D – 9 depicts the *Greater Ware County Generalized Soil Associations*. Table D – 5 provides a general description of the 11 soil associations found in Greater Ware County.



Map Legend

- State Road
- Local Road
- ⬡ Waycross City Boundary
- ⬡ County Boundaries

Soil Associations

- KERSHAW-CHIPLEY-CAPE FEAR (GA064)
- LEEFIELD-PELHAM-IRVINGTON (GA065)
- LEON-CHIPLEY-ELLABELLE (GA075)
- MANDARIN-RUTLEGE-LEON (GA068)
- MASCOTTE-PELHAM-SURRENCY (GA074)
- OSIER-OUSLEY-ELLABELLE (GA073)
- PLUMMER-PAMLICO-CROATAN (GA079)
- TIFTON-LEEFIELD-FUQUAY (GA083)

Source: USDA - Soil Survey
 Maps: Southern Georgia Regional Commission - GIS, 2010
 © SGRC, 2010



**MAP D-9 WARE COUNTY
 GENERALIZED SOIL ASSOCIATIONS
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**



Table D-5, Soil Associations

Soil Association	Soil Description
Leefield-Irvington-Pelham	Somewhat poorly, moderately well, and poorly drained soils on upland and in depressions. The association is found in the northern half of Ware County and represents about eight percent of the total land area of the county .The Leefield soils make up about 40 percent of this association, the Irvington soils about 30 percent, the Pelham soils about 20 percent, and the remaining 10 percent consists of minor soils.
Leefield-Mascotte-Pelham	Somewhat poorly and poorly drained soils on low uplands and on flats. The areas that make up this association are located throughout the northern half of the county. The combined areas make up about 13 percent of the county. The Leefield and Pelham soils have been described above. The Mascotte soils are poorly drained and have a dark gray sandy surface layer over a white A2 horizon and an organic hardpan underlain by sandy clay loam. The Leetield soils make up about 40 percent of this association, the Mascotte soils about 30 percent, the Pelham soils about 20 percent and the remaining 10 percent consists of the above minor soils. About 45 percent of this association is suited to cultivation.
Lakeland-Albany-Rutlege	Excessive, somewhat poorly and very poorly drained soils on uplands and in depressions. The areas that make up this association are located in the northern section of the county extending toward the east where ridges border the Satilla River flood plain and the Hog Creek flood plain. The combined areas make up about one percent of the county. The Lakeland soils make up about 40 percent of the association; the Albany soils about 35 percent; the Rutlege soils about 15 percent; and the remaining 10 percent consists of minor soils.
Leefield – Albany – Pelham	The Leefield soils are somewhat poorly drained and have a very dark grayish – brown, sand surface layer and mottles pale yellow sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam. The Albany soils are somewhat poorly drained and have a gray sand surface layer over a mottles pale yellow sand gray, sand surface layer and a gray sand subsoil to depths of 20 to 40 inches, underlain by sandy clay loam.
Rains-Swamp-Barth	Poorly, very poorly, and somewhat poorly drained soils on floodplains. The area that makes up this association is located along the Satilla River in the northern section of the county extending east through the county. This area makes up about one percent of the county. The Rains soils are poorly drained and have a black, fine sandy foam surface layer over mottled, gray sandy clay loam subsoil. Swamp is very poorly drained and has a black surface layer that ranges from sand to silt in texture. The subsoil is stratified layers of sand, silt, and sandy clay, mixed with varying amounts of organic matter. The Barth soils are somewhat poorly drained and have a dark gray fine sand surface layer over mottled, light brownish gray fine subsoil.
Tifton-Irvington-	Well, moderately well, and somewhat poorly drained soils on uplands. The areas that make up this association are located in the northern half of the county, and

Leefield	comprise about two percent of its total land area. The Tifton soils are well drained and are on the higher lying uplands. They have a dark grayish-brown loamy sand surface layer and a yellowish-brown sandy clay loam or sandy clay subsoil. The Irvington soils resemble the Tifton soils and commonly adjoin them but are somewhat lower, are not as well drained, and have a weakly cemented layer at a depth of 20 to 36 inches below the surface. The Leefield soils are on slightly lower positions than the Irvington soils and are somewhat poorly drained.
Mascotte-Rutlege-Pelham	Poorly and very poorly drained soils on flats and in depressions. The areas that make up this association are located in the south central half of the county and make up about 26 percent of its land area. The Mascotte soils are poorly drained and have a dark gray, sand surface layer over a white, leached A2 horizon over an organic hardpan layer underlain by sandy clay loam. The Rutlege soils are very poorly drained and have a thick, black sand surface layer.
Pelham-Ona-Mascotte	Poorly drained and somewhat poorly drained soils of lowlands with gray subsoils. This association consists of broad, level to slightly depressed sandy lowlands. It makes up eight percent of the total acreage and occurs in the northern, eastern and northeastern sections of the county. The Pelham soils make up 60 percent of the association; the Ona soils about 20 percent; the Mascotte soils about 10 percent; and minor soils the remaining 10 percent. The Pelham soils are poorly drained and have a dark gray loamy sand surface layer and a gray loamy sand subsoil to a depth of about 36 inches, underlain by sandy clay loam. The Ona soils are somewhat poorly drained and have a dark gray sand surface layer with an organic stained layer about eight inches from the surface. Their subsoil is a light gray sand to a depth of 38 inches underlain by sandy clay loam. The Mascotte soils are poorly drained and have a dark gray sand surface layer over a white, leached A2 horizon over an organic hardpan or layer.
Pelham-Leefield-Albany	Somewhat poorly and poorly drained soils on low uplands and flats. The area that makes up this association is located in the eastern section of the county .The total area makes up about one percent of the county. The Pelham soils are poorly drained and are on broad flats. They have a gray to dark-gray surface layer and mottled gray to brownish-yellow "B" horizon. The Leefield and Albany soils are somewhat poorly drained and have browner subsoils than the Pelham soils.
Albany-Leon-Rutlege	Somewhat poorly, poorly and very poorly drained soils on low uplands, flats, and in depression. The area that makes up this association is located in the extreme eastern section of the county. This area makes up about one percent of the county. The Albany soils are somewhat poorly drained and have a gray sand surface layer and a mottled, pale yellow sand subsoil to depths of 40 to 60 inches. The Leon soils are poorly drained and have a dark gray sand surface layer over a white, leached Aa2 horizon over an organic hardpan or layer. The Rutlege soils are very poorly drained and have a thick, black sand surface layer. The sandy profile extends to depths deeper than 40 inches.
Swamp	Peaty muck 3 to over 12 feet and covered with water 10 to 12 months each year. The Okefenokee Swamp is located in the southern section of the county, outside the planning area. The swamp covers approximately 34 percent of the county .It consists of peaty muck type material which is flooded most of the year. Within this large body of land and water are islands of various sizes that consist of sandy type

soils such as Leon, Plummer and Rutlege. This swamp land is not suited to any type of urban development. All of the soil associations in Waycross and Ware County have moderate to severe limitations on urban development. These limitations are generally due to seasonal flooding, a high water table and swamp. Development in the area generally depends on some type of subsurface or surface drainage system such as the network of drainage canals in the city. However, there are soil types in the area well suited to development that fall within the generalized soil associations. Therefore, development sites in the area are best evaluated on a site by site basis.

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

Assessment

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

Plant and Animal Habitats

River corridors, wetlands, and lakes provide natural habitat for a variety of rare and common plant and animal species. The U.S. Fish and Wildlife Service has worked with a number of groups to compile a list of Georgia’s rare species. The most recent data on threatened or endangered plant and animal species in Ware County is from 2009. Table D – 6 lists the *Endangered or Threatened Plant Species in Ware County* and Table D – 7 lists the *Endangered or Threatened Animal Species in Ware County*.

Table D-6, Endangered or Threatened Plant Species in Ware County

Species Common Name - (<i>Species Name</i>)	Georgia (state status)	Federal
Hartwrightia , <i>Hartwrightia floridana</i>	Threatened	None
Parrot pitcher-plant , <i>Sarracenia psittacina</i>	Threatened	None

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2009.

Table D – 7, Endangered or Threatened Animal Species in Ware County

Species Common Name - (<i>Species Name</i>)	Georgia (state status)	Federal
Round-tailed muskrat , <i>Neofiber alleni</i>	Threatened	None
Bald eagle , <i>Haliaeetus leucocephalus</i>	Threatened	Endangered
Red-cockaded woodpecker , <i>Picoides borealis</i>	Endangered	Endangered
Wood stork , <i>Mycteria americana</i>	Endangered	Endangered
Alligator snapping turtle , <i>Macrolemys temminckii</i>	Threatened	None
Eastern indigo snake , <i>Drymarchon corais couperi</i>	Threatened	Threatened
Gopher tortoise , <i>Gopherus polyphemus</i>	Threatened	None
Flatwoods salamander , <i>Ambystoma cingulatum</i>	Threatened	Threatened

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2009.

Impaired Streams

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

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

In 2007, the SGRC entered into a contract with the GA Department of Natural Resources (DNR) – Environmental Protection Division (EPD) to prepare fourteen (14) local TMDL Implementation Plans for stream segments in the Satilla Basin that had been identified as impaired waterbodies due to high fecal coliform (FC), Mercury, or low dissolved oxygen (DO). Of the fourteen (14) TMDL Implementation Plans located in the Satilla Basin, 8 of the streams were located within Ware County.

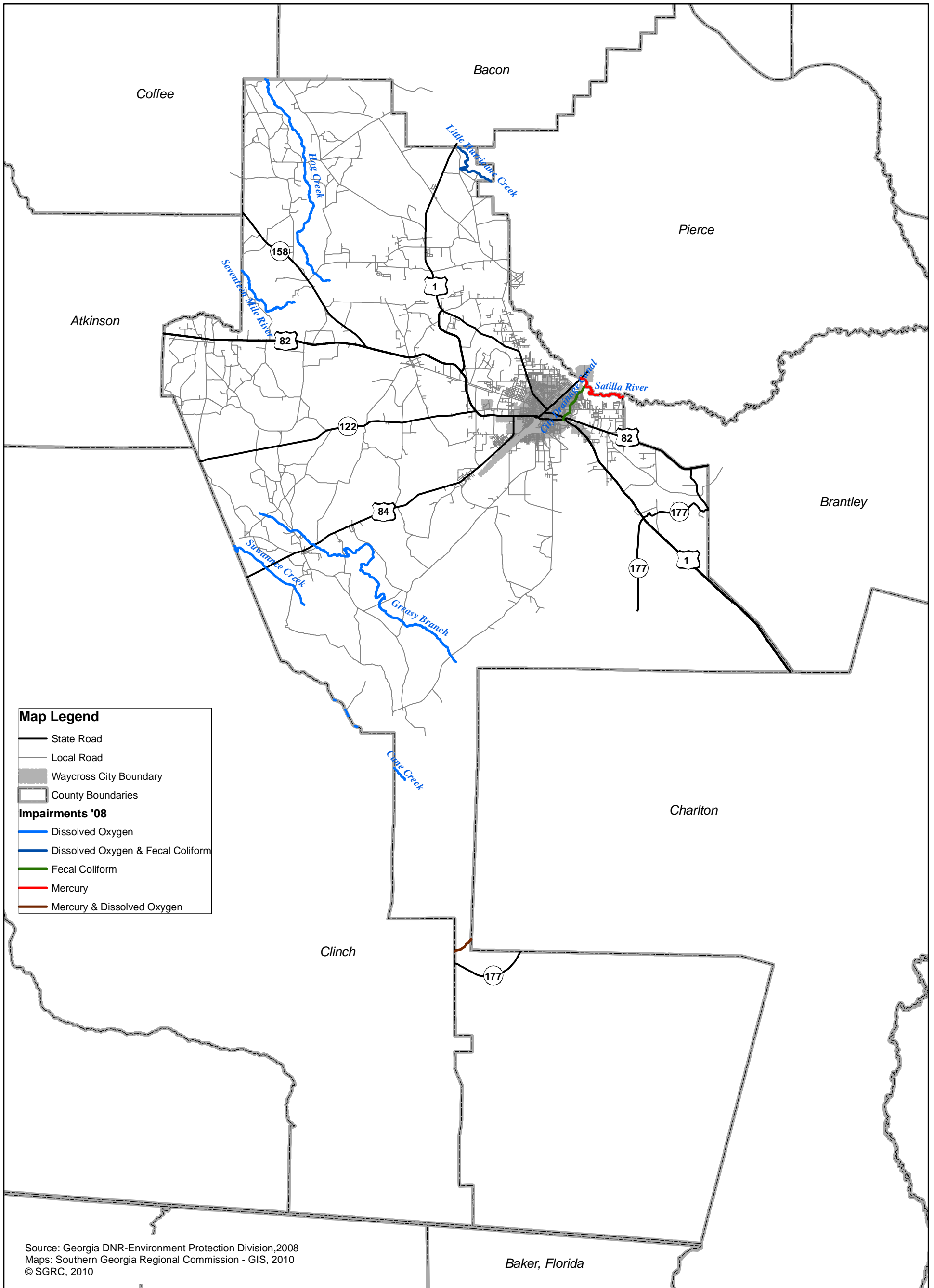
The Georgia 2010 305(b)/303(d) list of waters was prepared as a part of the Georgia 2008 - 2009 assessment of water quality prepared in accordance with Sections 305(b) and 303(d) of the Federal Clean Water Act and guidance from the U.S. Environmental Protection Agency. Assessed waterbodies are classified according to a comparison of water quality monitoring results to water quality standards and other pertinent information. Table D – 8 depicts the 2010 list of impaired streams located within Ware County. Map D – 10 shows the impaired stream segments in Ware County.

Table D-8, Ware County 2010 305(b)/303(d) List

Waterbody Name	Location	County(s)	Impairment	Miles Impacted
City Drainage Canal	Trib. to Satilla River, Waycross	Ware	FC	3
Hog Creek	Hurricane Cr. to Satilla River S. of Nicholls near Bickley	Ware/Coffee	FC, DO	15
Little	Ga. Hwy. 32 to	Ware/Bacon/Pierce	DO, FC	22

Hurricane Creek	Hurricane Cr.			
Satilla River	U.S. Highway 84/Ga. Hwy. 38 to 6 miles downstream Hwy 15/121	Ware/Brantley/Pierce	TWR	23
Seventeen Mile River	Twentynine Mile Cr. to Satilla River	Ware/Atkinson/Coffee	FC, DO	13
Suwannee Canal	Okefenokee Swamp	Ware/Charlton	TWR	27
Suwannee Creek	Headwaters to Little Suwannee Cr. near Manor	Ware/Clinch	DO	16
Suwannee River	Mainstem-Suwannee Canal to Stateline	Ware/Charlton/Clinch/Echols	TWR, DO	40

Source: Georgia Department of Natural Resources, Environmental Protection Division, 2010



MAP D-10 WARE COUNTY
 2008 IMPAIRED STREAM SEGMENTS
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN



Other Significant Natural Resources

Scenic Areas

Not applicable.

Major Parks, Recreation, and Conservation Areas

“The Okefenokee National Wildlife Refuge, located in Southern Ware County, is the largest national wildlife refuge in the eastern United States.” The total refuge is about 402,000 acres in size, and it contains almost all of the Okefenokee Swamp. About half of the refuge is in Ware County, and many of its visitor facilities (exhibits, boat tours, fishing areas, boat rentals, campgrounds, hiking trails, etc.) are located in the county. Because of the refuge, the swamp is safe from being directly impacted by development or other human activities. However, one can assume that there may be some significant indirect impacts. Table D – 9 lists the *State Parks and Historic Sites Within 70 miles of Ware County*.

Table D-9, State Parks & Historical Sites within 70 Miles of Ware County

State Parks	Address	Distance (road miles)
Laura S. Walker State Park	5653 Laura Walker Rd, Waycross GA 31503	In Ware County
Stephen C. Foster State Park	17515 Hwy 177, Fargo GA 31631	74 miles
General Coffee State Park	46 John Coffee Rd, Nicholls GA 31554	42.5 miles
Crooked River State Park	6222 Charlie Smith Sr. Hwy, St. Marys GA 31558	66.4 miles
Hofwyl-Broadfield Plantation Historic Site	5666 U.S. Hwy 17 North, Brunswick GA 31525	59.3 miles
Fort King George Historic Site	302 McIntosh Rd SE, Darien Ga 31305	63.8 miles

Source: Georgia State Parks and Historic Sites, 2010, www.gastateparks.org

HISTORIC & CULTURAL RESOURCES

Introduction:

According to the Architectural Survey Report Ware County, Georgia⁴:

“Ware County has a rich and varied collection of historic resources dating from as early as 1832. The great majority of resources, however, date from the late nineteenth and early to mid twentieth centuries. Most of the houses were built using local pine, a material in abundance due to the extensive logging operations in the Okefenokee Swamp. In fact, profits from those very logging operations built many of the finest homes in Waycross.”

“The earliest structure still standing in the county is the Hilliard home, now located at the Okefenokee Heritage Center in Waycross. Originally constructed in Waresboro in 1832, the simple central hallway house was saved from threatened destruction and has been restored by the Heritage Center. Another early structure is the Barber cabin located at the edge of the swamp south of Waycross. Built in 1840, the single pen house was the home of Obediah Barber, the first white settler in the area and an early surveyor of the swamp. The cemetery at Province or Camp Creek Church in Manor dates from the 1850's and the original church was constituted in 1844, but the present building is of recent origin. Another historic site in the county, Tebeauville was established prior to the Civil War as a Number 9 station on the rail line of the Savannah and Thomasville Railroad. Located just south of Waycross, the town was eclipsed by its northern neighbor when Waycross became the primary stop on the rail line, and in the 1890's Tebeauville was completely absorbed by Waycross.”

“Although Waresboro dates from 1824, when it became the county seat of Ware County, its surviving structures date from the late nineteenth century and later. The town possesses a typical mix of modest gabled ell and central hallway houses, front, side and hip bungalows, and a small number of gabled commercial structures. Its most outstanding structure is a fine Queen Anne house known as the Spence home. Built about 1904 by Dr. John Middleton Spence, the house is a duplicate of a structure in Galveston, Texas, which had survived a horrible storm. Dr. Spence, who had a terrible fear of tornadoes, constructed the house using heart pine to build the extra thick walls. The house has multiple gables, a turret and beaded board stick and shingle detailing. This house is the finest example of Queen Anne style in the county and easily qualifies for individual nomination to the National Register.”

“Millwood is a small settlement located along the rail line west of Waycross. It, too, possesses a typical mix of styles, primarily Victorian in age. Manor, located south of Waycross, has experienced a high degree of alteration to many of its resources, although the survey does include the Manor cabin, a gabled commercial structure, and the Province Church cemetery. Located near

⁴ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

Glenmore is a single plantation plain structure. The historic site of Ruskin, a Utopian community established in 1898 and which later broke apart, is between Glenmore and Waycross.”

The majority of historic resources are located, of course, in the City of Waycross. Areas in the City and County developed as the City and County did, usually starting near the railroad (or a stage coach road) and expanding from there. After the initial development, expansion occurred largely in planned subdivision developments with the seemingly larger purpose of enticing railroad workers or mill workers into the area through affordable property which could be paid in installments with low initial down payments. Some of these subdivisions are identified in the “Historic Place Names” section below.

Today, the majority of historic resources (excluding the Ranch House Type), are located throughout the City and County in the older subdivision areas mentioned in the “Historic Place Names” section below. In the City of Waycross, the larger areas include:

Waycross Historic District: Centered around the Brunel and Gilmore Street areas, which were the nineteenth century upper class neighborhoods, most of these homes have elements of high Queen Anne, Italianate and Craftsman Styles. The original owners of these homes derived their income from the local logging industry, the railroad, real estate, law, medicine, or other successful business pursuits. The houses were constructed of local pine, with specialty woods readily available through the timber company contacts. Many of the homes feature decorative shingles and elaborately turned porch details.⁵ In the past, this area fell into decline with many of the houses falling into disrepair, or being broken up into apartments or used as rooming/half-way houses. Some streets which used to cross the railroad tracks in this neighborhood have since been closed by the City, serving to limit through traffic. While this area still contains deteriorated and dilapidated houses, certain streets are recovering with families moving in and restoring the houses.

Downtown Waycross Historic District: This section consists of primarily one story and two story late nineteenth century to mid twentieth century commercial buildings with a few larger buildings of the same period scattered throughout. Larger important buildings include the Lott-Hitch Building (recently rehabilitated), the Waycross Depot & REA Building (rehabilitated using TE funds), the Bunn Building & Bunn Building Annex (largely vacant), the Kress Building (partially rehabilitated as Heritage Realty), the Ware Hotel (scheduled for rehabilitation in the near future) and the Former Y.M.C.A. Building (rehabilitated as Waycross City Hall). Also encompassed in this area are two larger properties individually listed on the National Register of Historic Places: The Phoenix Hotel (recently rehabilitated for the headquarters of the Jones Company) and The U.S. Post Office and Courthouse (now vacant).

Isabella-Albany-Riverside Areas: Usually known by common name or subdivision names, such as “Carswell Avenue Neighborhood”, “New Waycross”, “Oak Park”, this area contains several sections developed largely in the 1900s -1950s, the older dates being generally closer to the downtown area. The area between Jane and Carswell developed at the turn of the century as the upper middle class neighborhood in Waycross. Those resources are a mixture of Georgian houses and cottages, Queen Anne houses, and bungalows. Spillover occurred north toward the railroad and Albany Avenue and west beyond Clinton to Crawford. The area between Albany and State was historically a collection of working class housing. These structures are vernacular interpretations of fashionable period styles with simple details and a modest scale. Oak Street is a black commercial district containing numerous structures largely from the 1940s-1950s, including the Carver Theater, a modest Art Deco structure in need of restoration. The city and county government buildings, many of which are historic structures, are located between Pendleton and Church. The area between State and Riverside is a transitional mixture of late nineteenth and early twentieth century resources. The styles range from Colonial Revival and Vernacular Victorian to Craftsman. These houses are moderate in scale, ranging between those in the Jane-Carswell section and those in the Albany-State corridor.

Cherokee Heights/Williams Heights: The section of Waycross known as Cherokee Heights is actually two separate developments, Cherokee Heights and Williams Heights. Specifically, Williams Heights was the

⁵ Ibid.

area south of Ava, and Cherokee Heights was north of Ava. Williams Heights contains a number of bungalows and small mid-century cottages, while Cherokee Heights contains Georgian houses of monumental scale with accompanying landscapes. Both sections are scattered with English Vernacular Revival structures, the scale appropriate to the surrounding resources. The original development of Cherokee Heights ran to Tupelo, and beyond that point, the scale reverts to smaller, more middle class homes.

In 1988-89, a county-wide comprehensive historic resources survey was completed for all of Ware County. It is pre-computer, is on current survey forms and is unedited.⁶⁷ According to Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>), there are 9 historic resources listed for Ware County that are available for viewing on-line.⁸ Historic properties and districts potentially eligible for the National Register of Historic Places (as well as the two historic districts and five properties already listed) form the basis for preservation efforts at the local level. In the future, more of these potentially eligible properties and districts could be listed on the National Register of Historic Places, or protected locally through Historic Preservation Enabling Ordinances and Local Historic Property and/or District Designation Ordinances. At the present time, only the City of Waycross has a Historic Preservation Enabling Ordinance (but no Designation Ordinances).

Ware County

Districts & Properties Listed On The National Register of Historic Places:

Ware County has a rich heritage that is evidenced by its historic sites. Two historic district and five historic properties have been placed on the National Register of Historic Places (NRHP) and the Georgia Register of Historic Places (GARHP).⁹ In addition, there are properties and districts that may be eligible that were identified in the 1988-89 comprehensive historic resources survey.¹⁰¹¹

⁶ Georgia Department of Natural Resources; File-Users Guide To Georgia Historic Resources Surveys, October 24, 2008.

⁷ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

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

⁹ See Table D-10

¹⁰ Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

¹¹ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

Table D-10, Ware County Districts & Properties Listed On The National Register Of Historic Places

The properties referenced in Table D-10 are shown on Map D-11

SITE	ADDRESS	CITY	DATE LISTED
Obediah Barber Homestead	Off Swamp Rd. approximately 7 mi. S of Waycross	County	6/20/1995 ¹²
Downtown Waycross Historic District	Roughly bounded by the Seaboard Coast Line RR tracks and Albany, Isabella, Remshart and Nicholls Sts.	Waycross	3/20/1992 ¹³
First African Baptist Church and Parsonage	615 Knight St. and 407 Satilla Blvd.	Waycross	4/11/2003 ¹⁴
Lott Cemetery	Butler St. between Tebeau and Pendleton St.	Waycross	7/24/2008 ¹⁵
Phoenix Hotel	201--222 Pendleton St.	Waycross	4/17/1986 ¹⁶
U.S. Post Office and Courthouse	605 Elizabeth St.	Waycross	02/01/1980 ¹⁷
Waycross Historic District	Roughly bounded by Plant Ave., Williams, Lee, Chandler, and Stephen Sts.	Waycross	6/29/1976 ¹⁸

¹² National Register of Historic Places Record Page for Barber, Obediah Homestead Reference #95000742

¹³ National Register of Historic Places Record Page for Downtown Waycross Historic District Reference #92000125

¹⁴ National Register of Historic Places Record Page for First African Baptist Church and Parsonage Reference #03000197

¹⁵ National Register of Historic Places Record Page for Lott Cemetery Reference #08000712

¹⁶ National Register of Historic Places Record Page for Phoenix Hotel Reference #86000802

¹⁷ National Register of Historic Places Record Page for U.S. Post Office and Courthouse Reference #80001258

¹⁸ National Register of Historic Places Record Page for Waycross Historic District Reference #76000656

Historic Cemeteries:

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

Table D-11, Ware County Historic Cemeteries¹⁹²⁰

CEMETERY	LOCATION	MAP #
Bagley Cemetery	Off Good Carter Rd.	1
Barner Cemetery	Off Smith Rd.	2
Bennett Cemetery	N. Side of U.S. #82, E of Millwood	3
Booth Cemetery	Victor Church in Manor on Suwannee Chapel Rd.	4
Camp Branch Holiness Cemetery aka Camp Branch Church Of God Of Prophecy Cemetery	Camp Branch Rd.	5
Camp Branch Providence Cemetery	Jim Mixon Rd.	6
Carter Cemetery	Off Swamp Road, Hopkins Rd. Near Carter Trail	7
Chauncey Cemetery	Gopher Rd.	8
Crestwood Memorial Gardens	Off Crestwood Rd.	9
Friendship Cemetery	C.R. #181 Off S.R. #158	10
Fullwood Cemetery aka Ruskin aka Garner aka Hayes	Griffin Rd. in Ruskin	11
Glenmore Cemetery	North side of U.S. #84/S.R. #38, Across From Glenmore Loop, South	12
Greenlawn Cemetery	S Side of U.S. #82, E of Josephine Park Rd.	13

¹⁹ Georgia Department of Transportation. General Highway Map Ware County, Georgia, 2010 all except below.

²⁰ USGS Quadrangle Maps (Various) on Topozone.Com; Topographic Map Cemetery Features in Ware County, Georgia. <http://www.topozone.com/states/Georgia.asp?county=Ware&feature=Cemetery> for #16, #23, #29, #33

Hargraves Church Cemetery	Hargraves Church Rd.	14
Hazzard Hill Cemetery	Central Avenue E of St. Mary's Avenue, Waycross	15
Hephzibah Cemetery	Robert Gibbs Ln.	16
Indian Mound Cemetery	Indian Mound Rd.	17
Jamestown Cemetery	E of Jamestown Rd & U.S. #1 Business Intersection	18
Jordan Methodist Church Cemetery	1-2 Miles east of Highway U. S. # 1, north of Waycross, Georgia in Dixie Union.	19
Kettle Creek Cemetery	Carswell Avenue at Anita St.	20
Liberty Cemetery	Liberty Church Rd.	21
Lott Cemetery	Tebeau Street at Butler St., Waycross	22
Moore Cemetery	W Side of Lucy Moore Rd. S of Lamar Bennett Trail	23
Mount Green Cemetery	Mount Green Rd.	24
Mount Olive Cemetery	Suwannee Chapel Rd. Near Leo Barber Rd.-Near Manor	25
Mount Pleasant Cemetery	Mount Pleasant Rd.	26
New Prospect Cemetery	Manor-Millwood Rd. at Cornelius Rd.	27
Oak Grove Cemetery aka Wilson aka Edenfield	Oak Grove Church Rd.	29
Oakland Cemetery	Plant Avenue, Waycross	28
Piney Grove Cemetery	Needham Rd.	30
Pittman Chapel Cemetery aka Suwannee Chapel	Suwannee Chapel Rd. At Eight Mile Post Rd.	31
Red Oak Cemetery	N of Sweetwood Dr., Waycross	32
Rome Primitive Baptist Church Cemetery	W. Side of U.S. #1 In Dixie Union	33

Taylor Chapel Cemetery aka The Forks	Taylor Chapel Rd.	34
Telmore Cemetery	Telmore Church Rd.	35
Unknown Cemetery	SE Corner of County, E of Hamp Mizell Rd. Near Okefenokee NWR Boundary	36
Walden Cemetery	Walden Cemetery Rd.	37
Waresboro Cemetery	Pineview Church Rd.	38
Zenith Cemetery	Manor Millwood Rd. and Manor Waresboro Rd. Intersection	39
Zion Hill Cemetery	Zion Hill Rd.	40

The properties referenced in Table D-11 are shown on Map D-12.

In addition to the above, <http://www.rootsweb.ancestry.com> lists Davis Cemetery, Golden Cemetery, James Cemetery (U.S. #84 outside of Manor in a field on the Randall McQuaig Farm), Old Jordan Cemetery, Red Hill Cemetery, Rome Cemetery, Swamp Road Cemetery, Tuten/Minchew Cemetery (also known as Iron Bridge Cemetery) in unknown locations.²¹ In addition, <http://www.findagrave.com> lists a Dorminey Family Cemetery in Manor.²²

Historic Schools

The location and names of Ware County Historic Schools were identified through various means identified below.

Table D-12, Ware County Historic Schools^{23,24}

HISTORIC SCHOOL	LOCATION
Bailey Street School	Bailey St. In Waycross
Center High School (BOE)	Bailey St. In Waycross
Center Junior High School (Head Start)	M.L.K. Drive At McDonald St. In Waycross

²¹ <http://www.rootsweb.ancestry.com/~gaware/cemeteries.htm>

²² <http://www.findagrave.com/cgi-bin/fg.cgi?page=csr&CScn=&CScntry=4&CSst=12&CScty=530>

²³ USGS Quadrangle Maps (Various) on Topozone.Com; Topographic Map School Features in Ware County, Georgia except for Millwood School. <http://www.topozone.com/states/Georgia.asp?county=Ware&feature=School>

²⁴ Google Earth for Millwood School.

Central Avenue High School (Waycross Middle School)	Central Avenue At Satilla Blvd. In Waycross
Colley Street Vocational School	Colley St. In Waycross
Crawford Street School	Crawford St. In Waycross
Isabella Street School	Isabella Street In Waycross
Manor School (Ware Magnet)	C.R. #472 In Manor
Memorial Drive School	Ambrose St. In Waycross
Millwood School	School St. In Millwood
Morton Avenue School (Old Daffodil)	Morton Ave. In Waycross
Saint Joseph's Academy	Nicholls St. In Waycross
Wacona School	U.S. #1 Business N of Waycross
Ware County Junior High School Auditorium (Old)	Gorman St.

The properties referenced in Table D-12 are shown on Map D-13 and Map D-18.

Historic Place Names

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

Table D-13, Ware County Historic Place Names^{25 26 27 28 29 30}

HISTORIC PLACE NAMES	LOCATION
Astoria	Astoria Rd.
Beach	Beach Rd.
Bickley	Bickley Rd. At Old Nichols Hwy.
Bolen	Crawley Rd.
Bonita	Blackwell St. /Commons St./Burgess St./Marion St. Area
Braganza	U.S. #1 S At Hinson Rd.
College Park	Blackshear Ave./Buchannon St./Bailey St./Walter St. Areas
Crawley	U.S. #1 S At Crawley Rd.
Crews Crossing	S.R. #122 At C.R. #472
Deenwood	Wacona Dr. At Red Oak Dr. Area
Deerwood	Albany Ave. and Augusta Ave. Area
Dixie Union	U.S. #1 S At Dixie Union Rd.
Eight Mile Post	Eight Mile Post Rd. At Needham Rd.
Emerson Park	U.S. #84 W and State Named Sts.

²⁵ USGS Quadrangle Maps (Various) on Topozone.Com; Topographic Map Populated Place Features in Ware County, Georgia. <http://www.topozone.com/states/Georgia.asp?county=Ware&feature=Populated+Place> for Braganza, Crews Crossing, Hebardville, Hopkins, Skullhead, Sunnyside, Talmo, Three Points, Viviani, Winona Park.

²⁶ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989 for Fort Floyd, Kettle Creek and Tebeauville.

²⁷ City of Waycross. Oak Park Project Area Map. August 4, 1987 for Oak Park.

²⁸ Moss, Marilyn. "‘Celebrating Our Community’ Feature Introduced Today", Waycross Journal-Herald, February 1, 2008, p. 12. For Bonita, College Park, Northside, Old Nine and Sheba Park.

²⁹ <http://www.googleearth.com> for Deenwood

³⁰ Georgia Department of Transportation. General Highway Map Ware County, Georgia, 2010 all except above.

Fairfax	C.R. #65 At Kinnon Rd.
Fort Floyd	W of S.R. #177 Between U.S. #1 and U.S. #82
Fort Mudge	U.S. #1 S At C.R. #42
Glenmore	U.S. #84 At Glenmore Rd.
Hasty	Hasty Rd.
Haywood	Haywood Church Rd. At Crawley Rd.
Hebardville	U.S. #1 S Bus. And Waring St. Area
Hinson Crossing	S.R. #122 At Indian Mound Rd. (Clinch County Line)
Hopkins	Old Hopkins Rd.
Jamestown	Jamestown Rd.
Kettle Creek	Carswell Ave.
Manor	U.S. #84 W At C.R. #472
Millwood	U.S. #82 At Manor-Millwood Rd.
Needham	17 th St. At Needham Rd. Area
Northside	U.S. #1 /Blackshear Ave./Buchannon St./Patterson St. Area
Oak Park	Albany Ave./G. St./Johnson Ave./H St. Areas
Old Nine	Glenmore Ave. & Alpha St. Area
Pine Valley	S.R. #122 And Pine Valley Rd. Area
Ruskin	U.S. #84 E And Ruskin Rd. Area
Sand Hill	Fire Tower Rd. SW of Glenmore
Sappville	Sappville Rd.
Sheba Park	Washington Ave. & Solomon St. Areas
Skullhead	Skullhead Rd.
Sunnyside	Sunnyside Dr. And E. Myrtle Ave. Area

Talmo	S.R. #158 At Telmore-Dixie Union Rd.
Tebeauville	Tebeau St. and Albany Ave. Area
Three Points	Glenmore Rd. At C.R. #489 And C.R. #14
Viviani	Along Railroad S of U.S. #82 And S.R. #158
Wahoma	U.S. #84 W And 16 th St. Area
Waltertown	U.S. #1 Bus. S At Jamestown Rd.
Waresboro	U.S. #82 W At Pineview Church Rd.
Waycross	U.S. #1/U.S. #82/U.S. #84
Winona Park	Winona Ave.

The properties referenced in Table D-13 are shown on Map D-14.

Historic Resources Surveys:

A comprehensive historic resources survey was completed for all of Ware County in 1988-89.³¹³² According to the Architectural Survey Report of Ware County, Georgia, at the time of the survey there were 974 historic resources in Ware County including 897 residential structures, 50 commercial structures, 1 industrial complex, 4 agricultural structures, 7 government buildings, 2 schools, 6 churches, 1 cemetery and 6 historic sites.

Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>) , has 9 historic resources listed for Ware County available for viewing on-line.³³

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

Also, as buildings age, they may reach the fifty year threshold where they would now be included in a historic resources survey. It has been over 20 years since that 1988-89 survey was completed.

³¹ Georgia Department of Natural Resources; File-Users Guide To Georgia Historic Resources Surveys, October 24, 2008.

³² Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

³³ Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

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

Individual areas in unincorporated Ware County and various sections of the City of Waycross have had some type of project specific historic resources survey completed due to Federal Section 106 requirements or preliminary National Register of Historic Places submittals.

In the case of unincorporated Ware County, at least one (1) eligible National Register of Historic Places Historic District and twenty seven (27) eligible National Register of Historic Places Properties (including five (5) railroad corridors) were found to be individually eligible for the National Register of Historic Places.³⁴ In the case of Waycross, at least four (4) eligible National Register of Historic Places Historic Districts and thirteen (13) individually eligible National Register of Historic Places Properties (including five (5) railroad corridors) were identified.³⁵

Table D-14, Unincorporated Ware County Comprehensive Historic Resources Surveys³⁶³⁷

NR POTENTIALLY ELIGIBLE PROPERTIES AND DISTRICTS	LOCATION	DATE OF SURVEY	AGENCY
Various Properties & Districts (Undefined Boundaries) including the Spence House in Waresboro, Sections of Millwood and Waresboro.	County-Wide	1988-89	GA DNR

The survey area referenced covered 583,680 acres, the total acreage of Ware County.

Table D-15, Ware County Historic Resources Identified By NAHRGIS³⁸

<u>Resource Number</u>	<u>Resource Name</u>	<u>Original Use</u>	<u>Construction Date</u>	<u>County</u>	<u>Type</u>
81044	Barber, Obediah, Homestead		1870	Ware	Unrestricted
80758	Downtown Waycross Historic		1870 - 1902	Ware	Unrestricted

³⁴ See Table D-16

³⁵ See Table D-20

³⁶ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

³⁷ Georgia Department of Natural Resources, Et Al; Georgia’s Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

³⁸ Ibid.

District					
81391	Waycross Historic District		1872 - 1895	Ware	Unrestricted
80807	Phoenix Hotel		1890 - 1913	Ware	Unrestricted
81759	First African Baptist Church and Parsonage		1905 - 1910	Ware	Unrestricted
81389	U.S. Post Office and Courthouse		1911 - 1936	Ware	Unrestricted
63873	Laura S. Walker Dam	Waterworks/reservoir/dam/water tower/canal	1938	Ware	Unrestricted
63871	Barbecue Shelter; Bar-B-Que House	Outdoor recreation/campground picnic area/pa	1938	Ware	Unrestricted
63872	Concession	General store	1938	Ware	Unrestricted

The location of the properties references in Table D-15 may be viewed at Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>).

Table D-16, Unincorporated Ware County National Register Eligible Districts & Properties Identified During Project Specific Historic Resources Surveys

NR ELIGIBLE PROPERTY OR DISTRICT	LOCATION	DATE OF SURVEY	AGENCY
Booth Rooming House	U.S. #84 at Cherry St. In Manor	2010	GA DOT ³⁹
Davis House	2688 Minnesota Ave.	2010	GA DOT ⁴⁰
Glenmore Cemetery	North side of U.S. #84/S.R. #38, Across From Glenmore Loop, South	2010	GA DOT ⁴¹
Hebard-Cypress Mill Historic District	Old Hebardville Area	2003	GA DNR HPD ⁴²
Laura Walker State Park Group Camp/Kitchen	Laura Walker State Park	2008	GA DNR HPD ⁴³
Laura Walker State Park Shelters	Laura Walker State Park	2007	GA DNR HPD ⁴⁴
Manor United Methodist Church	U.S. #84 at Manor-Millwood Highway in Manor	2005	GA DOT ⁴⁵

³⁹ Georgia Department of Transportation. Survey Report Addendum GDOT Projects EDS00-0084-00(023)(027), HPPNE-0084-00(027), BHN00-0007-03(025) & BHN00-0007-03(028), Clinch & Ware Counties, P.I. #422120, 522770, 522780, 422125, 522775,, HP-000403-001. Atlanta, Georgia: Privately Published, August 3, 2010.

⁴⁰ Georgia Department of Transportation. Survey Report Addendum GDOT Projects EDS00-0084-00(023)(027), HPPNE-0084-00(027), BHN00-0007-03(025) and BHN00-0007-03(028), Clinch and Ware Counties, P.I. #422120, 522770, 522780, 422125 and 522775, H.P. #000403-001. Atlanta, Georgia: Privately Published, February 2, 2010.

⁴¹ Ibid.

⁴² Georgia Department of Transportation. GDOT Project NH-002-1(46), Ware County; P.I. #521530 and H.P. #980505-002: Survey Report Addendum. Atlanta, Georgia: Privately Published, July 7, 2006.

⁴³ Luce, W. Ray. Georgia Department of Natural Resources Historic Preservation Division Letter To David Freedman Regarding Laura Walker State Park: Rehabilitate Group Camp/Kitchen, off SR 177, Ware County, Georgia SP-080328-001. Atlanta, Georgia: April 17, 2008.

⁴⁴ Luce, W. Ray. Georgia Department of Natural Resources Historic Preservation Division Letter To David Freedman Regarding Renovate Laura Walker State Park Shelters Ware County, Georgia SP-070406-002. Atlanta, Georgia: May 18, 2007.

⁴⁵ Georgia Department of Transportation. Assessment of Effects Addendum Georgia Department Of Transportation Projects EDS-84 (23) (26)(27) P.I. #522480, 522770 and 522780, Clinch and Ware Counties, H.P. #000403-001 Finding of No Adverse Effect To: Site 29 (1st), Site 4 (2nd), Site 5 (2nd), Site 7 (2nd). Gainesville, Georgia: Privately Published by the Jaeger Company, January 26, 2005.

Needham House (Ware County Site #7 in Survey)	SE Corner of U.S. #84 and Needham Rd.	2000	GA DOT ⁴⁶⁴⁷
Old Ruskin Church	Ruskin, CR 411/Griffin Rd.	2000	GA DNR HPD ⁴⁸
Railway Corridor: Old Atlantic & Gulf/Waycross & Florida	Charlton County Line & Beyond Through Ware County to Pierce County Line and Beyond	2009	SGRC ⁴⁹
Railway Corridor: Old Atlantic & Gulf	Clinch County Line & Beyond Through Ware County Continuing to Points Beyond	2009	GA DNR HPD ⁵⁰
Railway Corridor: Old Brunswick & Albany/Brunswick & Florida	Brantley County Line and Beyond Through Ware County to Atkinson County Line and Beyond	2009	GA DNR HPD ⁵¹
Railway Corridor: Seaboard Coastline	Through City of Waycross	2009	GA DNR HPD ⁵²
Railway Corridor: Waycross Air	Rail Corridor From Waycross Crossing	2009	GA DNR

⁴⁶ Georgia Department of Transportation. Survey Report GDOT Projects EDS-84 (23) Ware and Clinch Counties P.I. #422120, H.P. #000403-001. Atlanta, Georgia: Privately Published, May 12, 2000.

⁴⁷ Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To Harvey Kepler Regarding GDOT Project EDS-84 (23) (26) (27); P.I. #522480, #533770, and #522780 Determination of Eligibility: Widen US 84/SR 38 Ware and Clinch Counties, Georgia HP-000403-001. Atlanta, Georgia: November 16, 2000.

⁴⁸ Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To April Barker Regarding Cell Tower: Highway 84 & Griffin Road, Waycross, Ruskin Site Ware County, Georgia Terracon Project No. 49007842 HP-001013-007. Atlanta, Georgia: December 4, 2000.

⁴⁹ Jacobs, Michael V. Section 106 Documentation for Folkston Depot TE Project CSTE-0008-00(994). Waycross, Georgia: November, 2009.

⁵⁰ Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Michael Jacobs Regarding CDBG: Water System Improvements, Install Well, Pine Drive & Hughes Circle, Argyle, Clinch County, Georgia HP-090227-002. Atlanta, Georgia: March 19, 2009.

⁵¹ Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Linda S. Carroll Regarding CDBG/EIP: Construct Rail Spur, Waycross, Ware County, Georgia HP-090917-003. Atlanta, Georgia: October 21, 2009.

⁵² Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Doug Butler Regarding Cell Tower (250-foot): Johnson Street, Brawley, Ware County, Georgia HP-090203-005. Atlanta, Georgia: April 16, 2009.

Line/Atlantic and Birmingham	U.S. #1 Near Bacon County Line		HPD ⁵³ 54
Resource C10	CR 517 At Railroad Street	2004	GA DOT ⁵⁵
Ruskin House (Ware County Site #4 in Survey)	Ruskin, S. Side of U.S. #84, Just E of Ruskin Rd.	2000	GA DOT ⁵⁶ 57
Ruskin House-Site 5 (2 nd)	Ruskin, N Side of U.S. #84, Near CR 411/Griffin Rd. Intersection	2005	GA DOT ⁵⁸
Ruskin House and Outbuildings (Ware County Site #2 in Survey)	Ruskin, N. Side of U.S. #84	2000	GA DOT ⁵⁹ 60
Thrift House	5426 Valdosta Highway	2010	GA DOT ⁶¹

⁵³ Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Doug Butler Regarding Cell Tower (250-foot): Johnson Street, Crawley, Ware County, Georgia HP-090203-005. Atlanta, Georgia: April 16, 2009.

⁵⁴ Georgia Department of Transportation. GDOT Project NH-002-1(46), Ware County; P.I. #521530 and H.P. #980505-002: Survey Report Addendum. Atlanta, Georgia: Privately Published, July 7, 2006.

⁵⁵ Georgia Department of Transportation. Assessment of Effects Georgia Department Of Transportation Projects EDS-84 (23) (26)(27) P.I. #522480, 522770 and 522780, Clinch and Ware Counties, H.P. #000403-001 Finding of No Adverse Effect To: Resource C10, Resource C21, Resource A And Finding of Adverse Effect To: Resource P. Gainesville, Georgia: Privately Published by the Jaeger Company, March 18, 2004.

⁵⁶ Georgia Department of Transportation. Survey Report GDOT Projects EDS-84 (23) Ware and Clinch Counties P.I. #422120, H.P. #000403-001. Atlanta, Georgia: Privately Published, May 12, 2000.

⁵⁷ Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To Harvey Kepler Regarding GDOT Project EDS-84 (23) (26) (27); P.I. #522480, #533770, and #522780 Determination of Eligibility: Widen US 84/SR 38 Ware and Clinch Counties, Georgia HP-000403-001. Atlanta, Georgia: November 16, 2000.

⁵⁸ Georgia Department of Transportation. Assessment of Effects Addendum Georgia Department Of Transportation Projects EDS-84 (23) (26)(27) P.I. #522480, 522770 and 522780, Clinch and Ware Counties, H.P. #000403-001 Finding of No Adverse Effect To: Site 29 (1st), Site 4 (2nd), Site 5 (2nd), Site 7 (2nd). Gainesville, Georgia: Privately Published by the Jaeger Company, January 26, 2005.

⁵⁹ Georgia Department of Transportation. Survey Report GDOT Projects EDS-84 (23) Ware and Clinch Counties P.I. #422120, H.P. #000403-001. Atlanta, Georgia: Privately Published, May 12, 2000.

⁶⁰ Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To Harvey Kepler Regarding GDOT Project EDS-84 (23) (26) (27); P.I. #522480, #533770, and #522780 Determination of Eligibility: Widen US 84/SR 38 Ware and Clinch Counties, Georgia HP-000403-001. Atlanta, Georgia: November 16, 2000.

1937 U.S. #1/State Street	1937 U.S. #1/State St.	1998	GA DOT ⁶²
1941 U.S. #1/State Street	1941 U.S. #1/State St.	1998	GA DOT ⁶³
1953 U.S. #1/State Street	1953 U.S. #1/State St.	1998	GA DOT ⁶⁴
1963 U.S. #1/State Street	1963 U.S. #1/State St.	1998	GA DOT ⁶⁵
1977 U.S. #1/State Street	1977 U.S. #1/State St.	1998	GA DOT ⁶⁶
2317 U.S. #1/State Street	2317 U.S. #1/State St.	2006	GA DOT ⁶⁷
Wacona School	U.S. #1/State St and Wacona Dr.	1998	GA DOT ⁶⁸
Wahoma House (Ware County Site #12 in Survey)	2271 Eleventh St. in Wahoma	2000	GA DOT ⁶⁹⁷⁰
899 E. Waring St. (T.J. Darling House) (Individually Eligible W/Additional Info)	899 E. Waring St.	1982	GA DNR HPD ⁷¹

⁶¹ Georgia Department of Transportation. Survey Report Addendum GDOT Projects EDS00-0084-00(023)(027), HPPNE-0084-00(027), BHN00-0007-03(025) and BHN00-0007-03(028), Clinch and Ware Counties, P.I. #422120, 522770, 522780, 422125 and 522775, H.P. #000403-001. Atlanta, Georgia: Privately Published, February 2, 2010.

⁶² Georgia Department of Transportation. Revised Survey Report, Project NH-002-1(46), Ware County, Proposed Widening of US 1/SR 4 Bus. Atlanta, Georgia: Privately Published, November 19, 1998.

⁶³ Ibid.

⁶⁴ Ibid.

⁶⁵ Ibid.

⁶⁶ Ibid.

⁶⁷ Georgia Department of Transportation. GDOT Project NH-002-1(46), Ware County; P.I. #521530 and H.P. #980505-002: Survey Report Addendum. Atlanta, Georgia: Privately Published, July 7, 2006.

⁶⁸ Georgia Department of Transportation. Revised Survey Report, Project NH-002-1(46), Ware County, Proposed Widening of US 1/SR 4 Bus. Atlanta, Georgia: Privately Published, November 19, 1998.

⁶⁹ Georgia Department of Transportation. Survey Report GDOT Projects EDS-84 (23) Ware and Clinch Counties P.I. #422120, H.P. #000403-001. Atlanta, Georgia: Privately Published, May 12, 2000.

⁷⁰ Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To Harvey Kepler Regarding GDOT Project EDS-84 (23) (26) (27); P.I. #522480, #533770, and #522780 Determination of Eligibility: Widen US 84/SR 38 Ware and Clinch Counties, Georgia HP-000403-001. Atlanta, Georgia: November 16, 2000.

⁷¹ Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To Arthur L. and Seleta S. Culpepper Regarding T.J. Darling House, Ware County. Atlanta, Georgia: January 5, 1982.

The properties referenced in Table D-16 are shown on Map D-15.

State Historic Markers:

There are presently three (3) state historic markers of various types located in Unincorporated Ware County.

Table D-17, Unincorporated Ware County Historic Markers⁷²

MARKER	LOCATION	Marker #
Blue Star Memorial Highway	U.S. #1 At S.R. #177 Junction About 6 Miles SE of Waycross	GCG
Providence Or Camp Creek Church	U.S. #84 At C.R. #27	GHM 148-5
Vereen Bell Highway	U.S. #1 At S.R. #177 Junction About 6 Miles SE of Waycross	GHM 148-1

GCG - Garden Clubs of Georgia

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

WPA-U.S. Works Progress Administration

The properties referenced in Table D-17 are shown on Map D-16.

Other Historic Properties and Sites:

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

Table D-18, Unincorporated Ware County Historic Properties and Sites

SITE	LOCATION	DATE	SIGNIFICANCE
Hilliard Cabin	Augusta Ave. At Okefenokee	1832	Oldest House ⁷³

⁷² <http://georgiainfo.galileo.usg.edu/gahistmarkers/gamarkersA-E.htm#anchor818188>

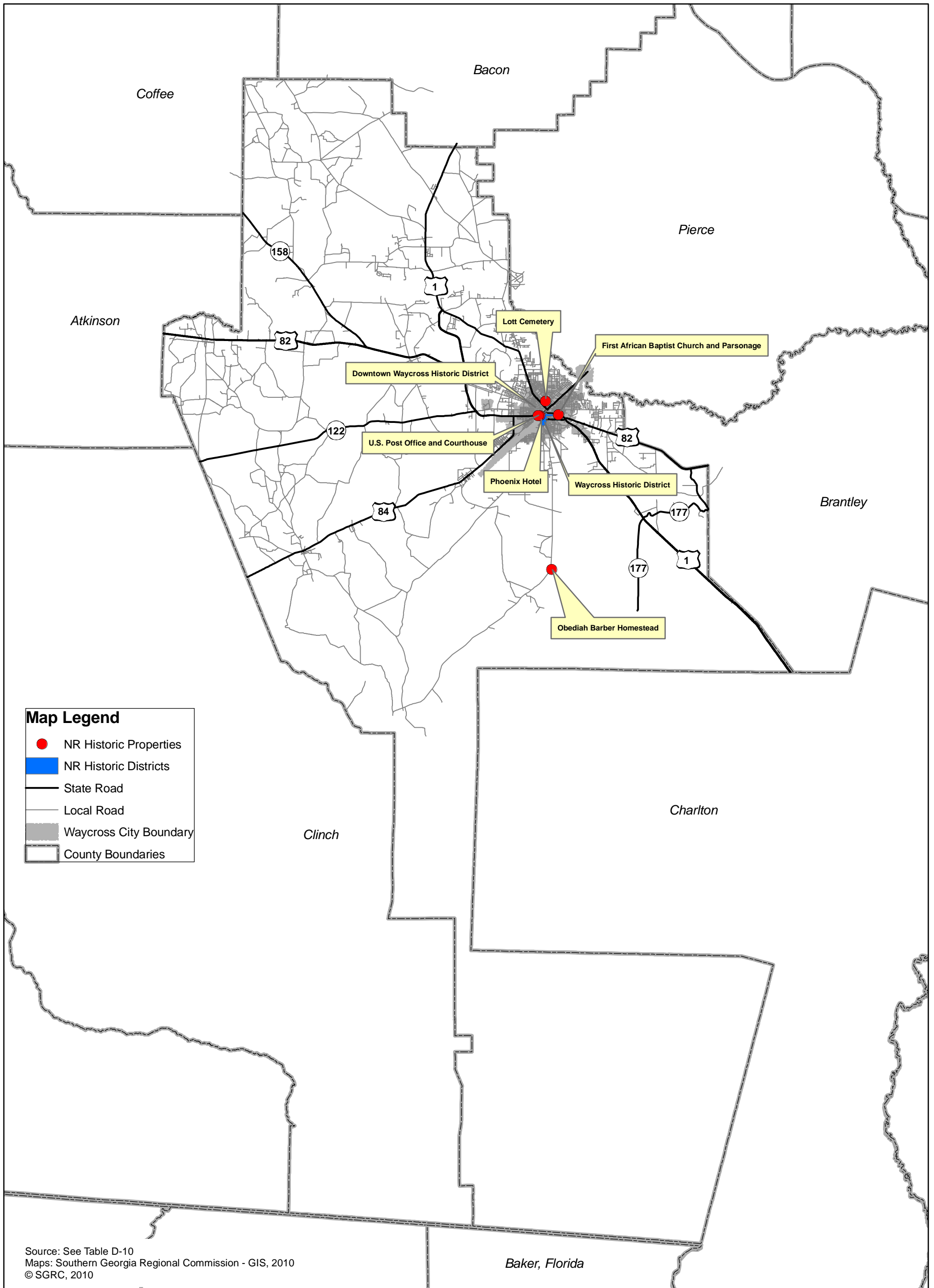
⁷³ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

	Heritage Center		
Spence House	Wareboro	1904	Notable House ⁷⁴
Wildes Massacre Site	Eight Mile Post Rd.	1832	Last Massacre Site ⁷⁵

The properties referenced in Table D-18 are shown on Map D-16.

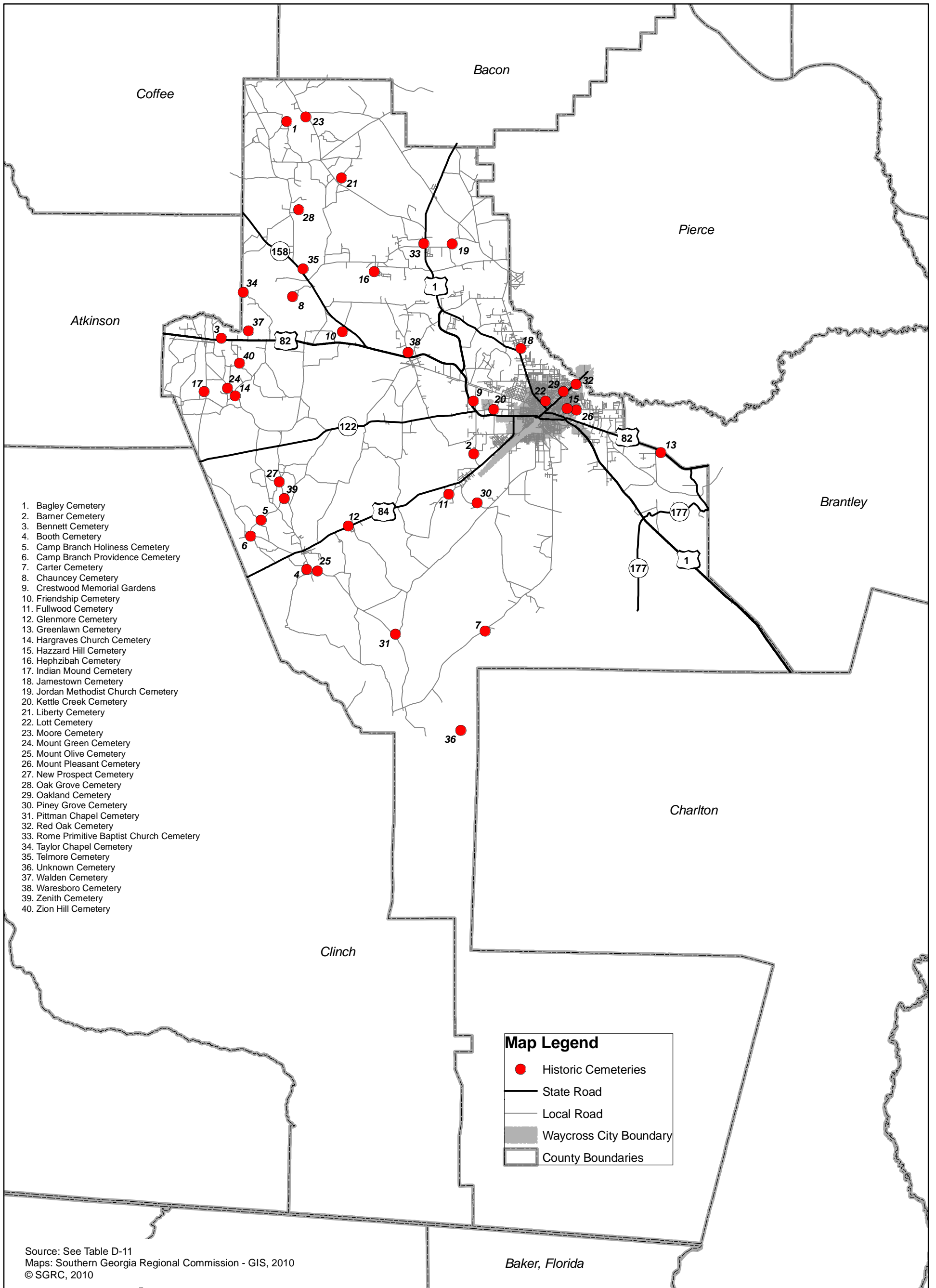
⁷⁴ Ibid.

⁷⁵ Ibid.



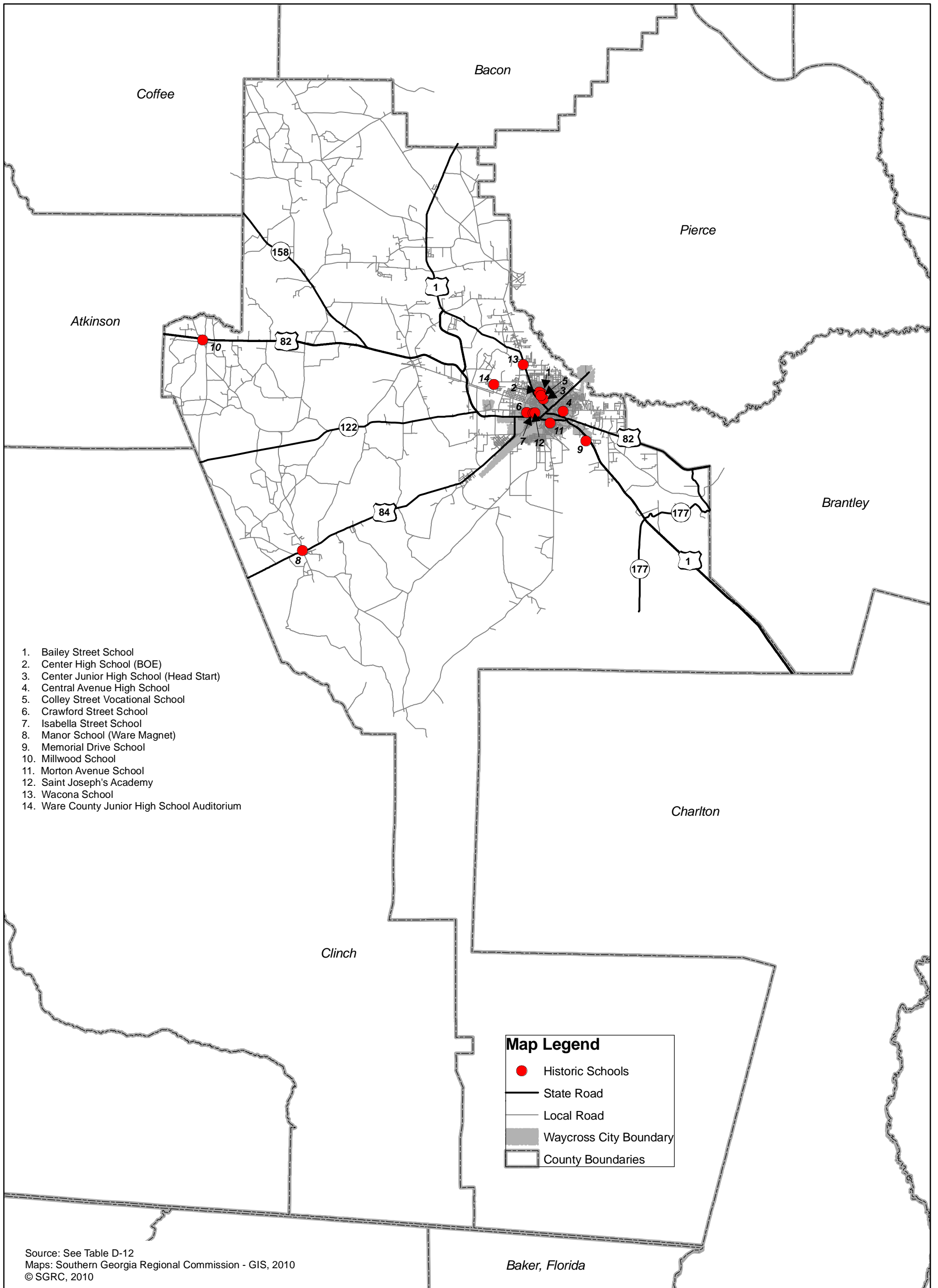
MAP D-11 WARE COUNTY
 DISTRICTS & PROPERTIES LISTED ON THE
 NATIONAL REGISTER OF HISTORIC PLACES
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN





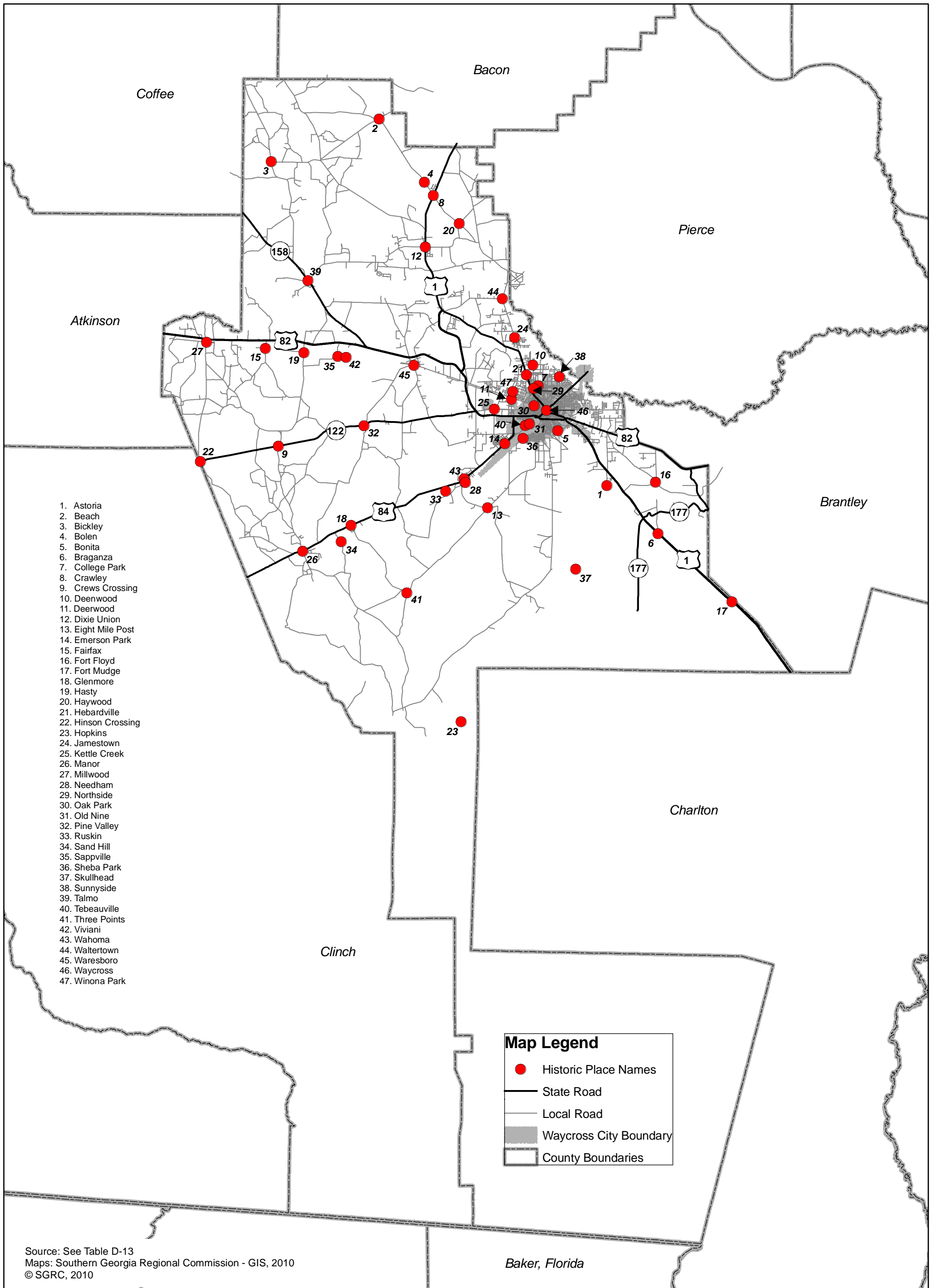
MAP D-12 WARE COUNTY HISTORIC CEMETERIES GREATER WARE COUNTY COMPREHENSIVE PLAN





MAP D-13 WARE COUNTY HISTORIC SCHOOLS GREATER WARE COUNTY COMPREHENSIVE PLAN





1. Astoria
2. Beach
3. Bickley
4. Bolen
5. Bonita
6. Braganza
7. College Park
8. Crawley
9. Crews Crossing
10. Deenwood
11. Deerwood
12. Dixie Union
13. Eight Mile Post
14. Emerson Park
15. Fairfax
16. Fort Floyd
17. Fort Mudge
18. Glenmore
19. Hasty
20. Haywood
21. Hebardville
22. Hinson Crossing
23. Hopkins
24. Jamestown
25. Kettle Creek
26. Manor
27. Millwood
28. Needham
29. Northside
30. Oak Park
31. Old Nine
32. Pine Valley
33. Ruskin
34. Sand Hill
35. Sappville
36. Sheba Park
37. Skullhead
38. Sunnyside
39. Talmo
40. Tebeauville
41. Three Points
42. Viviani
43. Wahoma
44. Walthertown
45. Waresboro
46. Waycross
47. Winona Park

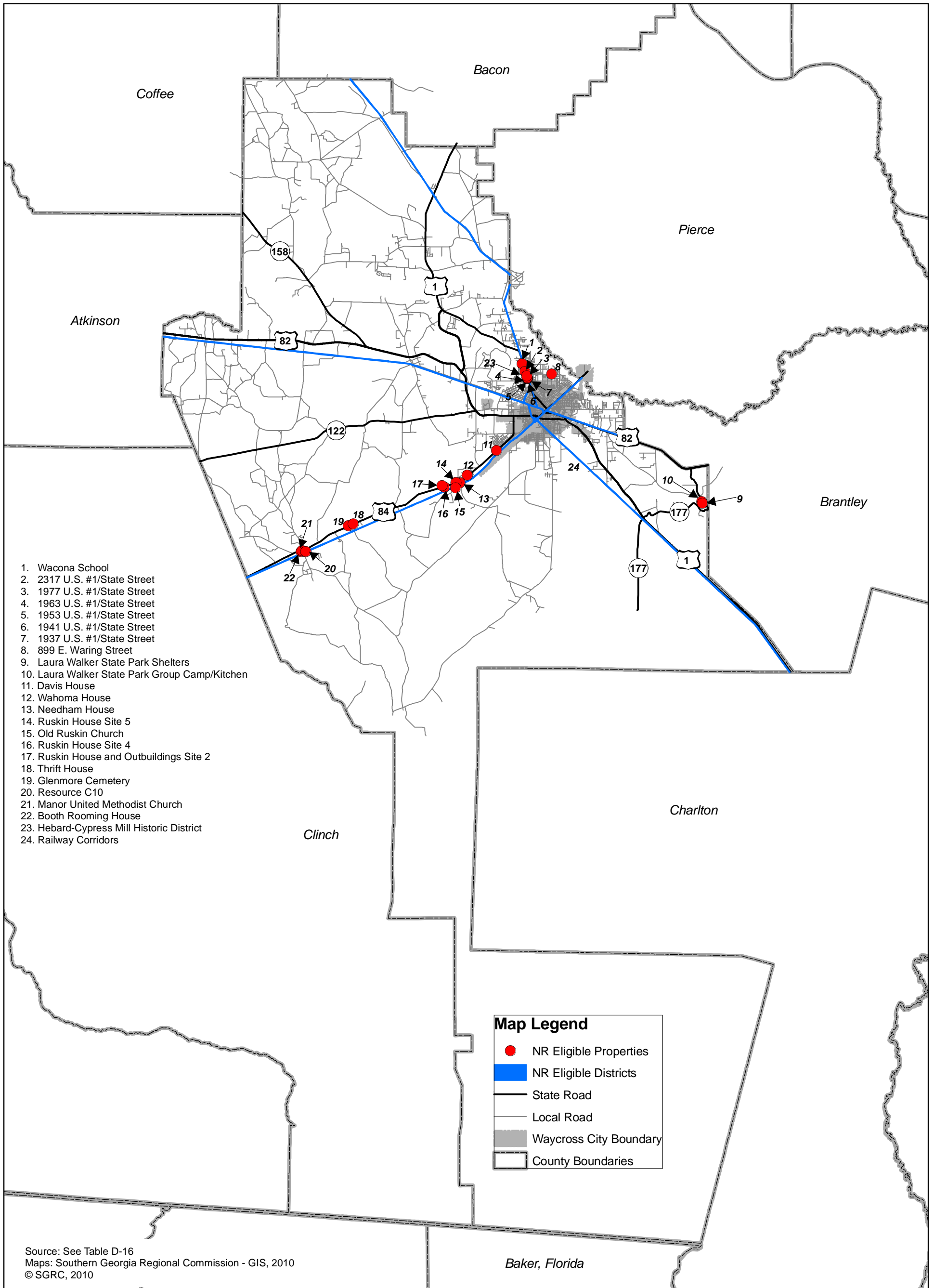
Map Legend

- Historic Place Names
- State Road
- Local Road
- ▭ Waycross City Boundary
- ▭ County Boundaries



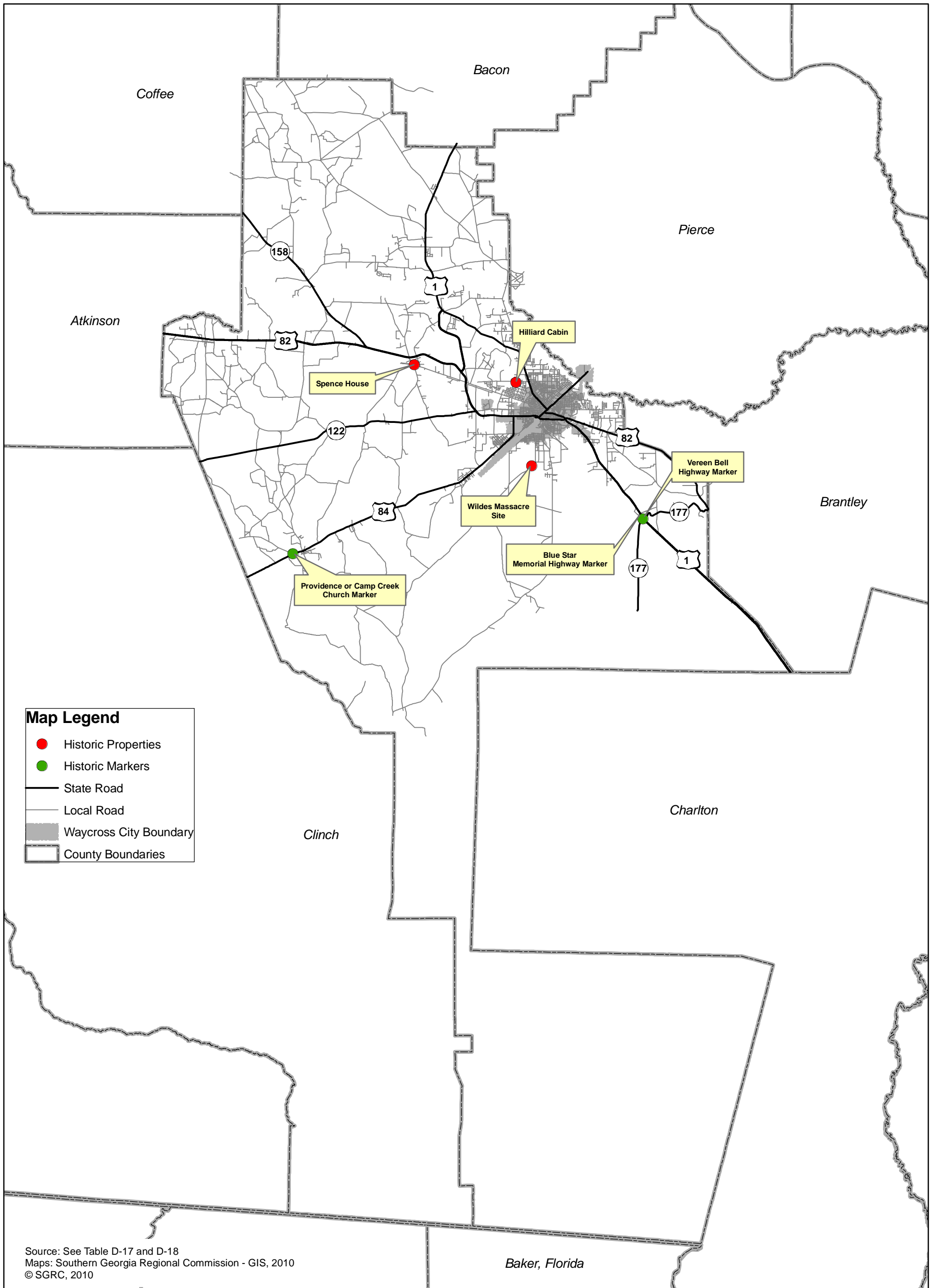
MAP D-14 WARE COUNTY HISTORIC PLACE NAMES GREATER WARE COUNTY COMPREHENSIVE PLAN





**MAP D-15 UNINCORPORATED WARE COUNTY
 NATIONAL REGISTER ELIGIBLE DISTRICTS
 AND PROPERTIES,
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





**MAP D-16 UNINCORPORATED WARE COUNTY
 HISTORIC MARKERS AND
 HISTORIC PROPERTIES & SITES
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**



City of Waycross

Properties & Districts Listed On The National Register of Historic Places:

The City of Waycross has a rich heritage that is evidenced by its historic sites. The City of Waycross has two (2) districts and four (4) properties listed on the National Register of Historic Places to date⁷⁶. In addition, it has properties and districts that may be eligible which were identified in the 1988-89 comprehensive historic resources survey.⁷⁷

Table D-19, City of Waycross Districts & Properties Listed On The National Register Of Historic Places

SITE	ADDRESS	CITY	DATE LISTED
Downtown Waycross Historic District	Roughly bounded by the Seaboard Coast Line RR tracks and Albany, Isabella, Remshart and Nicholls Sts.	Waycross	3/20/1992 ⁷⁸
First African Baptist Church and Parsonage	615 Knight St. and 407 Satilla Blvd.	Waycross	4/11/2003 ⁷⁹
Lott Cemetery	Butler St. between Tebeau and Pendleton St.	Waycross	7/24/2008 ⁸⁰
Phoenix Hotel	201--222 Pendleton St.	Waycross	4/17/1986 ⁸¹
U.S. Post Office and Courthouse	605 Elizabeth St.	Waycross	02/01/1980 ⁸²
Waycross Historic District	Roughly bounded by Plant Ave., Williams, Lee, Chandler, and Stephen Sts.	Waycross	6/29/1976 ⁸³

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

⁷⁶ See Table D-19

⁷⁷ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

⁷⁸ National Register of Historic Places Record Page for Downtown Waycross Historic District Reference #92000125

⁷⁹ National Register of Historic Places Record Page for First African Baptist Church and Parsonage Reference #03000197

⁸⁰ National Register of Historic Places Record Page for Lott Cemetery Reference #08000712

⁸¹ National Register of Historic Places Record Page for Phoenix Hotel Reference #86000802

⁸² National Register of Historic Places Record Page for U.S. Post Office and Courthouse Reference #80001258

⁸³ National Register of Historic Places Record Page for Waycross Historic District Reference #76000656

Historic Cemeteries:

Throughout the years, various cemeteries, both public and private have developed in The City of Waycross. Please see Table D-11 for more information.

The properties referenced in Table D-11 are shown on Map D-12.

Historic Schools

The location and names of City of Waycross Historic Schools were identified through various means and appear in Table D-12.

The properties referenced in Table D-12 are shown on Map D-13 and Map D-18.

Historic Place Names

Throughout the history of Waycross, various communities have been named, many for the families that lived there, or a particular event, feature, or church. The better known populated places and their locations appear in Table D-13.

The properties referenced in Table D-13 are shown on Map D-14 and Map D-19.

Historic Resources Surveys:

A comprehensive historic resources survey was completed for all of Ware County in 1988-89.⁸⁴ According to the Architectural Survey Report of Ware County, Georgia, at the time of the survey there were 974 historic resources in Ware County including 897 residential structures, 50 commercial structures, 1 industrial complex, 4 agricultural structures, 7 government buildings, 2 schools, 6 churches, 1 cemetery and 6 historic sites.

Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website (<https://www.itos.uga.edu/nahrgis/>) , has 9 historic resources listed for Ware County available for viewing on-line.⁸⁶

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

Also, as buildings age, they may reach the fifty year threshold where they would now be included in a historic resources survey. It has been over 20 years since that 1988-89 survey was completed.

⁸⁴ Georgia Department of Natural Resources; File-Users Guide To Georgia Historic Resources Surveys, October 24, 2008.

⁸⁵ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

⁸⁶ Georgia Department of Natural Resources, Et Al; Georgia's Natural, Archaeological and Historic Resources GIS (NAHRGIS) Website, <https://www.itos.uga.edu/nahrgis/>.

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

Individual areas in unincorporated Ware County and various sections of the City of Waycross have had some type of project specific historic resources survey completed due to Federal Section 106 requirements or preliminary National Register of Historic Places submittals.

In the case of unincorporated Ware County, at least one (1) eligible National Register of Historic Places Historic District and twenty seven (27) eligible National Register of Historic Places Properties (including five (5) railroad corridors) were found to be individually eligible for the National Register of Historic Places.⁸⁷ In the case of Waycross, at least four (4) eligible National Register of Historic Places Historic Districts and thirteen (13) individually eligible National Register of Historic Places Properties (including five (5) railroad corridors) were identified.⁸⁸

Table D-20, City of Waycross Comprehensive Historic Resources Surveys⁸⁹

NR POTENTIALLY ELIGIBLE PROPERTIES AND DISTRICTS	LOCATION	DATE OF SURVEY	AGENCY
Various (Undefined Boundaries) and Areas Bounded By: Corridor Z, The Railroad Line, Garlington and Remshart; Albany, J and State; State, Tebeau, Riverside and Plant; Cherokee Heights and Williams Heights (Bounded By Screven, Cherokee Circle, Dean, Central, St. Marys and Knight.	City-Wide As Part of County-Wide Survey	1988-89	GA DNR

The survey area referenced in Table D-20 encompassed the entire City of Waycross

Table D-21, City of Waycross National Register Eligible Districts and Properties Identified During Project Specific Historic Resources Surveys

NR ELIGIBLE PROPERTIES AND DISTRICTS	LOCATION	DATE OF SURVEY	AGENCY
Bailey Heights Potential N.R. Historic District	Bailey St.	2008	GA DNR HPD ⁹⁰

⁸⁷ See Table D-16

⁸⁸ See Table D-20

⁸⁹ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

⁹⁰ Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Darlene Strickland Regarding Demolish Bailey Heights, Waycross, Ware County, Georgia. HP-080425-001. Atlanta, Georgia April 30, 2008.

408 Brunel Street (Contributing Building To Waycross Historic District)	408 Brunel St.	2002	GA HPD ⁹¹ DNR
510-512 Elizabeth St. (Old GA Natural Gas Building) (Contributing Building To Downtown Waycross Historic District)	510-512 Elizabeth St.	1996	GA HPD ⁹² DNR
705 Gilmore Street (Blackshear House) (Contributing Building To Waycross Historic District)	705 Gilmore St.	2009	GA HPD ⁹³ DNR
109 E. Hamilton Avenue (Contributing Building To Waycross Historic District)	109 E. Hamilton Ave.	2001	GA HPD ⁹⁴ DNR
Lott-Hitch Building (Contributing Building To Downtown Waycross Historic District)	410 Plant Ave.	2009	GA HPD ⁹⁵ DNR
300 Mary Street (Old J.L. Smith Bldg) (Contributing Building To Downtown Waycross Historic District)	300 Mary St.	1991	NPS ⁹⁶
Miller & Reed St. Potential Historic District (Including Contributing Buildings)	600-700 Block of Miller and Reed St.	2003	SGRC ⁹⁷

⁹¹ Gravely, Martha. Georgia Department of Natural Resources Historic Preservation Division Letter To Clifford and Janet Cooks Regarding Historic Preservation Certification Application, 408 Brunel Street, Waycross, Ware County, Georgia. Atlanta, Georgia: December 9, 2002.

⁹² Eaddy, Mary Ann. Georgia Department of Natural Resources Historic Preservation Division Letter To Daniel J. Yarbrough Regarding Historic Preservation Certification Application, 510-512 Elizabeth St., Waycross, Ware County, Georgia. Atlanta, Georgia: September 9, 1996.

⁹³ Eaddy, Mary Ann. Georgia Department of Natural Resources Historic Preservation Division Rehabilitated Historic property Application Part A 705 Gilmore St., Waycross, Ware County, Georgia. Atlanta, Georgia: September 22, 2009.

⁹⁴ Bellew, Serena for Cloues, Richard. Georgia Department of Natural Resources Historic Preservation Division Letter To Linda S. Carroll Regarding CHIP Rehabilitate 109 east Hamilton Avenue, Waycross, Ware County, Georgia HP-010312-016. Atlanta, Georgia: April 4, 2001.

⁹⁵ Dolder, Ced. Georgia Department of Natural Resources Historic Preservation Division Letter To Dan A. Lott Regarding Historic Preservation Certification Application, 410 Plant Avenue, Waycross, Ware County, Georgia. Atlanta, Georgia: December 30, 2009.

⁹⁶ U.S. Department of the Interior National Park Service. Historic Preservation certification Application Part 1- Evaluation of Significance 300 Mary Street, Waycross, Georgia. October 28, 1991.

⁹⁷ Jacobs, Michael V. Section 106 Documentation for CHIP #01b-x-148-2-2577. Waycross, Georgia: January 18, 2003.

600, 602, 604, 616 Miller Street & 603, 605, 606, 607, 608, 609, 610, 700 and 701 Reed St.)			
New Waycross Potential N.R. Historic District	Bounded by Carswell Ave. on N, Remshart St. on E, U.S. #84 on S and Nicholls St. on W	2001	GA DOT ⁹⁸
Quarterman St. and Church St. Area Potential N.R. Historic District	Quarterman St. and Church St.	2009	GA DNR HPD ⁹⁹
Railway Corridor: Old Atlantic & Gulf/Waycross & Florida	Charlton County Line & Beyond Through Ware County to Pierce County Line and Beyond	2009	SGRC ¹⁰⁰
Railway Corridor: Old Atlantic & Gulf	Clinch County Line & Beyond Through Ware County Continuing to Points Beyond	2009	GA DNR HPD ¹⁰¹
Railway Corridor: Old Brunswick & Albany/Brunswick & Florida	Corridor-Brantley County Line and Beyond Through Ware County to Atkinson County Line and Beyond	2009	GA DNR HPD ¹⁰²
Railway Corridor: Seaboard Coastline	Through City of Waycross	2009	GA DNR HPD ¹⁰³
Railway Corridor: Waycross Air Line/Atlantic and Birmingham	Rail Corridor From Waycross Crossing U.S. #1 Near Bacon County Line	2009	GA DNR HPD ¹⁰⁴¹⁰⁵

⁹⁸ Georgia Department of Transportation. Survey Report GDOT Projects EDS-007-4(49) Ware County; P.I. #522060, and H.P. #010518-003. Atlanta, Georgia: Privately Published, September 26, 2001.

⁹⁹ Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Linda Sellers Regarding Construct Health Care Facility, 218 Quarterman Street, Waycross, Ware County, Georgia HP-090929-002. Atlanta, Georgia: October 26, 2009.

¹⁰⁰ Jacobs, Michael V. Section 106 Documentation for Folkston Depot TE Project CSTE-0008-00(994). Waycross, Georgia: November, 2009.

¹⁰¹ Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Michael Jacobs Regarding CDBG: Water System Improvements, Install Well, Pine Drive & Hughes Circle, Argyle, Clinch County, Georgia HP-090227-002. Atlanta, Georgia: March 19, 2009.

¹⁰² Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Linda S. Carroll Regarding CDBG/EIP: Construct Rail Spur, Waycross, Ware County, Georgia HP-090917-003. Atlanta, Georgia: October 21, 2009.

¹⁰³ Anderson-Cordova, Karen. Georgia Department of Natural Resources Historic Preservation Division Letter To Doug Butler Regarding Cell Tower (250-foot): Johnson Street, Brawley, Ware County, Georgia HP-090203-005. Atlanta, Georgia: April 16, 2009.

Ware Hotel (Contributing Building To Downtown Waycross Historic District)	604-610 Elizabeth St.	2009	GA DNR HPD ¹⁰⁶
Waycross Depot (Contributing Building To Downtown Waycross Historic District)	315 Plant Ave.	1995	GA DNR HPD ¹⁰⁷

The properties referenced in Table D-21 are shown on Map D-20.

Historic Markers:

There are presently five (5) state historic markers and six (6) local markers of various types located in the City of Waycross.

¹⁰⁴ Ibid.

¹⁰⁵ Georgia Department of Transportation. GDOT Project NH-002-1(46), Ware County; P.I. #521530 and H.P. #980505-002: Survey Report Addendum. Atlanta, Georgia: Privately Published, July 7, 2006.

¹⁰⁶ Dolder, Ced. Georgia Department of Natural Resources Historic Preservation Division Letter To William Gross Regarding Historic Preservation Certification Application, Ware Hotel, 604-610 Elizabeth Street, Waycross, Ware County, Georgia. Atlanta, Georgia: January 13, 2009.

¹⁰⁷ Rutherford, Tracey. Georgia Department of Natural Resources Historic Preservation Division Letter To Joe League Regarding Waycross Depot Rehabilitation. Atlanta, Georgia: August 31, 1995.

Table D-22, City of Waycross Historic Markers¹⁰⁸¹⁰⁹¹¹⁰¹¹¹¹¹²¹¹³¹¹⁴

MARKER	LOCATION	Marker #
Blue Star Memorial Highway	Oakland Cemetery On U.S. #84, NE Section of Waycross	GCG
Confederate Encampment	Lee St. At Williams St.	UDC
First Home in Waycross	Plant Ave. & Butler St.	WWC
Liston Elkins Parkway	U.S. 1 South At Ambrose St.	None
Okefenokee Swamp	U.S. #1 At U.S. #82 Junction in Waycross	GHM 148-3
Nancy Hart Highway	U.S. #1 Business at Plant Avenue	DAR
Senator Nicholas Ware	Ware County Courthouse	GHM 148-4
Site of Old Water Mill	Park on McQuaig St.	DAR
Tebeauville	Bertha Street At City Park	DAR
The Wildes Massacre	U.S. #1 Business South of U.S. #84	GHM 148-6
Ware Courthouse	Ware County Courthouse	GHM

¹⁰⁸ <http://georgiainfo.galileo.usg.edu/gahistmarkers/gamarkersS-W.htm#anchor1455801> (except Confederate Cavalry, First Home in Waycross, Liston Elkins Parkway, Nancy Hart Highway, Site of Old Water Mill and Tebeauville)

¹⁰⁹ Confederate Encampment: Marker on site dated January 19, 1940

¹¹⁰ First Home in Waycross: <http://www.susanlottclarksbooks.com/news.htm>

¹¹¹ For Nancy Hart Highway: Marker on site dated February, 1930

¹¹² For Tebeauville: Hawkins, Carole, "Renaming Park Would Recall History of Age-Worn Stone in.....", Florida Times-Union, April 27, 2009, Unknown Page Number as reported at http://findarticles.com/p/news-articles/florida-times-union/mi_8037/is_20090427/renaming-park-recall-history-waycross/ai_n47315261/

¹¹³ For Liston Elkins Parkway, Marker on site

¹¹⁴ Hurst, Robert L. "Down By The Old Mill Stream", Waycross Journal-Herald, September 17, 2010, pages 2 &18.

		148-2
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DAR- Daughters of the American Revolution

GCG- Garden Clubs of Georgia

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

UDC-United Daughters of the Confederacy

WWC-Waycross Womens Club

The properties referenced in Table D-22 are shown on Map D-21.

Other Historic Areas:

The following areas were identified as being significant to the history of Waycross and have been singled out in publications or in local history.

Table D-23, City of Waycross Other Historic Areas

SITE	LOCATION	DATE	SIGNIFICANCE
Oak Street Commercial District	Qak St. Between Tebeau St. and McDonald St.	1940s	African-American Business District ¹¹⁵

The properties referenced in Table D-23 are shown on Map D-21.

Archaeological Sites

According to an archaeological study:

“Southeastern Georgia has been occupied for at least the past 12,000 to 15,000 years. Time, the fluctuating availability of food resources, and the advent of horticulture transformed the early band-level societies into tribal and chiefdom-level societies encountered by the Europeans”.¹¹⁶

Over the 12,000-15,000 years, humans have left a substantial material record of their lives. The study of this material record forms the basis of **archaeology** and the basic unit of this record is the **archaeological site**. To date, there have been one hundred and nine archaeological sites recorded by

¹¹⁵ Historic Preservation Services. Architectural Survey Report Ware County, Georgia. Marietta, Georgia: Privately Published, 1989.

¹¹⁶ Gresham, Thomas H. Archaeological Survey of the Proposed Homeland 230/115 kV Substation, Charlton County, Georgia. Athens, Georgia: Published By Southeastern Archaeological Services Inc., June 16, 2006.

the Georgia Archaeological Site File in Ware County.¹¹⁷ Archaeological sites in Ware County can range from locations where hunters manufactured stone tools 12,000-15,000 years ago to small late nineteenth/early twentieth century farmsteads.

Historic Preservation

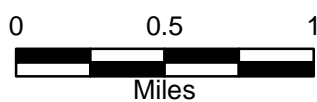
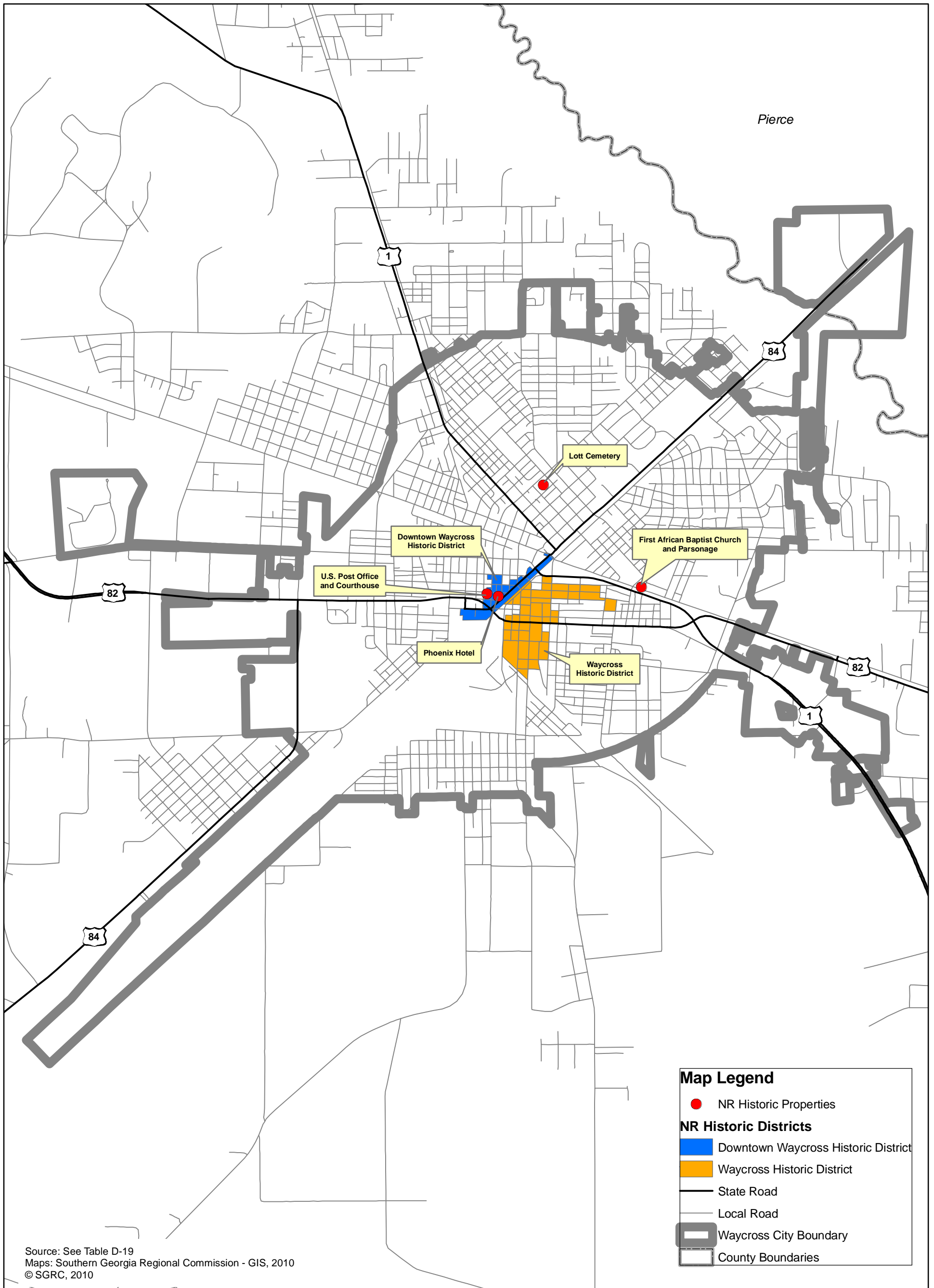
Historic communities and historic areas within communities represent a unique collection of resources, connected by time, place, and feeling. Historic preservation planning provides communities with the tools to protect these resources and their settings for future generations to appreciate and learn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

Tourism

The rich history of Ware County is a tremendous cultural asset, but can also become a financial asset. The county's location on U.S. #1/U.S. #82/U.S. #84, major transportation corridors, gives it many tourism opportunities that should be pursued. Other aspects of Ware County's heritage that would be of interest to tourists include agricultural heritage (such as timber & naval stores production), railroad heritage (huge numbers of trains pass through daily), Waycross' Downtown Commercial area and Waycross' residential areas (which include many fine examples of architecture).

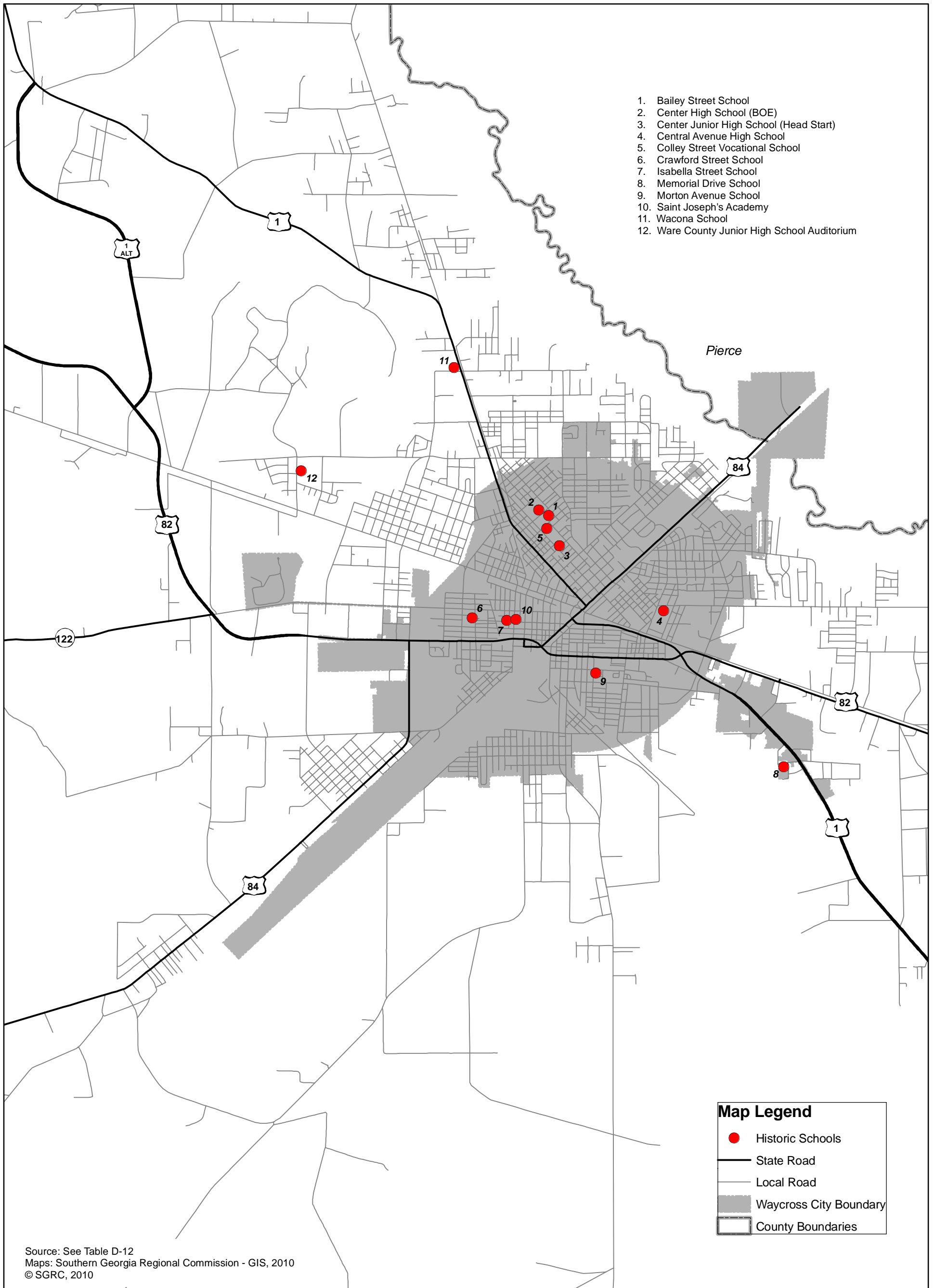
Ware County could also consider the development of a county-wide driving tour and/or Scenic Byway which would highlight areas of interest to both residents and tourists and further help develop the Okefenokee Trail.

¹¹⁷ Castedo, Sierra. Georgia Archaeological Site File, Athens, Georgia. Interviewed by Michael Jacobs, August 13, 2010.



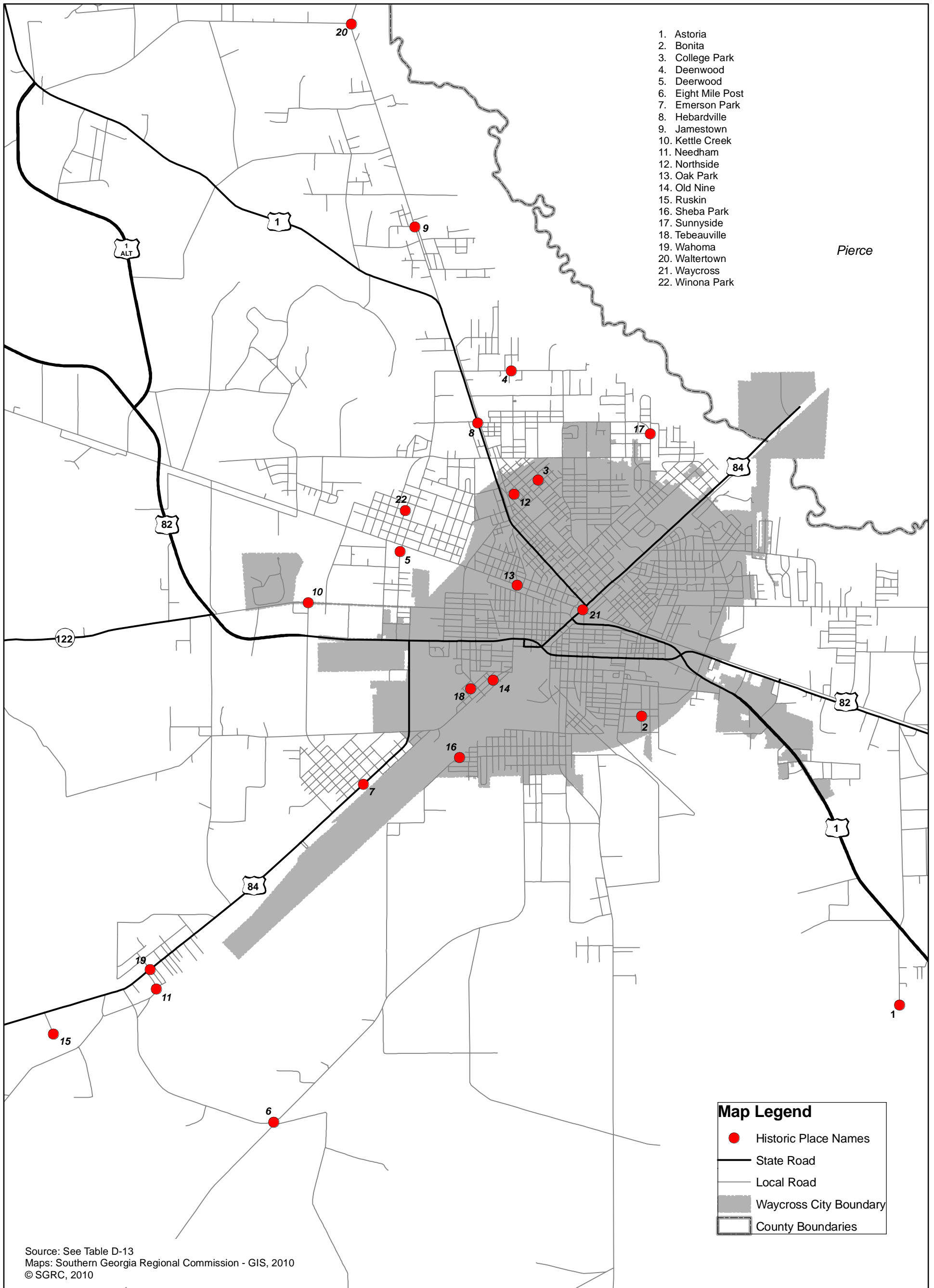
**MAP D-17 CITY OF WAYCROSS
 DISTRICTS & PROPERTIES LISTED ON THE
 NATIONAL REGISTER OF HISTORIC PLACES
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





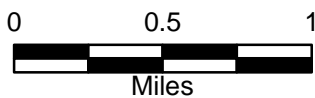
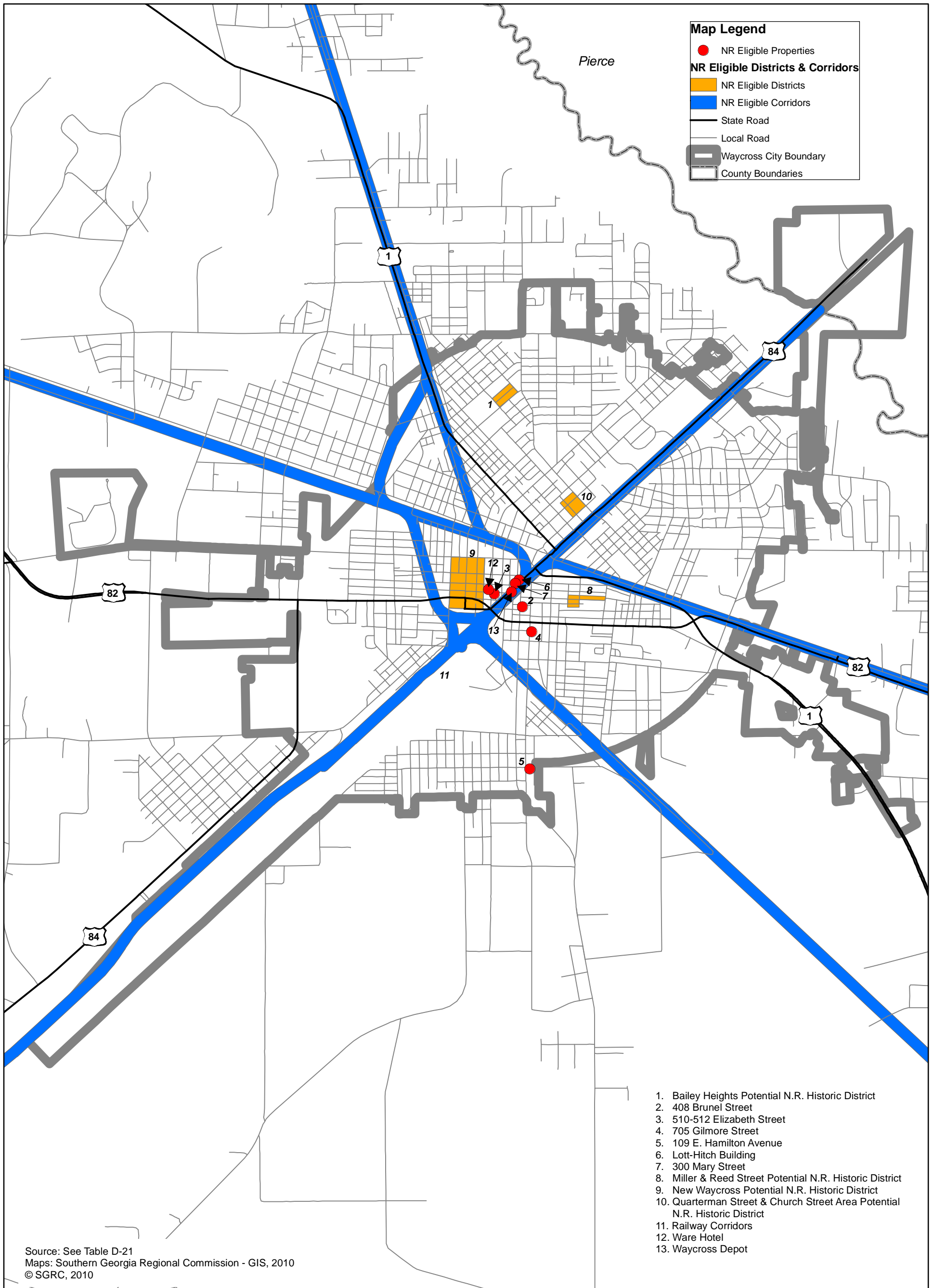
**MAP D-18 CITY OF WAYCROSS AREA
 HISTORIC SCHOOLS
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





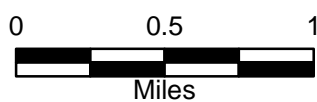
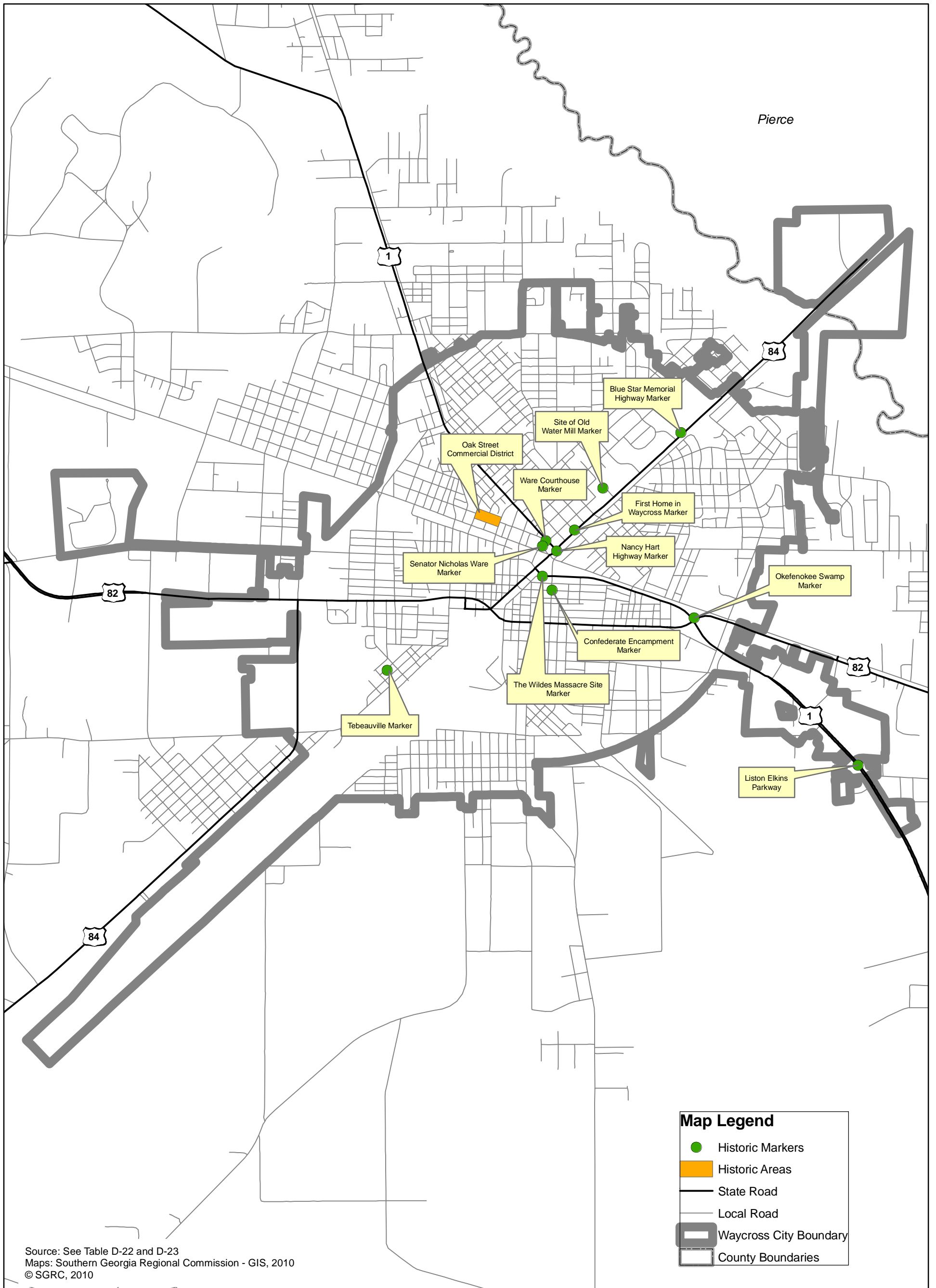
**MAP D-19 CITY OF WAYCROSS AREA
 HISTORIC PLACE NAMES
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





**MAP D-20 CITY OF WAYCROSS
 NATIONAL REGISTER ELIGIBLE DISTRICTS
 AND PROPERTIES
 GREATER WARE COUNTY
 COMPREHENSIVE PLAN**





**MAP D-21 CITY OF WAYCROSS
 HISTORIC MARKERS AND
 HISTORIC AREAS
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APPENDIX E
COMMUNITY FACILITIES AND SERVICES

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911 / Emergency Management Agency

Ware County E9-1-1 is the Central Public Safety Answering Point for Waycross and Ware County Georgia. The Center coordinates and dispatch responders to emergency and non-emergency calls for service to the citizens of our community.

The Center provides dispatch service for the following agencies:

Ware County Sheriff's Office
 Waycross Police Department
 Waycross Fire Department
 Ware County EMS
 Ware County Fire Department
 Ware County Volunteer Fire Departments
 Air EVAC Lifeteam (Air Ambulance) - www.Lifeteam.net

The E9-1-1 center is located within the Public Safety Administration Building at 3395 Harris Road, Suite 400, Waycross, GA 31503 and is under the direction of Fay Cooper.

Parks and Recreation

The Ware County Recreation and Parks Department endeavors to provide quality and diversity in wholesome parks and recreation services that meet the needs of the citizens of Ware County. The Ware County Commission appropriates funding for the operation and maintenance of our facilities. They appoint the seven-member Parks and Recreation Advisory Committee to guide and oversee this Department's activities. Ware County citizens form the membership of the Parks and Recreation Advisory Committee, where each member has a shared interest in providing the best parks and recreation services possible for all of its citizens.

Our Services should ensure a better quality of life by:

- Unifying the cooperative spirit within the county.
- Communicating the opportunities and advantages of parks and recreation services.
- Being geographically accessible.
- Being economically feasible.
- Networking with community agencies and other recreation providers and the school system

Most of the youth and adult outdoor sports activity takes place at the Trembling Earth Complex. This modern complex features first-class ball fields, building structures and playground areas.

The Memorial Park Complex is the site of most of our Programmed Activities. From senior citizen computer classes to summer day camps, adults and youth are assured of a rewarding experience when they participate in these activities.

Hospitals And General Public Health

Satilla Regional Medical Center

Satilla Regional Medical Center is licensed for 231 beds and is the major medical referral center for the 9-county region it serves in southeast Georgia. Fully accredited by The Joint Commission, Satilla Regional handles over 7,000 admissions and 700 deliveries annually. The Emergency Department treats over 40,000 patients per year, resulting in approximately 4,000 annual admissions to the hospital. Services offered at SRMC include:

- Birthing Center
- Cardiac Care
- Center for Memory Disorders
- Critical Care
- Emergency Medicine
- Family Practice Residency Program
- Health & Wellness Center
- Heart Center
- Imaging
- Laboratory
- Long-term Care
- Nutrition
- Oncology
- Outpatient Surgery
- Pediatric Care
- Rehabilitation
- Respiratory Therapy
- Satilla Advocacy Services
- Senior Behavioral Center
- Sleep Lab
- Surgery Center
- Women's Health

Ware County Health Department

The Ware County Health Department offers a wide range of services, including a family planning clinic, clinics for diabetes screening and information, pap smear tests, blood pressure tests, X-rays, immunizations for all ages, child health services, and the Women, Infants, and Children (WIC) supplemental food program. Children's medical services include orthopedics, heart and congenital abnormalities, and sickle cell anemia. Confidential diagnosis and treatment of sexually and socially transmitted diseases are also available. The Ware County Health Department is a part of the Southeast Health District and is located at 604 Riverside Avenue in Waycross.

Department of Family and Children Services (DFCS)

DFCS's mission is to promote and protect the well-being of children, adults, families and the community through a comprehensive and coordinated social services program, and to seek a safe and responsible environment in which the achievement of family and individual goals is possible. A variety of services are offered through the department:

Adoption Services
Foster Care Program

Recreational Services
Services to Expectant Parents

Home Evaluation and Supervision
 Home Management/Functional Educational Services
 Information and Referral
 Protective Services for Adults

Aid to Families with Dependent Children
 Transportation

Libraries And General Cultural Facilities

Library

The Waycross-Ware County Public Library is a branch of the Okefenokee Regional Library System which includes Appling, Bacon, Clinch, Ware, and Pierce Counties. The library is located at 401 Lee Avenue in Waycross. Library collections include popular fiction and non-fiction, magazines, books on tape, videocassettes DVDs, and reference materials. As a member of PINES, (Public Information Network for Electronic Services), materials can be easily borrowed between member libraries. Many programs for children are offered throughout the year. The Library's hours are from 12:00-8:00 p.m. on Monday and Thursday, 10:00-6:00 Tuesday and Wednesday, and 10:00 a.m.-4:00 p.m. on Friday and Saturday. The library is closed on Sundays.

Okefenokee Heritage Center

The Okefenokee Heritage Center is a regional art and history museum located amongst twenty acres of beautiful pine woodlands in Waycross, GA which serves: Atkinson, Bacon, Brantley, Charlton, Clinch, Coffee, Pierce & Ware Counties.

The OHC is a non-profit organization dedicated to bringing art and history to a broad range of people in the community. Our goal is to enrich the community through the preservation and display of historical artifacts and to provide educational tours, art exhibitions and fine art clubs.

Over the past thirty years it has served the surrounding Okefenokee area by promoting an appreciation of the arts and an increased understanding of this region's history. with its exhibits, programs and activities. The museum serves the surrounding Okefenokee area, which includes 8 counties, We celebrate the many cultures that make up this diverse area through our exhibits and guilds.

The OHC houses exhibits on the history and development of the region. The most popular is the "Old Nine" exhibit. Our most well-known exhibit, Old Nine, is a restored 1912 Baldwin, 100 ton, 2-8-2, steam locomotive. It was named for the first settlement in Waycross, GA because Old Nine was the ninth stop on the railroad laid from Savannah. Along with the locomotive, the exhibit includes a mail/baggage, REA Express car, passenger car and caboose. An early Waycross depot with panels outlining the railroad's history in the region completes this exhibit.

Other exhibits include:

- Native American
- Founder's Hall
- Sacred Harp
- Black Heritage Exhibit
- Waycross Journal Herald

Educational Facilities

Public Schools

Ware County Public School System: Ware County's Public School System includes 10 schools that currently serve more than 6053 students in Grades Pre-K through 12. The schools include Daffodil

Preschool (Pre-K), Center Elementary School (K-5), Memorial Drive Elementary School (K-5), Ruskin Elementary (K-5), Wacona Elementary (K-5), Waresboro Elementary (K-5), Williams Heights Elementary (K-5), Ware County Middle School (6-8), Waycross Middle School (6-8), and Ware County High School (9-12).

Colleges and Universities

Waycross College provides higher education in Waycross and Ware County. Waycross College offers 2 year Associate of Arts and Associate of Science transfer degrees, as well as 1 year certificates of achievement in Education, Business, etc.

ASSOCIATE OF ARTS DEGREE

Business Administration
Criminal Justice
English
General/Interdisciplinary Studies
History
Political Science
Psychology
Sociology

ASSOCIATE OF SCIENCES DEGREE

Biological Sciences
Chemistry
Health and Physical Education
Mathematics
Pre-Nursing
Physics
Teacher Education

In addition, in cooperation with the University System of Georgia, Waycross College offers bachelor's degree opportunities on campus through the University Partnership Center. An associate's degree in nursing is also offered in cooperation with South Georgia College.

Okefenokee Technical College provides higher education services to the county. The college awards Associates Degrees, Diploma Degrees and Technical Certificates in the following program areas:

- Business Marketing
- Computer Information Technology
- Commercial Truck Driving
- Health Services
- Public Services and Education
- Telecommunications Technology

All facilities within Greater Ware County are depicted on Maps E-1 through and E-5. These facilities are definite benefits to the economic development of our community by providing jobs, preparing future employees, and attracting regional attention. However, both collective and individual planning is important to ensure each facility is surrounded by appropriate uses, has sufficient infrastructure, and does not cause a negative impact to the surrounding properties.

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Ware County Sheriff's Office
Waycross Police Department
Waycross Fire Department
Ware County EMS
Ware County Fire Department
Ware County Volunteer Fire Departments
Air EVAC Lifeteam (Air Ambulance) - www.Lifeteam.net

The E9-1-1 center is located within the Public Safety Administration Building at 3395 Harris Road, Suite 400, Waycross, GA 31503 and is under the direction of Fay Cooper.

Parks and Recreation

The Ware County Recreation and Parks Department endeavors to provide quality and diversity in wholesome parks and recreation services that meet the needs of the citizens of Ware County. The Ware County Commission appropriates funding for the operation and maintenance of our facilities. They appoint the seven-member Parks and Recreation Advisory Committee to guide and oversee this Department's activities. Ware County citizens form the membership of the Parks and Recreation Advisory Committee, where each member has a shared interest in providing the best parks and recreation services possible for all of its citizens.

Our Services should ensure a better quality of life by:

- Unifying the cooperative spirit within the county.
- Communicating the opportunities and advantages of parks and recreation services.
- Being geographically accessible.
- Being economically feasible.
- Networking with community agencies and other recreation providers and the school system

Most of the youth and adult outdoor sports activity takes place at the Trembling Earth Complex. This modern complex features first-class ball fields, building structures and playground areas.

The Memorial Park Complex is the site of most of our Programmed Activities. From senior citizen computer classes to summer day camps, adults and youth are assured of a rewarding experience when they participate in these activities.

Hospitals And General Public Health

Satilla Regional Medical Center

Satilla Regional Medical Center is licensed for 231 beds and is the major medical referral center for the 9-county region it serves in southeast Georgia. Fully accredited by The Joint Commission, Satilla Regional handles over 7,000 admissions and 700 deliveries annually. The Emergency Department treats over 40,000 patients per year, resulting in approximately 4,000 annual admissions to the hospital. Services offered at SRMC include:

- Birthing Center
- Cardiac Care
- Center for Memory Disorders
- Critical Care
- Emergency Medicine
- Family Practice Residency Program
- Health & Wellness Center
- Heart Center
- Imaging
- Laboratory
- Long-term Care
- Nutrition
- Oncology
- Outpatient Surgery
- Pediatric Care
- Rehabilitation
- Respiratory Therapy
- Satilla Advocacy Services
- Senior Behavioral Center
- Sleep Lab
- Surgery Center
- Women's Health

Ware County Health Department

The Ware County Health Department offers a wide range of services, including a family planning clinic, clinics for diabetes screening and information, pap smear tests, blood pressure tests, X-rays, immunizations for all ages, child health services, and the Women, Infants, and Children (WIC) supplemental food program. Children's medical services include orthopedics, heart and congenital abnormalities, and sickle cell anemia. Confidential diagnosis and treatment of sexually and socially transmitted diseases are also available. The Ware County Health Department is a part of the Southeast Health District and is located at 604 Riverside Avenue in Waycross.

Department of Family and Children Services (DFCS)

DFCS's mission is to promote and protect the well-being of children, adults, families and the community through a comprehensive and coordinated social services program, and to seek a safe and responsible environment in which the achievement of family and individual goals is possible. A variety of services are offered through the department:

Adoption Services
Foster Care Program

Recreational Services
Services to Expectant Parents

Home Evaluation and Supervision
 Home Management/Functional Educational Services
 Information and Referral
 Protective Services for Adults

Aid to Families with Dependent Children
 Transportation

Libraries And General Cultural Facilities

Library

The Waycross-Ware County Public Library is a branch of the Okefenokee Regional Library System which includes Appling, Bacon, Clinch, Ware, and Pierce Counties. The library is located at 401 Lee Avenue in Waycross. Library collections include popular fiction and non-fiction, magazines, books on tape, videocassettes DVDs, and reference materials. As a member of PINES, (Public Information Network for Electronic Services), materials can be easily borrowed between member libraries. Many programs for children are offered throughout the year. The Library's hours are from 12:00-8:00 p.m. on Monday and Thursday, 10:00-6:00 Tuesday and Wednesday, and 10:00 a.m.-4:00 p.m. on Friday and Saturday. The library is closed on Sundays.

Okefenokee Heritage Center

The Okefenokee Heritage Center is a regional art and history museum located amongst twenty acres of beautiful pine woodlands in Waycross, GA which serves: Atkinson, Bacon, Brantley, Charlton, Clinch, Coffee, Pierce & Ware Counties.

The OHC is a non-profit organization dedicated to bringing art and history to a broad range of people in the community. Our goal is to enrich the community through the preservation and display of historical artifacts and to provide educational tours, art exhibitions and fine art clubs.

Over the past thirty years it has served the surrounding Okefenokee area by promoting an appreciation of the arts and an increased understanding of this region's history. with its exhibits, programs and activities. The museum serves the surrounding Okefenokee area, which includes 8 counties, We celebrate the many cultures that make up this diverse area through our exhibits and guilds.

The OHC houses exhibits on the history and development of the region. The most popular is the "Old Nine" exhibit. Our most well-known exhibit, Old Nine, is a restored 1912 Baldwin, 100 ton, 2-8-2, steam locomotive. It was named for the first settlement in Waycross, GA because Old Nine was the ninth stop on the railroad laid from Savannah. Along with the locomotive, the exhibit includes a mail/baggage, REA Express car, passenger car and caboose. An early Waycross depot with panels outlining the railroad's history in the region completes this exhibit.

Other exhibits include:

- Native American
- Founder's Hall
- Sacred Harp
- Black Heritage Exhibit
- Waycross Journal Herald

Educational Facilities

Public Schools

Ware County Public School System: Ware County's Public School System includes 10 schools that currently serve more than 6053 students in Grades Pre-K through 12. The schools include Daffodil

Preschool (Pre-K), Center Elementary School (K-5), Memorial Drive Elementary School (K-5), Ruskin Elementary (K-5), Wacona Elementary (K-5), Waresboro Elementary (K-5), Williams Heights Elementary (K-5), Ware County Middle School (6-8), Waycross Middle School (6-8), and Ware County High School (9-12).

Colleges and Universities

Waycross College provides higher education in Waycross and Ware County. Waycross College offers 2 year Associate of Arts and Associate of Science transfer degrees, as well as 1 year certificates of achievement in Education, Business, etc.

ASSOCIATE OF ARTS DEGREE

Business Administration
Criminal Justice
English
General/Interdisciplinary Studies
History
Political Science
Psychology
Sociology

ASSOCIATE OF SCIENCES DEGREE

Biological Sciences
Chemistry
Health and Physical Education
Mathematics
Pre-Nursing
Physics
Teacher Education

In addition, in cooperation with the University System of Georgia, Waycross College offers bachelor's degree opportunities on campus through the University Partnership Center. An associate's degree in nursing is also offered in cooperation with South Georgia College.

Okefenokee Technical College provides higher education services to the county. The college awards Associates Degrees, Diploma Degrees and Technical Certificates in the following program areas:

- Business Marketing
- Computer Information Technology
- Commercial Truck Driving
- Health Services
- Public Services and Education
- Telecommunications Technology

All facilities within Greater Ware County are depicted on Maps E-1 through and E-5. These facilities are definite benefits to the economic development of our community by providing jobs, preparing future employees, and attracting regional attention. However, both collective and individual planning is important to ensure each facility is surrounded by appropriate uses, has sufficient infrastructure, and does not cause a negative impact to the surrounding properties.

APPENDIX F
INTERGOVERNMENTAL COORDINATION

APPENDIX F: INTERGOVERNMENTAL COORDINATION

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

Adjacent Local Governments

Ware County borders Charlton County to the North, Brantley to the West, and Pierce to the Southwest. Bacon County and Coffee County make up the North and Northwest borders and Atkinson and Clinch border to the West and Southwest.

School Systems

Ware County Schools

The Ware County school district serves approximately 6100 students in ten schools – Daffodil Preschool, Center Elementary, Memorial Drive Elementary, Ruskin Elementary, Wacona Elementary, Waresboro Elementary, Williams Heights Elementary, Ware County Middle School, Waycross Middle School, and Ware County High School. The 900 + full time employees work together to provide the best possible experiences for the students.

Development Authorities

Okefenokee Area Development Authority (OADA)

Waycross/Ware County Development Authority

Service Delivery Strategy

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

Service	Responsible Party		
	WAYCROSS	WARE COUNTY	OTHER
Airport		X	
Animal Control		X	
Beer and Alcohol Licensing	X	X	
Business Licenses	X	X	
Cemeteries	X		
Coroner		x	
Courts	X (Municipal)	X (All Others)	
Emergency Dispatch		X	
Emergency Management		X	
Emergency Medical		X	
Fire Protection	X	X	
Garbage Pickup	X		Southland Waste
Jail		X	
Law Enforcement	X	X	
Library		X	
Parks		X	
Planning and Zoning	X	X	
Roads and Bridges	X	X	
Tax Assessment Collection		x	
Tourism Services			
WATS	X		
Water Supply	X		Manor Water Authority, Satilla Regional Water & Sewer Authority
Wastewater	X		Satilla Regional Water & Sewer Authority
Victim Assistance		x	

APPENDIX G
TRANSPORTATION SYSTEMS

APPENDIX G: TRANSPORTATION SYSTEMS

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

Road Network

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

Functional Classifications

Roads are generally classified into four major groups: (See Maps G-1 and G-2)

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

There are no interstate highways that pass through Ware County. Interstate 10 (I-10), which runs east/west through the State of Florida between Pensacola and Jacksonville, and Interstate 95 (I-95), which runs north/south through GA from Savannah to Camden County, are the closest interstates to the county.

Arterial roadways within Ware County include: US 82/GA 520, US 84/GA38, US 1/US 23/GA 4, and GA 158. US 82 runs from New Mexico to Georgia's Coast East-West. Throughout much of Georgia it is paired with GA 520 and designated as "Corridor Z" and "South GA Pkwy." It runs from Brunswick in the East through Waycross to Tifton, through Sylvester and on to Albany. It meets up with Interstate 95 (I-95) in Brunswick and Interstate 75 (I-75) in Tifton. US 84 runs East-West from Hinesville to Pagosa Springs, Colorado. It travels from Donaldsonville at the Georgia/Alabama line through Bainbridge to Thomasville and on through Valdosta to Waycross, continuing through Ludowici to Hinesville. This is a major route through South Georgia, most of which sees AADT (annual average daily traffic) of 5,000 vehicles and up, with numbers increasing near 20,000 in and around the City of Waycross. Most of the route is a 4-lane divided highway, however between Homerville and Ware County it is a two lane highway, with plans for widening. US 1 is a major North-South US Highway that serves the East Coast from Key West to Fort Kent, Maine. The highway connects many major East Coast cities including Miami, FL; Jacksonville, FL; Augusta, GA; Columbia, SC; Raleigh, NC; Richmond, VA; Washington, D.C.; Baltimore, MD; Philadelphia, PA; Newark, NJ; New York City, NY; New Haven, Connecticut; Providence, RI; Boston, MA; and Portland, Maine. In Georgia, US 1 is generally rural, passes from Folkston through Waycross and on through Swainsboro and Augusta. GA 158 moves from Douglas to Ware County where it connects with US

82. Major roadways within Ware County include GA 177, GA 122, Manor Millwood Road, Old Nichols Highway, Bickley Highway, Telmore Dixie Union Road, Jamestown Road, and Pebble Hill Road.

Alternative Modes:

Bicycle Facilities

Currently, there are three established bike routes that pass through Ware County, SR10, SR20, and the Okefenokee Bike Path. State Route 10 begins in Seminole County, GA and follows GA 122 and US 82 through Clinch, Ware, and Brantley counties in South East Georgia. State Route 20 begins in Early County, GA and ends in Ware County at the CSX overpass. This route follows GA 206, Georgia 32, US 221, and GA 158 and US 82 through Coffee County and Ware County. The Okefenokee Bike Path is entirely within Ware County. It begins at Knight Avenue and ends at the entrance to the Okefenokee Swamp on US 1. See maps G-3 and G-4.

Walking/Hiking Trails

Downtown Waycross has a one mile walking trail that has a corresponding "historic sites" brochure. The trail is marked with light blue banners with arrows. The trailhead is located next to the Phoenix on the Plant Avenue side.

Public Transportation

Ware County has a 5311 RPT program operated by MIDS, Inc. The cost is \$3 in the county up to 10 miles, \$5 in the county over 10 miles, and a \$5 flat rate + \$0.50/mile each additional mile outside of the county. The county also provides DHS transportation services that provide transportation for seniors to and from senior centers, hospitals, etc.

Railroads, Trucking, and Airports

Rail Transportation

Railroads were pivotal in the founding of Waycross, which gets its name from the City's location to key railroad junctions. Rail lines from six directions meet in Waycross. Today, five of the rail lines entering the city are operated by CSX, whose major hub is located in nearby Jacksonville, FL and one is in St. Mary's West Railway, a shortline railroad from Pearson to Waycross. The line that runs from Waycross to Jacksonville through Folkston is one of, if not the busiest stretches of railroad in Georgia, carrying around 110 million gross tons of cargo every year.

Truck Freight

There are two NHS routes, US 84 and US 1, in Ware County and one "non-interstate" STRAHNET route, US 82, in Ware County.

Aviation

The Waycross-Ware County Airport is the only airport in Ware County. It is situated on 1040 acres, owned and operated by Waycross and Ware County. The airport is three miles northwest of the central business district of Waycross between Albany Avenue and Alma Highway (US 1). The airport accommodates a variety of aviation related activities including recreational flying, agriculture spraying, corporate/business jets, shipping of just-in-time, police/law enforcement, prisoner transport, forest fire fighting, ultra-lights, experimental aircraft, and aerial photography/surveying.

The airport currently has three runways, with the primary runway 18/36 being 6,000 ft. long and 100 ft. wide with MIRL and a full parallel taxiway with MITL. Runway 18 has a VASI and MALSR. Runway 05/23 is the secondary runway and is 5,035 ft. long and 100 ft. wide. The third runway 13/31 is 3,528 ft. long and 100 ft. wide. The airport has a rotating beacon, segmented circle, wind cone, AWOS-3 and a GCO. The airport has an ILS, NDB, and GPS approach to runway 18 and a GPS approach to runway 36. Current facilities include a full service FBO and maintenance facility, AV Gas and Jet Fuel, and a 3,500 sq. ft. terminal/administration building. There are 20 auto parking spaces, 21 apron parking spaces, 34 hanger spaces, and rental cars are available. There are currently 26 single engine aircraft, 1 multi-engine aircraft, 2 helicopters, and 3 ultra-lights based on the field. The airport is a level III airport, which is a business airport of regional impact.

Current Traffic and Transportation Studies

US 1 Corridor Study

In 2007 the City of Waycross working with Edwards Engineering developed a traffic and corridor study for US 1 from Sycamore Street to Osborne Road on the southeast side of the City. This area is a developed commercial and retail corridor, with many acres of land still available for development. The goals of the study are to:

- determine the long-term development and cumulative traffic impacts on the corridor;
- estimate future development traffic in the corridor;
- examine existing median breaks, traffic signal locations and intersection designs;
- recommend future median breaks, traffic signal locations and intersection designs;
- and to document access recommendations for us by the City, County and State DOT in meeting future development needs.

The analysis of existing and future conditions on Memorial Drive (U.S. 1) and Corridor Z (Ga. 520) highlights some of the existing and future operational problems that will occur unless improvements are made. The Memorial Drive (U.S 1) corridor, carrying almost 24,000 vehicles per day in 2007 is expected to have an additional 25,000 trips per day added by 2015 due to proposed developments in the area. This mandates careful planning and implementation of traffic operational improvements to mitigate congestion and accidents. To respond to these needs a list of improvements is included in Parts III and VI of the report. For emphasis and clarity, a summary of the most important recommendations is included in this Executive Summary. These improvements are further divided into Immediate Action Improvements and Long Range Improvements.

Immediate Action Improvements are those improvements that are relatively easy to implement and are needed now. These improvements are based upon the evaluation of the conditions in the existing corridor described in Part III. Several intersections exhibit safety problems with turning vehicles and high operating speeds. Improved access controls are needed to improve safety.

Intersection 2: Memorial Drive (U.S. 1) and Corridor Z (Ga. 520)

Left -turning movements on the westbound and east bound approaches are operating at "E" and "F" respectively. Accident rates are also high with many side-swipe accidents occurring with the dual left-turn movements. Improve the delineation of left turn paths with buttons to reduce side-swipe accidents. A high number of rear-end accidents also occur at the right turn westbound merge onto U.S. 1 from Brunswick Road. Provide rumble strips prior to the stop-bar and consider changing the Yield to a Stop Condition. Adjacent to the intersection there are numerous rear-end and right angle accidents due to the access movements to the adjacent commercial development. There is a need to improve access control and signing.

Intersection 5: Memorial Drive (U.S.1) and Mall Access/Pafford Lake Road

The major Waycross Mall access is opposite Pafford Lake Drive. This is a poorly designed intersection with multiple driveways, poor alignment of the crossroad and unsignalized operation. This intersection is

presently un-signalized and the Level of Service is “F”. Accident rates are high with 26 accidents recorded in the six year period. Especially disturbing is the high number of injury accidents due to left turns into the Mall. Over one-third of all accidents at this location are injury accidents. Traffic signalization and intersection redesign are a high priority here. We recommend realignment of the Mall Access to provide more stack space and a improved approach angle.

Intersection 9: Osborn/Ambrose Street

This intersection is currently un-signalized. The A.M. peak left turn volumes from Ambrose Street are high due to the school traffic and considerable delay occurs especially with the school busses. Traffic signalization and some minor geometric changes to make the turning lanes align better are recommended.

The following improvements for the intersections are longer range in nature and are dependent on the proposed commercial development as outlined by the participating land owners and developers. Some of these improvements will require land donations by the developers to be implemented and may be done through the development regulations of the City and the County.

Intersection 2: Corridor “Z” and U.S. 1

This is the most heavily trafficked intersection in the corridor. Changes in signal timing, improvements in turning lanes and some diversion of right turn traffic via Old Dixie Highway and/or an unused right of way between Corridor “Z” and U.S. 1 can improve the level of service here. A parallel route to divert some development traffic will be necessary to serve the traffic demand.

Intersection 3: Memorial Drive (U.S. 1) and City Boulevard

There are some conflicting operations on the eastbound approach of City Boulevard due to the proximity of the Reynolds Road intersection to the U.S. 1 intersection. We are recommending the relocation of Old Dixie Highway 100-200 feet south to give adequate stacking space for the northbound traffic on City Boulevard. We also recommend the closure of the existing street at City Boulevard.

Other Roadway Improvements

It is apparent that U.S. 1 alone cannot handle the existing traffic and all the additional traffic anticipated with the 2015 development program in the corridor. Some parallel route must be developed in conjunction with developers to provide additional access to the developing area. Figure 10 indicates conceptually how such a route could be developed using part of existing rights of way and existing road segments including an extension of Old Dixie Highway and /or Marion Street. See Part VI for more details on the recommended improvements.

A parallel minor arterial should be a part of the ongoing major thoroughfare planning effort. As new developments are announced and site plans are submitted, right of way could be dedicated and new roadway connections built. It is understood that these improvements are more long range in nature and are dependent on the pace of development in the study corridor.

Hatcher Point Road Corridor Study

The purpose of this report is to evaluate the existing and future performance of Hatcher Point Road in Waycross, Georgia. Hatcher Point Road runs in the north and south directions and intersects SR 4/US1 US 23 on the south end and King Avenue/SR 520 on the north end.

Initial evaluations were made to assess the current conditions in the vicinity of the project. Peak hour turning movement counts (TMCs) were conducted on Wednesday, July 11 and Thursday, July 12, 2007 at the following intersections:

- Hatcher Point Road at SR 4/US 1 IUS 23
- Hatcher Point Road at Wal-Mart Driveway
- Hatcher Point Road at Waycross Mall Driveway
- Hatcher Point Road at Cactus Street
- Hatcher Point Road at Canal Street
- Hatcher Point Road at King Avenue/SR 520

In addition to the TMCs, Automatic Traffic Recorder (ATR) counts were taken on Wednesday, July 11, 2007 at the following locations:

- Hatcher Point Road North of SR 4/US 1/US 23
- Hatcher Point Road North of Canal Street

The TMCs and 24-hour counts are contained in Appendices A and B, respectively.

Traffic on Hatcher Point Road and the surrounding roadways are expected to increase as a result of continuing development in the region. Historical count data for the immediate area was obtained from the Georgia Department of Transportation (GDOT) in order to establish a historical traffic growth rate. The existing traffic was grown to provide an estimate for the build year (2010) and design year (2030) volumes.

Based on the analysis documented in this report, Wolverton and Associates, Inc. make the following conclusions and recommendations:

- A five-lane undivided facility will accommodate the projected traffic.
- Add left: turn lanes at all intersection on Hatcher Point Road. Include a two-way-left:-turn-lane (TWLTL) from the Wal-Mart Driveway to King Avenue/SR 520. This TWLTL will provide refuge for vehicles, especially large trucks, to enter and exit Hatcher Point Road. It will also assist trucks entering the Wal-Mart truck driveway between the Wal-Mart Driveway and Cactus Street. Also, include access control through the section between Intersections #1 and #2.

Intersection #1:

- Add an additional left: turn lane to the eastbound approach at SR 4/US 23/US 1 providing dual left: turn lanes with 400-foot storage length.
- Extend the southbound left: turn lane to Intersection #2.
- Add a right turn lane with a 150-foot storage to the southbound approach.

Intersection #2:

- Realign the Waycross Mall Driveway to align with the Wal-Mart Driveway. This will reduce the possibility of grid lock between the two existing intersections on Hatcher Point Road at Waycross Mall Driveway and Wal-Mart Driveway.
- Add a traffic signal and coordinate with the signal at Intersection # 1. To progress the dual left: turn traffic effectively, the cycle length of this signal should be half of the cycle length of the timing at Intersection #1.
- Add a left: turn lane with a 150-foot storage to the eastbound approach.
- Add a shared through/right lane with a 70-foot storage length and a channelized lane for the right turn movements to the westbound movement.
- Add a left: turn lane for the northbound and southbound movements.
- Maintain a northbound right turn lane into the Wal-Mart Driveway.

Intersection #4:

- Add a through lane for the northbound and southbound traffic at Cactus Street and Canal Street.

Intersection # 5:

- Add an eastbound right turn lane and a northbound left: turn lane at the King Avenue/SR 520 intersection.