



**Effingham County**  
2020-2040 Joint Comprehensive Plan



**RESOLUTION TO ADOPT**

**THE 2020-2040 EFFINGHAM COUNTY AND CITIES OF SPRINGFIELD, RINCON AND GUYTON JOINT COMPREHENSIVE PLAN**

**WHEREAS**, Effingham County is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

**WHEREAS**, Effingham County is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

**WHEREAS**, the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

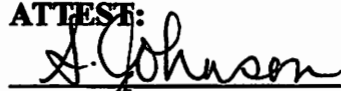
**NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY HEREBY** adopts the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040.

**BE IT FURTHER RESOLVED**, that the resolution herein authorizes adoption as prescribed effective this 24<sup>th</sup> day of October, 2019.

**APPROVED FOR ADOPTION**

  
\_\_\_\_\_  
**Phil Kieffer, Vice Chairman**

**ATTEST:**

  
\_\_\_\_\_  
**Stephanie D. Johnson, County Clerk**

**RESOLUTION TO ADOPT  
THE 2020-2040 EFFINGHAM COUNTY AND CITIES OF SPRINGFIELD, RINCON  
AND GUYTON JOINT COMPREHENSIVE PLAN**

**WHEREAS**, the City of Guyton is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

**WHEREAS**, the City of Guyton is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

**WHEREAS**, the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

**NOW, THEREFORE, BE IT RESOLVED THE CITY COUNCIL OF THE CITY OF GUYTON HEREBY** adopts the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040.

**BE IT FURTHER RESOLVED**, that the resolution herein authorizes adoption as prescribed effective this 28<sup>th</sup> day of October, 2019.

**APPROVED FOR ADOPTION**

  
\_\_\_\_\_  
Jeff Lariscy, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Alison Bruton, City Clerk



**RESOLUTION TO ADOPT  
THE 2020-2040 EFFINGHAM COUNTY AND CITIES OF SPRINGFIELD, RINCON  
AND GUYTON JOINT COMPREHENSIVE PLAN**

**WHEREAS, the City of Rincon, Georgia,** is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

**WHEREAS, the City of Rincon, Georgia,** is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

**WHEREAS, the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040** was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

**NOW, THEREFORE, BE IT RESOLVED THE MAYOR AND CITY COUNCIL OF RINCON, GEORGIA, HEREBY** adopts the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040.

**BE IT FURTHER RESOLVED,** that the resolution herein authorizes adoption as prescribed effective this 28<sup>th</sup> day of October, 2019.

**APPROVED FOR ADOPTION**

  
\_\_\_\_\_  
Ken Lee, Mayor

**ATTEST:**

  
Dulcia King, City Clerk



**RESOLUTION #2019-09**

**TO ADOPT THE 2020-2040 EFFINGHAM COUNTY AND CITIES OF SPRINGFIELD,  
RINCON AND GUYTON JOINT COMPREHENSIVE PLAN**

**WHEREAS, THE CITY OF SPRINGFIELD** is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and,

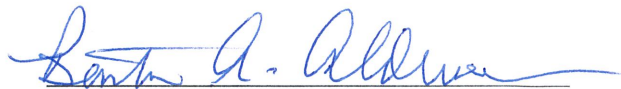
**WHEREAS, THE CITY OF SPRINGFIELD** is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

**WHEREAS, the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040** was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

**NOW, THEREFORE, BE IT RESOLVED THE MAYOR AND COUNCIL OF SPRINGFIELD HEREBY** adopts the Effingham County and Cities of Springfield, Rincon and Guyton Joint Comprehensive Plan 2020-2040.


**BE IT FURTHER RESOLVED,** that the resolution herein authorizes adoption as prescribed effective this 22<sup>th</sup> day of **October 2019**.

**APPROVED FOR ADOPTION**



**Barton A. Alderman, Mayor**

**ATTEST:**



**Jennifer Y. Smith, City Clerk**



# Effingham County & the cities of Guyton, Rincon, and Springfield 2020-2040 Joint Comprehensive Plan

## ACKNOWLEDGMENTS

### **Effingham County Board of Commissioners**

Wesley Corbitt, Chairman At Large  
Forrest Floyd, Commissioner  
Roger Burdett, Commissioner  
Jamie Deloach, Commissioner  
Reggie Loper, Commissioner  
Phil Kieffer, Commissioner

### **City of Guyton City Council**

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Michael Johnson, Council Member  
Steve Collins, Council Member

### **City of Rincon City Council**

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James Dasher, Council Member  
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Kevin Exley, Council Member  
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Justin Cribbs, Council Member  
Jerry Maennche, Council Member  
Steve Shealy, Council Member  
Jamey Stancell, Council Member  
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**Comp Plan Committee Members - Effingham County**

Christy Carpenter, Effingham Finance Director  
Brad Cell, Chamber of Commerce  
Brian Cohen, Backwater Expeditions  
Teresa Concannon, Zoning Administrator  
Wesley Corbitt  
Matt Gill, Fire/EMA Coordinator  
Brandt Herndon, Effingham County Industrial Development Authority  
Clint Hodges, Fire Chief/EMA Director  
Alice Hurst, Georgia Forestry  
Chris Hutchings, Interim County Administrator  
Stephanie Johnson, County Clerk  
Phil Kieffer, Commissioner  
Reggie Loper, Commissioner  
Clarence E. Morgan, Effingham Recreation Director  
Randy Shearouse, Effingham Board of Education  
Ryan Thompson, Chamber of Commerce

**Comp Plan Committee Members - Guyton**

Alison Bruton, City Clerk  
Steve Collins, Council Member  
Charlotte Connelly, Principal, Guyton Elementary School  
Russ Deen, Planning and Zoning/Business Owner  
Travis Grubbs, City Manager  
Michael Johnson, Council Member  
Jeff Lariscy, Mayor  
Joseph Lee, City Council  
Kenny McDonald, Director of Public Safety  
Tamela Mydell, Business Owner  
Scott Thompson, Business Owner

**Comp Plan Committee Members - Rincon**

Al Allred, CFO, Effingham Hospital  
Fran Baker-Witt, CEO, Effingham County Hospital  
Destiny Bradshaw, Action Pact  
Tim Bowles, Utilities Director  
Bradd Carr, Director, Chamber of Commerce  
Ann Daniel, Council Member  
Kim Dennis, Effingham Herald  
Tori Johnson, Ameris Bank  
LaMeisha Kelly, City Planner  
Patrick Kirkland, Planning Board  
Ken Lee, Mayor  
Freddy Long, Zoning  
James Presnell, Effingham County Habitat for Humanity/Realtor  
Dr. Barbara Prosser, Ceo, Effingham County Schools  
Tori Rhett-Johnson, Personal Banker  
Corey Rahn, Fire Chief  
Bill Ross, Zoning Board  
Jimmy Rutland, Executive Director, Effingham County Habitat for Humanity  
Anwar Shabazz, Walgreens

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**Comp Plan Committee Members - Rincon (continued)**

Michelle Taylor, Zoning

Carrie Thompson

Rebecca Tucker, Building and Zoning Technician

Elise Zielicke, Executive Director, United Way of the Coastal Empire - Effingham

**Comp Plan Committee Members - Springfield**

Brett Bennett, City Manager

Mark Forrester, Cabinet Shop

Dee Moncrief, Real Estate Broker

Erin Phillips, Community Development Director

## COASTAL REGIONAL COMMISSION

Allen Burns, Executive Director

**Planning and Government Services Team**

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Hunter Key, GIS/IT Director

Tara Lopez, Senior GIS Analyst

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## EXECUTIVE SUMMARY



The State of Georgia has instituted minimum standards and procedures to provide a framework for the development, management, and implementation of local comprehensive plans. They reflect an important interest of the state: maintaining healthy and economically vibrant cities and counties that are vital to the state's economic prosperity.

City and county comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role cities and counties play in fostering the state's image as an attractive place to invest, conduct business, and raise families.

Comprehensive plans are fact-based and create an environment of predictability for business and industry, property owners, investors, and residents. Plans are important for many local government functions from emergency management to land use to economic development. Comprehensive plans are thorough in explaining relationships between issues, which enhances coordination across those issues.

The Joint Comprehensive Plan for Effingham County and the cities of Guyton, Rincon, and Springfield 2020-2040 contains goals, policies, and strategies to address challenges and leverage strengths. The plan also includes a five-year work program with specific steps to be taken to usher in economic development, combat blight, improve facilities, and provide access to the area's most tangible resources. The work program identified partners to collaborate on those efforts. Some of the efforts included are ongoing in current programs, while others require new efforts and actions to bring them into reality. When viewed in its entirety, the plan provides direction for ensuring the viability of the county's and cities' futures.

As stated in the standards and procedures for local comprehensive planning, it is essential that local governments recognize that:

- Assets can be accentuated and improved
- Liabilities can be mitigated and changed over time
- Potential can be sought after and developed

## Overview of Communities

Effingham County, spanning 483 square miles along the Georgia/South Carolina border just northwest of Savannah, is the fourth of Georgia's eight original counties. Europeans first settled in the area in 1734 after arriving from Germany. The county was largely abandoned after their community, named Ebenezer, was left destroyed following British occupation during the Revolutionary War and again after Sherman's March to the Sea during the Civil War. Jerusalem Lutheran Church, built in 1769, is the oldest church standing in Georgia. The site, added to the National Register of Historic Places in 1974, is located in the unincorporated area of the county where Ebenezer once was. After facing hard times through most of the 19th century, the South Bound Railroad came through Effingham County in the late 1800s, giving the county the boost it needed to kick start its economy and form the communities that remain today. Effingham County has a total population of 62,190, the 38th highest population out of 159 counties in Georgia. The county covers 483 square miles, 5.2 of which are water.

Effingham County contains three incorporated cities: Guyton, Rincon, and Springfield.

Guyton, situated 28 miles northwest of Savannah in western Effingham County, was founded in 1792, though it was called Whitesville at the time. The 3.22 square mile city sits on what was once a prime point along the Central of Georgia Railway between Macon and Savannah. Guyton was established in the in the early 1800s, and the city was officially incorporated in 1838. Guyton's 250-acre historic district was added to the National Register of Historic Places in 1982.

Rincon is located in southeastern Effingham County. It was founded the 1750s and incorporated in 1927 after the railroads drew people west of Ebenezer. The city spans 8.861 square miles and is a short distance northwest of Savannah on Highway 21. Rincon experienced slow but steady growth through the mid-1900s, and growth increased beginning in the 1980s to make the city the commercial center of the county it serves as today.

Springfield was incorporated in 1838. The city spans 2.7 miles near the center of the county and has served as Effingham's county seat since its founding in 1799. Springfield claims the nickname "Heart of Effingham." Many historic buildings in Springfield were lost to fire by the 1960s, but some remain. The Effingham County Courthouse, built in 1908, and Effingham County Jail, built in 1935, are on the National Register of Historic Places.

Effingham County and the communities that lie within take pride in their history, their rural heritage, and the small town charm they continue to offer residents today.



# I

# PLAN OVERVIEW

- 1.1 Purpose
- 1.2 Scope
- 1.3 Methodology

## PURPOSE

### I.I



The Joint Comprehensive Plan for Effingham County and the cities of Guyton, Rincon, and Springfield is a living document that is updated and shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and land use decisions as well as establishing practices for government officials and staff concerning the development of the communities. The Comprehensive Plan is a long-range plan to guide growth and influence the physical development of the county and the cities. The goals and policies within are designed to ensure the communities are prosperous, healthy, equitable, and resilient. The Comprehensive Plan is a five-year update as required by the “The Minimum Standards

and Procedures for Local Comprehensive Planning,” (Minimum Standards) adopted by Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A. Chapter 110-12-1, effective October 2018. In meeting these standards, this plan update enables the county and cities to maintain their Qualified Local Government (QLG) Status, making them eligible to receive certain types of state funding. This update reassesses where the county and cities are today and how they intend to develop. In accordance with the requirements of the Minimum Standards, the plan update presents a community vision, goals, and a work program designed to make the vision a reality.

## SCOPE

### I.2

In keeping with the Minimum Standards, this plan is presented in three components:

- 1** **COMMUNITY VISION** - which lays out the future vision and goals that the community wants to achieve in text and maps;
- 2** **NEEDS AND OPPORTUNITIES** - which provides a list of the various needs and opportunities that the community will address; and
- 3** **COMMUNITY WORK PROGRAM** - which provides a 5-year Short Term Work Program designed to address the needs and opportunities. This program includes activities, initiatives, programs, ordinances and administrative systems to be put into place or maintained to implement the plan.

In addition, the plan incorporates planning elements as defined by the DCA Minimum Standards that are important to shaping the future of Effingham County and the cities of Guyton, Rincon, and Springfield.

A Record of Accomplishments highlighting the success of the previous Short Term Work Program, a description of the public involvement process, and a report on how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria are included in this report.





# METHODOLOGY

## I.3



The public outreach effort for this plan included an advertised public hearing hosted by the county and each city separately, followed by a series of three steering committee meetings hosted by each government to identify issues and set goals and a vision for the future of each community. Steering committee members were chosen by community leaders and included cross sections of elected officials, key staff, industry professionals, and members of the general public.

### Goals of the Steering Committee

Seek agreement on key issues.

Help craft a common vision for the future.

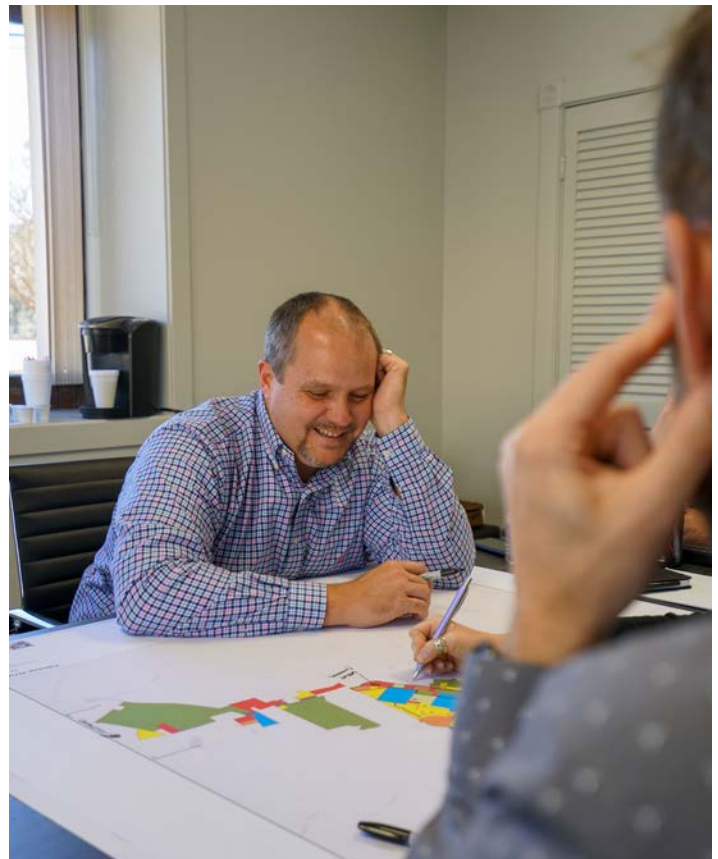
Provide guidance on action needed to achieve that vision.

Affirm public input.



The process used to identify the goals, objectives, needs, and opportunities unique to the county and each city was based on indicators from the technical assessment and input collected as part of the citizen engagement process. Members of the public participated in this stage of the planning process by attending public meetings. The county and cities each held a series of three separate steering committee meetings, each of which had a specific focus. Stakeholders for each government set community goals at the first meeting, identified needs and opportunities using a Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis at the second, and focused on land use at the third.

Public hearings were held as advertised for Effingham County on November 6, 2018 in the Commission Meeting Chambers at the Administrative Complex, in Guyton on November 13, 2018 in the council chambers, in Rincon on November 26, 2018 during the regular council meeting in the council chambers of the police department, and in Springfield on November 13, 2018 in the Springfield Council Room. These meetings briefed the community on the comprehensive planning process and invited public participation in developing the plan update.



# 2

# NEEDS AND OPPORTUNITIES

- 2.1 Public Input
- 2.2 Needs and Opportunities

ENTER WITH  
REVERENCE  
A Lutheran Church  
in continuous worship  
of God since 1734.

## PUBLIC INPUT

### 2.1



The process used to identify the Needs and Opportunities unique to the County and Cities was based on indicators from the technical assessment and input collected as part of the engagement process.

For the purpose of this chapter, a need is defined as something that is required or desired for a community's continued stability, and an opportunity is defined as a chance for progress or advancement. Effingham County and the cities of Guyton, Rincon, and Springfield each dedicated the second of their three steering committee meetings for the comprehensive planning process to identifying needs and opportunities for their individual jurisdictions. This was done through the use of a SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis. SWOT Analysis is a tool used to understand an organization's internal and external challenges and assets so that organizations may plan to benefit from their assets and overcome their challenges in the future. In completing this activity, stakeholders were able to collaborate and describe the unique situations their communities face. The items identified in each community's SWOT analysis can be found in the appendix of this document. In order to steer the process for the SWOT discussion, the participants were provided with the following:

- The list of needs and opportunities from the Effingham County 2015 Joint Comp Plan Update.
- The typical needs and opportunities provided in the Supplemental Planning Recommendations by the Georgia Department of Community Affairs.
- Demographic, Economic, Housing, Transportation, and other Data for Effingham County, Guyton, Rincon, and Springfield.

The needs and opportunities presented in this chapter represent consensus expressed by community members as part of the public involvement process of meetings, workshops, online engagement, focus groups, and interviews that were conducted during the planning process. These community concerns make up the Needs and Opportunities and set the direction for the Comprehensive Plan.

## NEEDS AND OPPORTUNITIES

### 2.2



### EFFINGHAM COUNTY

#### Economic Development

- Opportunity for an industrial base to create local jobs given proximity to Port of Savannah and military bases
- Opportunity to capture more investment from the film industry
- Need for job creation to grow the county's economy beyond that of a bedroom community

#### Development Patterns

- Need for expansion of roadway system and growth and improvement of local road network
- Opportunity to steer growth toward existing infrastructure
- Need to maintain community character and agricultural heritage in the face of rapid population growth and commercial and residential development

#### Community

- Need to develop a skilled local workforce
- Need to prepare for changes in population including an aging demographic and a trend towards a growing demographic of families. Services must be adjusted to provide for these growing demographics
- Opportunity to create more art and culture focused events to meet a current shortage of local entertainment options

#### Conservation

- Need for green infrastructure to provide resiliency in the face of natural disasters
- Need to prioritize protection and maintenance of wetlands, floodplains, and forest areas
- Need to avoid loss of wetlands to encroaching development

#### Livability

- Opportunity to promote strong sense of community, high quality of life, and small town atmosphere
- Opportunity to include more mixed uses in future development
- Opportunity to expand bicycle and pedestrian trails and paths
- Need to invest in infrastructure that improves quality of life for residents (sidewalks, street lighting, parks, etc.)

#### Governance

- Need stability in leadership and consistency of staff
- Need productive cooperation with municipal governments



## GUYTON

### Economic Development

- Opportunity to continue appropriate redevelopment of downtown corridor
- Need to attract businesses to boost local economy

### Development Patterns

- Need to update water and sewer infrastructure to accommodate growth
- Need to update codes for sustainable development
- Opportunity to annex nearby land into city limits to increase tax base and industry potential

### Community

- Opportunity to partner with faith communities for public events such as festivals, farmers' markets, community engagement, and recreation

### Conservation

- Opportunity to provide access to natural resources through expansion of pedestrian/bicycle trail network

### Livability

- Opportunity to continue attracting potential residents through strong sense of community and safe atmosphere
- Need to identify additional revenue streams for the provision of necessary service

### Governance

- Need for intergovernmental cooperation
- Need to improve relationship with Effingham County



## RINCON

### Development Patterns

- Need to develop east-west connection and improve connectivity throughout the city
- Need to control encroaching development through proactive planning
- Opportunity to re-purpose existing structures for new uses

### Community

- Opportunity to create a city center
- Need to preserve a sense of place and identity as its own community
- Opportunity to promote high quality of life
- Need to attract young people for long term community stability

### Economic Development

- Need to attract industry to provide local jobs
- Need to attract revenue sources

### Conservation

- Opportunity for proactive smart growth initiatives

### Livability

- Need to attract health specialists
- Opportunity to continue growth of healthcare system

### Governance

- Need for the creation of a code enforcement division



## SPRINGFIELD

### Economic Development

- Opportunity to promote traditional downtown core

### Development Patterns

- Opportunity to renovate and improve downtown
- Opportunity to incorporate mixed-use growth
- Need to control sprawl

### Conservation

- Opportunity to plan growth to prevent development sprawl and protect natural resources
- Need to preserve natural resources
- Opportunity to invest in natural areas through Ebenezer trail development
- Need to protect wetlands from encroaching development

### Community

- Need to preserve historic downtown character
- Opportunity to increase leisure activity offerings

### Livability

- Opportunity to diversify available housing options in future development
- Opportunity to promote walkability, streetscapes, and greenspaces to attract potential residents

### Governance

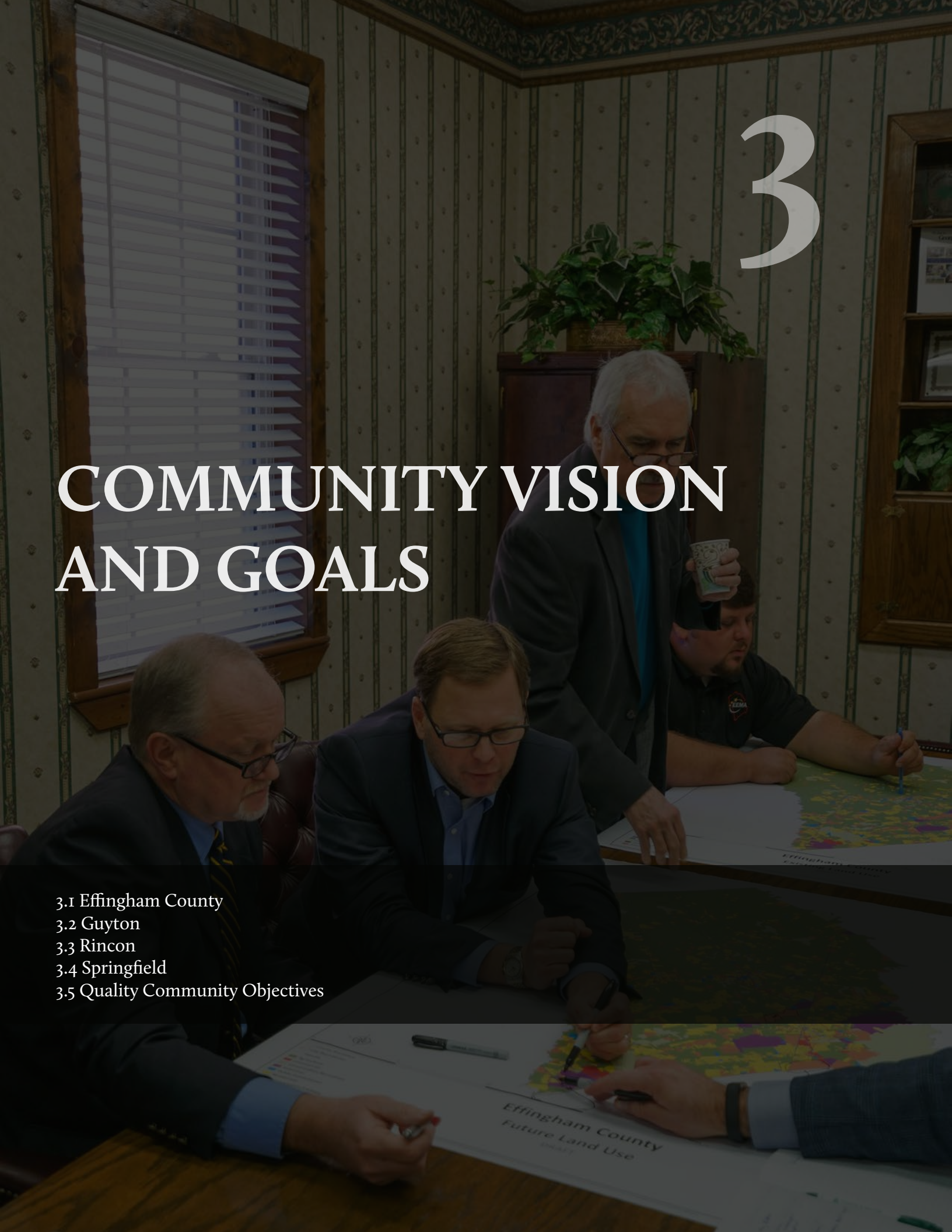
- Opportunity to partner with City of Guyton and Effingham County for trail and sidewalk connectivity
- Opportunity to implement progressive development standards



# 3

## COMMUNITY VISION AND GOALS

- 3.1 Effingham County
- 3.2 Guyton
- 3.3 Rincon
- 3.4 Springfield
- 3.5 Quality Community Objectives



The purpose of this chapter is to lay out a road map of the future for Effingham County and the communities within. The vision statements, goals, and policies listed capture each community's values and priorities and how they intend to maintain those values and priorities in the future. This chapter was developed with consideration of public input, community Needs and Opportunities, and a desire to foster pride among residents for the communities they live in. Community leaders should consider the Community Vision and Goals when making decisions to ensure their impact is in accordance with the future their communities have envisioned.



## EFFINGHAM COUNTY

### 3.1

Effingham County will be a place that people are excited to live, work, visit, invest, and raise a family. It will be a community that embraces spiritual and cultural diversity, encourages economic growth, promotes educational institutions, preserves its natural resources, and protects its cultural and agricultural heritage. From its Salzburger beginnings to its location between two beautiful rivers, Effingham County has the opportunity to share its unique historical and natural significance with future generations.

#### Community Goals and Policies

##### Economic Prosperity

- Promote the expansion of job opportunities, high quality industry and diversification of the employment base to help the county grow beyond a bedroom community and to establish itself as a place to do business.
- Pursue hospitality and entertainment based businesses to encourage tourists and visitors to invest and stay in the county.
- Implement and expand economic development plan to diversify the county economy and promote the recruitment of high-quality commercial and industrial business.

##### Resource Management

- Provide protection and preservation of natural resources by promoting the use of natural buffers, providing green corridors, creating greenway trails, preserving Ebenezer Creek, and cooperating with the Department of Natural Resources for minimum buffer standards for river corridors.
- Re-use the Atlas Sand property as a water resource and recreation area.
- Promote water conservation through the re-use of water lines/systems.

##### Land Use

- Provide a plan for tree preservation resulting in the preservation of green space, natural habitats, and improvement of stormwater retention.
- Encourage growth to locations where adequate infrastructure already exists and services can be readily provided.
- Support and expand the network of pedestrian and bicycle path connections to residential areas, public parks, natural features, surrounding communities and recreation facilities.
- Continue to develop and expand the centrally located regional sports complex and look for opportunities to expand other recreation facilities, especially in the southern end of the county.

##### Local Preparedness

- Support and implement the adopted County Hazard Mitigation Plan.
- Develop a critical facility maintenance and protection plan including resiliency measures and actions.
- Promote efficient traffic management and safety measures before, during, and after an emergency.

##### Sense of Place

- Promote tourism by providing opportunity for arts, theater, live entertainment, festivals, museums, and history tours that will encourage residents and visitors to stay in the county for an extended period of time.
- Preserve historic sites including listings on the National Register of Historic Places and the Ebenezer community. Designate and protect scenic corridors for the appropriate level of development while retaining the qualities that make them unique.



### Regional Cooperation

- In cooperation with the cities and adjacent counties, the county should create a transportation plan to address access within the county, and provide additional opportunity for access into the City of Savannah and the I-95 corridor.
- Continue to work on relationships with the cities for the benefit of the overall community and look for opportunity to consolidate services where beneficial.
- The county and cities should work together to develop a well-coordinated system for addresses, street names, subdivisions and mapping.

### Housing

- Provide opportunity for housing diversification by supporting housing options for developmentally disabled, physically disabled, and elderly populations.
- Promote higher density growth rates in areas that have adequate infrastructure to accommodate it with access to existing commercial centers and public facilities.
- Promote the redevelopment of historical housing stock and the preservation of existing structures.

### Education

- Ensure that every child is educated in a safe learning environment.
- Encourage funding for additional schools as the system continues to grow.
- Coordinate road improvements in front of schools to handle additional traffic and provide pedestrian safety.
- Find additional resources to increase per student expenditures to the state average.

### Community Health

- Continue to support and look for opportunity to expand recycling services.
- Commit to providing and maintaining a safe, clean and healthy environment for animals through animal services and the animal shelter.

### Transportation

- Look for alternatives to the automobile transportation by pursuing walking, bicycling, and public transit.
- Continue to design, support, and build roadways to ensure that new transportation facilities provide greater connectivity, better travel efficiency, and reduction of hazardous conditions.
- Extend bike and pedestrian networks wherever possible including greenways, trails and bike and multi-use paths.

Guyton is a historic railroad city that embraces its strong roots in tradition and heritage, small town quality of life, safe, pedestrian friendly streets, and active community participation. It is a city that is preparing to move forward with thoughtful growth, securing a legacy of tourism and economic development while maintaining a sense of community for future generations to enjoy.

### Community Goals and Policies

#### Economic Prosperity

- Look for opportunities to expand services to areas outside of the city within the service delivery area.
- Provide a clear vision for economic development, with efforts to help small local businesses flourish.
- Update the zoning ordinance to support the master plan for the city and use it as a tool to implement the community vision.
- Promote development in areas with adequate infrastructure

#### Resource Management

- Preserve the rich history of the city by preserving historic structures and the local culture as a historic railroad town in an effort to draw on heritage tourism.
- Continue to support and expand the local greenway with particular emphasis on the existing rail-to-trail path.

#### Efficient Land Use

- Look for opportunity to expand greenspace and parkland in the city, as well as preservation of open space and requirements for areas to be set aside for active recreation, expanding walking and biking trails, and connectivity through a trail network.
- Require land be set aside for active recreation in the city when new development occurs.
- Expand downtown by converting the old school gym into a civic/community center.

#### Local Preparedness

- Coordinate the maintenance and expansion of public facilities in order to avoid a decline in level of service for residents.
- Continue the success in getting a Community Development Block Grant (CDBG) to extend sewer services.
- Address serious issues with the decline of the fire department by contracting with Effingham County for this service.
- Rebuild police department by selecting and employing a highly qualified police chief.

#### Sense of Place

- Find opportunities to celebrate the city's character and heritage through community events such as the rummage sales in the railroad median, Bluegrass Festival, Christmas Parade, tree lighting ceremonies, dance classes, concerts, and faith based events.
- Find ways to promote existing assets and facilities in order to attract more local investment in the community.



#### Regional Cooperation

- Improve planning and communication efforts with adjacent communities and pursue opportunities for joint decision-making with regard to recreational services, public facilities, and other cultural amenities.
- Work with Effingham County and the City of Springfield on developing a greenway and interconnecting bike and pedestrian paths.

#### Housing

- Find ways to provide or support initiatives for affordable housing and housing for seniors.
- Support non-profit organizations like Habitat for Humanity and faith based groups.
- Support the redevelopment of blighted structures or streets.

#### Transportation

- Support multi-use trails to be linked with neighboring communities, the region, or the state.
- Promote initiatives such as US Bike Route 1, Highway 119 Georgia Bike Route and other alternative modes of transportation including the rural transit program.

#### Education

- Provide opportunities for citizen engagement by hosting community workshops, leadership programs and open forum discussions on how the city government works in an effort to increase public engagement, volunteerism, and service.

#### Community Health

- Support the initiatives provided by the hospital including telemedicine, paramedicine, and local wellness checks.
- Look for opportunity to expand/transition fire services to provide EMT/paramedic/first responder medical services.

Rincon, known as the commercial center of Effingham County, desires to become a city that can balance economic prosperity while also protecting its natural resources and maintain its hometown appeal. As a city “just around the corner from everywhere you want to be,” Rincon will move forward by making strategic decisions that will result in a better place to live, work, and visit.

### Community Goals and Policies

#### Economic Prosperity

- Rincon will welcome new commercial growth through annexation and by promoting development in locations that have adequate infrastructure.
- The city will promote the growth and development of commercial service centers that provide restaurants, lodging and cultural events to encourage residents and visitors to extend their time within the city.
- The city will develop a clear vision for the future and develop strategies for the best use of resources to promote economic development.

#### Resource Management

- Preserve the existing tree canopy and require the replanting of new trees when development occurs.
- Look for opportunity to acquire undeveloped land available for annexation into the city which could allow for more open space, greenspace, connectivity and pedestrian-friendly infrastructure.
- Develop multi-use trails on the railroad tracks that could provide recreational opportunities, as well as alternatives to vehicular transportation.

#### Efficient Land Use

- The city will continue to grow by looking for undeveloped land available for annexation that can accommodate growth.
- Promote patterns of development throughout the city that afford residents alternatives to getting to school, shopping, recreational centers and homes other than vehicular transportation.
- Provide opportunity to redevelop and reinvest in blighted areas.

#### Local Preparedness

- Continue to improve the water-sewer and storm infrastructure in the city.
- Work to educate, implement, and enforce regulations to prevent activities and uses that have a negative impact on the city’s infrastructure.
- Increase the presence of public safety as the population grows to promote safety of the citizens.

#### Sense of Place

- Look for opportunities to provide design guidelines, architectural standards and zoning overlays, which will create a sense of place and community character.
- Continue to expand spaces like “Freedom Park” and other gathering spots to host civic, cultural and entertainment activities.
- Define a downtown area and create a “town center” where residents could gather for shopping, dining, and other forms of entertainment and cultural activities.



#### Regional Cooperation

- Continue to build upon the positive momentum that is already occurring between the other cities and county.
- Look for ways to work collaboratively with service delivery strategies and other essential government functions.

#### Housing

- Promote housing opportunity for elderly residents, which will include retirement housing, assisted living and health care facilities.
- Continue to maintain diverse housing options, including workforce housing stock to meet the needs of the housing market.
- Strengthen and implement code enforcement within the city to protect the value and integrity of existing communities.

#### Transportation

- Work to promote public transportation provided by Coastal Regional Coaches, expand the network of sidewalks, bike trails, school safety zones and connectivity between developments.
- Look for opportunities to improve traffic flow traveling east and west from the city.
- Ensure that the city is a partner with the development of the Effingham Parkway project.

#### Education

- Keep the public better informed with current events, civic meetings and cultural opportunities by providing regular updates of community news.
- Update and expand the existing library, which is an essential tool for local education.
- Provide opportunity to place an incubator campus of Georgia Southern within the city.

#### Community Health

- Support the current health care facilities within the city and look for creative ways to provide services to those who may not have insurance or transportation.
- Partner with the state to provide a Health Department Annex within the city.



## SPRINGFIELD

### 3.4

Springfield is a city that values its strong roots in tradition, character and heritage while also looking toward the future. Known as the “Heart of the County,” Springfield desires to balance its quiet residential nature, rural hometown appeal, connection with natural resources, and high quality of life while promoting economic development with balanced growth.

#### Community Goals and Policies

##### Economic Prosperity

- Make downtown a destination with social events, art, music, theater, festivals and other live entertainment.
- Balance preservation of historical sites while promoting growth of lodging opportunities, particularly with the conversion of historic Victorian structures into bed and breakfast businesses.
- Improve connectivity to Highway 21 by creating a gateway into the city that will drive traffic and business into the downtown district.

##### Resource Management

- Take steps to prevent the loss of community character and heritage by providing protection of historic and cultural resources, specifically structures in the historic district and Ebenezer Creek.
- Expand and improve greenspace and parkland by providing requirements for areas to be set aside for active and passive recreation when new development occurs.
- Adopt and implement historic district regulations and provide incentives for preservation and reuse of historic structures.

##### Land Use

- Direct growth to areas where adequate infrastructure exists that can accommodate the need.
- Require land to be preserved for passive recreation or improved as active recreation space when new development occurs.
- Focus on commercial corridor on Highway 21, gateway beautification, green corridors, expanded zoning standards that promote mixed use.

##### Local Preparedness

- Look for opportunity and funding to improve stormwater treatment and quality.
- Work to stay ahead of demand for water and sewer needs by being proactive with capacity.

##### Sense of Place

- Embrace traditional development patterns that create strong neighborhoods, walkable streets, and efficient delivery of services.
- Create a “town center” by promoting central downtown where most of the shops and businesses are occupied and operating creating a high quality of life with small-town feel.
- Implement master plan growth strategies for traffic lights, sidewalks, transportation, connectivity and the Springfield Ebenezer Greenway.



#### Regional Cooperation

- Coordinate with the County on Highway 21 for the promotion of the downtown corridor.
- Work with local jurisdictions to provide greenway connectivity into unincorporated County with Ebenezer Greenway, and possible pedestrian extension to Guyton.

#### Housing

- Support opportunities for affordable housing, multi-family housing, and housing for seniors.
- Look for opportunity to promote higher end housing, townhomes and mixed use development to attract younger investors.

#### Transportation

- Continue to expand multi-use trails, walkable streets, and connectivity to neighboring communities and commercial developments including the increased use of golf carts and other alternative modes of transportation.
- Promote and expand Ebenezer Bike Trail and Highway 119 Georgia Bike Route.
- Implement measures identified for in master plan for traffic lights, sidewalks and the Springfield Ebenezer Greenway.

#### Education

- Look for opportunity to provide professional and business development seminars and workshops to grow local business.

# QUALITY COMMUNITY OBJECTIVES

3.5

DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives that Effingham County and the cities of Guyton, Rincon, and Springfield will seek to accomplish with future planning efforts and developments.

## **1. Economic Prosperity**

Encourage development or expansion of businesses and industries suitable for the community.

As noted during the comprehensive planning process, Effingham County and the cities within seek to attract suitable development to strengthen their tax bases. Other strategies related to economic prosperity include annexation by the cities, attracting industry, and creating jobs to move away from being primarily a bedroom community. There are also efforts to diversify the local economy by prioritizing tourism and attracting investment from the entertainment industry.

## **2. Resource Management**

Promote efficient use of natural resources and identify and protect environmentally sensitive areas.

Effingham County and the cities of Guyton, Rincon, and Springfield promote the efficient use of natural resources within their jurisdictions. The county and the City of Springfield each have additional efforts to protect natural resources, specifically wetlands, floodplains, and wooded areas, from encroaching development.

## **3. Local Preparedness**

Identify and put in place prerequisites for the type of future the community seeks to achieve.

The county and the cities have identified goals and priorities to shape future development. They have each expressed a desire to plan proactively for development rather than reacting to outcomes in the future. Strategies identified to accomplish this proactive planning include updating zoning codes, encouraging mixed uses, code enforcement, and re-purposing existing structures for appropriate use.

## **4. Efficient Land Use**

Maximize use of existing infrastructure by encouraging redevelopment, designing new development to minimize the amount of land consumed, and carefully planning expansion of public infrastructure.

The county and the cities have identified target areas for development as well as redevelopment. The City of Guyton hopes to emphasize use of the downtown core, and Rincon and Springfield hope to develop strong cores of their own. This will allow central and compact uses to develop rather than furthering the consequences of sprawl. Other priorities identified in the comprehensive planning process to maximize land use include encouraging mixed use development, redeveloping and re-purposing existing structures rather than erecting new buildings, and promoting environmentally friendly alternative transportation opportunities.

## **5. Sense of Place**

Protect and enhance the community's unique qualities that are important to defining the community's character.

The communities in Effingham County have long and rich histories. Several locations in the county, including Jerusalem Lutheran Church, the Effingham County Courthouse and Effingham County Jail in Springfield, and part of historic downtown Guyton are on the National Register of Historic Places. Each community prioritizes maintaining its small town charm and agricultural heritage by controlling development into appropriate areas and working to stop sprawl.



## **6. Regional Cooperation**

Cooperate with neighboring jurisdictions to address shared needs by actively participating in regional organizations.

Effingham County and each of the cities aim to cooperate with one another productively to meet shared goals. The county and the cities of Guyton and Springfield aim to improve connectivity throughout the county by linking together existing trail networks. The communities hope to collaborate at a regional level to obtain grant funding and work jointly on transportation projects.

## **7. Housing Options**

Promote an adequate range of safe, affordable, inclusive, and efficient housing in the community.

Effingham County and the cities of Guyton, Rincon, and Springfield seek to promote an adequate range of safe, affordable, and inclusive housing by encouraging development of a variety of housing types, sizes, costs, and densities through new development and through redevelopment efforts. They have also prioritized diverse options in new housing development.

## **8. Transportation Options**

Address the transportation needs, challenges, and opportunities of all community residents.

The county and cities acknowledge that personal vehicles are the predominant method of travel in their communities. As such, they emphasize safe roads and have set goals to improve local road networks. Additionally, they are encouraging alternative methods of travel by developing trail networks and building sidewalks to make biking and walking safe and accessible.

## **9. Educational Opportunities**

Make educational and training opportunities readily available to all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions.

The county and cities hope to partner with local community college and attract satellite campuses in an effort to provide training for an adequately skilled workforce. This goes hand in hand with their desire to attract jobs to the local community.

## **10. Community Health**

Ensure community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and excellent work opportunities.

The World Health Organization defines a healthy city or community as “one that is safe with affordable housing and accessible transportation systems, work for all who want to work, a healthy and safe environment with a sustainable ecosystem, and offers access to healthcare services which focus on prevention and staying healthy.” The county and cities are actively working to create safe environments, a healthy environment, and the ability for its citizens to lead active and well-rounded lifestyles. They are also working to create strong economies, which are vital to community health.

# 4

## LAND USE

4.1 Future Land Use



## FUTURE LAND USE

### 4.I

#### Future Land Use Guiding Principles

- The county and cities should strive for consistent development types and characteristics within similar land use areas.
- The county and cities should require appropriate transitions between different land use areas such that there is a “step down” or “step up” between these different uses.
- The county and cities should discourage the establishment of intense or heavy industrial or commercial land uses near existing residential areas.
- The county and cities should not allow more intense development in areas not served by public water and/or sewer; non-sewered areas should be limited to less intensive land uses.

#### Future Land Use Map

The Future Land Use Maps are a visual representation of the county’s and cities’ future land use. An interpretation of the Future Land Use Map is provided in the supporting table.



### Future Land Use Definitions

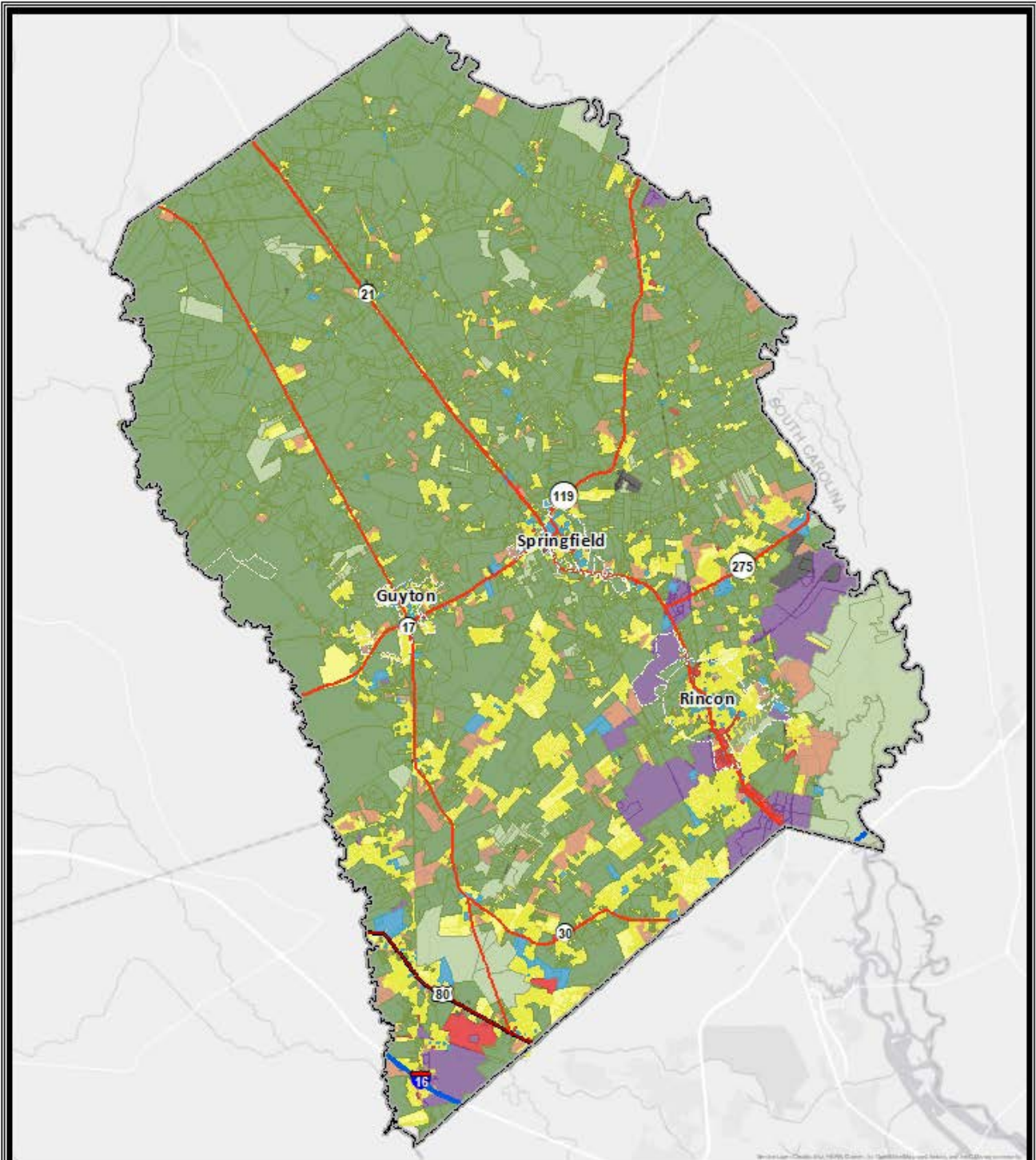
DESCRIPTION	COMPATIBLE ZONING
<b>Agriculture</b>	
This category is for land dedicated to farming (fields, lots, pastures, farm-steads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.	Agriculture / Forestry (AF)
<b>Commercial</b>	
This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.	General Commercial (C-2)
	Neighborhood Commercial (C-1)
<b>Conservation/Recreation</b>	
This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreational centers or similar uses.	Conservation District (CON)
<b>Industrial</b>	
This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.	Light Industrial (I-1)
	General Industrial (I-2)
<b>Mixed Use</b>	
This category is applied at the discretion of the community. If used, mixed land categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of the use.	Mixed Use (MU)




## Future Land Use Definitions

DESCRIPTION	COMPATIBLE ZONING
<b>Public Institutional</b>	
This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.	Public Institutional (PI)
<b>Residential</b>	
The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. This land use is protected from encroachment of industrial or other uses capable of adversely affecting the residential character.	Agriculture / Forestry (AF)
	Rural Residential (R-1)
	Single-Family Residential (R-2)
	Multi-Family Residential (MFR)
	Manufactured Home Park (MHP)
<b>Transportation/Utilities</b>	
This category is for land dedicated to transportation and utilities uses. It can accommodate transportation infrastructure and public and private utilities including, but not limited to, power lines, water and wastewater facilities, electrical substations.	Light Industrial (I-1)
	Heavy Industrial (I-2)
<b>Undeveloped</b>	
This category is for land that is to remain undeveloped.	Undeveloped (U)

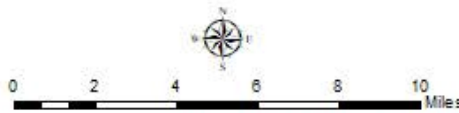




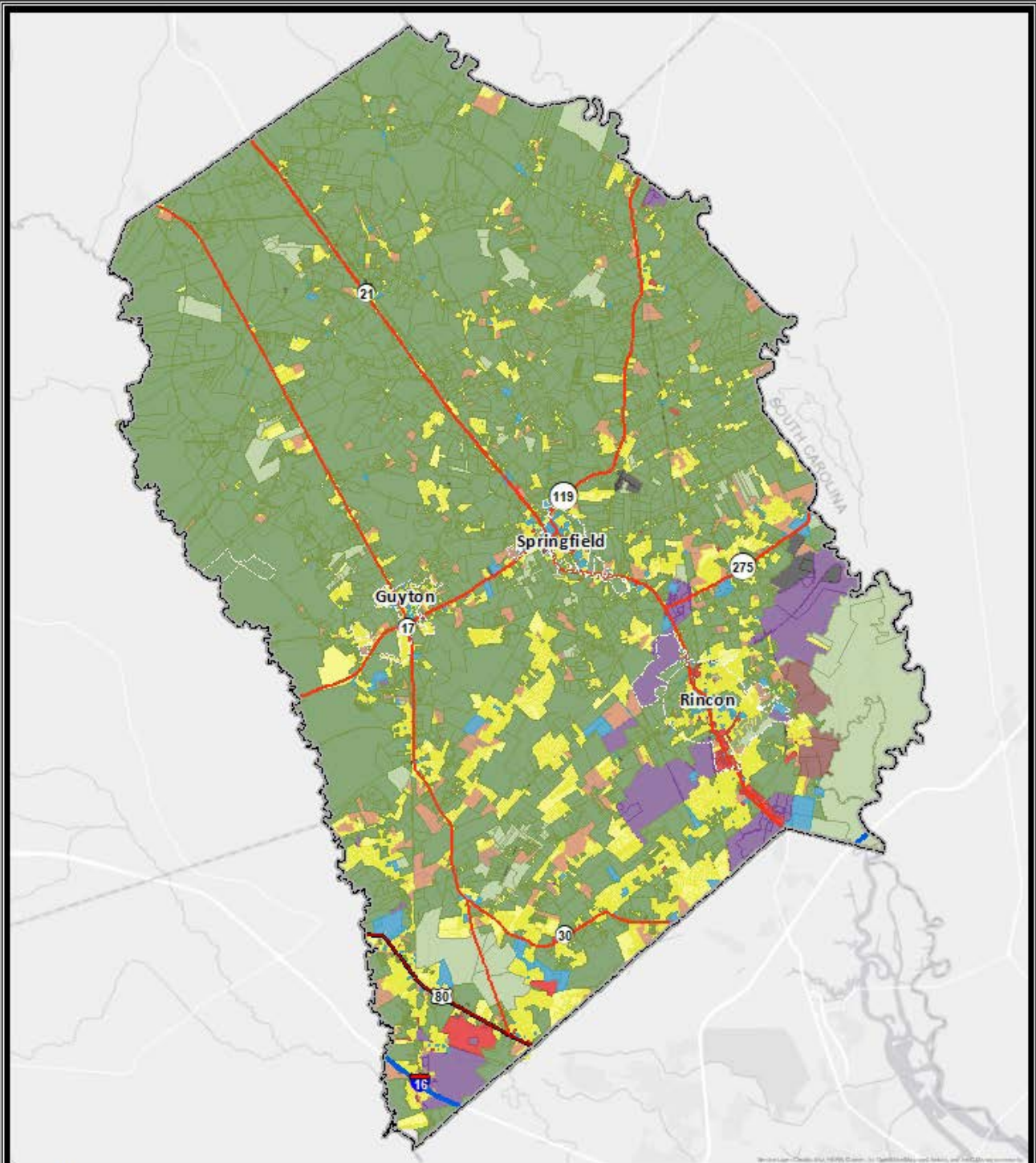
-  Effingham County
-  Agriculture
-  Commercial
-  Conservation/Recreation
-  Industrial
-  Public/Institutional
-  Residential
-  Transportation/Utilities
-  Undeveloped

**Existing Land Use**  
**Effingham County**

Published: 7/25/2019  
 1 in = 4 miles



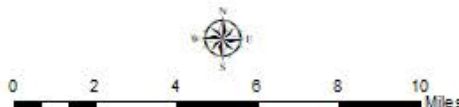
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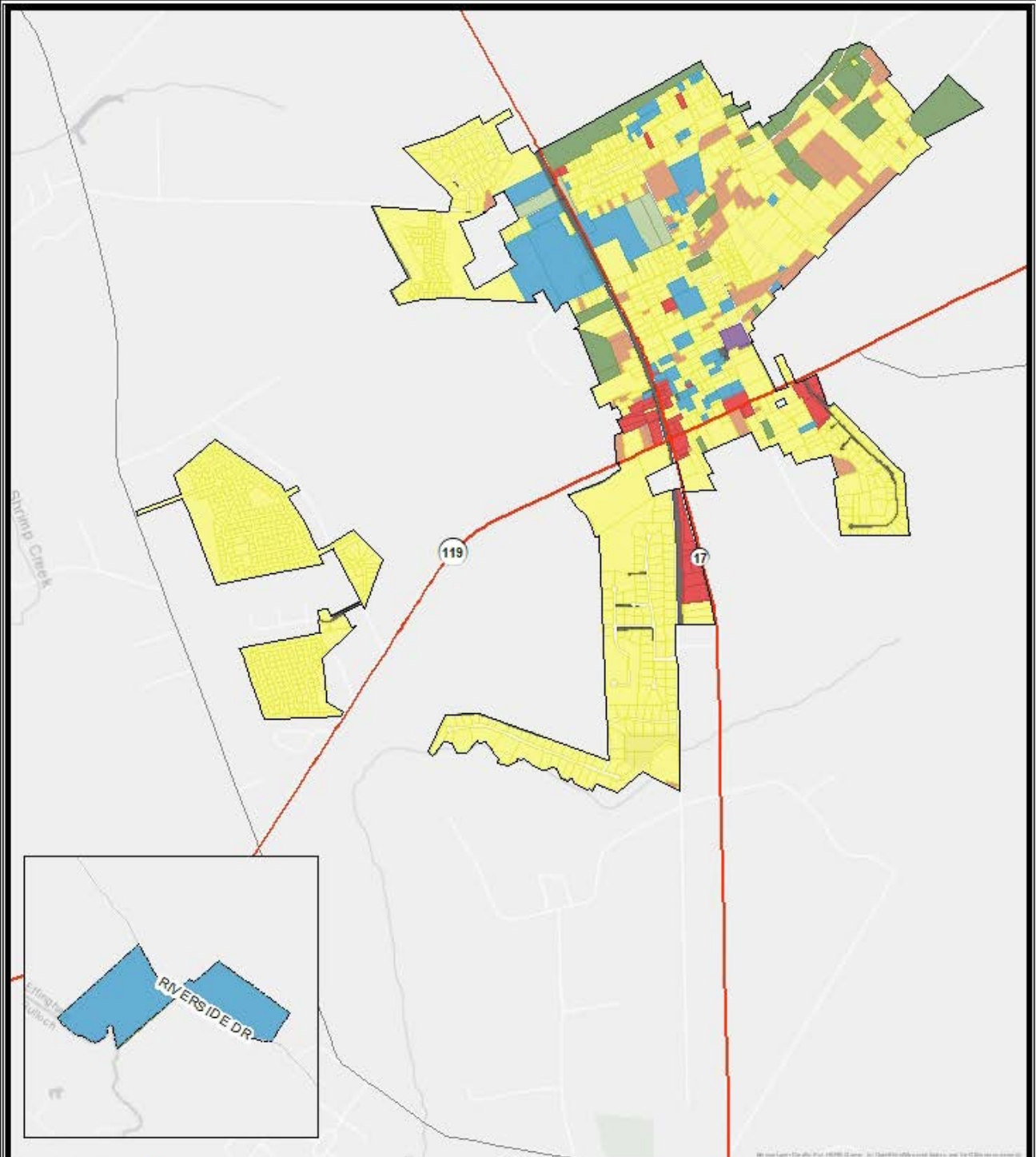
- Effingham County
- Agriculture
- Commercial
- Conservation/Recreation
- Industrial
- Mixed Use
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

**Future Land Use**  
 Effingham County

Published: 7/25/2019  
 1 in = 4 miles



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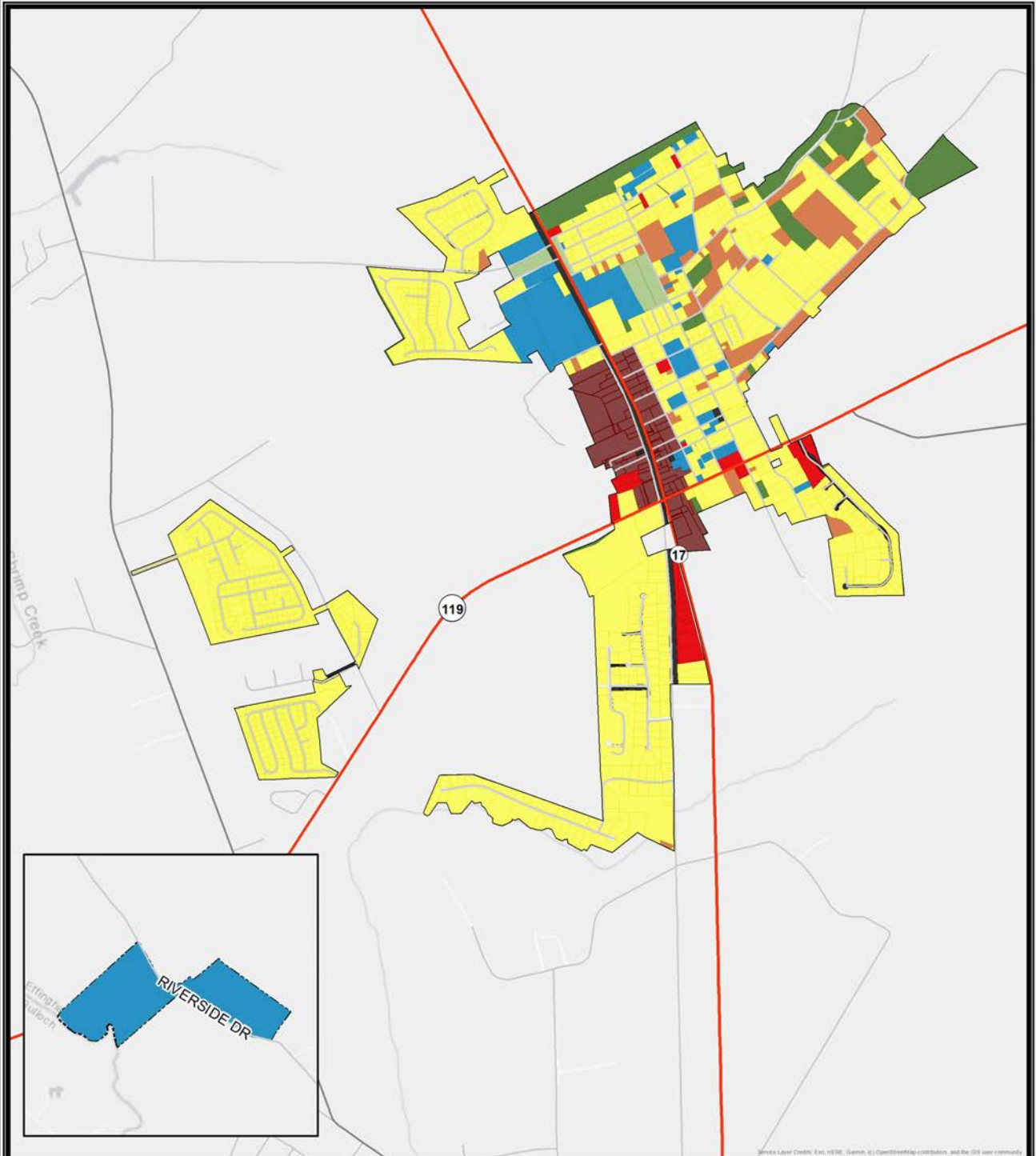
- Effingham County
- Agriculture
- Commercial
- Conservation/Recreation
- Industrial
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

**Existing Land Use**  
**City of Guyton**  
*Effingham County*

Published: 7/25/2019  
 1 in = 2,500 feet



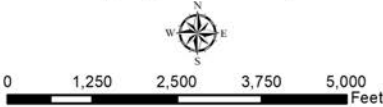
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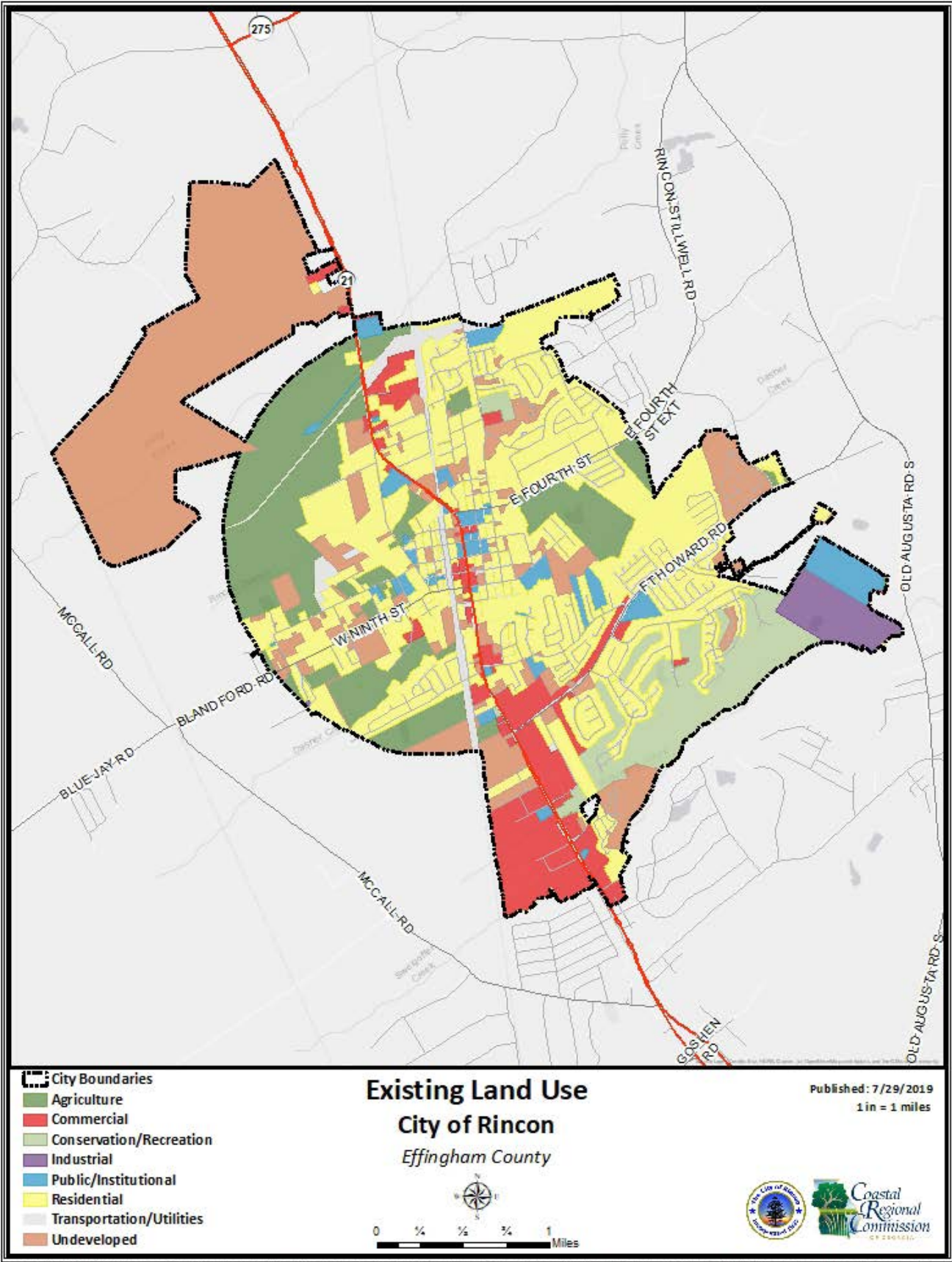
- Effingham County
- Agriculture
- Commercial
- Conservation/Recreation
- Mixed Use
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

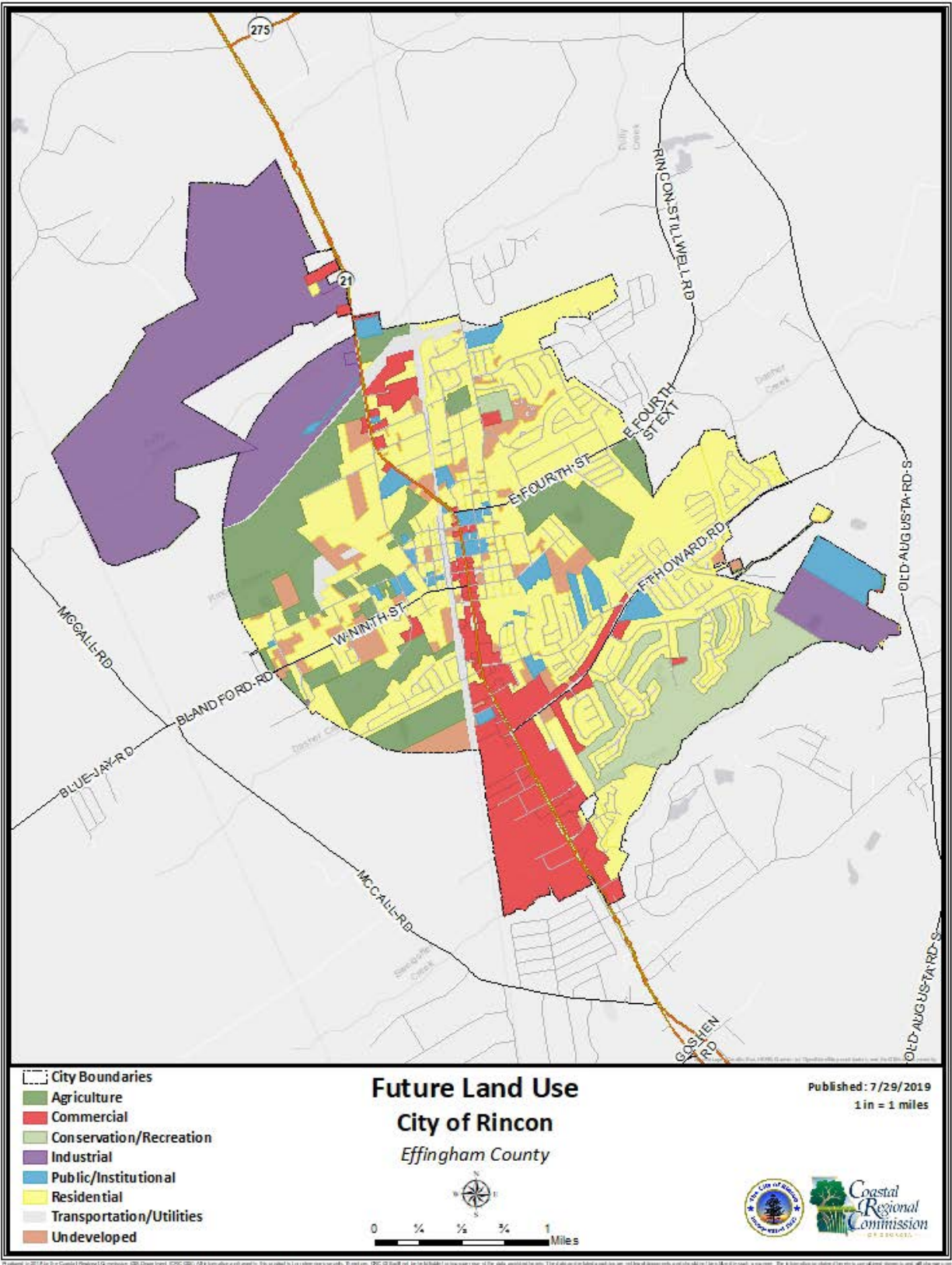
**Future Land Use**  
**City of Guyton**  
 Effingham County

Published: 08/26/19  
 1 in = 2,500 feet

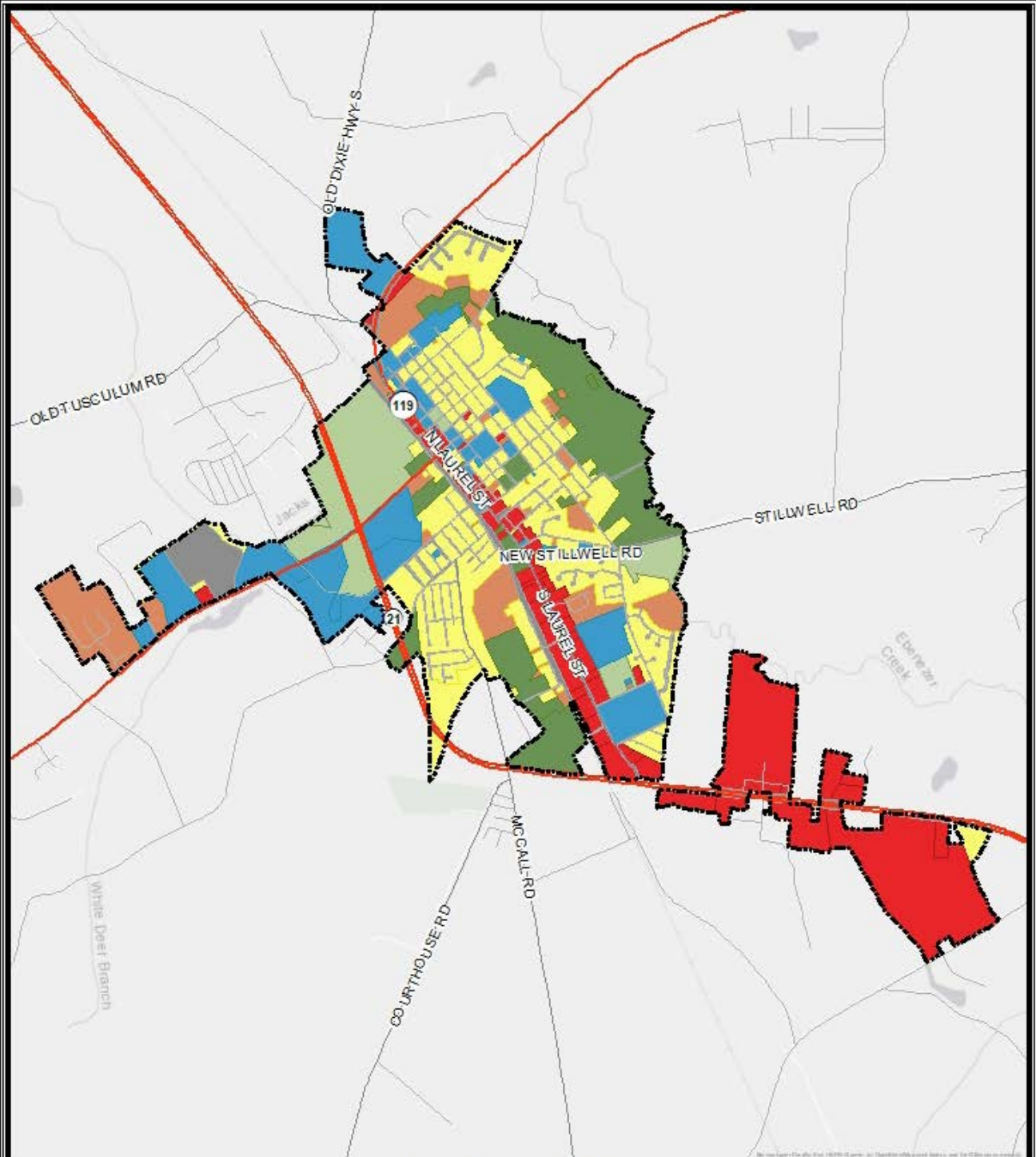


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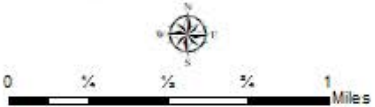
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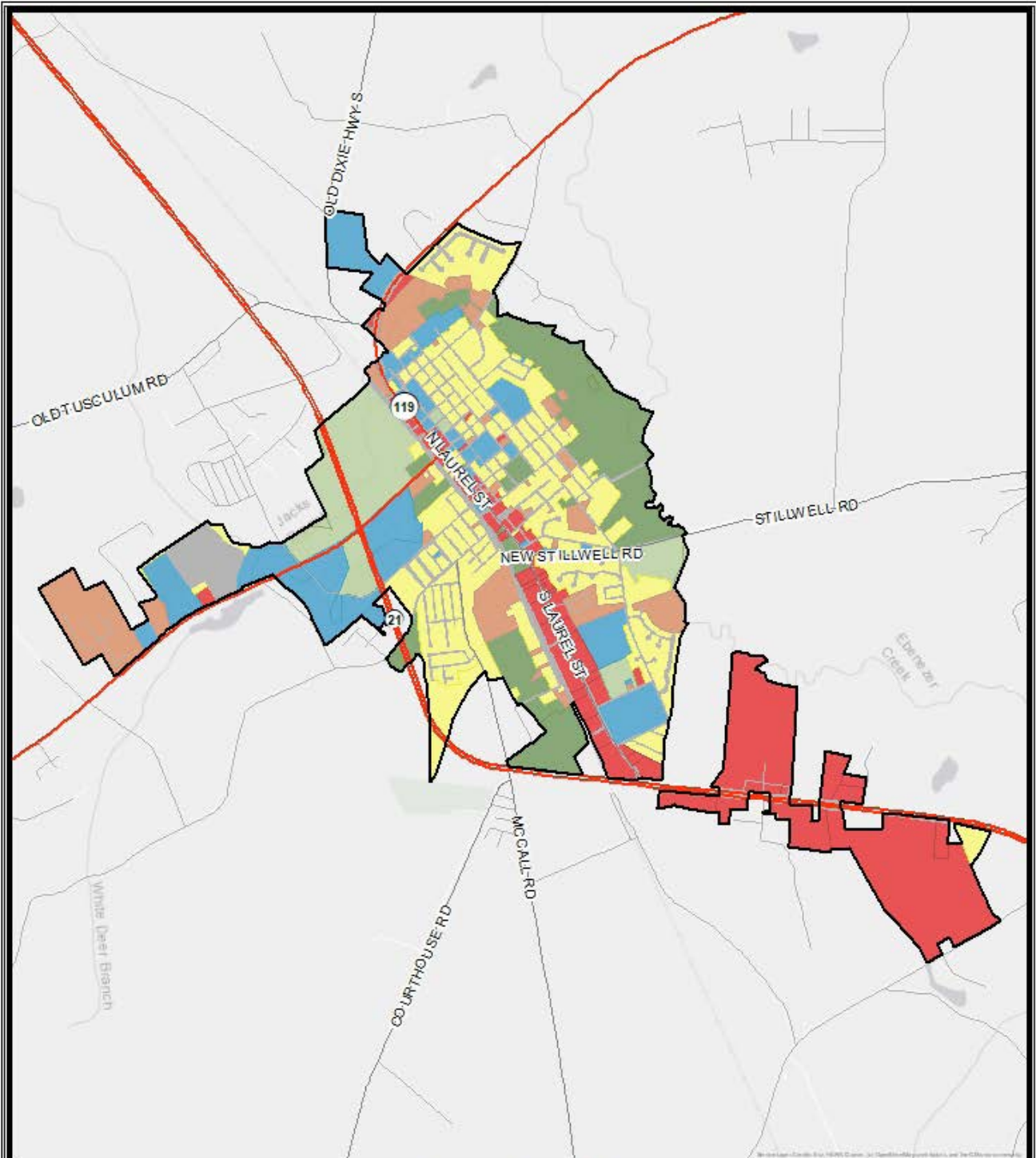
- City Boundaries
- Agriculture
- Commercial
- Conservation/Recreation
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

**Existing Land Use**  
**City of Springfield**  
*Effingham County*

Published: 7/29/2019  
 1 in = 1 miles



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- City Boundaries
- Agriculture
- Commercial
- Conservation/Recreation
- Public/Institutional
- Residential
- Transportation/Utilities
- Undeveloped

**Future Land Use**  
**City of Springfield**  
Effingham County

Published: 7/29/2019  
1 in = 1 miles



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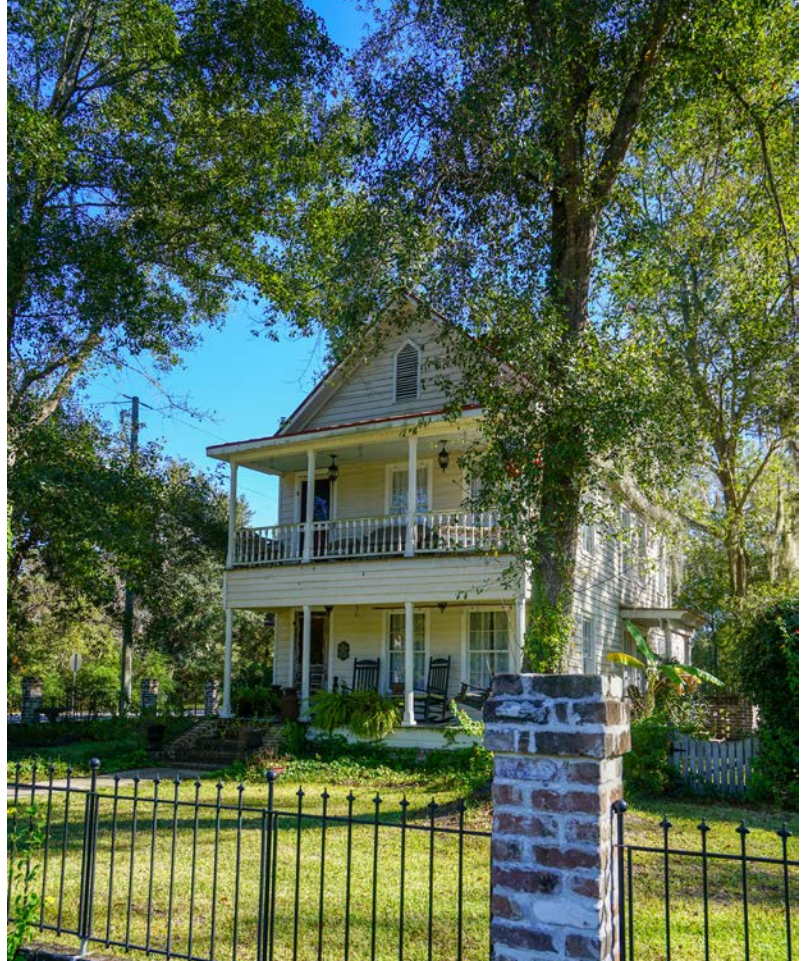
# 5

# HOUSING

- 5.1 Housing Types
- 5.2 Occupancy
- 5.3 Housing Costs
- 5.4 Cost Burdened Housing
- 5.5 Condition of Housing
- 5.6 Job Housing Balance

The Housing chapter provides an overview of the housing supply in Effingham County and the cities of Guyton, Rincon, and Springfield. It includes a breakdown of housing types, ages and conditions, occupancy data, ownership and renter data, and housing information as it relates to demographics and income levels.

A thorough understanding of the current housing supply and how it compares to demand is important to ensure residents of Effingham County and the communities within have acceptable and affordable housing options. Local governments influence what type of housing developments take place in their community through regulation, and they may take that opportunity to require new housing developments to reflect the needs of citizens. New housing development should seek to fill any gaps in housing demand rather than provide housing in market sectors that are already sufficient. Rincon and Springfield each listed a lack of diverse housing options as a concern in the Needs and Opportunities section of the plan. However, the county lists diversity of housing as a strength, exemplifying the unique challenges and situations the separate communities face.



# HOUSING TYPES

## 5.1



The majority of the occupied homes in Effingham County, including Rincon, Springfield, and Guyton are detached single units. According to the U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimate, or 15,314 of the 21,508, total housing units in Effingham County are single family detached homes. This is 72% of total housing units in the county.

Behind single family detached units, mobile homes are the most common housing unit. The Census Bureau differentiates mobile homes, which comprise 20.6% of housing units in Effingham County, from single family homes. In Effingham County and the cities of Guyton, Rincon, and Springfield, 6.6% of housing units are multi family. This percentage consists of any properties accommodating more than two housing units.

**Housing Types**

Category	Effingham County	
	Total	Percent of Total
<b>Total</b>	21,508	100%
<b>Single Family</b>		
Single Family Detached	15,314	71.2%
Single Family Attached	289	1.3%
Subtotal	15,603	72.5%
<b>Multi Family</b>		
2 Units	212	1.0%
3 or 4 Units	244	1.1%
5 to 9 Units	477	2.2%
10 to 19 Units	298	1.4%
20 or More Units	192	0.9%
Subtotal	1,423	6.6%
Mobile Home	4,435	20.6%
Boat, RV, Van, etc.	47	0.2%

U.S. Census Bureau

# OCCUPANCY

## 5.2

### Occupancy

76.7% of housing units in Effingham County were owner-occupied in the period from 2013-2017. This is higher than the owner-occupancy rate for the State of Georgia, which was 63% over the same period.

### Age of Occupied Housing

39.7% of occupied housing units in Effingham County were constructed during or after the turn of the 21st century. Another large portion, 38.1%, were built between 1980 and 1999. The remaining 22.1% were built prior to 1980.

Year Structure Was Built	Estimate	Percent
Total Housing Units	21,508	100%
Built 2014 or later	630	2.9%
Built 2010 to 2013	887	4.1%
Built 2000 to 2009	7,041	32.7%
Built 1990 to 1999	5,668	26.4%
Built 1980 to 1989	2,527	11.7%
Built 1970 to 1979	1,976	9.2%
Built 1960 to 1969	1,025	4.8%
Built 1950 to 1959	644	3.0%
Built 1940 to 1949	375	1.7%
Built 1939 or earlier	735	3.4%

U.S. Census Bureau



## HOUSING COSTS

### 5.3

Effingham County's median housing value in 2017 was \$155,500. This is just below the median value of owner-occupied housing units for the State of Georgia from 2013-2017, which was \$158,400. 2017 rent in Effingham County was slightly higher than the state level over the same period; rent was \$957 for Effingham County in 2017 and \$927 for the state from 2013-2017.

Category	Median Home Values for Effingham County		
	2007	2017	Change
Median Value	\$128,300	\$155,500	21%
Median Rent	\$736	\$957	30%

U.S. Census Bureau

## COST BURDENED HOUSING

### 5.4

From 2007 to 2017, the median housing value in Effingham County increased by 21%. The median rent increased 30% over the same period. Cost burdened housing, defined as housing with a mortgage taking over 35% of household income, is 18% for the county. This is less than the 28% of housing that is cost burdened at the regional level. The housing cost burden for renter occupied housing is 37% for the county, significantly less than the 45% cost burdened rent level for the region.

Location	Cost-Burdened Housing: Housing Units with a Mortgage				
	Total Units	Monthly Costs 30%-34%	Percent of Total	Monthly Costs 35%+	2015-2016 Changes by percentage
Effingham County	10,634	632	6.0%	1,903	17.9%
Coastal Region	96,323	7,663	8.0	26,772	28.0%

U.S. Census Bureau

Location	Cost-Burdened Housing: Housing Units Paying Rent				
	Total Units	Monthly Costs 30%-34%	Percent of Total	Monthly Costs 35%+	2015-2016 Changes by percentage
Effingham County	4,154	493	12.0%	1,529	37.20
Coastal Region	89,132	8,257	9.0%	39,808	45%

U.S. Census Bureau

## CONDITION OF HOUSING

### 5.5

Good housing conditions are essential for people’s health and affect childhood development. The U.S. Census Bureau measures housing conditions by identifying housing units without complete kitchen facilities and plumbing facilities.

In 2010, 0.1% of housing units in Effingham County lacked complete plumbing facilities, the same percentage as in 2017. At the city level, 0% of housing units in the cities of Guyton, Rincon, and Springfield lacked complete plumbing facilities in 2010. However, 1.5% of houses in Springfield and 0.7% of houses in Guyton lacked complete plumbing by 2017.

1.3% of units lacked complete kitchen facilities in Effingham County in 2010, and 0% lacked kitchen facilities within the cities of Guyton, Rincon, and Springfield. In 2017, 2% of units in Effingham County were without complete kitchen facilities, as were 6.7% of units in Springfield. Guyton and Rincon continued to have 100% of housing units with complete kitchen facilities.

The state average for housing units in 2010 that lacked complete plumbing facilities decreased from 0.5% in 2010 to 0.3% in 2017. The average for housing units at the state level that lacked complete kitchen units increased from 3% to 3.1% over the same period. In general, there was a higher increase of housing units without complete kitchen and plumbing facilities in Effingham County than at the state level.

Category	Effingham County Condition of Housing	
	2010	2017
Housing units lack complete kitchen facilities	1.3%	2.0%
Housing units lack complete plumbing facilities	0.1%	0.1%

U.S. Census Bureau

## JOB HOUSING BALANCE

### 5.6

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. From 2010 to 2017, Effingham County and its three cities had a job housing balance that improved from a 1.2 ratio to a 1.3 ratio. As stated earlier, this ratio is crucial in that it allows residents to be in close proximity to employment areas. Effingham County’s ratio of 1.3 in 2017 fits the description for a balanced community.

Category	Effingham County Job Housing Balance	
	2010	2017
Job to Housing Ratio	1.3	1.3

U.S. Census Bureau



### **Purpose Built Communities**

Purpose Built Communities is a non-profit consulting firm that works side by side with local leaders to plan and implement a revitalization effort tailored specifically to Effingham County and the cities of Guyton, Rincon, and Springfield. The goal is to break the cycle of intergenerational poverty by helping local leaders transform struggling neighborhoods, and bringing together the vital components necessary for holistic community revitalization: high quality mixed-income housing, an effective cradle-to-college education pipeline, and comprehensive community wellness resources.



### **Community Development Block Grant**

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.



### **DCA Georgia initiative for Community Housing (GICH) Program**

GICH is a three-year program designed to help communities improve their quality of life and economic vitality through the development of locally-driven housing and revitalization strategies. This is accomplished through technical assistance, training, and ultimately producing a community housing plan with objectives and goals.



### **U.S Department of Agriculture Rural Development**

Low interest, fixed-rate Homeownership loans are provided to qualified persons directly by USDA Rural Development. Financing is also offered at fixed-rates and terms through a loan from a private financial institution and guaranteed by USDA Rural Development for qualified persons. Neither one of these home loan programs require a down payment.

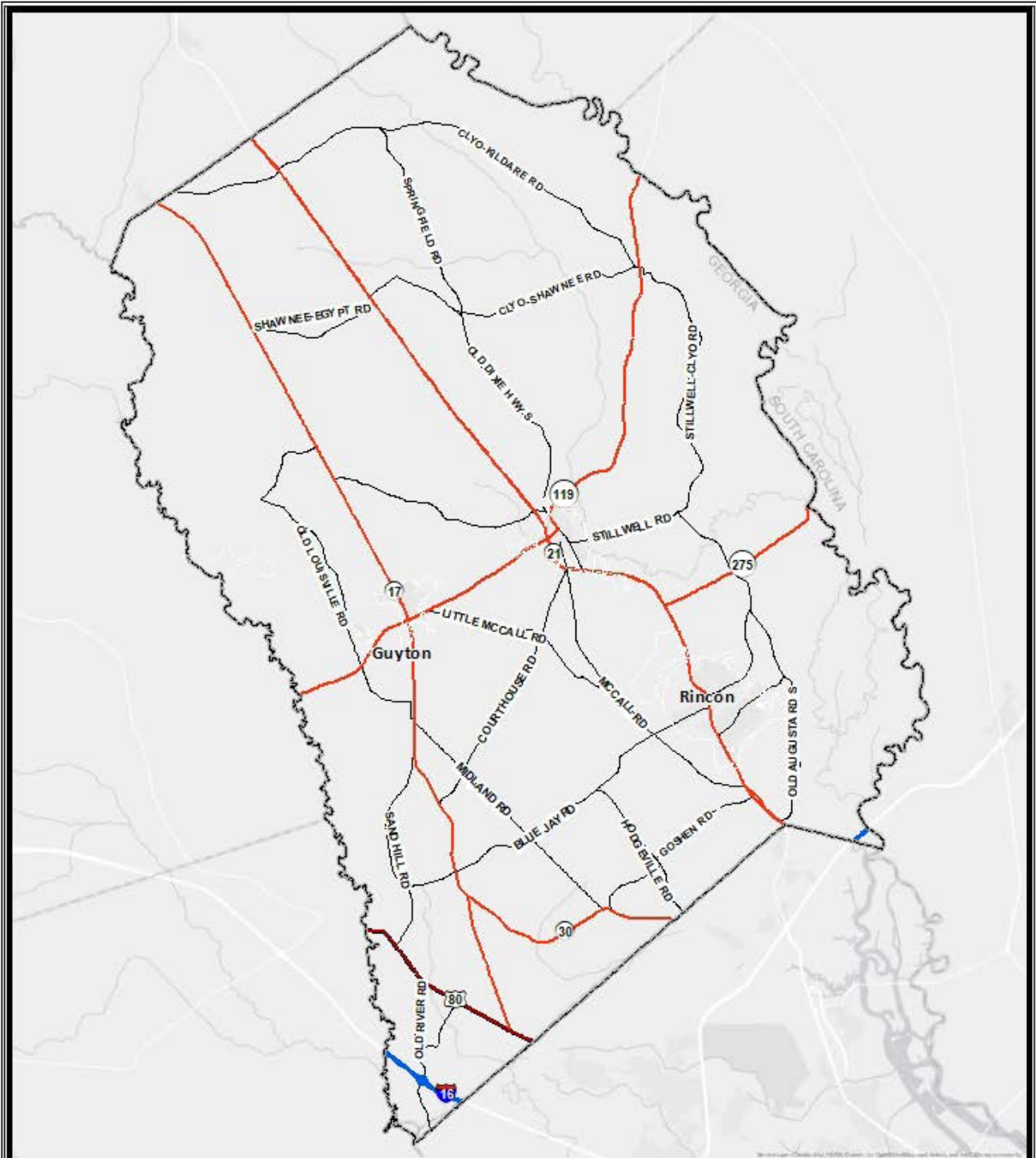
# 6

# TRANSPORTATION

- 6.1 Roads and Highways
- 6.2 Road Network Hierarchy
- 6.3 Alternative Modes of Transportation



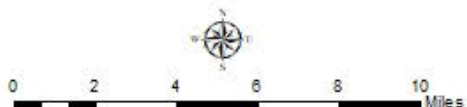




- Effingham County
- Interstate
- US Highways
- State Routes
- Collector

**Transportation**  
**Effingham County**

Published: 7/25/2019  
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## Transportation

### City of Guyton

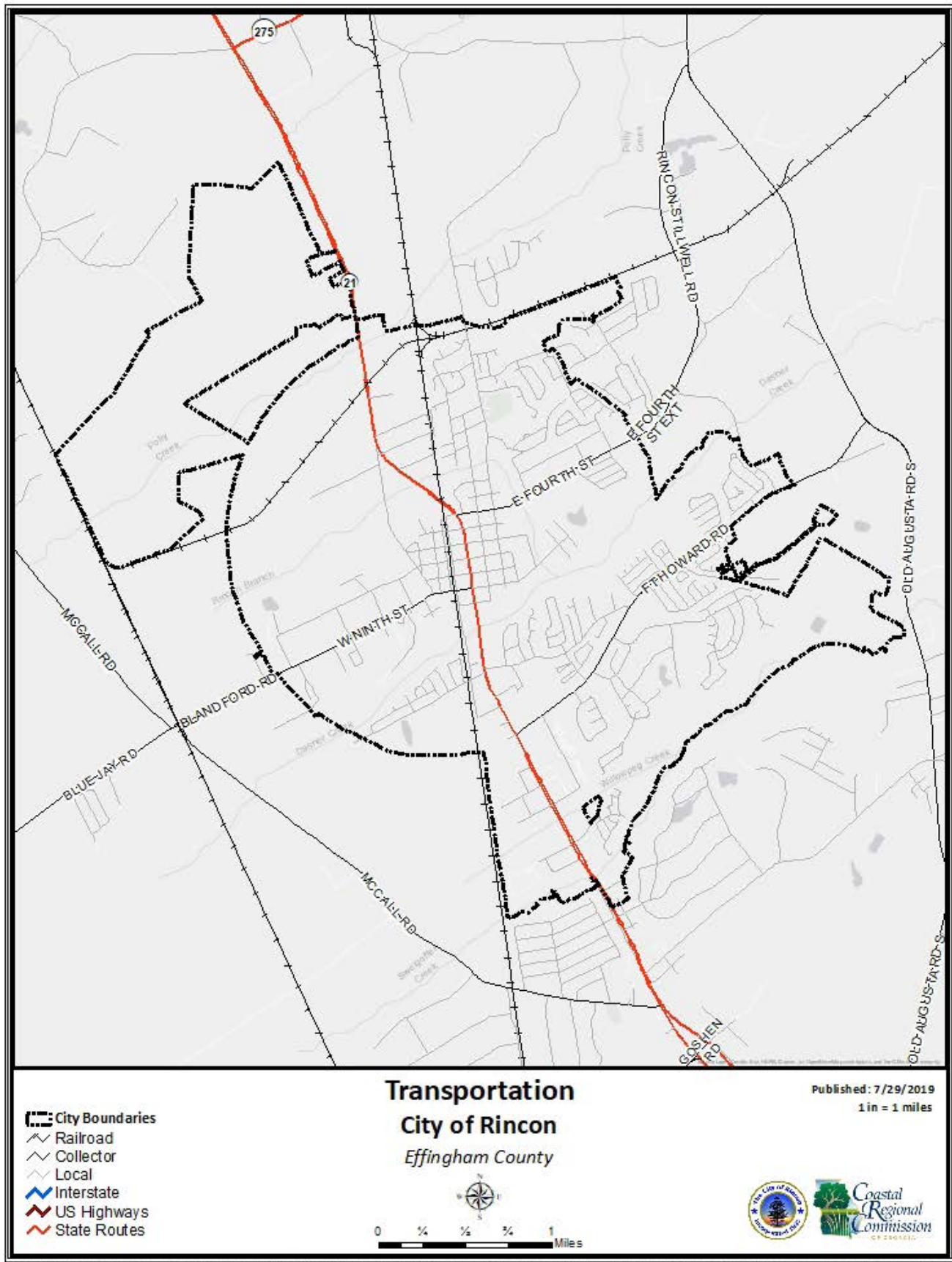
Effingham County

Published: 7/29/2019  
1 in = 2,500 feet

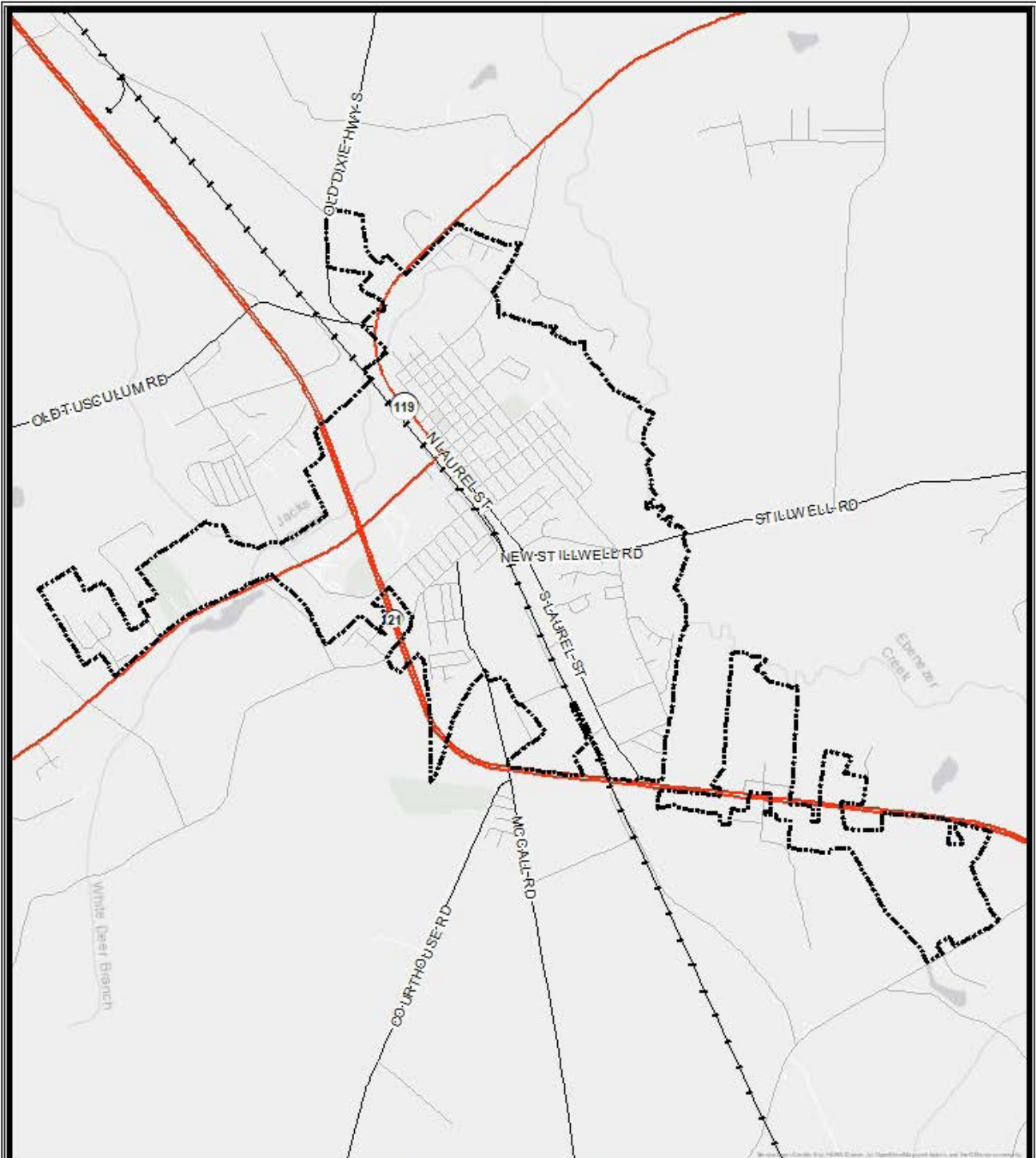
- Effingham County
- City Boundaries
- Interstate
- US Highways
- State Routes



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- City Boundaries
- Railroad
- Collector
- Local
- Interstate
- US Highways
- State Routes

**Transportation**  
**City of Springfield**  
*Effingham County*

Published: 7/29/2019  
 1 in = 1 miles



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## ROADS & HIGHWAYS

### 6.I

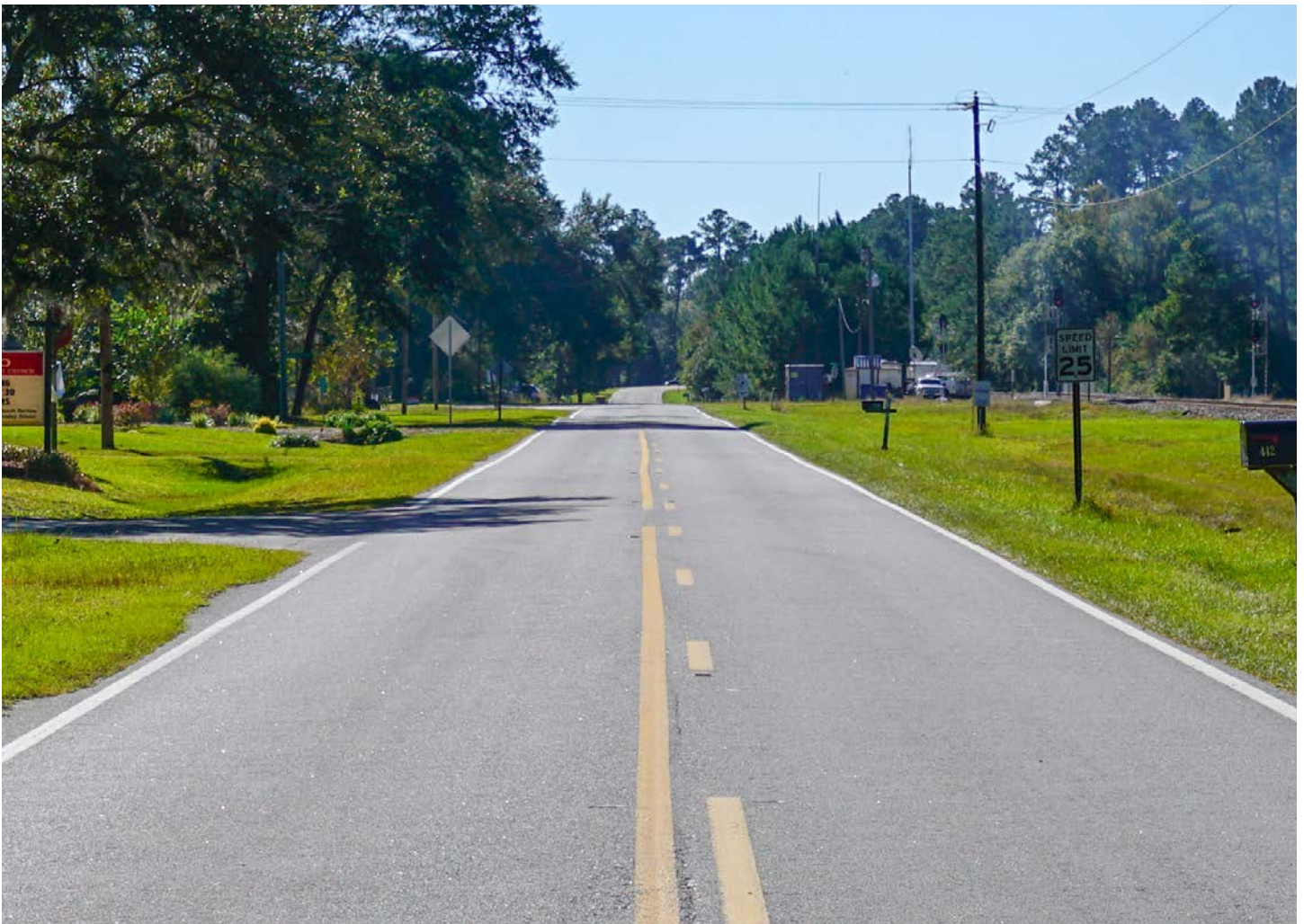
Transportation networks are central to a community's growth and wellbeing. In Effingham County, where travel is largely car dependent, residents rely on the road network to travel within the county and to and from surrounding areas. Industries also rely on the road network for economic activity in addition to their use of alternative transportation methods including rail, air, and shipping. Each of these shapes the growth and sustenance of Effingham County and the communities within.

#### Roads and Highways

Interstates 16 and 95 cross through Effingham County, as do U.S. Route 80 and State Routes 17, 21, 21 Spur, 26, 30, 119, 275, 404 (I-16), and 405 (I-95). Local roads make up the remaining road transportation network.

#### Means of Transportation

The U. S. Census reports on whether households have access to a personal vehicle. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Effingham County, 2.5 percent of households are without a personal vehicle. This percentage is 3.8 percent in Rincon, 7.8 percent in Springfield, and 3.1 percent in Guyton.



# ROAD NETWORK HIERARCHY

## 6.2

### Freeways

Limited access roads, freeways or motorways, including most toll roads are at the top of the hierarchy. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds. Interstates 16 and 95 are limited access freeways that pass through Effingham County. Interstate 16 runs east/west across the southern tip of the county, and Interstate 95 runs north/south to cross the Georgia/South Carolina state line in the eastern part of the county.

### Arterials

Major through roads that are expected to carry large volumes of traffic are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of arterials in Effingham County include State Route 21 and US Route 80. State Route 21 runs northwest/southeast through the county, crossing through Springfield and Rincon. US Route 80 runs north of Interstate 16 through the southern portion of the county.

### Collectors

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector is usually going to or coming from somewhere nearby. HWY 17/GA-30 running northwest/southeast through Guyton, GA-119 running northeast/southwest through Springfield, and GA 275 running east/west between the state line and State Route 21 are examples of collector roads in Effingham County.

### Local Roads

These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In some areas, these roads may be unpaved.

### Bridges

Effingham County has four major bridges, each of which lay on the county's borders. Two of those bridges are part of I-95, one crossing the Savannah River at the Georgia/South Carolina State line and one crossing Knoxboro Creek at the Effingham County/Chatham County line. There is also a bridge crossing the Ogeechee River on I-16 at the Effingham County/Bulloch County line. Like I-95, State Route 119 has a bridge crossing over from Effingham County to South Carolina.

### Intersections

Effingham County uses both traditional traffic signals and traffic circles to manage intersection traffic throughout the county.

### Signage

The Georgia Department of Transportation has identified a need to invest in signage at community access points including, specifically US Bike Route 1.

## ALTERNATIVE MODES OF TRANSPORTATION

### 6.3

Car dependence is common in Effingham County. Public Transportation is available through Coastal Regional Coaches, a transit system operated by the Coastal Regional Commission. Coastal Regional Coaches offers rides for a fare of \$3 one-way within the county and for a fare based on number of counties traveled throughout the rest of the region.

#### **Railroads, Trucking, Port Facilities, and Airports**

Effingham County is located in close proximity to Savannah/Hilton Head International Airport as well as the Port of Savannah and Norfolk Southern and CSX rail lines. These options, along with Interstates 16 and 95, make Effingham County a desirable location for industry.

#### **Pedestrian & Bicycle Paths**

Effingham County, Guyton, Rincon, and Springfield have each expressed a desire to improve and expand on existing bicycle and pedestrian infrastructure and multi-use greenways. In addition on existing projects by each individual government, Effingham County and the City of Springfield are home to a portion of US Bike Route 1, a route that will connect Florida to Maine upon its completion. Guyton desires to expand existing trails including the Rail-to-Trail project. Rincon desires to create a similar trail using decommissioned rail lines. Springfield plans to expand Ebenezer Bike Trail and the Highway 119 portion of US Bike Route 1. Additionally, they hope to provide greenway connectivity with Guyton and other parts of the county through intergovernmental coordination.

#### **Parking**

Effingham County has not indicated concerns regarding insufficient parking infrastructure, nor have the cities of Guyton or Springfield. Rincon indicated a lack of connectivity in parking lots as a weakness in the SWOT analysis.

#### **Transportation and Land Use Connection**

Improving the connectivity of pedestrian and bicycle networks and creating greenways within the county will create new opportunities for outdoor recreation and public uses.

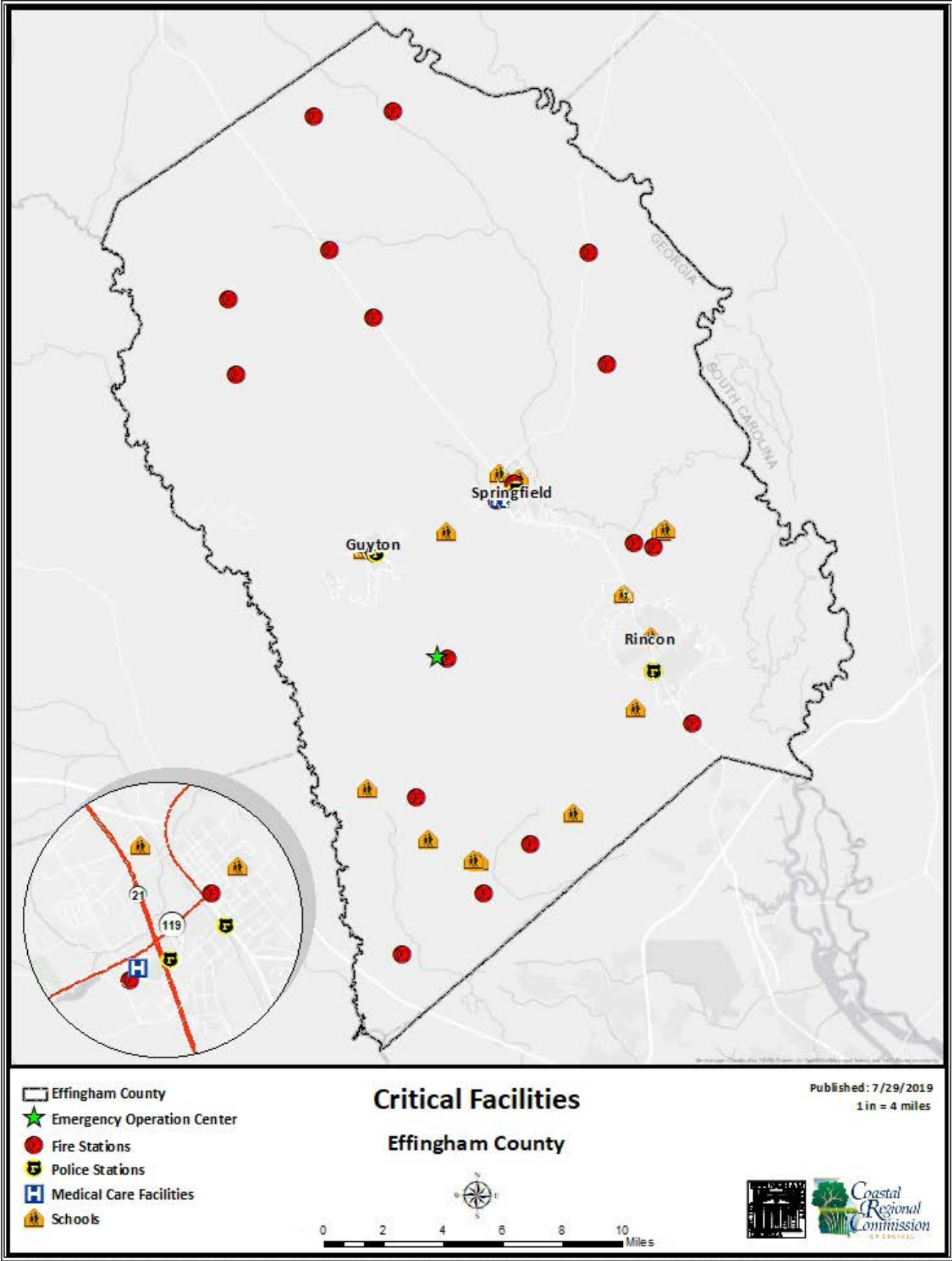


# 7

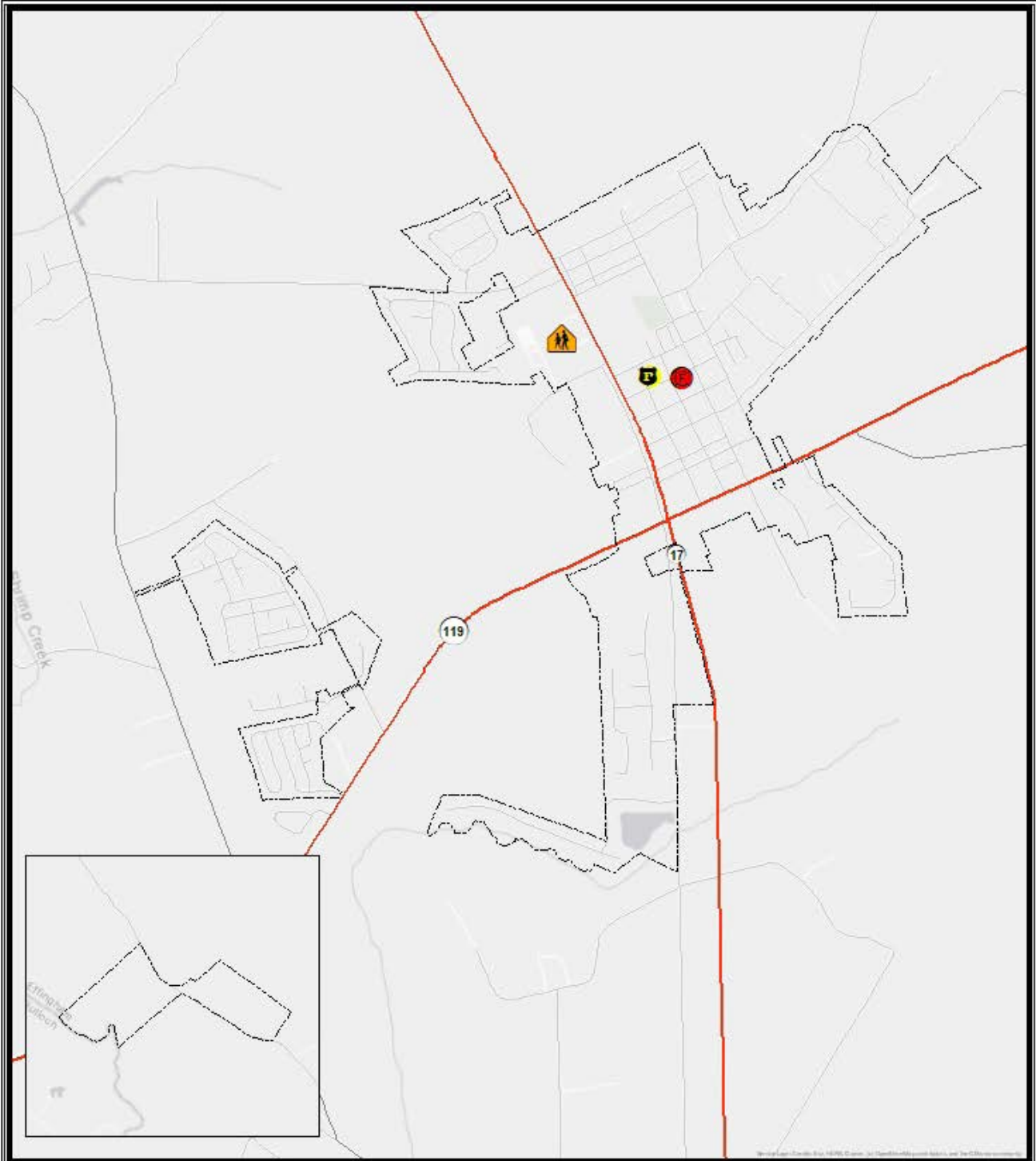
# COASTAL VULNERABILITY AND RESILIENCE

- 7.1 Natural Hazards
- 7.2 Storm Surge and Development
- 7.3 Vegetation / Open Water Buffers
- 7.4 Vulnerable Populations
- 7.5 Income and Poverty Level
- 7.6 Means of Transportation
- 7.7 Housing Type





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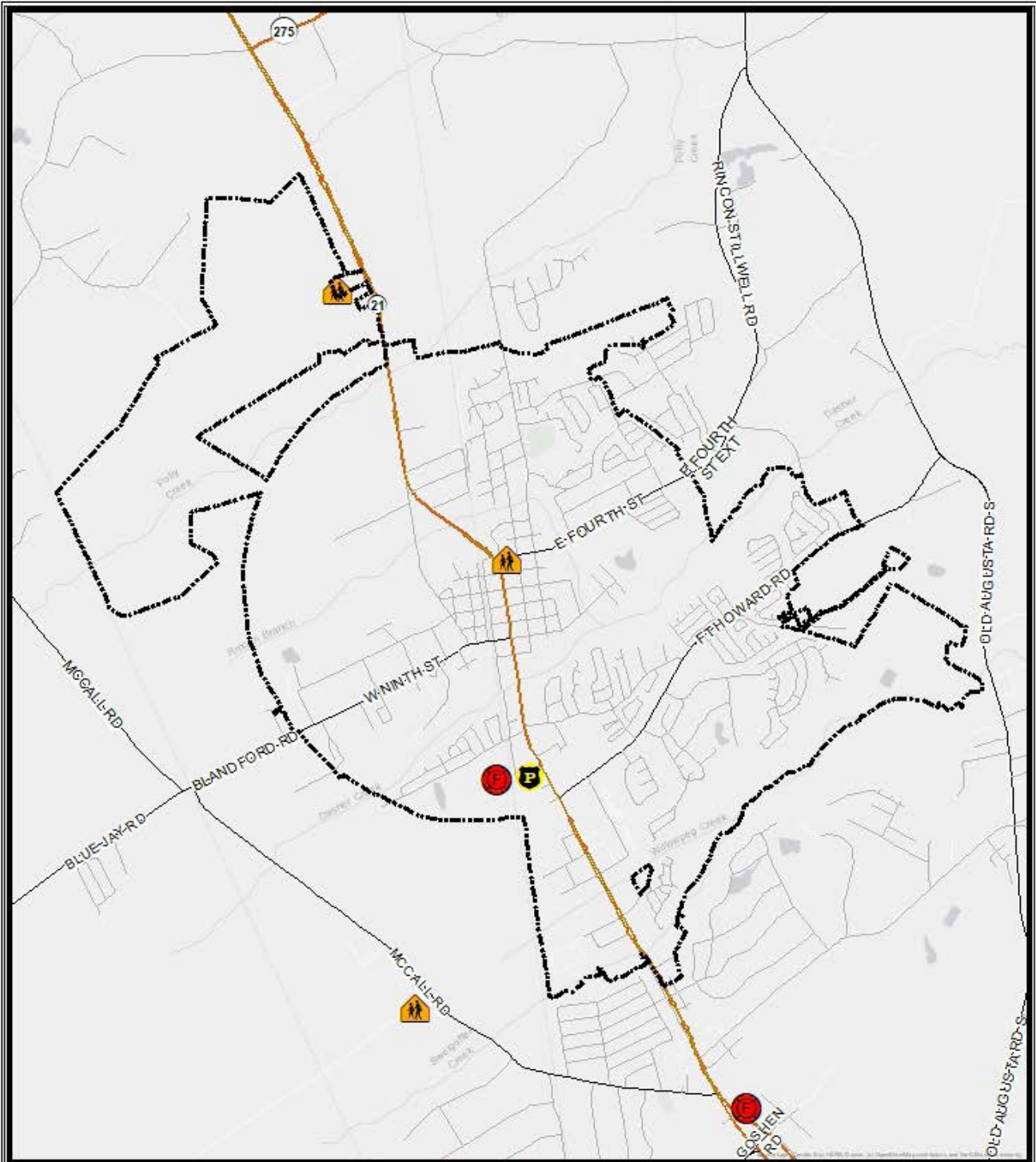
- Effingham County
- City Boundaries
- Fire Stations
- Police Stations
- Schools

### Critical Facilities City of Guyton Effingham County

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 1 in = 2,500 feet



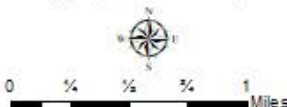
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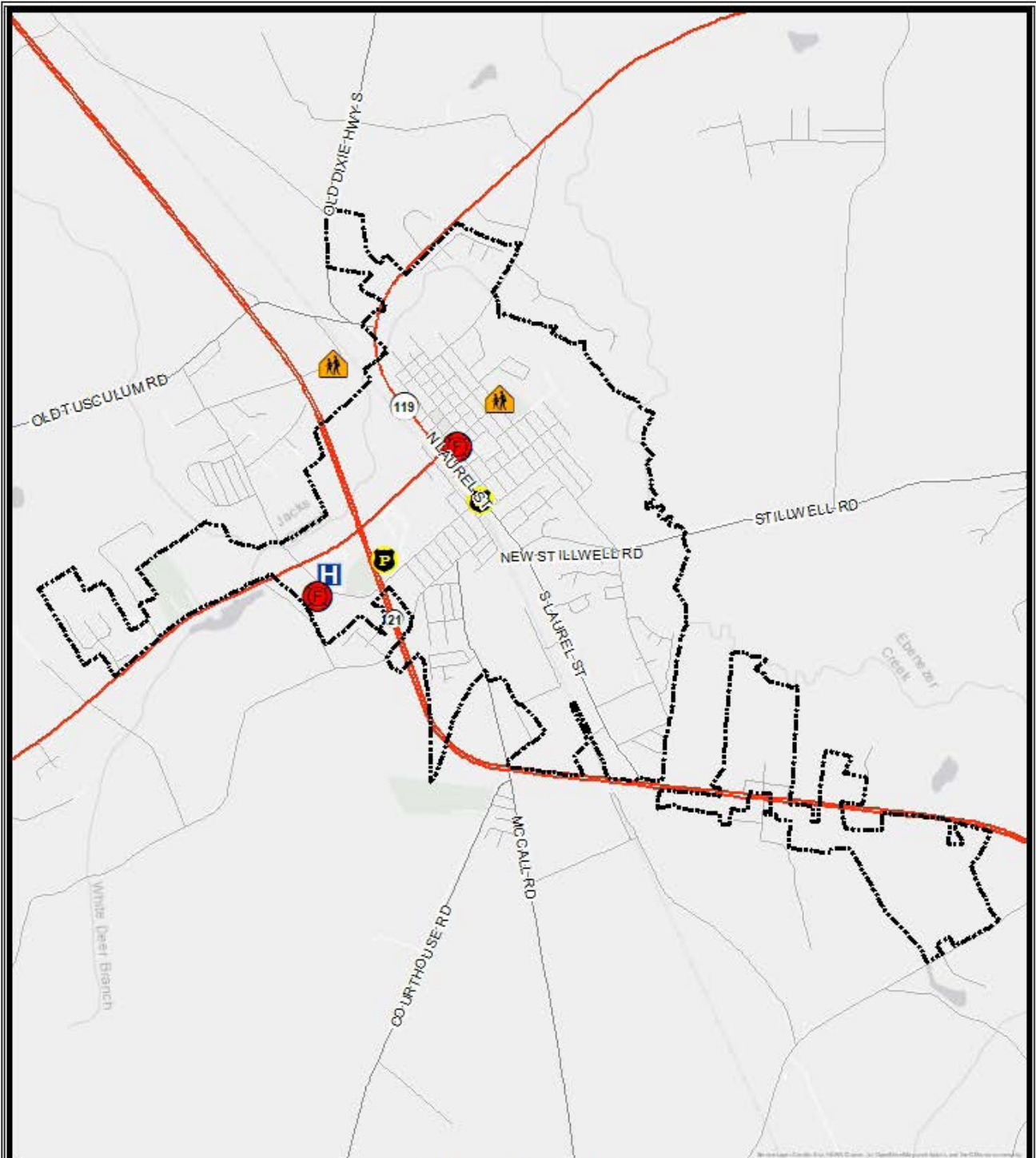
- City Boundaries
- Fire Stations
- Police Stations
- Medical Care Facilities
- Schools

**Critical Facilities**  
**City of Rincon**  
*Effingham County*

Published: 7/29/2019  
 1 in = 1 miles



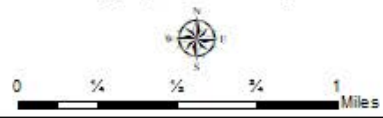
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- City Boundaries
- Fire Stations
- Police Stations
- Medical Care Facilities
- Schools

**Critical Facilities**  
**City of Springfield**  
 Effingham County

Published: 7/29/2019  
 1 in = 1 miles



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### Coastal Vulnerability and Resilience

Resilient communities minimize any disaster’s disruption to everyday life and their local economies. Resilient communities are not only prepared to help prevent or minimize the loss or damage to life, property, and the environment, but they also have the ability to quickly return citizens to work, reopen businesses, and restore other essential services needed for a full and timely economic recovery.

## NATURAL HAZARDS

### 7.1

Portions of Effingham County are located within low laying coastal plains and are susceptible to flooding from rivers and canals. Effingham County and the cities of Guyton, Rincon, and Springfield are also at risk of flooding from hurricanes.

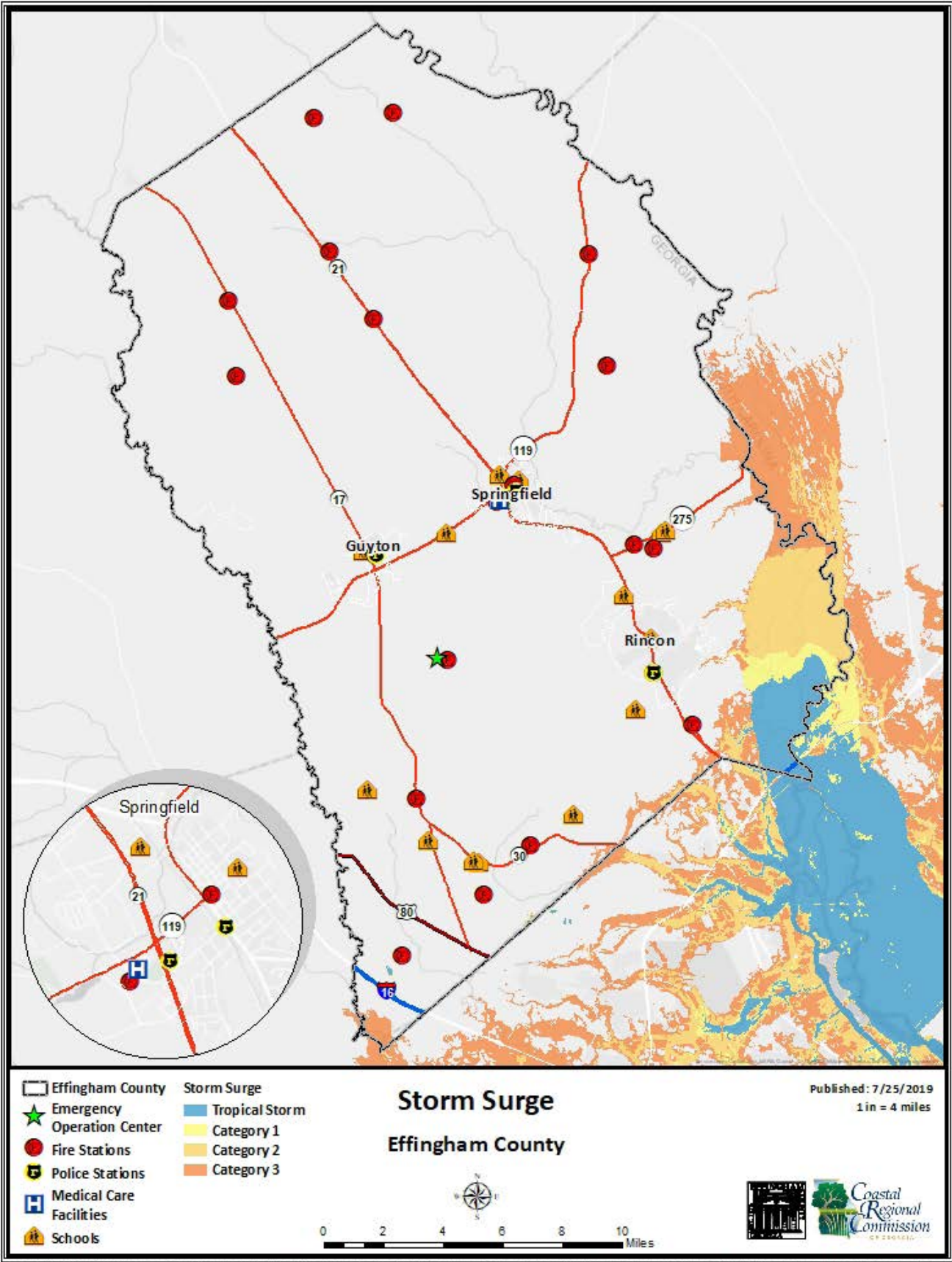
## STORM SURGE AND DEVELOPMENT

### 7.2

In Effingham County, 0.51% of development is within storm surge 1, 2.29% is within storm surge 2, and 1.51% is within storm surge 3.

In Rincon, 0.51% of development is within storm surge 2 and 0.82% is within storm surge 3.

Guyton and Springfield have no development within a storm surge.



# VEGETATION/OPEN WATER BUFFERS

7.3

Riparian buffers can be given a value based on their presence and allowance from open water and wetlands towards the built and developed environment. Three categories of consideration include: 100, 150, and 200-foot riparian buffers. A 100-foot riparian buffer is the recommended minimum based on literature reviews by the scientific community. As reported by the U.S. Agriculture and U.S. Environmental Protection agency in 1997, there are specific riparian widths that are associated with specific objectives. The recommended buffer width for flood control should be up 200 feet. This buffer width provides flood and sediment control as well as wildlife habitat.

Buffers narrower than 35 feet can provide some limited benefits but may require long-term maintenance since their ability to trap sediments is reduced.

# VULNERABLE POPULATIONS

7.4

A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

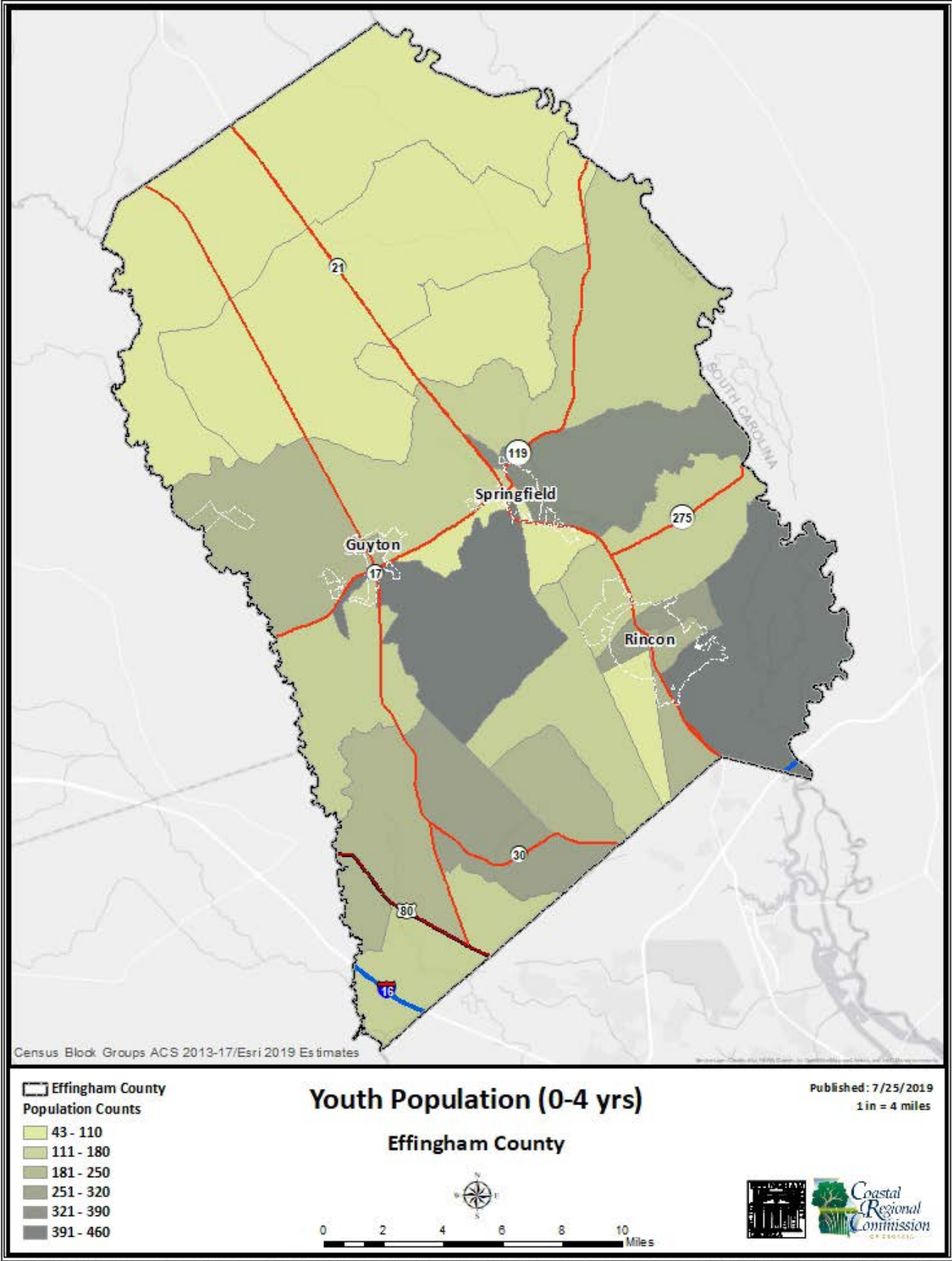
The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly, but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present:

- Unintentional weight loss of 10 pounds or more in the past year
- Self-reported exhaustion
- Weakness as measured by grip strength, slow walking speed and low physical activity.
- The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

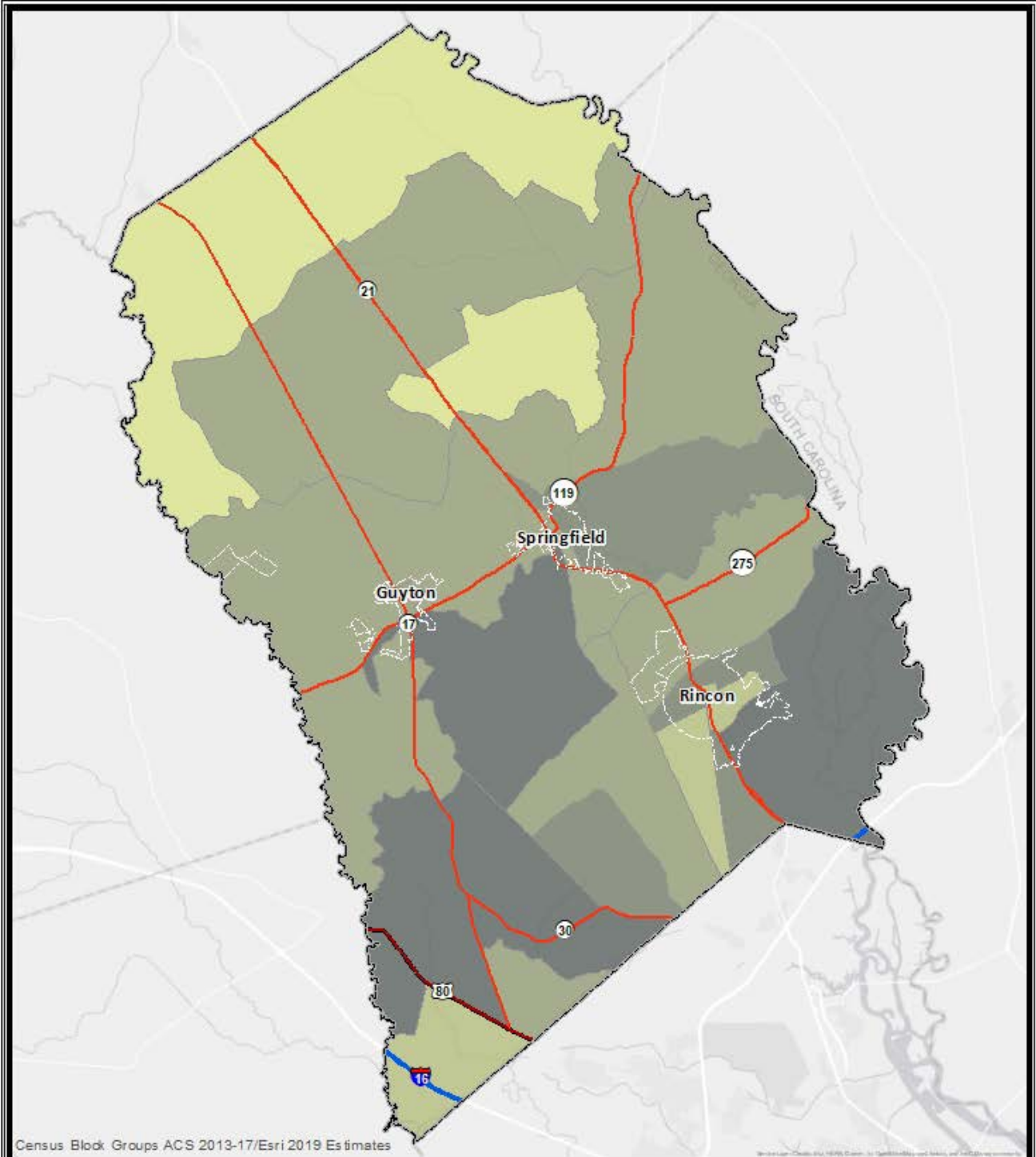
In Effingham County, the population of children under age 5 decreased by 1.2 percent from 2000 to 2017, During the same period, the number of children under age 5 decreased by 1.2% in Rincon and increased by 0.4% in Guyton and 1.4% in Springfield.

In Effingham County, the population of persons 65 or older increased 3% from 2000 to 2010. During that period, the number of persons aged 65 or older decreased in Guyton by 2.9%, Rincon by 0.7%, and Springfield by 0.1%.

**The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation.**







Census Block Groups ACS 2013-17/Esri 2019 Estimates

**Effingham County**

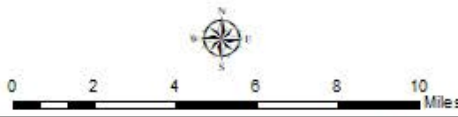
**Population Counts**


- 123 - 200
- 201 - 300
- 301 - 400
- 401 - 500
- 501 - 600

## Senior Population (65+)

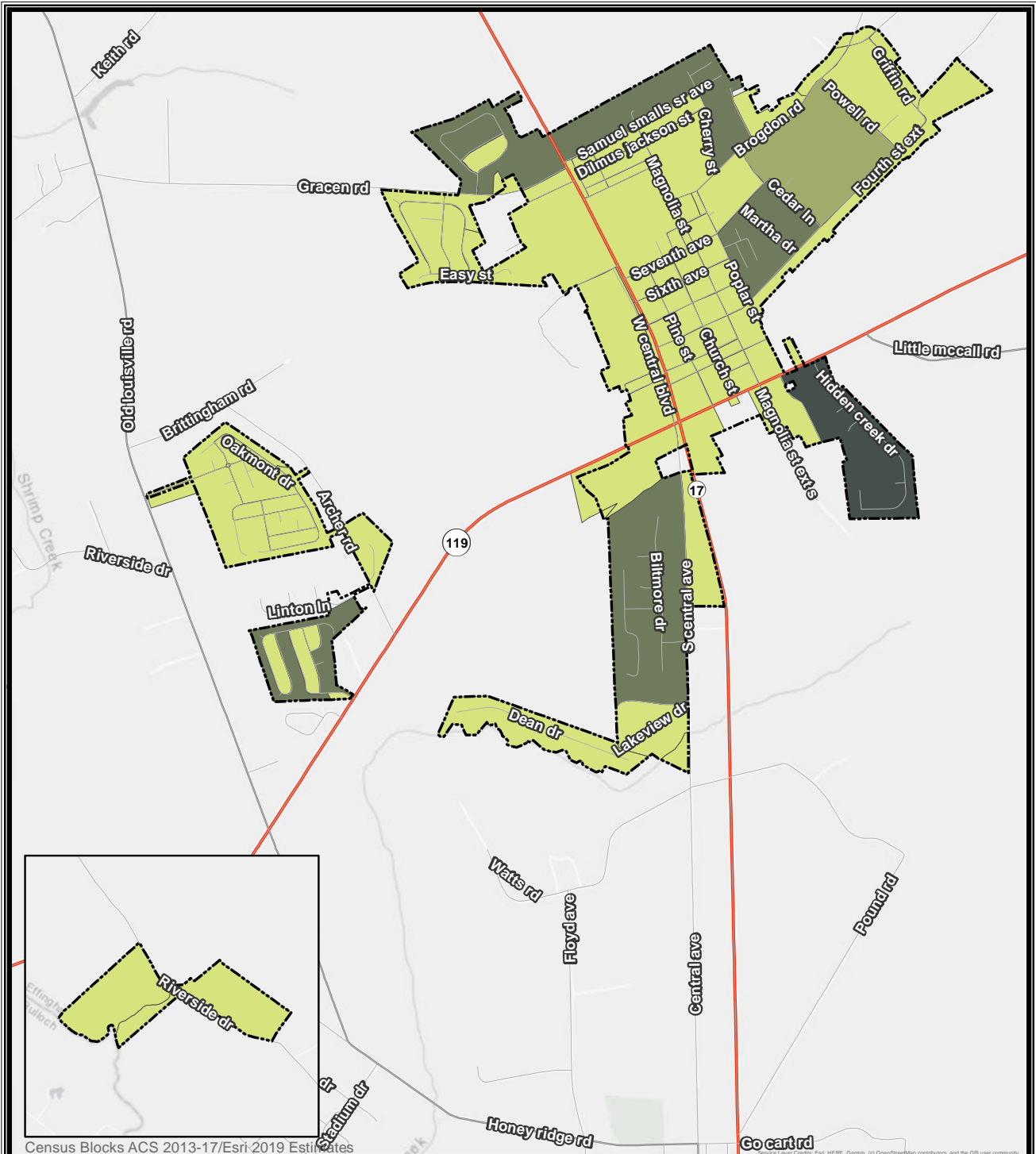
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**Effingham County**





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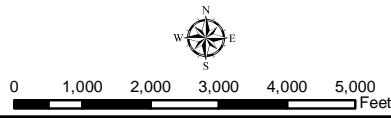
- Effingham County
- City Boundaries
- Youth Population Count**
- 0 - 5
- 6 - 10
- 11 - 15
- 16 - 20

## Youth Population (0-4 yrs)

### City of Guyton

Effingham County

Published: 10/08/19  
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Census Blocks ACS 2013-17/Esri 2019 Estimates

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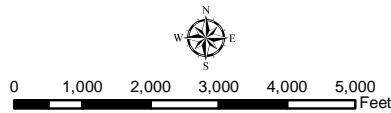
- Effingham County
- City Boundaries
- Senior Population Count**
- 0 - 10
- 11 - 20
- 21 - 32

## Senior Population (65+)

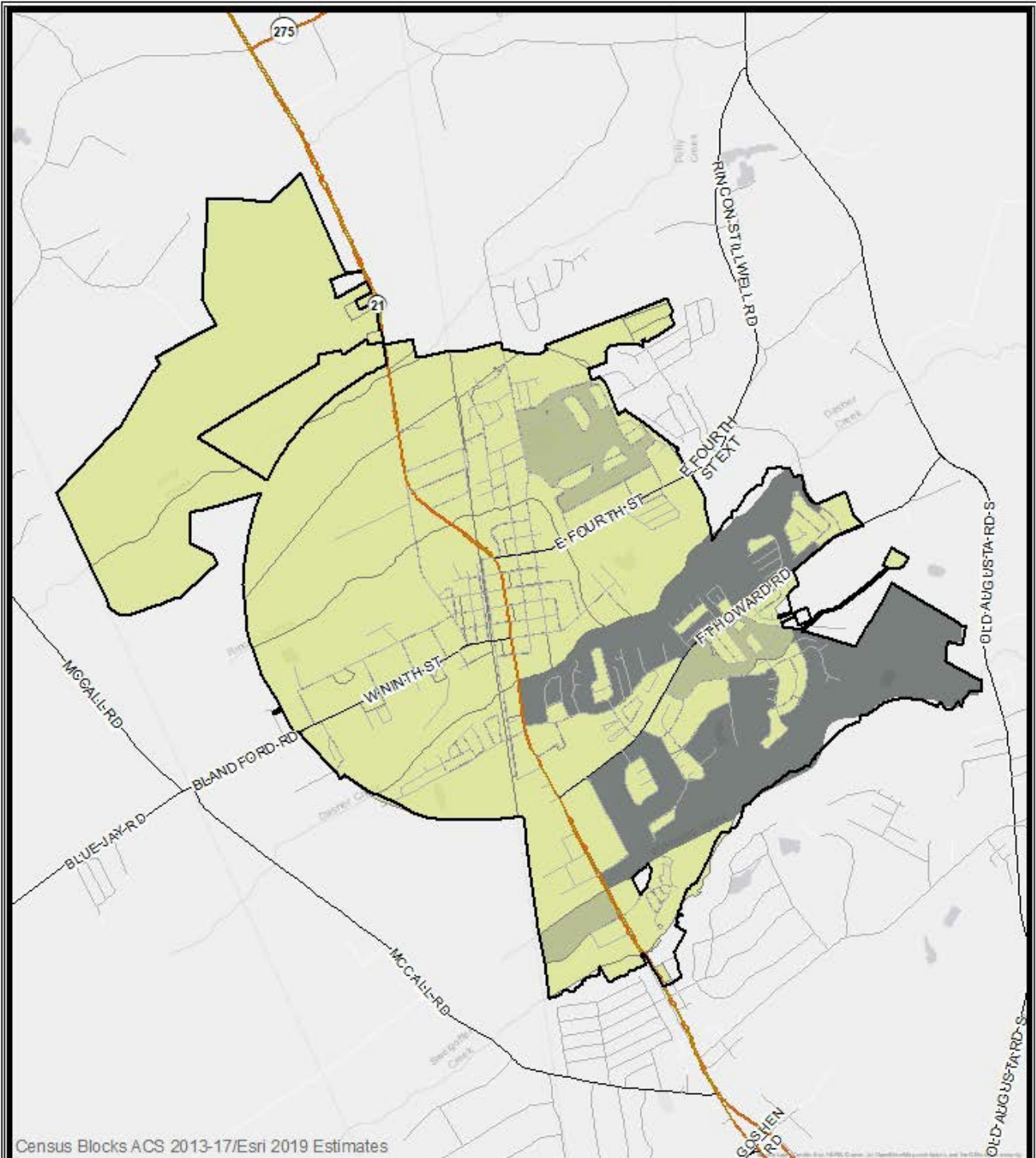
### City of Guyton

Effingham County

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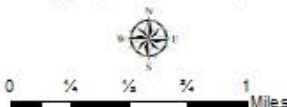


Census Blocks ACS 2013-17/Esri 2019 Estimates

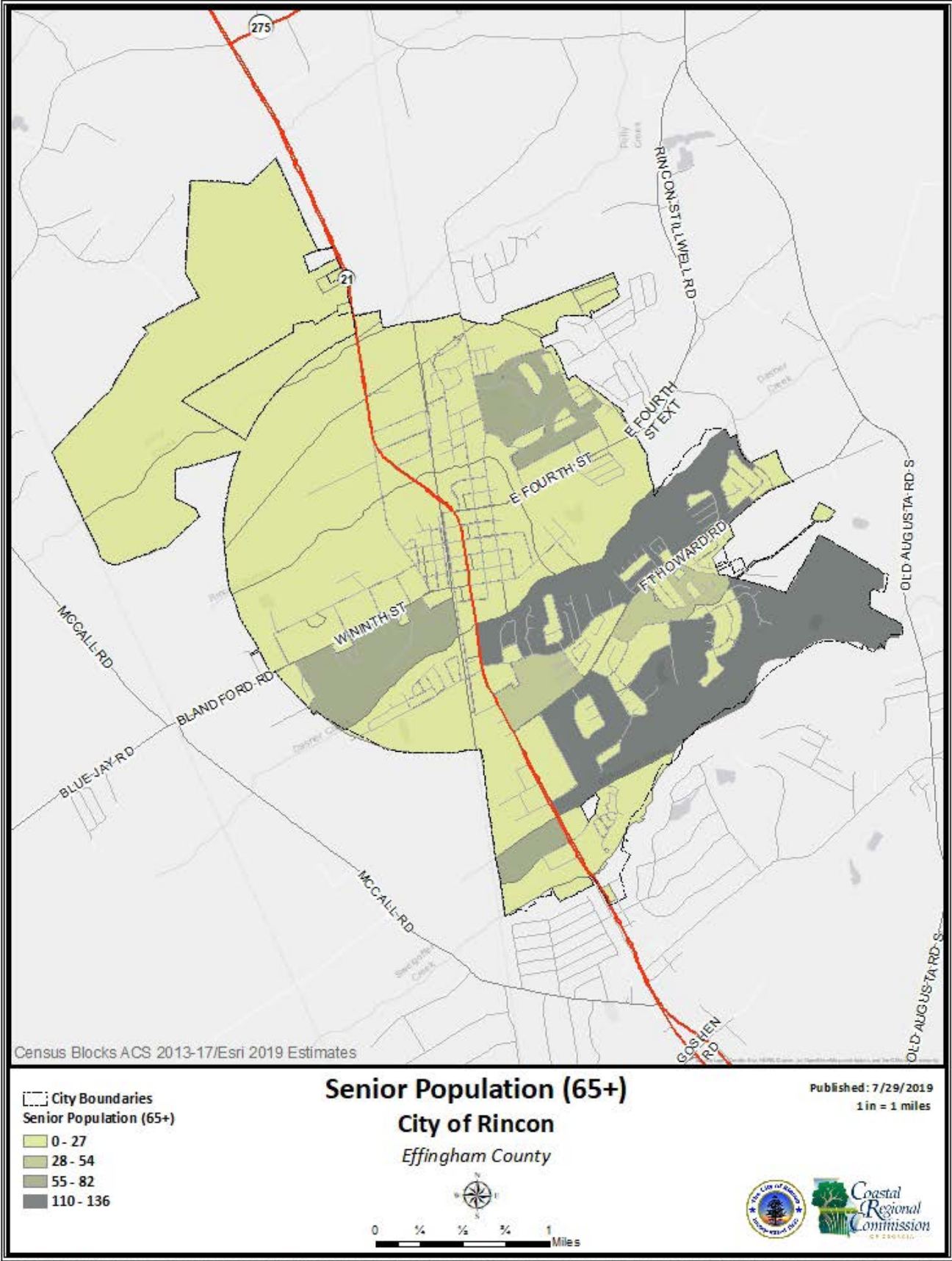
- City Boundaries
- Youth Population (0-4 yrs)**
- 0 - 25
- 26 - 50
- 51 - 75
- 76 - 100

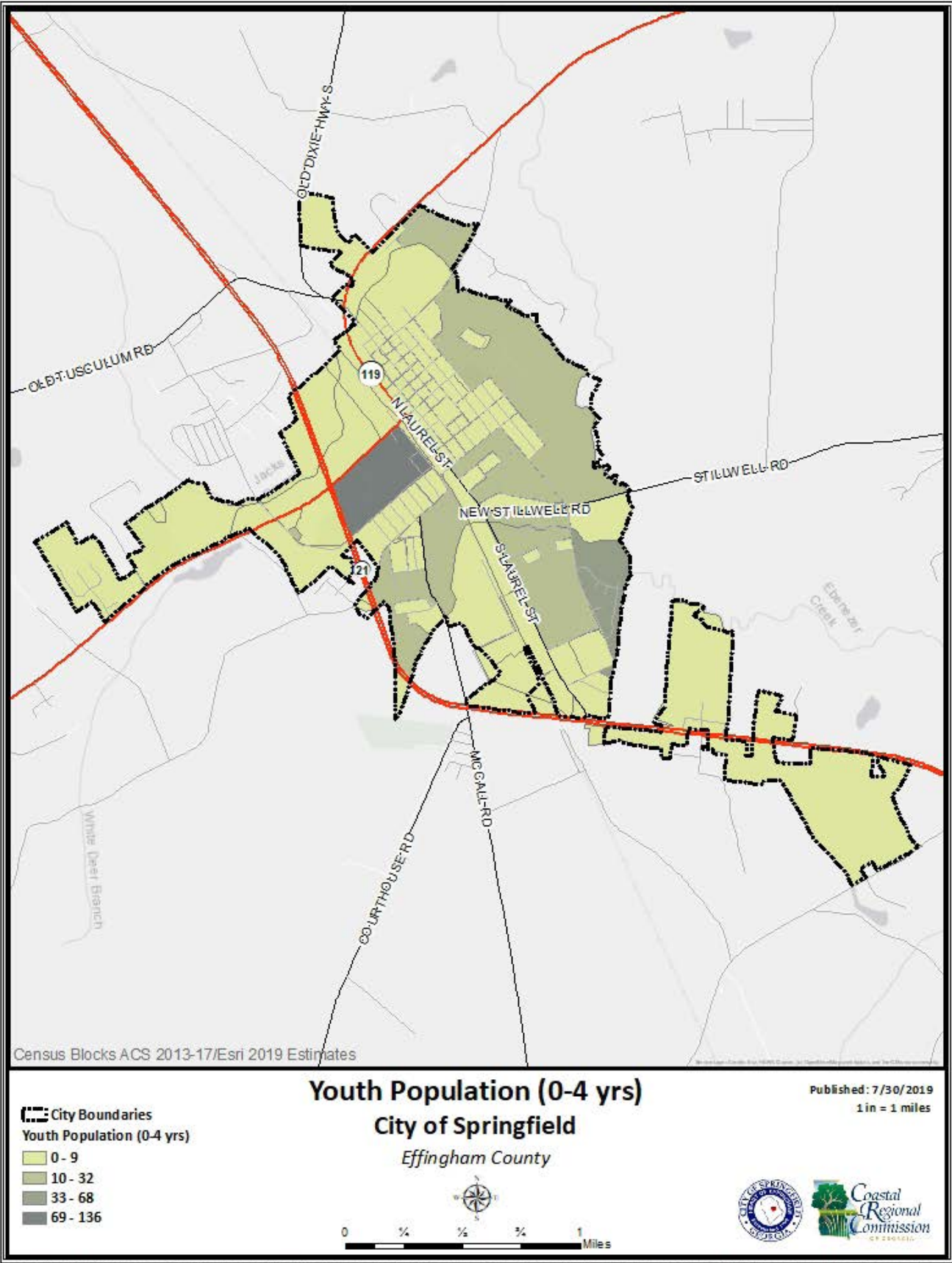
**Youth Population (0-4 yrs)**  
**City of Rincon**  
 Effingham County

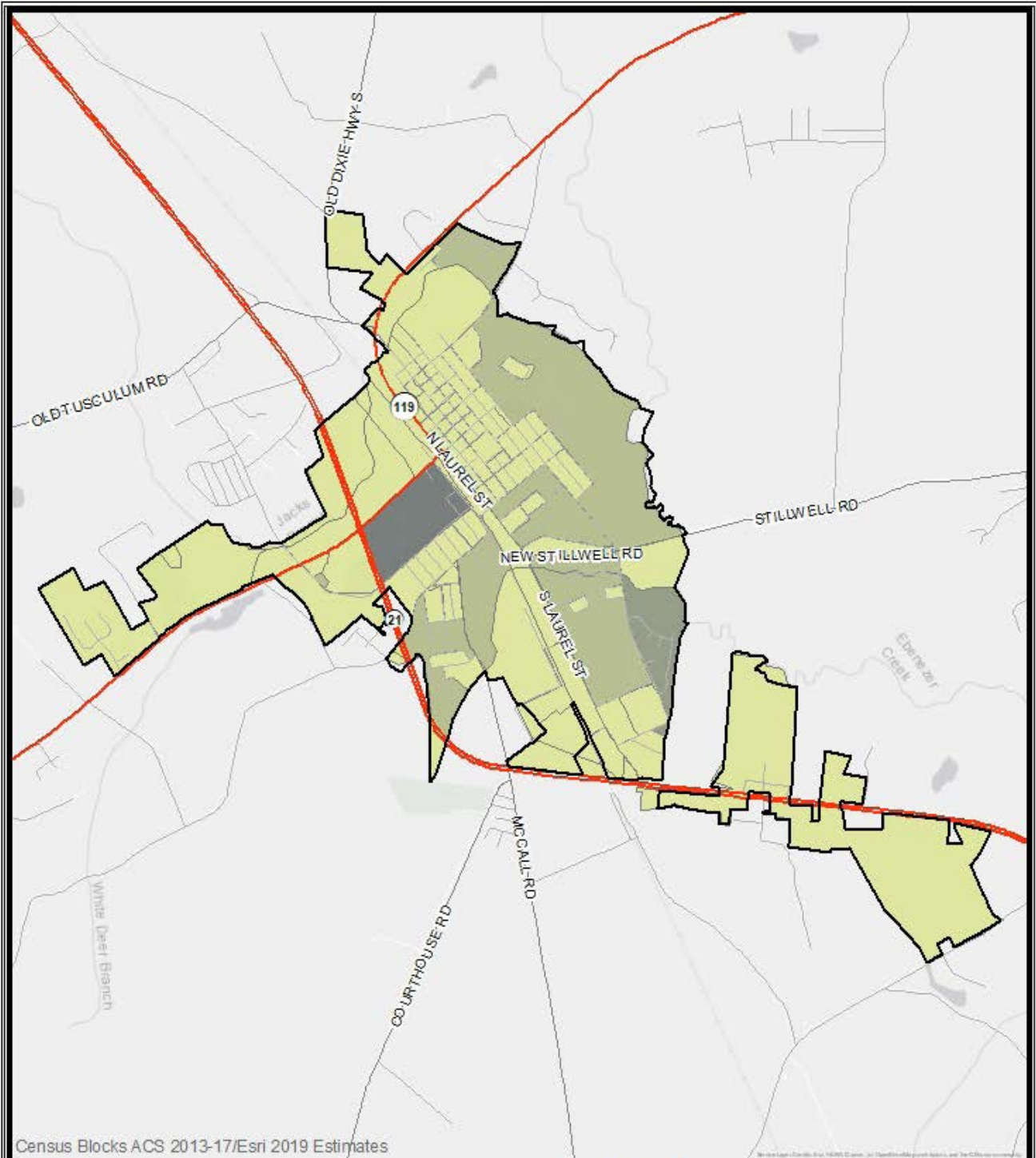
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Census Blocks ACS 2013-17/Esri 2019 Estimates

- City Boundaries
- Senior Population (65 +)**
- 0 - 9
- 10 - 32
- 33 - 68
- 69 - 136

**Senior Population (65+)**  
**City of Springfield**  
*Effingham County*

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## INCOME AND POVERTY LEVEL

7.5

Income directly relates to a family’s ability to have reliable transportation, which in turn directly relates to a family’s ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family’s ability to secure temporary lodging (hotels or motels) beyond publicly provided shelter, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster. The U.S. Census Bureau defines families as below the poverty level if they make less than 80% of the median household income for that area. The table below shows poverty levels for Effingham County and the cities of Guyton, Rincon, and Springfield using U.S. Census Bureau data from 2017.

Location	Median Income	80% of Household Income	% of Families Falling below Poverty Level
Effingham County	\$64,279	\$51,423	7%
Guyton	\$56,442	\$45,153	8.4%
Rincon	\$56,019	\$44,815	11.4%
Springfield	\$43,750	\$35,000	16.1%

## MEANS OF TRANSPORTATION

7.6

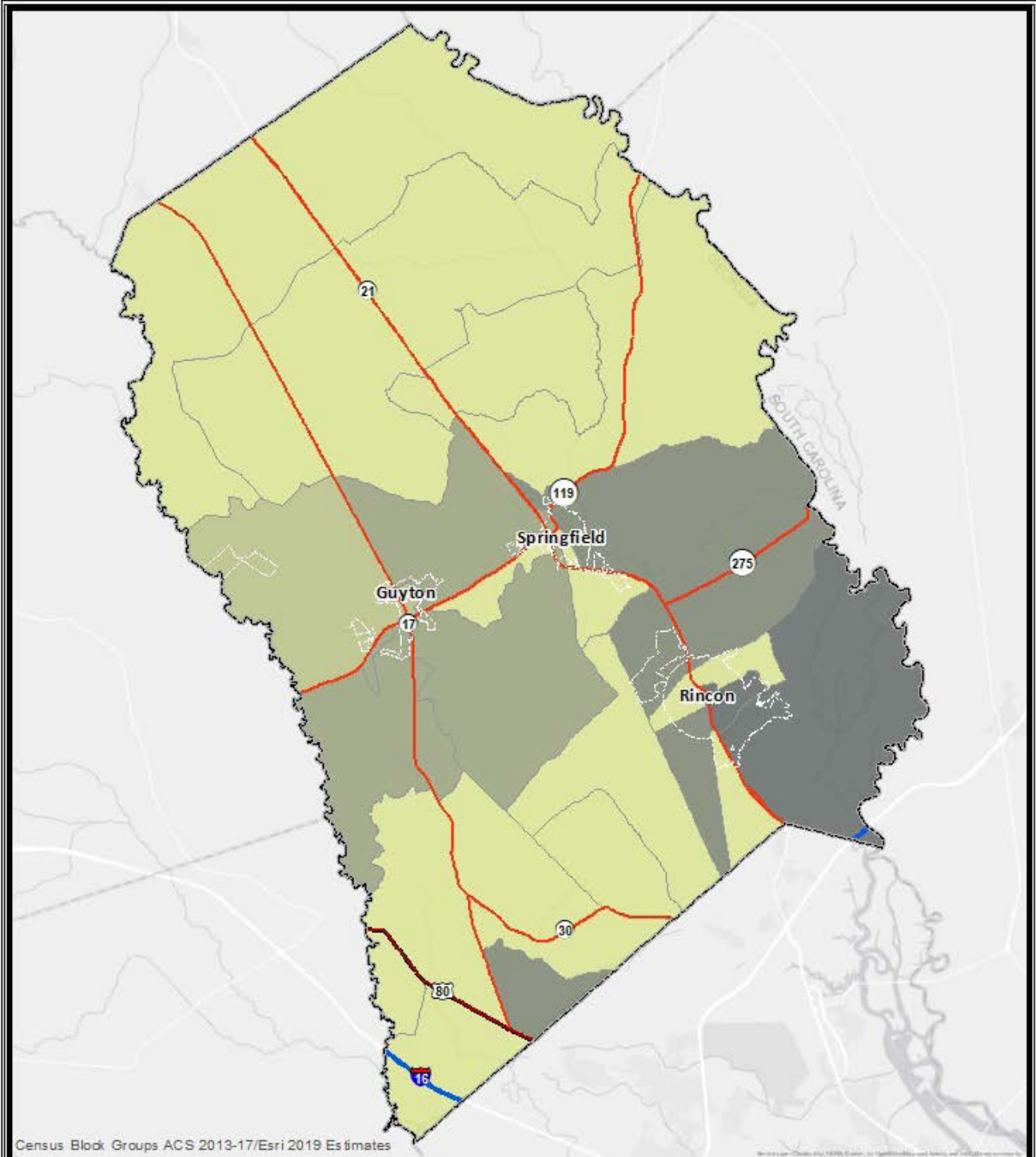
The U. S. Census reports on whether households have access to a personal vehicle. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Effingham County, 2.5% of households are without a personal vehicle. This percentage is 3.8% in Rincon, 7.8% in Springfield, and 3.1% in Guyton.

## HOUSING TYPE

7.7

Mobile homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. In Effingham County, 20.6% of families lived in mobile homes in 2017. Mobile homes are the second most common type of housing in the county, falling behind only single family detached units.





Census Block Groups ACS 2013-17/Esri 2019 Estimates

**Effingham County**

Population Counts

- 28 - 60
- 61 - 90
- 91 - 120
- 121 - 150
- 151 - 181

## Families Below Poverty Line

### Effingham County

Published: 7/25/2019

1 in = 4 miles

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Census Blocks ACS 2013-17/Esri 2019/Google

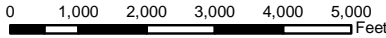
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### Families Below Poverty Line

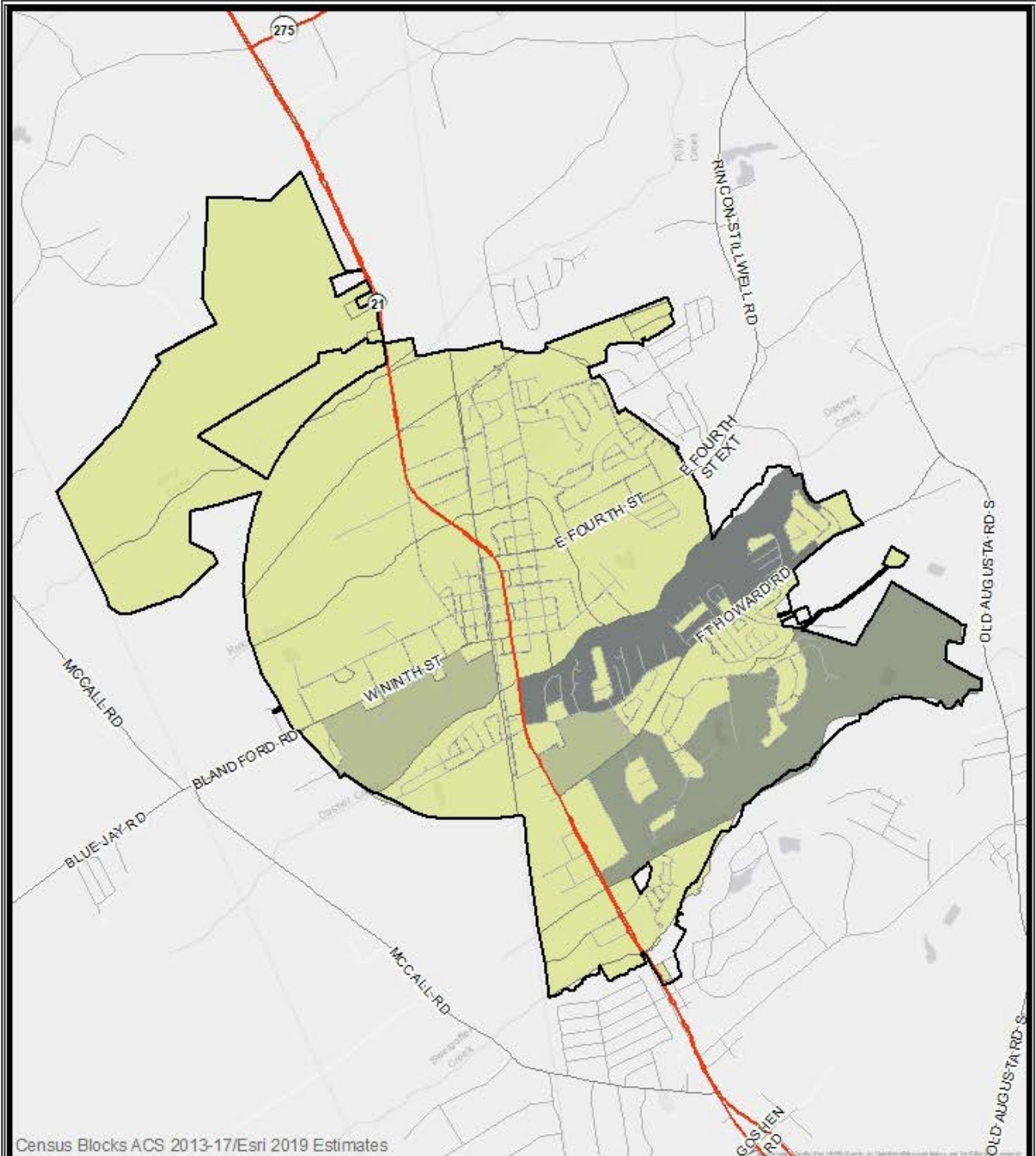
Published: 10/08/19  
1 in = 2,500 feet

- Effingham County
- City Boundaries
- Families Below the Poverty Line Count**
- 0 - 3
- 4 - 6
- 7 - 9

### City of Guyton Effingham County



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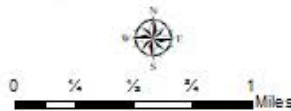
Census Blocks ACS 2013-17/Esri 2019 Estimates

### Families Below Poverty Line

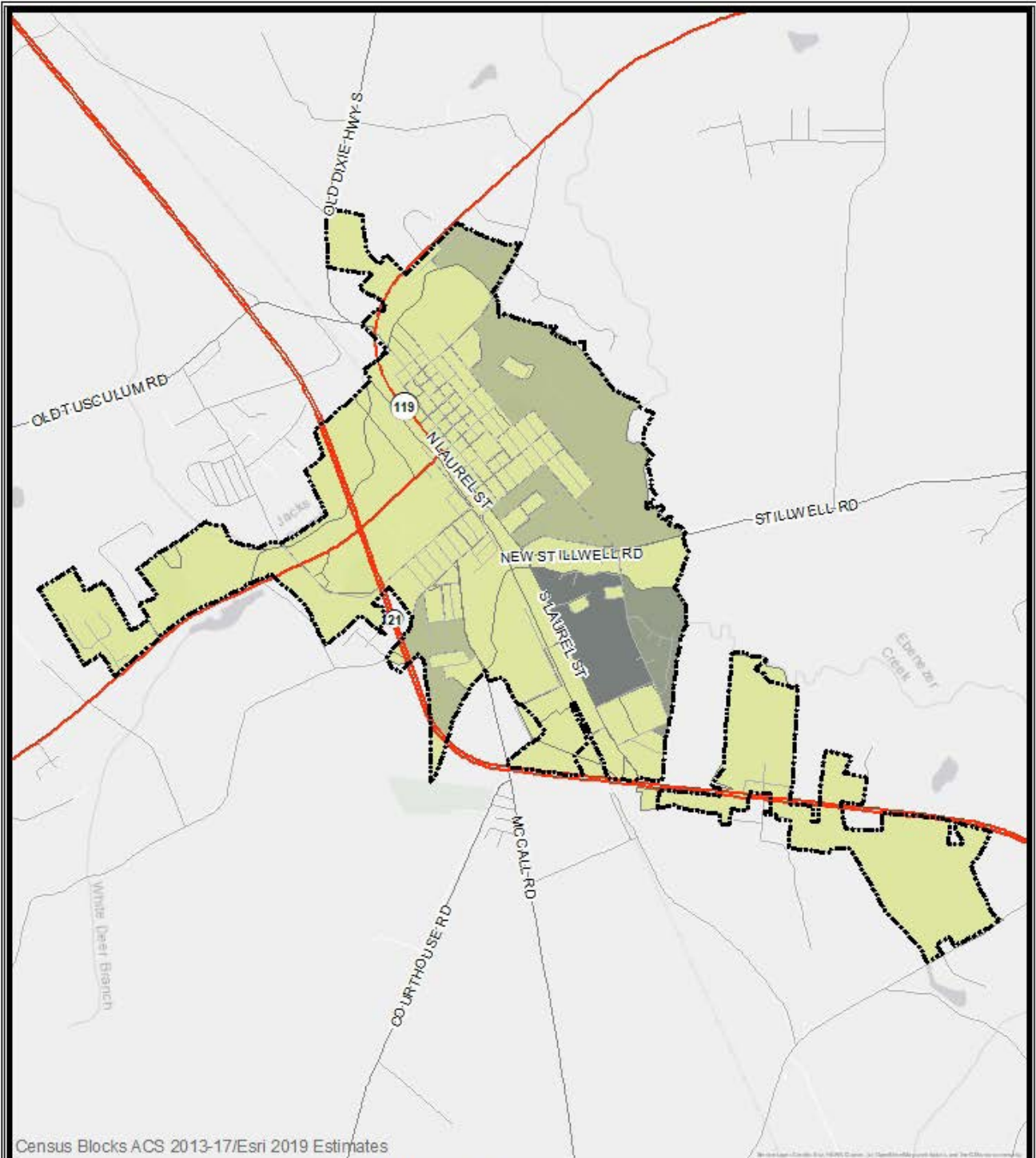
Published: 8/1/2019  
 1 in = 1 miles

- City Boundaries
- Families below the Poverty Line**
- 0 - 16
- 17 - 32
- 33 - 48
- 49 - 64

**City of Rincon**  
 Effingham County



Prepared by GIS staff in a Geographic Information System (GIS) Desktop based on Census Bureau 2013-2017 ACS 5-year summary data. The data is presented as is and does not represent an official government position. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided for informational purposes only and should not be used for any other purpose. The information is provided for informational purposes only and should not be used for any other purpose.

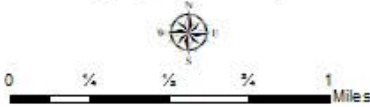


Census Blocks ACS 2013-17/Esri 2019 Estimates

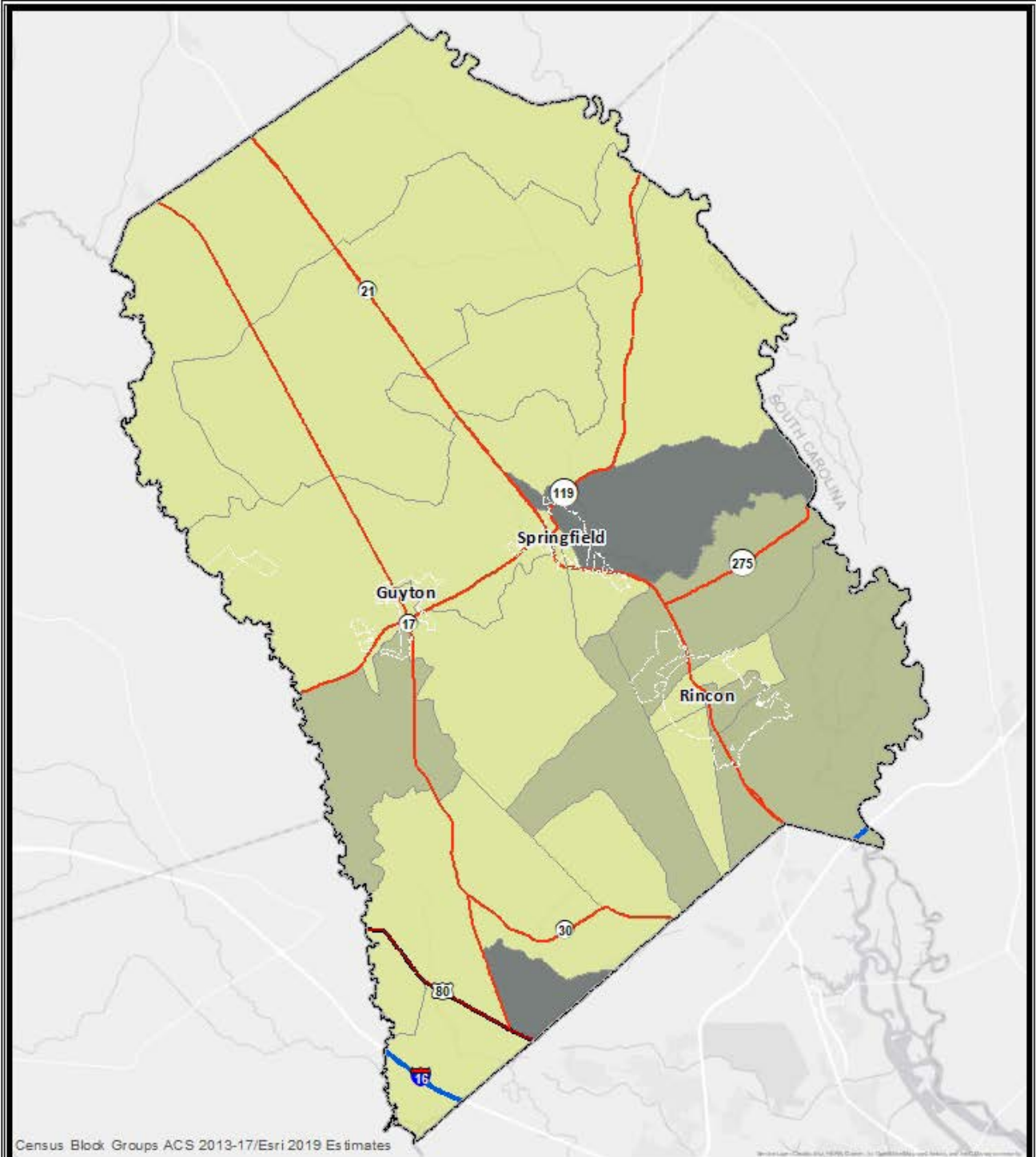
### Families Below Poverty Line City of Springfield Effingham County

Published: 7/29/2019  
 1 in = 1 miles

- City Boundaries
- Families below the Poverty Line**
- 0 - 3
- 4 - 6
- 7 - 9
- 10 - 12



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Census Block Groups ACS 2013-17/Esri 2019 Estimates

**Effingham County**

Population Counts

- 0 - 8
- 9 - 16
- 17 - 24
- 25 - 32

## Families Without A Vehicle

### Effingham County

Published: 7/29/2019  
 1 in = 4 miles

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Census Blocks ACS 2013-17/Esri 2019 Estimates

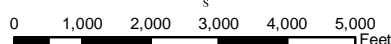
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

### Families Without A Vehicle

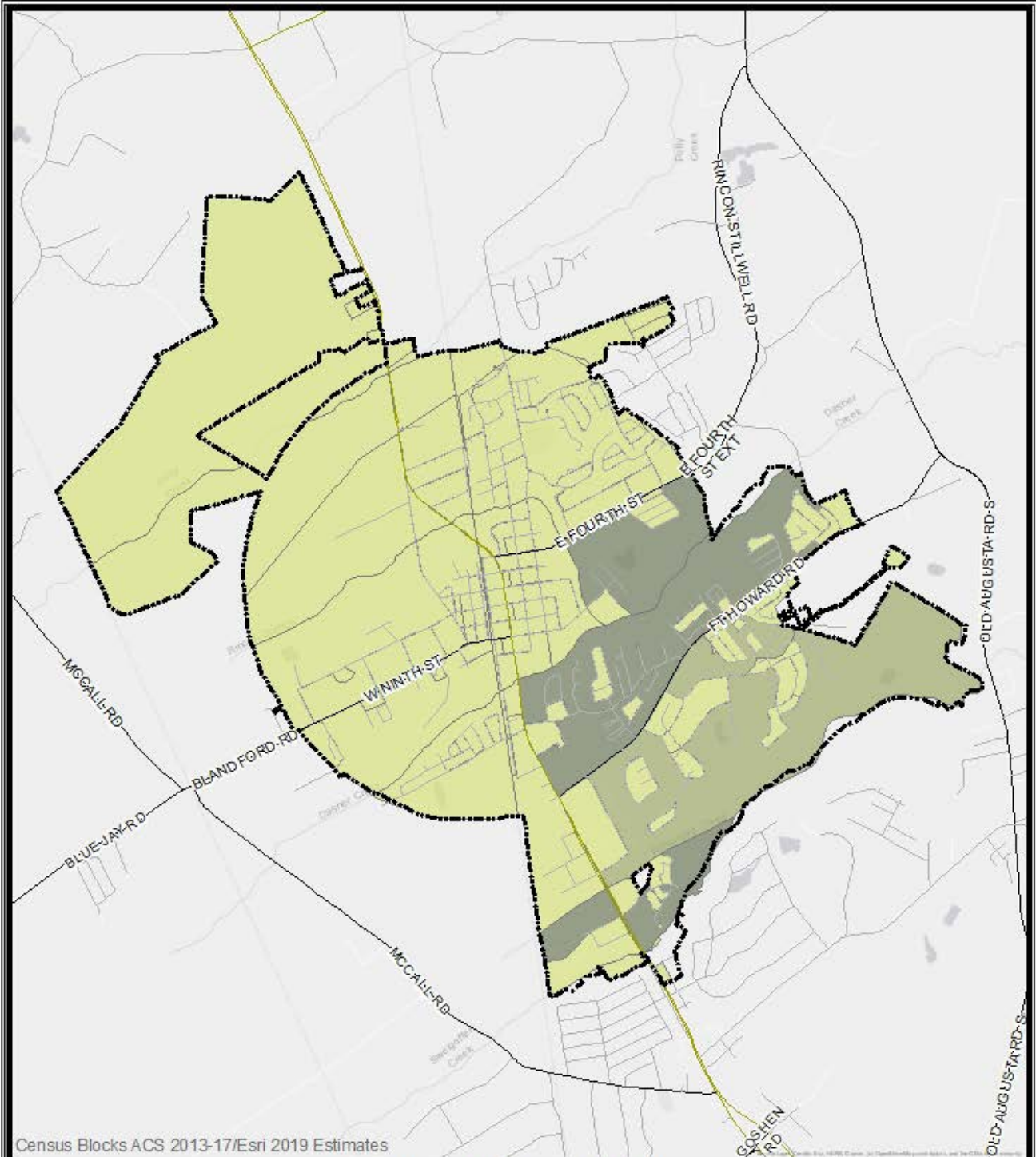
Published: 10/22/19  
1 in = 2,500 feet

- Effingham County
- City Boundaries
- Families Without a Vehicle Count**
- 0 - 1
- 2

### City of Guyton Effingham County



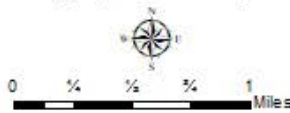
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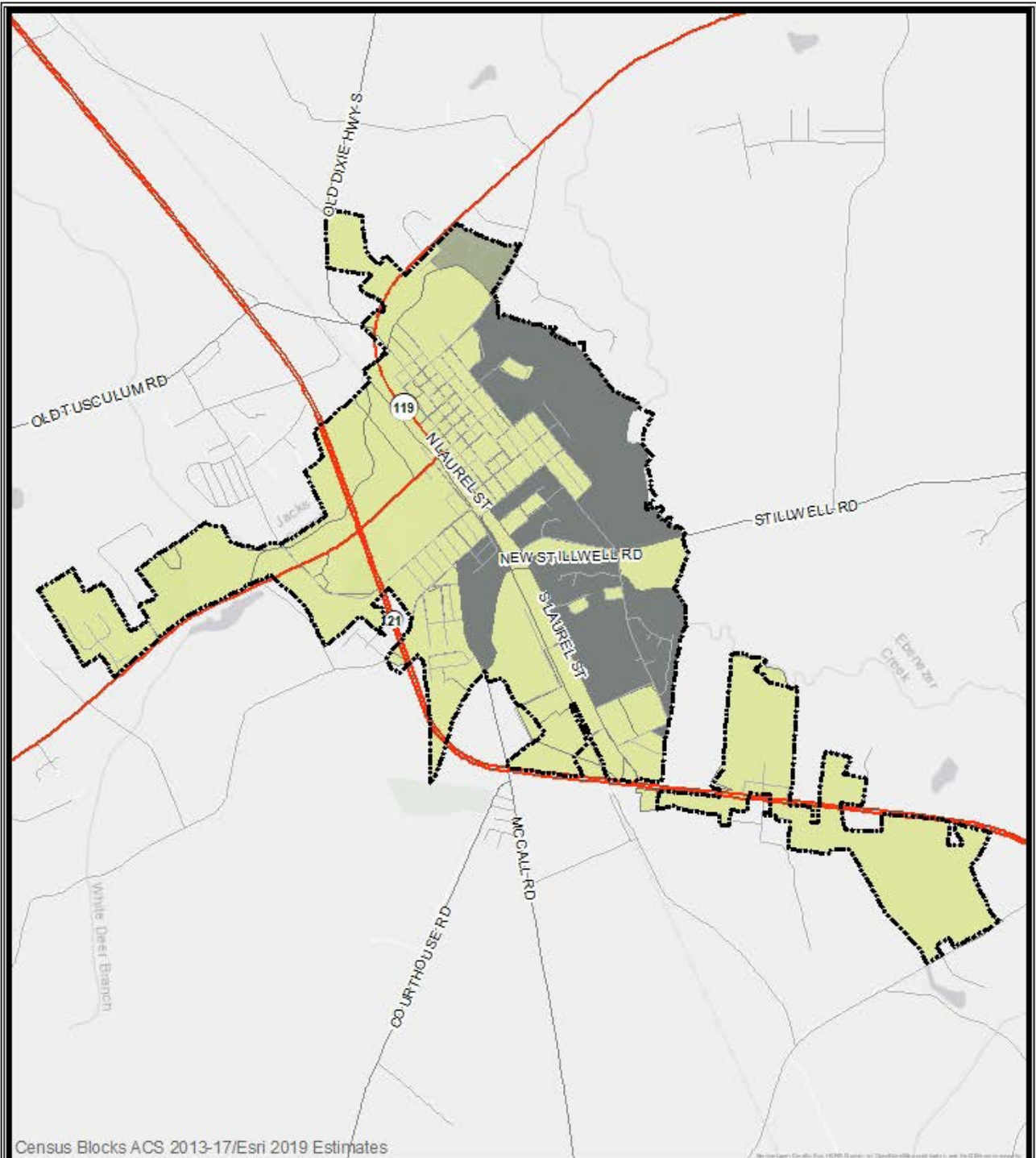
**Families Without A Vehicle**  
**City of Rincon**  
*Effingham County*

Published: 7/29/2019  
 1 in = 1 miles

- Families without a Vehicle**
- 0
  - 1
  - 2



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Census Blocks ACS 2013-17/Esi 2019 Estimates

### Families Without A Vehicle

#### City of Springfield

Effingham County

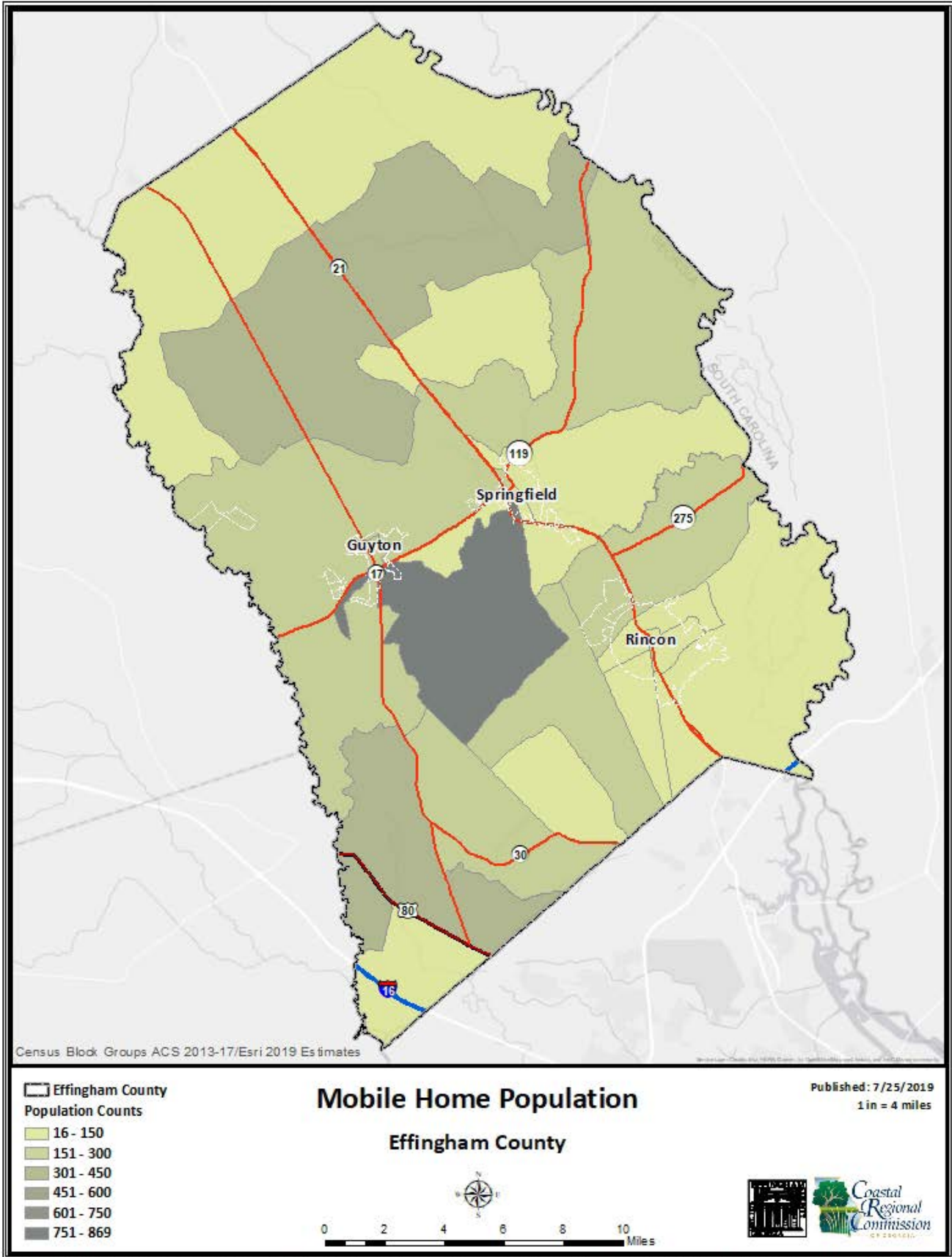
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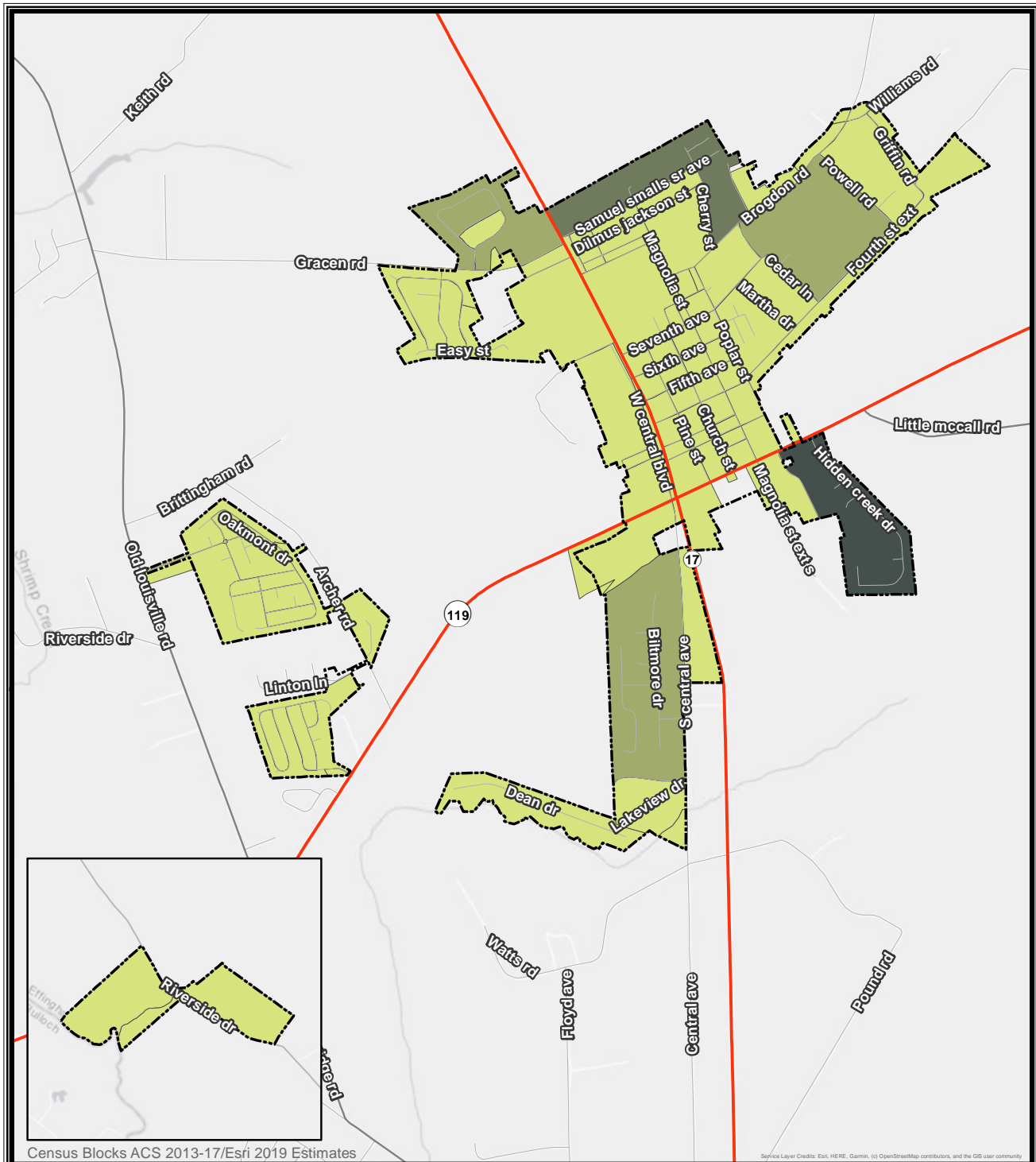
- City Boundaries
- Families without a Vehicle**
- 0
- 1 - 2
- 3 - 4



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Census Blocks ACS 2013-17/Esri 2019 Estimates

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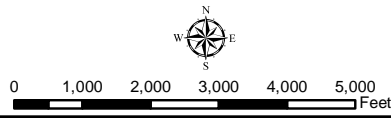
- Effingham County
- City Boundaries
- Mobile Home Population Count**
- 0 - 10
- 11 - 20
- 21 - 30
- 31 - 42

## Mobile Home Population

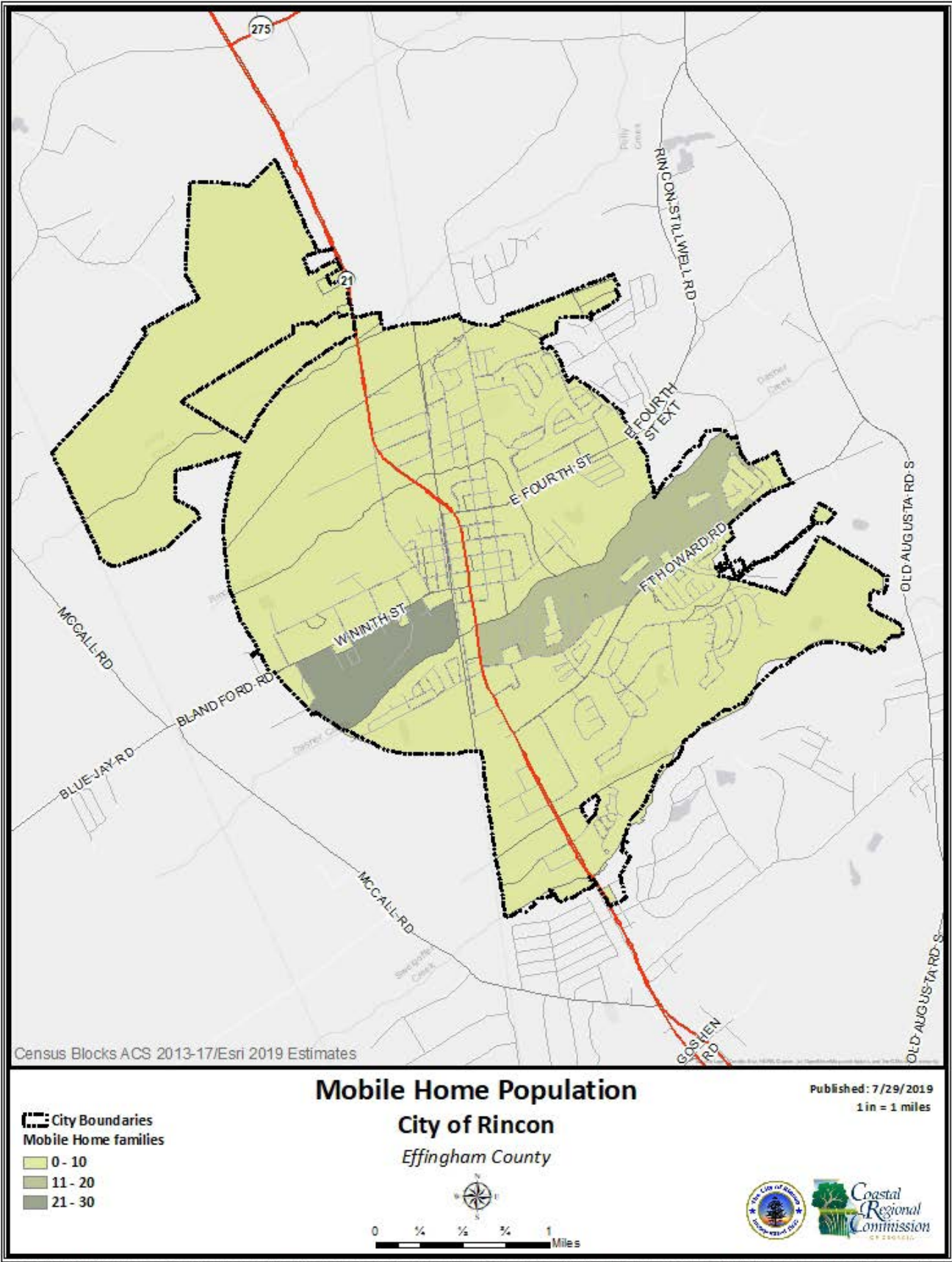
### City of Guyton

Effingham County

Published: 10/08/19  
1 in = 2,500 feet

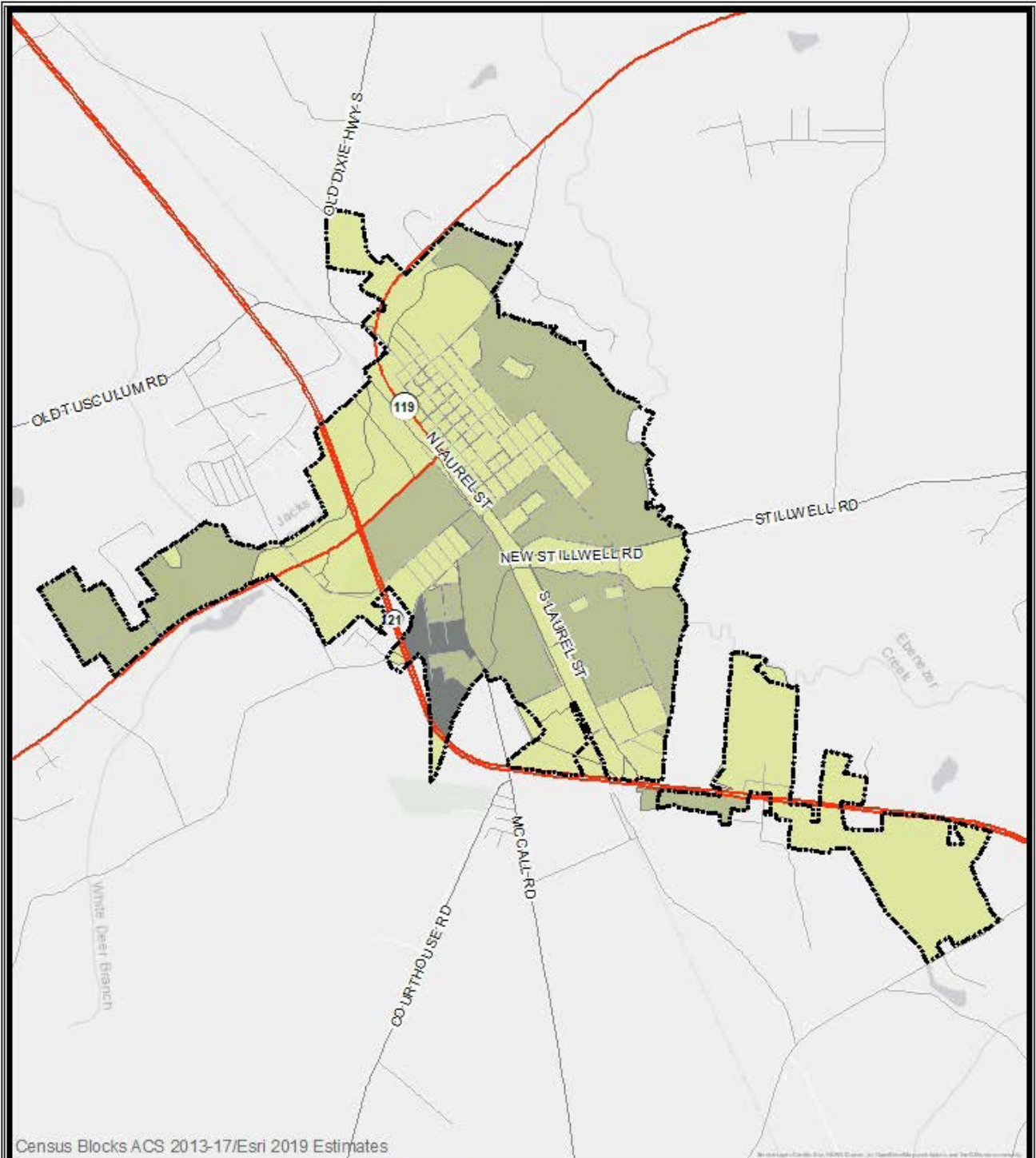


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Census Blocks ACS 2013-17/Esri 2019 Estimates

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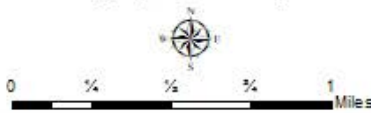


Census Blocks ACS 2013-17/Esri 2019 Estimates

**Mobile Home Population**  
**City of Springfield**  
 Effingham County

Published: 7/29/2019  
 1 in = 1 miles

- City Boundaries
- Mobile Home Population**
- 0 - 2
- 3 - 8
- 9 - 21
- 22 - 42



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# 8

# ECONOMIC DEVELOPMENT

- 8.1 Economic Base
- 8.2 Unemployment Rate
- 8.3 Occupation
- 8.4 Class of Labor Force and Places of Employment
- 8.5 Workforce Development Issues

Economic Development is a vital part of creating and maintaining flourishing communities. Industry and jobs bring in money through tax revenue and exports, without which communities struggle to provide services and public goods to meet residents' needs. A strong economy also allows governments to go beyond providing basic services into improving the quality of life of its residents.

Industry gives residents the opportunity to maximize their skillsets with desirable jobs close to home and prevents residents from taking their talents to surrounding communities. Keeping workers in their home communities increases investment and time spent there, further benefiting those communities. Conversely, a lack of skilled positions detracts skilled workers from staying in or moving to a community. Effingham County indicated lack of a skilled workforce as a threat to the community during a steering committee meeting. This is an important consideration for Effingham County and the three cities within, especially considering the proximity to Savannah, which attracts many commuters from surrounding areas.

A diverse economy strengthens communities and can be a source of protection from economic downturns and changes in industry. Communities that focus on a single industry as the heart of the economy risk damaged economies should that industry fail or leave. As of 2017, Effingham County's workforce totaled 26,906 total employees. Manufacturing employs 17.5% of those employees, the most of all industry types in the county. Major manufacturing employers in the county include Edwards Interiors Aerospace Georgia Transformer, Georgia Pacific, Omega Steel, Inc., Power Rail, Sampco of Georgia, Silver Lake systems & Design, Inc., and Spatial Engineering. Other industry types employing significant portions of the workforce in Effingham County are government employment, transportation and warehousing, utilities, retail trade, and construction.

Effingham County and the cities of Guyton, Rincon, and Springfield must prioritize economic development and workforce growth and retention to ensure their communities prosper in the future.

### **Policies in support of economic development**

In order to promote a thriving economy, Effingham County has set goals in their Community Vision to expand and diversify job opportunities and become a desirable place to do business as opposed to serving as a bedroom community for Savannah. To diversify industry, the county intends to focus on hospitality and entertainment, both of which are growing industries in the state.

Guyton hopes to expand business opportunities by increasing the physical size of the city through annexation. Rincon also plans to invite economic growth and expansion through annexation and infrastructure improvements. Springfield plans to focus on growing their hospitality and tourism industries to stimulate their local economy.





## ECONOMIC BASE

### 8.1

The table provides the percentages of Effingham County workforce employed in each industry type from 2000 to 2017.

Industry Type	Effingham County		
	2000	2010	2017
Total Employed (16 years and over Civilian Labor Force)	17,380	23,094	26,906
Agriculture, forestry, fishing and hunting, and mining	12.0%	11.2%	9.2%
Construction	20.9%	17.4%	17.5%
Manufacturing	2.5%	3.1%	3.2%
Wholesale trade	2.5%	3.1%	3.2%
Retail trade	12.4%	10.7%	9.5%
Transportation and warehousing, and utilities	8.0%	9.5%	11.5%
Information	1.2%	0.5%	1.3%
Finance and insurance, and real estate and rental and leasing	3.9%	5.2%	3.9%
Professional, scientific, and management, and administrative and waste management services	4.8%	7.5%	5.7%
Educational services, and health care and social assistance	16.7%	17.9%	18.0%
Arts, entertainment, and recreation, and accommodation and food services	5.1%	7.7%	8.3%
Other services, except public administration	6.1%	4.4%	5.6%
Public administration	5.2%	4.3%	5.6%

U.S. Census Bureau

## UNEMPLOYMENT RATE

### 8.2

The economic recession of 2008 resulted in a 2010 unemployment rate of at 9.96% in Effingham County. In 2017, Effingham County's unemployment rate decreased to 4.1%, which was lower than the state of Georgia unemployment rate (4.7%) and equal to the United States unemployment rate (4.4%).

16 Years and Older Unemployment Rate			
	2000	2010	2017
Effingham County	3.2%	9.6%	4.1%
Georgia	3.4%	10.6%	4.3%
U.S.	3.9%	9.3%	4.1%

Bureau of Labor Statistics

## OCCUPATION

### 8.3

The US Census reports five primary occupation types and the trends of total employed in each occupation for Effingham County for the years 2000, 2010, and 2017 are listed below:

Occupation Type	2000	2010	2017
Management, Business, Science, and Arts	25.5%	27.3%	21.0%
Services	13.5%	13.4%	13.7%
Sales and Office	24.4%	25.3%	21.0%
Natural Resources, Construction, and Maintenance	18.2%	15.5%	14.6%
Production, Transportation, and Material Moving	18.3%	18.5%	18.6%

U.S. Census Bureau





# CLASS OF LABOR FORCE AND PLACES OF EMPLOYMENT

8.4

The class of workers in the labor force includes 80.9% percent private and salary workers, 15.6%government workers, 3.4% percent self-employed workers, and 0.1% unpaid family workers.

**80.9%**  
PRIVATE WAGE AND SALARY

Class of Labor Force	Effingham County
Total Employed	29,906
Private Wage and Salary Workers	80.9%
Government Workers	15.6%
Self-Employed Workers	3.4%
Unpaid Family Workers	0.1%
Private not-for-Profit wage and salary	2.0%

U.S. Census Bureau

In 2015, 17,878, or 81%, of Effingham County’s 22,060 working class residents worked outside of the county. 4,482 working class residents worked within the county.

**81.0%**  
WORK OUTSIDE COUNTY

Location of Workforce	2015
Living in Effingham County and Employed Elsewhere	81%
Living and Employed in Effingham County	19%

U.S. Census Bureau

## WORKFORCE DEVELOPMENT ISSUES

### 8.5

The workforce development issues as identified in the Comprehensive Economic Development Strategy document for the Coastal Region, which threaten quality economic development in the region include the following:

- High poverty rate;
- Low rates of educational attainment;
- Inferior skill levels for high-wage; and
- A poor level of occupational “soft skills.”

These factors present the risk of disinvestment and also pose difficulty in recruiting new firms to the area.



#### **Coastal Workforce**

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs.

Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances the economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations.

Coastal Workforce is charged with ensuring that its job centers are business/customer focused and outcome-based, with the placement of job seekers who meet businesses' hiring needs being a high priority. Because Coastal Workforce maintain effective workforce development systems, it enables many quality connections, matching employers' specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.



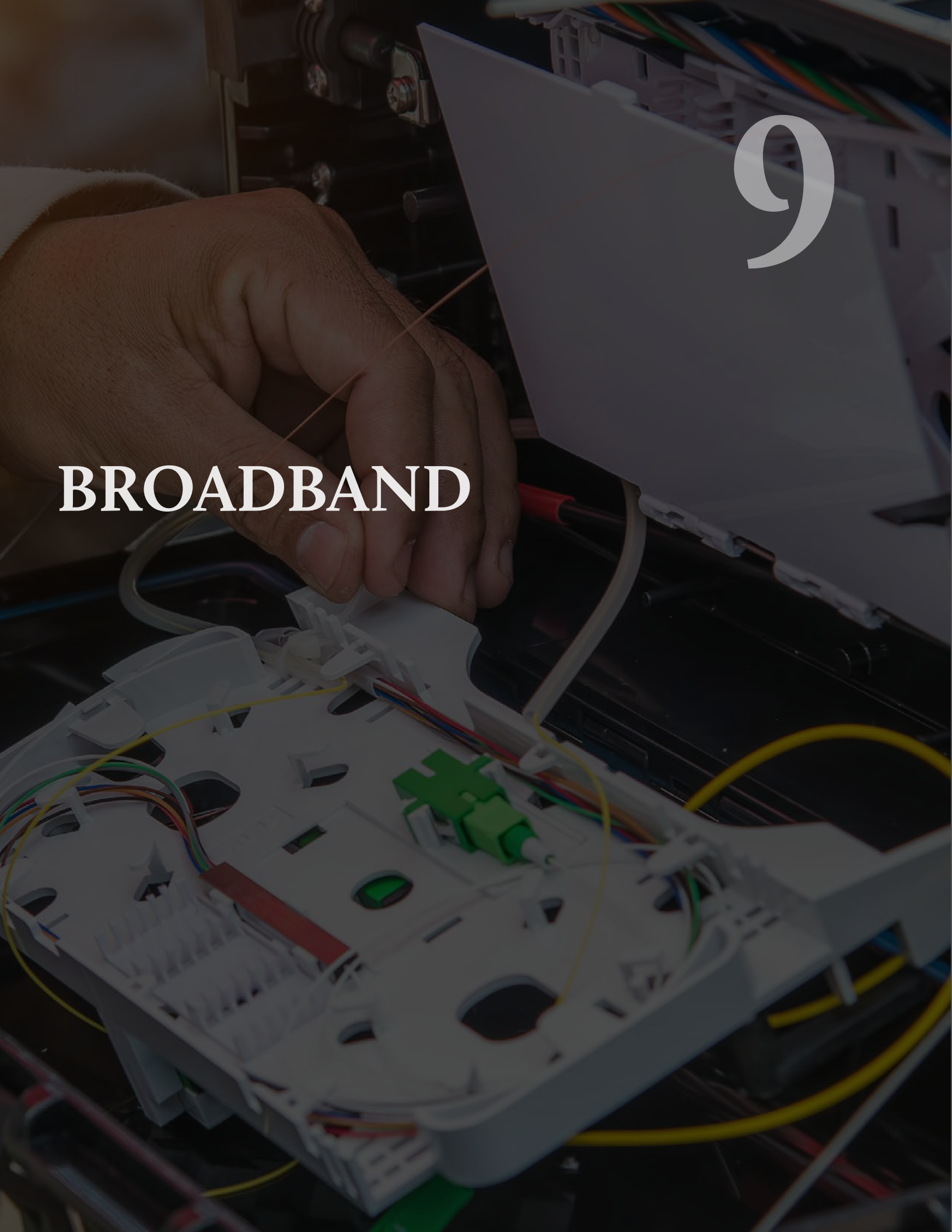
#### **Department of Community Affairs Economic Development**

DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.



#### **U.S. Department of Agriculture Rural Development**

USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural areas.

A close-up photograph of a person's hand working on a network patch panel. The hand is holding a thin, light-colored fiber optic cable, which is being inserted into a port on the panel. The panel is white and has several ports, some of which are already occupied by other cables. A green connector is visible on the panel. The background is dark and out of focus, showing more of the network infrastructure. The overall image has a dark, moody aesthetic with a semi-transparent overlay.

9

**BROADBAND**

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for communities that offer high speed connectivity and a detriment to economic development for areas lacking that infrastructure. The Joint Comprehensive Plan for Effingham County and the cities of Guyton, Rincon, and Springfield includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Comprehensive Planning. On May 7, 2018, Gov. Nathan Deal signed into law Senate Bill 402, the “Achieving Connectivity Everywhere (ACE) Act.” This legislation outlines a multi-agency strategy to provide for planning, incentives, and deployment of broadband services to unserved areas throughout the state. One provision of the ACE Act requires the incorporation of a Broadband Services Element in the local comprehensive plan of each local government in the state. This new legal requirement necessitates amendments to the minimum standards that DCA uses to implement the statute. The new requirements to address broadband went into effect on Oct. 1, 2018. Specifically, each local government must include in its local comprehensive plan an action plan for the promotion of the deployment of broadband services by broadband service providers into under-served areas within its jurisdiction.

The House Rural Development Council was created by House Resolution 389 during the 2017 Legislative Session of the Georgia General Assembly. The two-year charge for the Council was to address issues that have caused economic lags occurring in rural areas of Georgia with focus upon education, healthcare, infrastructure, and utilities. The Council reported recommendations to the General Assembly before its expiration on December 31, 2018 for future legislative development. The work and research of the House Rural Development Council is significant to the interest of Effingham County and the cities of Guyton, Rincon, and Springfield due to their rural nature.

The Council found that a lack of broadband connectivity, particularly in rural Georgia, has influence population loss. It is reported that 16% of Georgians have no access to broadband services. Expanding broadband statewide is considered vital for attracting and retaining people in rural parts of Georgia, especially for communities that are losing population.





Broadband infrastructure build-out is also important to education, health care, and general business growth. It has become a key policy initiative for the State of Georgia.

The Council proposed modernizing the state and local tax structure to expand the ability of rural utilities to provide broadband services. The combined effect of infrastructure abilities and increased tax revenue would create opportunity for broadband deployment to underserved areas. Specific recommendations were as follows:

**Eliminate:**

- Franchise fees of 5% on cable television revenues.
- Franchise fees of 3% on landline phones.
- Sales tax of at least 7% on landline phones.
- Sales tax of at least 7% on cell phones.
- Sales tax of at least 7% on broadband equipment.

**Replace with:**

- 4% state and local tax on telecommunications and cable services.
- 4% state tax on direct broadcast satellite services.
- 4% state and local tax on digital goods and services.

**Expansion of Providers:**

- Introduce legislation to remove barriers to allow electric cooperatives to deliver broadband services.
- Introduce legislation to remove barriers to allow rural telephone cooperatives to deliver broadband services.

The Council also issued recommendations to ensure both rural and urban areas are prepared for future 5G cellphone technology. The Council found the need for a streamlines application and permitting process for attaching or “collocating” small cell technology on power-line poles or other infrastructure in the right-of-way. Small cells, which are wireless antennas, will help increase telecommunication companies’ network capacities and speeds. These technologies are essential to present and future technologies such as smart cars and smart cities. Therefore, the Council proposed a streamlines application and permitting process that will:

- Place a cap on costs and fees.
- Describe the timelines that local governments have to review and approve or deny a small cell application.
- Define small cell height and size requirements.
- Give historic district and underground power-line protections for local governments.

### Assessment of Under-served Areas in Effingham County

The Federal Communications Commission (FCC) defines broadband as data transmission technologies that are always on and capable of simultaneously transporting multiple signals and traffic types between the Internet and users. In January 2015, the FCC upgraded the definition of broadband speeds for downloading content from 4 Mbps (Mega-bytes per second) to 25 Mbps and for uploading content from the previous rate of 1 Mbps to a new standard of 3 Mbps. The FCC notes that with the revised standard, 13% of households nationwide do not have access to broadband. It is important to note that there are no known formal public studies performed specifically for Effingham County or the cities of Guyton, Rincon, and Springfield on broadband services.



As it relates to Internet service, the State of Georgia is the 21st most connected state in the U.S. with 224 Internet providers. Almost 92% of consumers in Georgia have access to a wired connection with true broadband speeds faster than 25 Mbps, while 88% of Georgians have access to 100 Mbps or faster broadband. The average Internet download speed in Georgia is 42.70 Mbps.



As a means of visual display of unserved or under-served areas of broadband within Georgia, the state has formulated a map that displays served, unserved, and under-served locations.

A link to this information can be found here:  
<https://broadband.georgia.gov/maps/unserved-georgia-county>

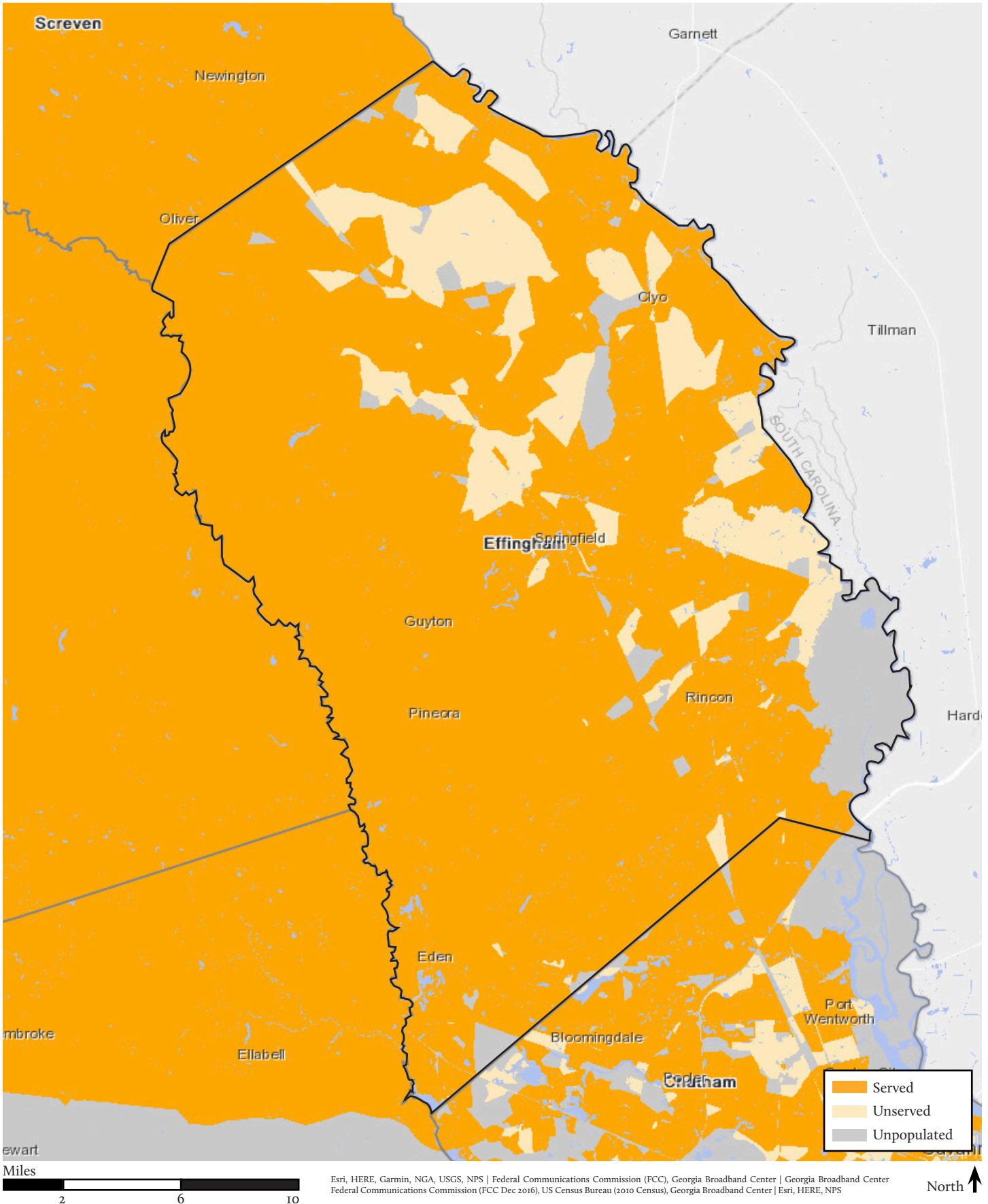
According to data obtained from the Department of Community Affairs (DCA), the statistics for Effingham County are as follows:

### Effingham County

Percent Unserved Locations: 6%  
Unserved Households: 1,117  
Unserved Businesses: 40  
Unserved Population: 2,758  
Total Households: 19,884  
Total Businesses: 358  
Total Population: 52,250



### Unserved Broadband in Georgia by County (Effingham County)



Esri, HERE, Garmin, NGA, USGS, NPS | Federal Communications Commission (FCC), Georgia Broadband Center | Georgia Broadband Center  
Federal Communications Commission (FCC Dec 2016), US Census Bureau (2010 Census), Georgia Broadband Center | Esri, HERE, NPS



As with innovations such as electricity and telephone services in the past, broadband is becoming a vital service to residents and industry throughout the U.S. in the 21st Century. However, the availability of high speed technology has developed in disparity across the nation and the State of Georgia, largely due to population densities and cost-return on infrastructure investments. It is the goal of Effingham County and the cities of Guyton, Rincon, and Springfield to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position. The Federal Communications Commission (FCC) currently defines broadband as a minimum of 25 Mbps download speed and 3 Mbps upload speed. This definition has changed twice since 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites.

Effingham County and the cities of Guyton, Rincon, and Springfield desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”

Effingham County and the cities of Guyton, Rincon, and Springfield have chosen a multi-faceted approach and strategy to improve the availability of broadband and broadband deployment. The following items are possible action steps the community can consider implementing to increase economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communication technologies.

- Develop and maintain an inventory of Community Anchor Institutions (schools, library, medical and healthcare providers, public safety entities, and higher education facilities) within the community to determine areas of greatest broadband need.
- Develop or otherwise enact a model ordinance which determines a contact person for any broadband projects within the community, outlines a streamlined permit process for broadband projects, keeps broadband project permit fees reasonable, and ensures equal treatment for applicants applying for use of jurisdictional rights-of-way.
- Apply to the Georgia Department of Community Affairs for certification as a “Broadband Ready Community” or similar certification by the State of Georgia.
- Partner with state agencies (Georgia Technology Authority, Department of Community Affairs, and Department of Economic Development) and area local governments to promote broadband deployment in the community, region, and state.
- Identify broadband deployment projects eligible for One Georgia Authority funding and/or other state and federal grant or loan opportunities such as the United States Department of Agriculture (USDA).



# 10

## COMMUNITY WORK PROGRAM

- 10.1 Short Term Work Program
- 10.2 Report of Accomplishments

## SHORT TERM WORK PROGRAM

### 10.1

The Short-Term Work Program (STWP) identifies specific implementation actions the county and city governments intend to take during the first five-year time frame of the planning period. This includes ordinances, administrative systems, community improvements or investments, and financing arrangements or other programs/initiatives to be put in place to implement the Community Agenda. For each action, the STWP outlines the following information:

- Brief description
- Time frame for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost
- Funding source



**Effingham County Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>ECONOMIC DEVELOPMENT</b>				
Promote community through all available media	2020-2024	CC; EDA; County	Staff time	Local funds
Support a cooperative effort to implement and continually develop a comprehensive economic development plan	2020-2024	CC; EDA	TBD	EDA
Review property tax policies	2020-2024	County	Staff time	General Fund
Assess the Possibilities of generating revenue through user fees for each service provided by the county	2020-2024	County	Staff time	General Fund
<b>COMMUNITY FACILITIES - DRAINAGE, WATER, SEWER</b>				
Review government record storage facilities and upgrade as necessary	2020	County	\$5,000	General Fund
Draft plan for county-wide drainage network and improvement program	2020-2024	County	TBD	General Fund
Implement road and drainage network and improvement program	2020-2024	County	TBD	General Fund
Complete lift station pump upgrades	2020	County	\$798,204	W&S Bond funded
Evaluate need for new spray field; planning & engineering	2020-2024	County	\$500,000 total	W&S Bond funded
Evaluate need for lift station and force main upgrade	2020-2024	County	TBD	General Fund
Evaluate need for Meldrim Well system	2020-2024	County	TBD	General Fund
Complete water line loop from Greystone to Midland Road and Emerald Plantation to Marlow Elementary; engineering and construction	2020	County	\$3.1 Million	W&S Bond funded

**Effingham County Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>COMMUNITY FACILITIES - DRAINAGE, WATER, SEWER</b>				
Complete county line Booster Station and tower upgrades; engineering and construction	2020	County	\$1.49 Million	W&S Bond funded
WWTP Repairs	2020-2024	County	\$306,843 total	W&S Bond funded
<b>HOUSING</b>				
Conduct a comprehensive review of Zoning ordinance. Consider reclassification of residential zones	2020-2024	County	TBD	General Fund
<b>PUBLIC SAFETY - SHERIFF</b>				
Review public safety needs; create and expand programs and facilities as necessary	2020-2024	County	TBD	General Fund/FEMA
Purchase new vehicles	2020-2021	County	\$308,711/year	SPLOST
<b>PUBLIC SAFETY - EMS/FIRE</b>				
EMS - Purchase Ambulance	2020-2024	County	\$150,000/year	SPLOST
EMS - Purchase vehicle bays with storage (5)	2020-2024	County	\$130,000/year	General Fund
EMS - Purchase cardiac monitors (5)	2020-2021	County	\$40,000 each	General Fund
Fire - Purchase F350 Service body truck	2012	County	\$62,000	Fire Fund/SPLOST
Fire - Purchase F150 service trucks	2020-2021	County	\$124,000	Fire Fund/SPLOST
Fire - Purchase tanker	2021	County	\$124,000	Fire Fund/SPLOST
Fire - Purchase ISO equipment	2021	County	\$17,500	Fire Fund/SPLOST
Purchase Fire Pumps/ engines (3)	2020-2023	County	\$2.458 million	Fire Fund/SPLOST
Fire- Construct Faulkville Station driveway	2021	County	\$30,000	Fire Fund/SPLOST

**Effingham County Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>PUBLIC SAFETY - EMS/FIRE</b>				
Fire- PurchaseHydraulic Rescue Equipment (JAWS)	2021	County	30,000	Fire Fund/SPLOST
Fire- Design/Construct Training Center & Burn building update	2021	County	\$50,000	Fire Fund/SPLOST
Fire - Purchase rescue equipment for rescue trailer	2021	County	\$15,000	Fire Fund/SPLOST
Fire - Purchase Rescue TRT protective equipment sets	2021	County	\$15,000	Fire Fund/SPLOST
Fire- Purchase turnout gear sets (35)	2021	County	\$550,000	Fire Fund/SPLOST
Construct new Ardmore-Oakey Fire Station	2020	County	\$125,000	Fire Fund
Construct South Effingham Fire Station	2020	County	\$550,000	Fire Fund
Construct Guyton Area Fire Station	2020	County	\$550,000	Fire Fund
<b>INTERGOVERNMENTAL COORDINATION</b>				
Explore the feasibility of consolidating land use regulation and enforcement programs	2020-2024	County, cities	Staff time	General Fund

Effingham County Community Work Program 2020-2024

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>RECREATION</b>				
Construct new gym at CEM Recreation Complex on HWY 21, phase I	2020-2024	County	\$4.2 million	SPLOST
Construct CEM Recreation Complex on HWY 21, phases II & III	2020-2024	County	\$10 million	SPLOST
Remodel gym at Central Learning	2020	County	\$65,000	SPLOST
Construct Sand Hill playground	2020	County	\$37,000	SPLOST
Construct Sand Hill batting cages	2020	County	\$25,000	SPLOST
Purchase soccer goals for Sand Hill	2020	County	\$7,000	SPLOST
Purchase pitching machines (6) for Sand Hill	2020	County	\$10,000	SPLOST
Construct McCall Rd batting cages	2020	County	\$25,000	SPLOST
Evaluate Atlas Mine site for reservoir; Planning	2020	County	\$500,000	SPLOST
Atlas Mine site reclamation; additional land purchase as needed	2020-2024	County	TBD	SPLOST
Review/revise ordinances as necessary to ensure recreation areas accommodate community needs, e.g. dog park	2020-2024	County	TBD	General Fund

**Effingham County Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>PUBLIC WORKS - ROADS AND BRIDGES</b>				
Create transportation master plan	2020-2024	County	TBD	General Fund
Construct Effingham Parkway	2020-2024	County	\$67 million total	SPLOST/GDOT/FED
Construct Old River Road & 116 interchange	2020	GDOT	TBD	GDOT
Resurfacing-non ash roads (annually)	2020-2024	County	LMIG \$922,036/year County \$276,610/year	LMIG; SPLOST
Construct McCall & Blue Jay intersection	2020	County	\$391,730	SPLOST
Construct quick response right hand lanes	2020	County	\$300,000	SPLOST
Repair storm-damaged roads (Herbert Kessler)	2020	County	TBD	SPLOST
Complete surface treatment for all ash roads	2020-2024	County	TBD	SPLOST/General Fund
Drainage improvements & bridge deficiency repairs	2020	County	\$750,000	SPLOST
Purchase patch truck; pick-ups (2)	2020-2024	County	\$230,000 total	SPLOST
Fleet maintenance - construct extra bays	2020-2024	County	\$85,000 total	SPLOST
<b>DEVELOPMENT PATTERNS</b>				
Review and update comprehensive growth management plan	2020-2024	County	TBD	General Fund
Conduct comprehensive review of zoning ordinance and land use regulations	2020-2024	County	TBD	General Fund
Coordinate zoning districts with plans for water & sewer services in the unincorporated areas	2020-2024	County	TBD	General Fund



**Effingham County Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>				
Seek Funding to establish monuments and markers at historic sites throughout the county	2020-2024	County; Historic Effingham	TBD	General Fund; Historic Effingham Society
Adopt local preservation ordinance to protect Ebenezer and historic sites along Savannah River	2020-2024	County	TBD	General Fund
Increase public awareness of wetland and flood zone sensitivity; FEMA Community Rating System program	2020-2024	County	TBD	General Fund
Develop historical and ecological heritage tourism programs	2020-2024	CC	TBD	Private fund
Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances	2020-2024	County	TBD	General Fund



**Guyton Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>SOCIAL AND ECONOMIC DEVELOPMENT</b>				
Identify opportunities to expand services to areas outside the city	2020-2024	City	Staff time	General Fund
Update the zoning ordinance to support the master plan for the city and use it as a tool to implement the community vision	2020	City	Staff time	General Fund
Support Chamber and Development Authority to actively recruit retail commercial and light industrial to the city	2020	City officials/ administration	Staff time	General Fund
Prepare workforce for desired jobs through appropriate high-school and vocational-technical school programs, including study opportunities	2020	City, County, Schools, Savannah Technical College	TBD	General Fund, School Taxes, U.S. Dept. of Labor/ Commerce/Agriculture
Encourage specialty and retail businesses to locate in City's commercial district	2020	City, Chamber, Development Authority	Staff time	General Fund
<b>PUBLIC SAFETY/FIRE</b>				
Identify opportunities to expand/transition fire services to provide EMT/paramedic/first responder medical service as well as fire services	2020-2024	City	\$215,000 annually	General Fund
Provide effective police protection to residents to result in lower crime rates and increased commercial activity	2020-2024	City	\$250,000 annually	General Fund
<b>PUBLIC WORKS</b>				
Maintenance and expansion of public facilities	2020-2024	City	Staff time and undetermined	Water enterprise funds
Continue to seek CDBG to extend wastewater treatment to those on septic systems	2020-2024	City	Staff & consultant time	General Fund, CDBG Funds, SPLOST, USDA Funds

**Guyton Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>COMMUNITY FACILITIES AND SERVICES</b>				
Develop a capital improvement plan for water and sewer service	2020	City	General Fund/DCA	General Fund/DCA
Continue discussions with Springfield on a joint parks project that will connect various community attractions and promote preservation of open spaces	2020	Guyton, Springfield, Effingham County	\$10,000 total	General Fund, Grants, DNR, Land trust organizations, Georgia Land Conservation Program, GDOT
<b>HOUSING</b>				
Address blighted housing/areas by enforcing ordinances and encouraging restoration	2020-2024	City	Staff time	General Fund
<b>INTERGOVERNMENTAL COORDINATION</b>				
Continue to refine SDS agreements for equitable distribution of revenue	2020	City and County	Staff and consultant time	General Fund
Review previous SDS and compensation to identify shortfalls in funding from county	2020-2024	City and County	Staff and attorney time	General Fund
<b>DEVELOPMENT PATTERNS</b>				
Return old school gym to functional and safe recreation resource	2020	City	Undetermined	General Fund/SPLOST
Expand greenspace and parkland in the city; preserve open space; implement set aside requirements for active recreation; expand walking and biking trails and connectivity through a trail network	2020-2024	City	Staff time/developer consideration	General Fund/developer costs

**Guyton Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>TRANSPORTATION</b>				
Support multi-use trails to be linked with neighboring communities, the region, or the state	2020-2024	Cities and County	Staff time/undetermined	SPLOST
Promote alternative modes of transportation including the rural transit program and US Bike Route 1 and the Highway 119 Georgia Bike Route	2020-2024	City	Staff time	General Fund
Maintain appropriate resurfacing schedule for municipal roadways	2020-2024	City	\$350,000 annually	General Fund, SPLOST, GDOT LMIG
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>				
Preserve the rich history of the city by preserving historic structures and the local culture as a historic railroad town in an effort to draw on heritage tourism	2020-2024	City	Staff time	General Fund
<b>BROADBAND</b>				
Promote broadband as a selling point for new residential and commercial	2020-2024	City/broadband providers	Staff time	General Fund

**Rincon Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>ECONOMIC PROSPERITY</b>				
Plan and execute community events that promote the growth and development of commercial service centers (freedom festival, trunk or treat, movies in the park, etc.)	2020-2024	Rincon, Chamber of Commerce	TBD	General Fund, hotel/motel tax
Develop a strategic plan for economic development	2020	Rincon, IDA	TBD	General Fund
Promote new development in locations that have adequate infrastructure	2020-2024	Rincon	TBD	General Fund, grants
<b>EFFICIENT LAND USE</b>				
Annex and/or purchase undeveloped land to accommodate growth	2020-2024	Rincon	TBD	General Fund, grants
Promote patterns of development throughout the city to provide alternatives for getting to school, shopping, recreational centers, and homes without vehicular transportation	2020-2024	Rincon, DOT	TBD	General Fund, grants
Partner with private partners to redevelop and reinvest in blighted areas	2020-2024	Rincon, DCA	TBD	General Fund, grants
Rehabilitate downtown areas through coordinated main street and improvement programs	2014-2019	Rincon, DCA	TBD	General Fund, Grants
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space	2014-2019	Rincon	Staff time	Fees
Explore revisiting zoning reclassification in order to promote mixed use	2014-2019	Rincon	Staff time	General Fund
<b>BROADBAND</b>				
Promote broadband as a selling point for new residential and commercial	2020-2024	City/broadband providers	Staff time	General Fund

**Rincon Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>LOCAL PREPAREDNESS</b>				
Water and infrastructure improvements	2020-2024	Rincon, DCA, EPD	TBD	General Fund/ SPLOST, impact Fees, grants
Work to educate citizens and eliminate regulations that have a negative impact on the city's infrastructure	2020-2024	Rincon, DCA, EPD	TBD	General Fund, grants
Increase presence of public safety as the population grows to promote safety of citizens through the continued efforts of community outreach officer, police in schools, and public information office	2020-2024	Rincon	TBD	General Fund, grants
Implement storm water drainage maintenance plan as approved by DNR	2020-2024	Rincon, DCA, EPD, DOT	\$93,000	Coastal Incentive Grant
<b>SENSE OF PLACE</b>				
Implement design guidelines and architectural standards to create a sense of place and community character	2020	Rincon	TBD	General Fund, grants
Continue to expand spaces like Freedom Park and other gathering spots to host civic, cultural, and entertainment activities	2020-2024	Rincon, DNR	TBD	General Fund, SPLOST, grants
Define a downtown area and create a "town center" where residents can gather for shopping, dining, and other forms of entertainment and cultural activities	2020-2024	Rincon	TBD	General Fund
<b>REGIONAL COOPERATION</b>				
Partner with other cities and county on service delivery functions	2020-2024	Rincon, Effingham County	TBD	General Fund
Collaborate with regional partners on transportation projects	2020-2024	Rincon, DOT	TBD	General Fund, grants
Collaborate with regional partners to pursue grant funding	2020-2024	Rincon	Staff time	General Funds, grants

**Rincon Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>HOUSING</b>				
Implement GIC program to promote retirement housing, assisted living, and healthcare facilities fro senior citizens	2020-2024	Rincon, DCA, Effingham Health System	TBD	General Fund, grants
Continue to promote and maintain diverse housing options, including workforce housing through development fee waivers in cases of hardship	2020-2024	Rincon, DCA	TBD	General Fund, CDBG
Strengthen and implement code enforcement within the city through ordinance amendments and the addition of code enforcement staff	2020-2024	Rincon	TBD	General Fund, grants
Amend code enforcement ordinance and appropriate regulations to eliminate substandard housing and incompatible uses that negatively impact neighborhood quality of life	2020	Rincon	Staff time	General Fund
<b>TRANSPORTATION</b>				
Work to promote public transportation (CRC coaches), expand network of sidewalks, bike trails, school safety zones, and connectivity between developments	2020-2024	Rincon, DOT, Board of Education	Staff time	General Fund, SPLOST, grants
Develop and implement long-term plan to improve traffic flow traveling east and west from the city	2020-2024	Rincon, DOT, Effingham County, IDA	TBD	General Fund, SPLOST, grants
Ensure the city is a partner with the development of the Effingham Parkway project	2020-2024	Effingham County, DOT	TBD	TBD
<b>RESOURCE MANAGEMENT</b>				
Preserve the existing tree canopy and require the replanting of new trees when development occurs	2020-2024	Rincon	TBD	General Fund, grants
Annex undeveloped land for more open space, greenspace, connectivity, and pedestrian-friendly infrastructure	2020-2024	Rincon	TBD	General Fund

**Rincon Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>RESOURCE MANAGEMENT</b>				
Replace grinder pumps with gravity flow mains and centralized lift stations	2020	Rincon	2,000,000 total	CDBG, impact fees, SPLOST
<b>COMMUNITY HEALTH</b>				
Encourage the placement of healthcare facilities within Rincon by waiving business license fees for job creation	2020-2024	Rincon, Effingham Health System	TBD	TBD
Partner with the state to provide a Health Department Annex within the city	2020-2024	Rincon, DPH	TBD	TBD
<b>SOCIAL AND ECONOMIC DEVELOPMENT</b>				
Take proactive measures to protect valued historic and natural resources through local inventories, assessments and ordinances	2015-2024	City	\$5,000	General
Rehabilitate downtown areas through coordinated main street and improvement programs	2014-2024	City	\$200,000 total	General Fund/ CDBG
Encourage specialty and retail businesses to locate in City's commercial and downtown district.	2019-2024	City / DDA	\$30,000 total	General
Support Chamber and Development Authorities to actively recruit retail commercial and light industrial to city.	2019-2024	City	\$5,000 total	General
Acquire Property to improve downtown parking	2015-2024	City	TBD	TBD
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space.	2020-2023	City	\$3,000	General Fund
Explore ways to promote Rincon as an attractive destination	2020	Rincon, Chamber of Commerce	\$6,500	General Fund, Hotel/Motel Tax
Create new town center through rehabilitation of redevelopment area	2020-2024	Rincon, DCA	TBD	General Fund, Grants

**Springfield Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>EDUCATION</b>				
Keep the public informed with current events, civic meetings, and cultural opportunities through routine website updates and water bill fliers	2020-2024	Rincon, Chamber of Commerce	TBD	General Fund
Continue to financially support the local library	2020-2024	Rincon, Effingham County, Library Board	\$10,000	TBD, Grants
Research the opportunity to place an incubator campus of Georgia Southern or other higher education institution within the city	2020-2024	Rincon, Effingham County	TBD	TBD
<b>COMMUNITY FACILITIES AND SERVICES</b>				
Continue discussions with Guyton on joint parks project that will connect various community attractions and promote preservation of open space.	2020-2024	City/County	\$8,000 total	TBD
Complete construction of the walking trail at the Recreation Department	2020	County	\$25,000	General Fund, Grants, SPLOST
Seek grant funding for the acquisition of permanently protected for passive recreational use	2020	City	TBD	General Fund, Grants, SPLOST
<b>PUBLIC SAFETY-FIRE</b>				
Construct new fire station	2019-2020	City	\$1,180,000	General Funds/SPLOST Funds
<b>PUBLIC WORKS</b>				
Formalize and maintain programs to keep city roads, bridges, and right-of-ways free of litter and debris	2019-2024	County	TBD	General Funds
<b>HOUSING</b>				
Assess need for senior housing	2020	City	\$2,000	General fund



**Springfield Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>DEVELOPMENT PATTERNS (LAND USE)</b>				
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space.	2020-2023	City	\$3,000	General Fund
Create new zoning districts/Amend existing to better fit comprehensive plan and city development goals	2020-2021	City	\$2,000 total	General Fund
Explore adopting conservation subdivision	2020	City	Staff time	General Fund
<b>TRANSPORTATION</b>				
Connect Ebenezer Bike Trail to downtown to promote Ebenezer Greenway	2023	City	\$2,000	General Fund
Develop a pedestrian and bike plan for the city to promote alternative transportation connectivity.	2014-2019	County/CRC	\$40,000 total	GDOT Planning, Grant
Explore options for reducing congestion on commercial corridors.	2018-2024	City	\$20,000 total	General Funds
Continue to develop options for transportation connectivity and enforce transportation guidelines in new developments	2019-2024	City	TBD	Formal General Fund/ Grants
Formalize and maintain programs to keep roads, bridges, and right-of-ways free of litter and debris	2020	City	\$40,000 total	General Fund
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>				
Conduct Assessment of Heritage and Eco-Tourism Opportunities	2019-2024	County/City/Chamber	Staff Time	General Fund
Determine Fate of Train Depot Building	2019-2024	County	Staff Time	General Fund SPLOST/Grant Funds
Update Local Historic Preservation Ordinance	2019-2024	City	\$2,000 total	General Fund
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	2020	City	\$3,000	General Fund

**Springfield Community Work Program 2020-2024**

Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>				
Nominate Historic Resources to National Register	2021	City	\$5,000	General Fund
Establish a historic preservation commission	2020	City/CRC	Staff time	General fund
Develop Design Guidelines for Historic Districts	2020	City	\$5,000	General
Adopt a tree preservation ordinance	2021	City	\$5,000	General
Continue to Develop Springfield Ebenezer Greenway initiative for land acquisition and conservation	2019-2024	City	\$5,000,000 total	General/ Grants
<b>BROADBAND</b>				
Improve/Expand on Broadband in the City and the County	2019-2024	City/County	Staff Time	General Fund/Grants
<b>INTERGOVERNMENTAL COORDINATION</b>				
Establish an informal forum with local governments and law enforcement in order to provide for the exchange of information	2015-2024	County/City	Staff Time	General Funds
<b>ECONOMIC DEVELOPMENT</b>				
Rehabilitate downtown areas through coordinated main street and improvement programs	2020	City	Staff Time/TBD	General Fund/CDBG
Enhance existing/create new downtown events to draw citizens and activate downtown	2020	City	\$30,000 total	General Fund
Acquire properties to improve downtown parking	2020	City	\$160,000	General Fund
Encourage specialty and retail businesses to locate in City's commercial district	2020-2024	City/Chamber	\$2,000/annual	General Fund
Support Chamber and Development Authority to actively recruit retail, commercial, and light industrial to the city	2020/2024	City	\$5,000/annual	General Fund

# REPORT OF ACCOMPLISHMENTS

## 10.2

The Report of Accomplishments updates progress on activities listed in the previous version of the Short Term Work Plan. All items included in the 2015 Short Term Work Program are included.



Effingham County Report of Accomplishments 2015-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>ECONOMIC DEVELOPMENT</b>					
Promote County & Cities through all available media	2014-2019	CC; EDA; County	\$5,000 annually	Local funds	Underway
Support a cooperative effort to implement and continually develop a comprehensive economic development plan	2014- 2019	CC; EDA; County	\$5,000 annually	EDA	Underway
Review property tax policies	2014-2019	County	\$2,000	General Fund	Underway
Assess the possibilities of generating revenue through user fees for each service provided by the county	2014-2019	County	\$1,000	General Fund	Underway
<b>COMMUNITY FACILITIES - DRAINAGE, WATER, SEWER</b>					
Review government record storage facilities and upgrade as necessary	2014 - 2019	County	\$500,000	SPLOST; General Funds; CDBG; DCA; One Georgia Authority	Underway. Renovating the Annex building for record retention. Expected completion in FY2020.
Draft plan for county-wide drainage network and improvement program	2014 - 2019	County	\$2,000	General Fund/ Grants/ SPLOST	Canceled. Scope of project has changed.
Implement road and drainage improvement program	2014 - 2019	County	\$10 million	SPLOST; One Georgia Authority	Canceled. Scope of project has changed.
Old Augusta Rd. Sewer	2006 - 2016	County	\$5 million	Pending	Completed
Lift station #5, #11, #9 pump upgrades	2014 - 2016	County	\$270,000	Pending	Underway. All lift stations are getting upgraded.
Sprayfield upgrades	2013 - 2014	County	\$75,000	Pending	Underway. Current spray field upgraded. Evaluating need for additional spray field.
Septic receiving station at WRF	2014 - 2015	County	\$100,000	Pending	Project combined with other activities.

**Effingham County Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>COMMUNITY FACILITIES - DRAINAGE, WATER, SEWER</b>					
Lift station #4 and force main upgrade	2014 - 2015	County	\$3,070,000	Pending	Underway. All lift stations are getting upgraded. Evaluating force mains.
Old Augusta Rd. Water	2006 - 2016	County	\$3 million	Pending	Completed new 16" water line on Old Augusta north from Hwy 21.
<b>COMMUNITY FACILITIES - DRAINAGE, WATER, SEWER</b>					
Loop from Greystone to Midland Rd	2014 - 2016	County	\$680,000	Pending	Underway. Will be completed in FY 2019
Meldrim Well system	2014 - 2016	County	\$350,000	Pending	Postponed due to change in staff
Loop from Emerald Plantation to Marlow Elem	2015 - 2016	County	\$1,400,000	Pending	RFP out; Underway FY 2019
County Line Booster Station	2014 - 2015	County	\$1,500,000	Pending	RFP out in FY 2019; Project FY2020
<b>HOUSING</b>					
Conduct a comprehensive review of Zoning Ordinance. Consider reclassification of residential zones	2014 - 2019	County	\$3,000	General Funds	Postponed due to change in staff
<b>PUBLIC SAFETY - SHERIFF</b>					
Review public safety needs; create and expand programs and facilities as necessary	2014 - 2019	County	\$100,000	General Funds; FEMA; SPLOST	Underway
Sheriff's Jail, Office Admin. Complex, Storage	2012 - 2015	County	\$16,425,000	Jail Fund / SPLOST	Completed in 2014.
Sheriff's Jail Complex Addendum	2014 - 2015	County	\$1,618,659	Jail Fund / Splost	Completed in 2014.
<b>PUBLIC SAFETY - FIRE</b>					
EMS Vehicles/ Apparatus	2014 - 2017	County	\$650,000	SPLOST	Underway. Plans to purchase one new ambulance and construct new vehicle shelter each year. Completed project to purchase two new ambulances and remount two ambulance bodies onto new chassis with new motors.

**Effingham County Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>COMMUNITY FACILITIES - DRAINAGE, WATER, SEWER</b>					
EMS Vehicles/ Apparatus	2013 - 2014	County	\$165,588	SPLOST	Completed. Purchased stretchers, supplies.
Radio System/Tower Update	2012 - 2013	County	\$2,337,075	Grant / Fire Fund	Completed
Fire Vehicles/ Apparatus	2015 - 2016	County	\$1,150,000	Fire Fund / Splost	Completed FY2019
<b>PUBLIC SAFETY - FIRE</b>					
Hodgeville Rd. Fire	2015 - 2016	County	\$400,000	Fire Fund / Splost	Canceled. Combined Hodgeville project with Ledessie Ziegler, to develop a full time station with living quarters.
Pineora Fire Station	2014	County	\$	Fire Fund / Splost	Completed. Temporary station in place.
Tusculum Fire Station	2014 - 2015	County	\$152,000	Fire Fund / Splost	Completed.
Ledessie Zeigler	2015 - 2016	County	\$75,000	Fire Fund / Splost	Completed. Reallocated resources from Hodgeville project to develop a full time station with living quarters.
Ardmore-Oakey	2015 - 2016	County	\$75,000	Fire Fund / Splost	Construction of new fire station underway.
Courthouse Road	2015 - 2016	County	\$85,000	Fire Fund / Splost	Completed project to pave driveway. No other improvements planned.
<b>RECREATION</b>					
119 Recreation Complex/Gym Renovations	2014 - 2016	County	\$1,755,205	I.F / SPLOST	Completed improvements at 119 Recreation Complex, and built Clarence E. Morgan Recreation Complex on Hwy 21, at Springfield.
Springfield land acquisition	2014 - 2016	County	\$477,000	SPLOST	Completed. Acquired 45 acres for Clarence E. Morgan Recreation Complex on Hwy 21.

**Effingham County Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>RECREATION</b>					
Baker Pond HC Accessible Playground	2014 - 2016	County	\$80,000	I.F / SPLOST	Canceled. Handicapped accessible facilities have been completed in Clarence E. Morgan Recreation Complex on Hwy 21.
Park Promenade/ Ulmer Park	2014 - 2015	County	\$350,000	Pending	Canceled. No longer being considered.
Gym at Central Learning	2014 - 2015	County	\$65,000	SPLOST	Underway. Renovations planned for completion by end of FY2019.
<b>RECREATION</b>					
Sand Hill Playground	2014 - 2016	County	\$37,000	I.F / SPLOST	Underway. New fencing and equipment planned for completion by end of FY2020.
Sand Hill Batting Cages	2014 - 2016	County	\$25,000	I.F / SPLOST	Underway. Planned for completion by end of FY2020.
[Sand Hill] Soccer Goals	2014 - 2016	County	\$7,000	I.F / SPLOST	Underway. Planned for completion by end of FY2020.
[Sand Hill] 6 Pitching Machines	2014 - 2016	County	\$10,000	I.F / SPLOST	Underway. Planned for completion by end of FY2020.
McCall Rd. Batting Cages	2014 - 2016	County	\$25,000	I.F / SPLOST	Pending. Planned for completion by end of FY2020.
Atlas Mine Site Planning	2014 - 2015	County	\$69,241	I.F / SPLOST	Postponed. New plan to convert to reservoir.
Atlas Mine Site Reclamation	2015 - 2016	County	\$373,450	I.F / SPLOST	Postponed. New plan to convert to reservoir.
Atlas Mine Site Pavilion and Dock	2016 - 2017	County	\$125,000	I.F / SPLOST	Canceled. New plan to convert to reservoir.
Study and plan the development of a regional or state park in Effingham County	2014 - 2019	County	\$50,000	SPLOST	Canceled. New plan to convert to reservoir.

Effingham County Report of Accomplishments 2015-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>INTERGOVERNMENTAL COORDINATION</b>					
Study the cost effectiveness of consolidating recreation facilities	2014 - 2019	County/Cities	\$5,000	County, cities	Completed. No decision to consolidate recreation services.
Explore the feasibility of consolidating land use regulation and enforcement programs	2014 - 2019	County/Cities	\$5,000	County, cities	Postponed due to staff changes
Patterson	2012 - 2014	County	\$150,000	SPLOST	Completed
Cherokee/Ogeechee	2012 - 2014	County	\$174,000	SPLOST	Completed
Complete surface treatment for all ash roads	2014 - 2019	County	\$2 million	SPLOST; General Funds	Underway for storm damaged ash roads. 25-30 miles completed.
<b>PUBLIC WORKS - ROADS AND BRIDGES</b>					
Create Transportation Master Plan	2008-2009	County	\$20,000	General Funds	Postponed due to staff shortage.
Draft a functional classification system with design criteria for the County road network.	2007 - 2010	County	\$2,000	General Funds	Postponed due to staff shortage
Develop, publish, and publicize comprehensive road improvement plan based upon functional classification system and design criteria	2007 - 2010	County	\$2,000	General Funds	Not completed.
Effingham Parkway	2016 - 2022	County	\$120 million	I.F./SPLOST/GDOT/FED	Underway - in planning stage.
Old Augusta Rd. Phase IIA	2010 - 2014	County	\$5,243	SPLOST / GDOT	Completed.
Old Augusta & Hwy. 21 light	2010 - 2014	County	\$162,000	GDOT	Completed
Old Augusta Rd. Phase IIB	2011 - 2014	County	\$1,270,000	SPLOST / GDOT	Completed
Old River Road & I16 interchange	2010 - 2020	County	\$12,850,000	FED/GDOT/SPLOST	GDOT project - Underway
Resurfacing	2014 - 2017	County	\$7,789,133	SPLOST	Underway. LMIG funds \$900,000 and county contributes \$300,00 for maintenance and repairs.



**Effingham County Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>PUBLIC WORKS - ROADS AND BRIDGES</b>					
Court House Road Ext	2014 - 2016	County	\$690,000	SPLOST	Completed. Ash portion repaved with asphalt.
Herbert Kessler	2013 - 2015	County	\$65,000	SPLOST	Underway. 2018 Storm damaged ash roads are being repaired.
Lowground & Zittourer	2013 - 2015	County	\$815,120	SPLOST	Completed
<b>DEVELOPMENT PATTERNS (LAND USE)</b>					
Amend zoning ordinance to include smaller lot sizes, reduced setbacks and more mixed use options	2014 - 2019	County	\$5,000	General Funds	Completed. Adopted R-6 Single Family Residential Zoning District 2016. Mixed Use options postponed.
Amend zoning ordinance to include increased residential densities in areas that meet community design standards and available infrastructure and service capacities	2014 - 2019	County	\$5,000	General Funds	Completed. Adopted R-6 Single Family Residential Zoning District 2016.
Review and update Comprehensive Growth Management Plan	2014 - 2014	County	\$2,000	General Funds	Completed 2014 update.
Conduct comprehensive review of zoning ordinance and land use regulations	2014 - 2019	County	\$20,000	General Funds	Postponed due to staff changes
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the county	2014 - 2019	County	\$1,000	General Funds	Underway
Seek funding to establish monuments and markers at historic sites throughout the County	2014 - 2019	County; Historic Effingham	\$50,000	General funds; Historic Effingham Society	Underway
Adopt local preservation ordinance to protect Ebenezer and historic sites along Savannah River	2014 - 2019	County	\$1,000	General funds	Underway

Effingham County Report of Accomplishments 2015-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
NATURAL, CULTURAL, AND HISTORIC RESOURCES					
Adopt ordinance to protect aquifer recharge areas	2014 - 2019	County	\$1,000	General funds	Completed 2015
Develop program to monitor aquifer recharge areas	2014 - 2019	County	\$10,000	General funds	Completed 2015; Post-Construction Stormwater Management ordinance.
Finalize amendments to Part V Environmental Planning criteria	2014 - 2019	County	\$2,000	General funds	Completed 2012.
Develop program to increase public awareness of wetland and flood zone sensitivity	2014 - 2019	County	\$5,000	General funds	Underway; CRS program.
Develop Historical and Ecological Heritage Tourism Programs	2014 - 2019	CC	\$5,000	Private funds	Underway
Adopt DCA criteria for water supply watershed protection	2007 - 2012	County	\$4,000	General funds	Completed 2012
Adopt DCA criteria for groundwater recharge areas	2007 - 2012	County	\$6,000	General funds	Completed 2012
Review development regulations and amend as necessary to meet EPA/EPD requirements for stormwater management	2007 - 2015	County	\$1,000	General funds	Completed 2015
Adopt DCA criteria for wetland protection	2007 - 2012	County	\$8,000	General funds	Completed 2012
Adopt greenspace ordinance	2008 - 2009	County	\$2,000	General funds	Canceled. No longer being considered.
Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances	2014 - 2019	County	\$2,000	General funds	Underway. Adopted/updated Historic Village Overlay (Meldrim), 8-16-2016.

**Guyton Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>ECONOMIC DEVELOPMENT</b>					
Support Chamber and Development Authority to actively recruit retail commercial and light industrial to the City	2019	City Officials/ Administration	N/A	N/A	Underway
Prepare workforce for desired jobs through appropriate high-school and vocational-technical school programs, including study opportunities	2014-2019	City, County, School District, Savannah Technical College	Undetermined	General Fund, School Taxes, U.S. Dept of Commerce; Labor, Agriculture	Underway
Encourage specialty and retail businesses to locate in City's commercial district	2014-2019	City, Chamber, Development Authority	N/A	General Fund	Underway
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Develop a capital improvement plan for water and sewer service	2014-2019	City	\$5,000	General Fund;DCA	Underway
Participate in county-wide or area-wide drug enforcement task force	2014-2019	Cities & County	\$5,000	General Fund, Dept of Justice	Underway
Explore options for reducing traffic congestion along commercial corridors	2018	City/State (GDOT)	\$2.1M	GDOT Funds	Complete
Continue discussions with Springfield on a joint parks project that will connect various community attractions and promote preservation of open spaces	2014-2019	Guyton, Springfield, Effingham County	\$10,000	General funds, grants, DNR; Land trust organizations; Georgia Land Conservation Program; GDOT	Complete
Continue to seek CDBG to extend wastewater treatment to those on septic systems	2014-2019	City	Staff time	CDBG, General Fund, USDA	Postponed - Priority was placed upon storm drainage issues and CDBG funds were sought for drainage rather than sewer

Guyton Report of Accomplishments 2015-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>INTERGOVERNMENTAL COORDINATION</b>					
Continue to coordinate with adjacent communities for land areas near mutual boundaries	2014-2019	Cities and County	Staff Time	General Fund	Canceled - city officials and administration are not aware of conversations to this effect
Continue quarterly meetings between elected officials, city managers, etc.	2014-2019	Cities & County	Staff Time	General Fund	City officials and administration attend meetings with other municipalities and the county when scheduled
Hold monthly meetings with county sheriff and city police	2014-2019	City	Staff Time	General Fund	Postponed due to unprecedented turn over in city's police department, there has been limited leadership (PD) to accommodate this goal
<b>TRANSPORTATION</b>					
Explore ways to encourage development of bike paths to connect commercial and residential areas	2018	City	Undetermined	General Fund (Roads), GDOT funds	Underway
<b>HOUSING</b>					
Explore ways to promote Guyton as an attractive retirement destination	2015-2019	City	2,000	General Fund, DCA	Underway
Assess need for senior housing	2015-2019	City	2,000	General Fund, DCA	Underway
Explore the need for additional Special Needs housing	2016	City	\$2,000	General Fund, DCA	Underway
<b>DEVELOPMENT PATTERNS (LAND USE)</b>					
Conduct comprehensive review of zoning ordinance and land use regulations	2014-2019	City	\$10,000	General Fund	Underway
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space	2014-2019	City	\$5,000	General Fund	Postponed - Not explored to date

**Guyton Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>DEVELOPMENT PATTERNS (LAND USE)</b>					
Explore revisiting zoning reclassifications in order to promote mixed use	2014-2019	City	\$2,000	General Fund; DCA	Postponed - Not explored to date
Coordinate zoning districts with plans for water or sewer services in the unincorporated areas of the county	2014-2019	City	\$2,000	General Fund; DCA	Postponed - Initial discussions with county have not occurred
Explore feasibility of linking existing developments to neighboring areas through a trail network	2014-2019	City	\$5,000	General Fund	Underway
Develop a long range annexation plan	2014-2019	City	\$5,000	General Fund	Postponed - No plans regarding annexation have been discussed
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>					
Adopt DCA criteria for wetland protection	2019	City	\$5,000	General Fund	Postponed - Criteria yet to be adopted
Continue to promote the city's high quality of life and community character through events such as the "Sale along the Trail", and community events like parades and picnics.	2014-2019	City	\$8000	General Fund	Underway
Adopt a tree preservation ordinance	2017	City	\$2,000	General Fund	Complete

**Rincon Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>HOUSING</b>					
Amend code enforcement ordinance and appropriate Regulations to eliminate substandard housing and incompatible uses that negatively impact neighborhoods quality of life	2017	Rincon	Staff time	General Fund	Underway
<b>ECONOMIC DEVELOPMENT</b>					
Explore ways to promote Rincon as an attractive destination	2014-2019	Rincon, Chamber of Commerce	\$6500.00 per year	General Fund, Hotel/Motel Tax	Underway
Develop a Comprehensive Water Supply Management Plan	2017-2019	MPC	TBD	General Fund	Completed
Create new town center through rehabilitation of redevelopment area	2014-2019	Rincon, DCA	TBD	General Fund, Grants	Underway
Actively recruit commercial and industrial to the City	2016-2017	Rincon	\$25,000.00	General Fund	Completed
Encourage specialty and retail businesses to locate in City's commercial district	2014-2019	Rincon	Staff time	General Fund	Underway
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Participate in transportation planning efforts of the Savannah MPO	2018-2019	Rincon	Staff Time	General Fund	Completed
Complete construction of the walking trail at the Recreation Department	2014-2019	Rincon	\$25,000	General Fund/ Grants/ SPLOST	Canceled due to lack of funding
Explore options for reducing traffic congestion on commercial corridors	2016	Rincon, DOT, DCA, Kroger	\$2,000,000.00	Private Investment, \$500,000.00 Grant	Completed

**Rincon Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Participate in county-wide or Area-wide Drug Enforcement Task Force	2015-2019	Cities and County	\$25,000	General Fund, Department of Justice	Completed
Continue recreational facility improvement program; acquire land and prepare for recreation and organized sports	2014-2019	Rincon, DNR	TBD	General Fund, SPLOST, Grants	Underway
Seek grant funding for acquisition of lands to be permanently protected for passive recreational use	2014-2019	Rincon, DNR	TBD	General Fund, SPLOST, Grants	Underway
Develop market for water reuse	2014-2019	Rincon	\$2,500,000.00	SPLOST, Impact Fees	Underway, but project has been too expensive to implement to date
Construct new 250,000 gallon elevated water tank on the north side of Rincon	2016-2019	Rincon	\$1,000,000.00	GEFA	Underway, December 2019 anticipated completion
Replace all 2-inch galvanized water pipes with at least 6-inch PVC pipes	2014-2019	Rincon	\$100,000 per year	SPLOST, Impact Fees	Underway
Purchase 10 additional patrol vehicles for the police department	2014-2016	Rincon	\$350,000.00	General Fund, SPLOST	Underway
Change over to City-wide Records Management System	2015	Rincon	\$5000.00 per year	General Fund	Complete
<b>INTERGOVERNMENTAL COORDINATION</b>					
Explore ways to coordinate with adjacent communities for land areas near mutual boundaries	2015-2019	Rincon	\$2,000	General Fund	Underway
Continue quarterly meetings between Elected Officials, City Managers, etc.	2014-2019	County, Cities	Staff time	General Fund	Completed
Hold regular meetings with County Sheriff and City Police	2014-2019	County, Cities	Staff time	General Fund	Completed

**Rincon Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>INTERGOVERNMENTAL COORDINATION</b>					
Continue Participation in National Night Out	2015-2019	County, Cities	Staff time	General Fund	Canceled due to lack of interest
Develop a database for City infrastructure (water, sewer, storm drain, and hydrants)	2014-2019	Rincon	\$10,000.00 per year	Water/Sewer Impact Fees, General Fund	Completed
<b>TRANSPORTATION</b>					
Purchase a pothole patching truck	2017	City	\$90,000	General Fund, SPLOST	Completed
Explore ways to encourage development of bike paths to connect commercial and residential areas	2016-2017	City	\$2,000	General Fund, SPLOST	Completed
Connect commercial and residential areas with sidewalks and bike paths	2014-2019	Rincon, DOT, DNR	\$400,000	General Fund, SPLOST, Grants	Underway
<b>DEVELOPMENT PATTERNS (LAND USE)</b>					
Rehabilitate downtown areas through coordinated main street and improvement programs	2014-2019	Rincon, DCA	TBD	General Fund, Grants	Underway
Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space	2014-2019	Rincon	Staff time	Fees	Complete
Explore revisiting zoning reclassification in order to promote mixed use	2014-2019	Rincon	Staff time	General Fund	Complete
Review and update local comprehensive plan	2019	Rincon	Staff time, TBD	General Fund	Completed



**Rincon Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>					
Adopt criteria for groundwater recharge areas	2019	Rincon, DNR	\$25,000.00	General Fund, Grants	Underway
Adopt DCA criteria for wetland protection	2019	Rincon, DNR	\$25,000.00	General Fund, Grants	Underway
Review water infrastructure and update/replace as necessary	2014-2019	Rincon	\$100,000.00 per year	Impact Fees, SPLOST	Completed
Replace grinder pumps with gravity flow mains and centralized lift stations	2014-2019	Rincon	\$2,000,000.00	CDBG, Impact Fees, SPLOST	Underway
Continue to implement public awareness programs to encourage the protection of Rincon's natural and cultural resources	2014-2019	Rincon	Staff time	General Fund	Completed
Continue to promote the City's high quality of life and community character	2014-2019	Rincon	Staff time	General Fund	Completed

**Springfield Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>ECONOMIC DEVELOPMENT</b>					
Develop a Comprehensive Water Supply Management Plan	2017-2019	County/City	TBD	General Fund	Not Accomplished; Lack of Political Will
Rehabilitate downtown areas through coordinated main street and improvement programs	2014-2025	City	TBD	General Fund/ CDBG	Underway
Enhance existing and create new downtown events to draw citizens and activate downtown	2016-2019	City	\$30,000	General Fund	Underway
Acquire properties to improve downtown parking	2015-2019	City	\$160,000	General Fund	Underway
Encourage specialty and retail businesses to locate in City's commercial district	2016-2019	City/Chamber of Commerce	\$2,000	General Fund	Underway
Support Chamber and Development Authority to actively recruit retail, commercial, and light industrial to the city	2016-2019	City	\$5,000	General Fund	Underway
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Participate in transportation planning efforts of the Savannah MPO	2014-2019	County	Staff Time	General Fund	Complete
Complete construction of the walking trail at the Recreation Department	2014-2019	County	\$25,000	General Fund/ Grants/ SPLOST	Underway
Seek grant Funding for the acquisition of lands to be permanently protected for passive recreational use	2014-2019	City	TBD	General Fund/ Grants/ SPLOST	Underway

**Springfield Report of Accomplishments 2015-2019**

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>COMMUNITY FACILITIES AND SERVICES</b>					
Continue discussions with Guyton on joint parks project that will connect various community attractions and promote preservation of open space.	2020-2024	City/County	TBD	TBD	Postponed; Lack of Cooperation
Develop water conservation plans with the county and other cities	2015-2017	City and County	\$3,000	General Fund	Postponed; Lack of Cooperation
<b>PUBLIC SAFETY - FIRE</b>					
Build new Fire Substation by the State Prison	2017-2019	County	TBD	General Fund, Grants	Postponed; Will use results from Impact Fee Study and determine location of future fire substation
<b>PUBLIC WORKS - ROADS AND BRIDGES</b>					
Formalize and maintain programs to keep roads, bridges, and right-of-way free of litter and debris	2014-2019	City	\$40,000	General Fund	Underway
<b>INTERGOVERNMENTAL COORDINATION</b>					
Establish an informal forum with local governments and law enforcement in order to provide for the exchange of information	2015-2019	County/City	Staff Time	General Fund	Underway
Continue quarterly meetings between elected officials, city managers, etc.	2015-2019	County/City	Staff Time	General Fund	Complete
Hold quarterly meetings with County Sheriff and City Police	2016-2019	City/County	Staff Time	General Fund	Complete
Hold quarterly meetings with other city and county managers to improve communication and coordination	2015-2019	City/County	Staff Time	General Fund	Complete

Springfield Report of Accomplishments 2015-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>TRANSPORTATION</b>					
Develop a pedestrian and bike plan for the city to promote alternative transportation connectivity.	2014-2019	County/CRC	\$40,000	GDOT Planning, Grant	Underway
Explore options for reducing congestion on commercial corridors.	2017	City	\$20,000	General Fund	Complete
Promote Ebenezer bike trail	2015-2019	City	\$2,000	General Fund	Underway as part of another project
Explore ways to encourage development of bike paths to connect commercial and residential areas	2016-2019	City	\$2,000	General Fund	Underway as part of another project
<b>DEVELOPMENT PATTERNS (LAND USE)</b>					
Enforce all environmental and land development codes for the city and county	2015-2019	County	\$123,000	General Fund	Complete
Conduct comprehensive review of zoning ordinance and land use regulations	2018	City	\$4,000	General Fund	Complete
Create new zoning districts amend existing to better fit comprehensive plan and city development goals	2020-2021	City	\$2,000	General Fund	Underway
Develop a long range annexation plan	2018	City	Staff	General Fund	Complete
Review and update local comprehensive plan	2015-2019	City	Staff	General Fund	Complete
Explore adopting a conservation subdivision	2016-2019	City	Staff	General Fund	Underway

### Springfield Report of Accomplishments 2015-2019

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>					
Adopt Local Historic Preservation Ordinance	2007 -2019	City	Staff Time	General Fund	Underway
Enforce Historic Preservation Ordinance	2014-2019	County/City	TBD	General Fund	Not accomplished; Lack of staff
Establish a Historic Preservation Commission	2014-2019	City/CRC	Staff Time	General Fund/State HPD	Underway
Nominate Historic Resources to National Register	2016-2019	City	Staff / Consultant Fee	General	Underway
Develop Design Guidelines for Historic Districts	2020	City	Staff Time + \$2,000	General	Underway
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	2021	City	Staff	General	Underway
<b>NATURAL, CULTURAL, AND HISTORIC RESOURCES</b>					
Take proactive measures to protect valued historic and natural resources through local inventories, assessments and ordinances	2015-2025	City	Staff	General	Complete
Adopt a tree preservation ordinance	2021	City	Staff	General	Underway
<b>HOUSING</b>					
Assess need for senior housing	2016-2019	City	\$2,000	General Fund	Underway
Explore ways to promote Springfield as an attractive retirement destination	2016-2019	City	\$2,000	General Fund	Complete



## Appendix I: SWOT

### Effingham County

#### Strengths

- Sense of community
- Quality of education/school system
- Citizen engagement
- Development friendly
- Diverse housing options
- Access to ports
- Fiscally sound
- Core infrastructure (water/sewer)
- Progressive thinking
- Safe community
- Proximity to urban amenities
- Active recreation facilities and programs
- Career academy

#### Weaknesses

- Direct access to nature and passive recreation
- High turnover of county staff
- Inconsistent points of contact
- Lack of overnight accommodations
- No mixed use developments
- Lack of knowledge of local history prohibits growth of tourism industry
- Limited entertainment options
- Underutilized transportation options
- Need a consistent message to public
- Need for alternate water source
- Road access/traffic
- Roads in need of repair

#### Opportunities

- Installing infrastructure where growth is desired
- Use of nearby ports to increase industry
- Capture retiring military work force
- Atlas water reservoir
- Market recreational facilities (park complex)
- Leverage film ready status
- Streamline permitting process

#### Threats

- Lack of skilled workforce
- Hazards that come from hurricanes and tropical events – flooding
- Limited regional cooperation and communication
- Residential based economy
- Inconsistent interpretation of state and federal regulations
- School safety

## Guyton

### Strengths

- Access to high quality schools
- Sense of community, small town feel
- Strong church community/family oriented
- Walking trails
- Historic structures/downtown area
- Quality business
- Room to grow
- Engaged mayor and city council (accessible elected officials)
- Fiscally sound
- Proximity to natural resources

### Weaknesses

- Attracting new businesses
- Updating infrastructure (water/sewer)
- Citizen engagement
- Need for more revenue streams
- Zoning code needs updating
- Sales tax dollars (renegotiate to benefit new businesses)
- Government communication
- SDS – Funding
- Lack of recreation/sports
- Personnel issues affecting police department
- Personnel issues affecting City Administration

### Opportunities

- Continued growth from ports
- Downtown area
- Boys and Girls Club
- Update downtown building facades
- Forestry and agriculture
- ATV, off road motorcycle trails/area
- Farmers market
- Trail from Guyton to Springfield
- Greenway & US Bike Route 1
- Connect subdivisions

### Threats

- Policies and actions from county
- Water treatment
- Ports growth, warehouse districts
- Growth, increased traffic, crime
- Drug epidemic
- Infrastructure
- Misinformed citizens
- Lack of alternative transportation options



## Rincon

### Strengths

- Good customer service
- High quality schools
- Excellent public safety/low crime
- Improved collaboration with community
- Pro-growth
- Strong economic activity
- Sense of community
- Proximity to Savannah
- No city property tax
- Home affordability
- Quality of life
- Faith based community
- Local passion for community
- Health system

### Weaknesses

- Loss of valuable workers due to proximity to Savannah
- Lack of revenue sources
- No “draw” for those not in community
- Need to improve/update infrastructure
- Difficulty attracting younger citizens
- Lack of job opportunities for next generation
- Lack of transportation options
- Unaware of market driven needs
- Need for improved connectivity (east-west traffic, sidewalks, internal parking lots)
- Lack of a city center/downtown
- Lack of code enforcement
- Need for diverse housing options

### Opportunities

- Land is available for future economic development growth
- Encourage re-purposing of existing structures
- Plan for growth (proactive not reactive)
- Promote economic innovation
- Construction of East-West connector
- Promote entertainment venues
- Diversity business options
- Allow for continued growth of health system
- Recruitment of health specialists
- Increase landscaping requirements and city identity
- Creation of a city center
- Economic growth from Omni Trax
- Creation of code enforcement division

### Threats

- Effingham Parkway diverting traffic from city
- Potential loss of identity from growth
- Base closure threat
- Non-planned growth
- Lack of property tax income needed to cover needed infrastructure improvements
- Impacts from state legislation
- Increase in crime from growth
- Natural disaster (i.e. hurricanes)



## Springfield

### Strengths

- Area affordability
- Sense of community
- Safe, small town
- Pedestrian scale/walkability
- Greenspace/streetscape
- Development standards
- Water/sewer/infrastructure
- Fiscally sound
- Focused board
- Excellent staff
- Progressive council
- Out of the box mentality
- Daytime population
- Recreation complex

### Weaknesses

- Connectivity/pedestrian connections (downtown, commercial corridor, hospital & recreation)
- Regulations outside of downtown
- Lack of residential housing mix
- Lack of activity and businesses open after 5pm
- Apathetic/absentee landowners
- No overnight lodging

### Opportunities

- Bypass (preserves downtown character)
- Ebenezer trail development
- Desire to create a destination
- Downtown retail
- Commercial development plan/design guidelines
- Incentives for planned growth
- Space for growth downtown and out of downtown

### Threats

- Overrun by potential developments
- Development sprawl
- Non-retail use in storefront buildings
- Deterioration of buildings downtown

Appendix 2: Effingham County CIE

RESOLUTION 18-028  
RESOLUTION TO ADOPT

BE IT RESOLVED, in regular meeting assembled, pursuant to lawful authority thereof, as follows:

WHEREAS, the Effingham County Board of Commissioners has completed the Effingham County's FY 2017 Capital Improvements Element (CIE) Update.

WHEREAS, these documents were prepared according to the 1990 Development Impact Fee Act of Georgia, and the required public hearing was held on October 2, 2018.

WHEREAS, these documents have been reviewed by the Coastal Regional Commission and the Georgia Department of Community Affairs and are in compliance with State regulations.

BE IT THEREFORE RESOLVED, that the Effingham County Board of Commissioners does hereby adopt Effingham County's FY-2018 Capital Improvements Element (CIE) Update.

THIS 16th DAY OF October 2018

BOARD OF COMMISSIONERS  
EFFINGHAM COUNTY, GEORGIA

  
\_\_\_\_\_  
WESLEY M. CORBITT  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
STEPHANIE D. JOHNSON  
COUNTY CLERK

ANNUAL FINANCIAL REPORT FOR **FY 2018**

(1) Public Facility Type	Roads	Parks & Recreation	Public Safety	Water Tap Fees	Sewer Tap Fees	TOTAL
(2) Service Area FY 2018						
(3) Beginning Impact Fee Fund Balance FY 2018	1,310,969.38	231,590.11	84,747.02			1,627,306.51
(4) Impact Fees Collected FY 2018						
(4.1) Dept. of Transportation Reimbursement FY 2018						
(5) Accrued Interest FY 2018	102.08	18.03	6.60			126.71
(6) Project Expenditures FY 2018	700,916.90	31,395.00				732,311.90
(6.1) Loan Payments FY 2018						
(6.2) Transfer to W&S or WWTP FY 2018						
(6.3) ERU payments FY 2018						
(6.4) Due from GF FY 2018	2,665.00					2,665.00
(7) Administrative Costs FY 2018						
(8) Impact Fee Refunds FY 2018						
(9) Ending Impact Fee Fund Balance FY 2018	607,489.56	200,213.14	84,753.62			892,456.32
(10) Impact Fees Encumbered FY 2018	607,489.56	200,213.14	84,753.62			892,456.32

FOR FISCAL YEAR 2018:  
 \$700,916.90 EXPENDITURES WERE FOR THE EFFINGHAM PARKWAY PROJECT - SEE ITEM #1 ON ROADS PROJECT LIST.  
 \$31,395.00 WAS SPENT ON COUNTY PARKS AT HWY 21 REC COMPLEX, HWY 119 GYM, AND PINORA BALLPARK

Effingham County 2019-2023 Capital Improvement Element Update

Public Facility:		PUBLIC SAFETY						
Service Area:		UNINCORPORATED EFFINGHAM COUNTY						
Project Description	Start Date	End Date	Cost Estimate	IF %	Funding Source	Status/Remarks		
Sheriff's Jail, Office Admin. Complex, Storage	2012	2019	\$ 16,425,000.00	25%	Jail Fund / Splost	In Progress		
Fire Vehicles/Apparatus	2015	2019	\$ 1,200,000.00	0%	Fire Fund	In Progress		
Berryville/ Stillwell Fire Station	2015	2017	\$ 75,000.00	0%	Fire Fund/Splost	Complete		
South Effingham Fire Station*	2015	2019	\$ 550,000.00	0%	Fire Fund	In Progress		
Ardmore-Oakey Fire Stataion	2015	2019	\$ 125,000.00	0%	Fire Fund	In Progress		
EMS Vehicles/ Apparatus	2014	2019	\$ 739,835.00	0%	Splost	In Progress		

\* Formerly listed as Hodgeville / Ledessie Zeigler

Effingham County 2019-2023 Capital Improvement Element Update

Public Facility	ROADS & BRIDGES						
Service Area	UNINCORPORATED EFFINGHAM COUNTY						
Project Description	Start Date	End Date	Cost Estimate	IF %	Funding Source	Status/Remarks	
Effingham Parkway	2016	2022	\$120,000,000	58%	I.F./SPLOST/GDOT/FED.	In Progress	
Old River Road & I16 interchange	2010	2019	\$250,000	0%	FED/GDOT/SPLOST	In Progress	
Resurfacing	2014	2022	\$8,113,133	0%	SPLOST	Ongoing	
Blue Jay Road & Mccall	2012	2019	\$400,000	0%	SPLOST	In Progress	



Effingham County 2019-2023 Capital Improvement Element Update

PARKS & RECREATION								
UNINCORPORATED EFFINGHAM COUNTY								
Public Facility	Service Area	Project Description	Start Date	End Date	Cost Estimate	IF %	Funding Source	Status/Remarks
		HWY 21 Recreation Complex/Gym Renovations	2014	2023	\$3,800,000	14%	I.F./SPLOST	In Progress
		Park Promenade/Ulmer Park	2014	2017	79,000		Pending	Postponed

Effingham County 2019-2023 Capital Improvement Element Update

Public Facility		SEWER						
Service Area		UNINCORPORATED EFFINGHAM COUNTY						
Project Description	Start Date	End Date	Cost Estimate	IF %	Funding Source	Status/Remarks		
Old Augusta Rd.	2006	2017	\$5,000,000	0%	Pending	Postponed		
Lift station #5, #11, #9 pump upgrades	2014	2017	\$270,000	0%	W/S fund	Postponed		
Sprayfield upgrades	2013	2019	\$75,000	0%	W/S fund	In Progress		



Effingham County 2019-2023 Capital Improvement Element Update

Public Facility		WATER					
Service Area		UNINCORPORATED EFFINGHAM COUNTY					
Project Description	Start Date	End Date	Cost Estimate	IF %	Funding Source	Status/Remarks	
Loop from Greystone to Midland Rd.	2014	2017	\$680,000	0%	W/S fund	Complete	
Loop from Emerald Plantation to Marlow Elem.	2015	2017	\$1,400,000	0%	W/S fund	Postponed	
County Line Booster Station	2014	2017	\$1,500,000	0%	W/S fund	Postponed	



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**From:** Eric Landon <elandon@crc.ga.gov>  
**Sent:** Monday, October 01, 2018 8:51 AM  
**To:** Amanda Clement  
**Subject:** FW: Effingham County Annual CIE Update Approval

Amanda,

Please see the approval of your CIE update from DCA below.

Let us know if we can help any further.

Thank you.

**Eric Landon, AICP**  
**Planning & Government Services Director**  
**Coastal Regional Commission**  
**P - 912.437.0870 / C - 912.577.9902**  
[elandon@crc.ga.gov](mailto:elandon@crc.ga.gov) / [crplanning.org](http://crplanning.org)

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**From:** Jon West [<mailto:Jon.West@dca.ga.gov>]  
**Sent:** Friday, September 28, 2018 4:44 PM  
**To:** Eric Landon; Russell Oliver; Quentin McPhatter  
**Cc:** PEMD OPQG Administration  
**Subject:** Effingham County Annual CIE Update Approval

Eric, Russell and Quentin,

Our staff has reviewed the Annual Capital Improvement Element (CIE) Update for Effingham County and finds that it adequately addresses applicable requirements. The next step is for the local government to adopt the CIE Update. As soon as your office provides written notice that the CIE Update has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will notify the local government that its Qualified Local Government status has been extended. If you have any questions, please contact us at 404-679-5279.

Thanks,



Learn more about our commitment to [fair housing](#).

**Jon A. West, AICP**  
**Senior Planner: Local & Intergovernmental Programs**  
**Georgia Department of Community Affairs**  
**60 Executive Park South, NE**  
**Atlanta, Georgia 30329**  
**Direct 404-327-6872**  
**Fax 770-302-9703**  
[Jon.West@dca.ga.gov](mailto:Jon.West@dca.ga.gov)

## First Public Hearing Notices

Effingham County Board of Commissioners will hold a Public Hearing on November 6, 2018 during their regular meeting beginning at 5:00 pm in the Administrative Complex in the Commission Meeting Chambers located at 601 North Laurel Street Springfield, Georgia 31329

**Comprehensive Plan Update:** The purpose of this hearing is to brief the community on the process used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

**The City of Guyton** will hold a Public Hearing on **November 13, 2018** during their regular meeting in the Council Chambers located at 310 Central Blvd.

The purpose of this hearing is to brief the community on the process used to develop the comprehensive plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

### City of Springfield GA PUBLIC NOTICE

The City of Springfield Mayor and Council will hold a public hearing on November 13, 2018 at 6 p.m., prior to the beginning of their regularly scheduled meeting, in the Springfield Council Room located at 130 S. Laurel St. in Springfield, GA (between the Springfield City Hall Office and the Springfield Police Dept.) reference:

- **Comprehensive Plan Update:** The purpose of this hearing is to brief the community on the process used to develop the plan, opportunities for public participation in the development of the plan, and to obtain input on the proposed planning process.

### Public Hearings

gpo16

#### CITY OF RINCON

##### Notice of Public Hearing

The City of Rincon Mayor and Council will hold a Public Hearing for the Comprehensive Plan on Monday, November 26, 2018, during their regular meeting in the Council Chambers of the Police Department, located 107 West 17th Street, Rincon, GA 31326.

The purpose of this hearing is to brief the community on the process used to develop the Comprehensive Plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Feel free to contact City Planner LaMeisha Hunter Kelly, AICP, if you have any questions or in need of ADA assistance, at (912) 826-5996 or lhkelly@cityofrincon.com.

## Second Public Hearing Notices

The Effingham County Board of Commissioners will hold a public hearing during their regular meeting on the Draft Version of the Effingham County, Cities of Rincon, Springfield and Guyton Joint Comprehensive Plan on **Tuesday, August 20, 2019 at 5:30 pm at the Effingham County Courthouse, located at 601 North Laurel Street, Springfield, GA.** The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request of the Clerk to the Commission and upon request by contacting the Coastal Regional Commission.

### PUBLIC NOTICE

#### CITY OF GUYTON, GEORGIA

Draft Comprehensive Plan Public Hearing on  
Tuesday, August 13, 2019 at 7:00 PM  
Guyton City Council Chambers, 310 Central Blvd.

The Guyton City Council will hold a public hearing during their regular meeting on the Draft Version of the Effingham County, Cities of Rincon, Springfield and Guyton Joint Comprehensive Plan on **Tuesday, August 13, 2019 at 7:00 PM at the Guyton City Hall, located at 310 Central Blvd., Guyton, GA.** The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at the Clerk and upon request by contacting the Coastal Regional Commission.

### Notice of Public Hearing City of Rincon, Georgia Draft Comprehensive Plan

The City of Rincon Mayor and City Council will hold a Public Hearing on the Draft Version of the 2020 – 2040 Effingham County, Cities of Rincon, Springfield and Guyton Joint Comprehensive Plan on **Wednesday, August 28, 2019 at 7 pm** in Council Chambers, located at **107 West 17th Street, Rincon, GA 31326.** The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at Rincon City Hall (302 S. Columbia Ave, Rincon, GA 31326) and upon request by contacting the Coastal Regional Commission.

Any person in need ADA assistance may contact City Planner LaMeisha H. Kelly, AICP, at (912) 826-5966 or [lhkelly@cityofrincon.com](mailto:lhkelly@cityofrincon.com). This meeting is open.

gpn16 Public Notice  
City of Springfield, Georgia  
Draft Comprehensive Plan Public  
Hearing on  
Tuesday , August 13th , 2019 at  
6:00 PM  
Springfield City Council  
Chambers, 130 S. Laurel Street,  
Springfield, GA

The Springfield City Council will hold a public hearing before their regular meeting on the Draft Version of the Effingham County, Cities of Rincon, Springfield and Guyton Joint Comprehensive Plan on Tuesday, August 13th, 2019 at 6pm at the Springfield City Hall Council Chambers, located at 130 S. Laurel Street, Springfield, GA. The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at the Clerk and upon request by contacting the Coastal Regional Commission.  
SR 7/31