

COMPREHENSIVE PLAN 2009-2029
COMMUNITY ASSESSMENT
for
THE TOWN OF NEWBORN

Northeast Georgia Regional Development Center
Planning Department



TABLE OF CONTENTS

1. COMMUNITY ASSESSMENT OVERVIEW	-1-
2. IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES	-2-
3. ANALYSIS OF EXISTING DEVELOPMENT PATTERNS	-5-
4. AREAS REQUIRING SPECIAL ATTENTION	-8-
5. RECOMMENDED CHARACTER AREAS	-15-
6. COMPLIANCE WITH RULES FOR ENVIRONMENTAL PLANNING CRITERIA ...	-17-
7. ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES ..	-18-
7.1 Development Patterns	-18-
7.2 Resource Conservation	-20-
7.3 Social and Economic Development	-21-
7.4 Governmental Relations	-23-
8. ANALYSIS OF CONSISTENCY WITH SERVICE DELIVERY STRATEGY	-24-

1. COMMUNITY ASSESSMENT OVERVIEW

Purpose

This report lays the foundation for the revision of the Comprehensive Plan for the Town of Newborn that will create an agenda to manage growth over the next twenty years. As the baseline section of the Comprehensive Plan, the Community Assessment presents a snapshot of the Town in its current state to lay the base for the forward-looking Community Agenda.

The Assessment is designed to meet the Standards and Procedures for Local Comprehensive Planning established by the Georgia Department of Community Affairs (DCA) and adopted on May 1, 2005.

Scope

The Community Assessment provides an executive summary overview of the major findings brought to light during the analysis of data and information as per stated standards. Detailed information on existing conditions, historical trends, and future forecasts are included in the Technical Addendum.

The Assessment contains four key components addressing the findings in the Technical Addendum, including a description of issues and opportunities resulting from an analysis of the available data; an analysis of existing development patterns; an evaluation of the community's existing policies and development patterns for consistency with DCA's Quality Community Objectives; and an analysis of supportive materials illustrating conformance with the Department of Natural Resources' Environmental Planning Criteria and the local Service Delivery Strategy.

Methodology

This part of the Comprehensive Plan constitutes a review of the community's plans, policies, regulations, and development patterns by the Northeast Georgia Regional Development Center and encompasses solely the Town of Newborn.

The Community Assessment is the first step in the revision of the Comprehensive Plan. The Assessment will be submitted to the Georgia DCA for review and approval and will form the basis for developing the Community Agenda. The Community Agenda represents the community's vision, goals, policies, key issues and opportunities that the community chooses to address, and an action plan highlighting the necessary tools for implementing the plan.

2. IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES

Population

Aging Population – As in many communities in Georgia and across the country, Newborn has seen the greatest population increases in recent years among residents aged 50 to 64 years of age. This trend presents the Town of Newborn with both challenges and opportunities. In order for the town to remain attractive to residents within this demographic as they age, additional housing options, local services, and accessibility considerations will need to be taken into account in future development and infrastructure decisions.

Economic Development

Economic Development Vision – Newborn does not currently operate within a comprehensive vision for economic development for the community. In order to encourage and attract small businesses and entrepreneurs that would build upon and enhance Newborn’s small-town feel, town officials, in partnership with residents and the business community, would do well to develop such a vision. This could lead to the creation of strategies promoting locally- and regionally-made products and services and the proprietors that offer them.

Employment – As in many small, rural towns, most workers residing in the Town of Newborn commute to other communities in order to take advantage of employment opportunities. U.S. Census data for Newborn also demonstrate a lower percentage of females in the workforce in general and a higher unemployment rate among those females in the workforce in comparison to Newton County and the State of Georgia. A combination of business recruitment and workforce training programs may help to develop more local employment opportunities for all residents of Newborn.

Housing

Multi-Family Housing – As of April 2008, the town’s zoning ordinance no longer provides for multi-family housing to be developed in Newborn. U.S. Census data indicate a decrease in single-family units and an increase in multi-family units from 1990 to 2000, which could be attributable to the conversion of formerly single-family units to multi-family rentals during that time. In the future, town officials should consider allowing some multi-family units to be developed to fit within the existing fabric of the community in order to accommodate this observed demand.

Single-Family Housing – Newborn’s zoning ordinance does not permit small or moderately-sized single-family homes. With a dearth of multi-family housing, this factor may contribute to the absence of lifecycle housing options for residents across a spectrum of ages and income levels.

Deteriorated Housing Conditions – According to town officials, housing units in some residential neighborhoods within the Town of Newborn are showing signs of dilapidation. This decline can be slowed and reversed with the development of targeted revitalization programs aimed at preserving and enhancing the existing housing stock where possible and demolishing units where necessary for the safety and welfare of the neighborhood.

Natural & Cultural Resources

Historical, Cultural, and Natural Resources Inventory – Newborn does not currently maintain an inventory or database of all historical, cultural or natural resources in the community, presenting a challenge to those interested in preserving the local heritage. A detailed inventory would provide a base from which educational and tourism programs could develop, providing enrichment for both residents of Newborn and visitors to the town.

Farmland Protection – Newborn does not currently have a policy in place to protect farmland within the community from future development. A farmland protection plan bolsters the economy through continued production of goods, while maintaining and promoting local agricultural heritage.

Land Conservation – The Town of Newborn does not actively engage in the preservation of green space and/or sensitive environmental areas. Conservation of this land improves the quality of life of current and future residents and helps to guide residential and commercial growth into more appropriate areas of town.

Air Quality – Newton County is listed as a non-attainment area by the United States Environmental Protection Agency for Particulate Matter 2.5 and Ozone (8-hour). With its small size and lack of industry, Newborn does not likely contribute significantly to the problem, nor could the Town be expected to ameliorate significantly the situation. However, Newborn officials should work with the County, other municipalities, and state, regional, and federal agencies to better understand local impacts on and from air quality concerns.

Community Facilities and Services

Parks and Public Space – Insufficient parks, public space, and recreational facilities present challenges to those residents of Newborn seeking outdoor leisure and community interaction opportunities. The closest Newton County Recreation Commission facility is the 10-acre Beaver Park in neighboring Mansfield, comprised of a picnic area, playground, sports facilities, and open space. The 2005-2010 Newton County Recreation Commission Comprehensive Master Plan calls for over 781 acres of new park land to accommodate population growth in the county by 2028. This presents an opportunity to foster a sense of place in Newborn through the development of vibrant public spaces in the future.

Recycling – County-operated recycling centers are located throughout Newton County, with the closest facilities existing approximately five miles from Newborn. A recycling program coordinated by town officials, residents, and local business owners may provide opportunities for streamlining solid waste management within the town and reducing environmental impacts.

Public Infrastructure – Water supply in the Town of Newborn is derived from purchase agreements from the Newton County Water and Sewer Authority and from private septic systems. The town does not have sewer service. Local leaders show uncertainty about the ability of Newborn’s current public infrastructure to support new development.

Intergovernmental Coordination & Impacts

Planning and Public Safety – Town officials express concern about a lack of coordinated planning efforts and plan-sharing between the Town of Newborn and neighboring jurisdictions. With its small population and reliance upon Newton County for fire and police services, the Town of Newborn is perhaps more vulnerable to the effects of decisions made in adjacent communities and at the county level than a larger municipality might be. Another specific area for increased coordination is the opportunity for park, recreation, and open space planning.

Transportation

Walking and Bicycling – Newborn has a limited sidewalk network and no designated bicycle lanes or multi-use facilities. There are no ordinances in place requiring new developments to provide sidewalks or connect to existing pedestrian facilities.

Public Transportation – Newborn and Newton County do not currently have a public transportation system available to all citizens. The communities should consider the possibility of Section 5311 rural transit services for those residents incapable of driving, such as seniors, people with disabilities, or those without personal vehicles, or for residents who prefer not to drive. Another transportation option is the organized coordination of carpools through a public forum or central liaison. According to the 2000 Census, Newborn has a higher percentage of workers carpooling to their places of employment than in Newton County and Georgia, demonstrating potential on the part of residents to combine transportation resources for greater efficiency.

Land Use, Planning, & Development

Standards and Management – Town officials cite opposition to zoning and land use regulations as a barrier to smart growth in Newborn. The town does not engage in planning for nodal or small-lot development, and the community has not supported the integration of innovative or higher-density developments in the past.

Brownfields – Newborn does not currently promote brownfield redevelopment, as no parcels within the community have been officially designated as brownfields. Grants are available through the Environmental Protection Agency (EPA) for the purpose of compiling a listing, characterization, assessment, and planning for clean-up of potential brownfields within the community. Smart Growth Newton County, a local non-profit organization, may be a good resource for Newborn officials in the development of these types of initiatives.

Communication – Citizens and potential developers should easily be able to acquire information about community meetings and development processes in Newborn. An effective communications strategy organizes this information into various outlets, including print and online media, in order to reach as many different people as possible. One example of this type of undertaking is a voluntary email update program sponsored by the Town government that notifies residents and other interested parties of planning and zoning issues, road closings, utility work, opportunities for public comment, and agenda items at government meetings. Free online resources, such as Google Groups, can make this process affordable, user-friendly, and efficient. (Email and other internet-based communication should not be seen as all-encompassing communication methods unless all interested parties are able to conduct online activities, either at home or at a library, community center, or other communal resource.)

3. ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

Existing Land Use

Where multiple uses are found on a single parcel, the dominant land use has been displayed. Conventional land use categories are used to describe existing land use patterns, whereas a character-based classification system is used in discussing and planning future development.

The Existing Land Use map is the best available illustration of current development patterns, helping to identify issues and opportunities in relation to the physical attributes of the Town, both manmade and natural. Analyzing the Existing Land Use map in conjunction with historical trends can help identify how these development patterns were formed.

Table 1 broadly defines the types of land uses found in the Town of Newborn, while the following map shows those uses as they exist geographically within the community.

Table 1: Land Use Definitions	
Land Use Category	Definition
Agriculture	These establishments grow crops, raise animals, harvest timber, and harvest fish and other animals from a farm, ranch, or their natural habitats.
Commercial	Comprise the vast majority of establishments typically associated with commercial land use.
Industrial	Include both light and heavy industrial uses. Light industries may include warehousing and distribution, trucking, and small scale manufacturing. Heavy industrial is generally defined as manufacturing uses that convert raw materials to finished products.
Public/Institutional	This category includes certain institutional land uses such as colleges, churches, cemeteries, and hospitals.
Residential	Comprised of urban, suburban, and rural establishments offering residence or accommodation, typically in a detached style, but also including very sporadic multi-family units (whether owner-occupied or rental).
Transportation/Community/Utility	Establishments that serve passengers and cargo movements, produce or distribute information, or provide utility services.
Undeveloped/Unused	Land that is not programmed with any use.

Source: NEGRDC

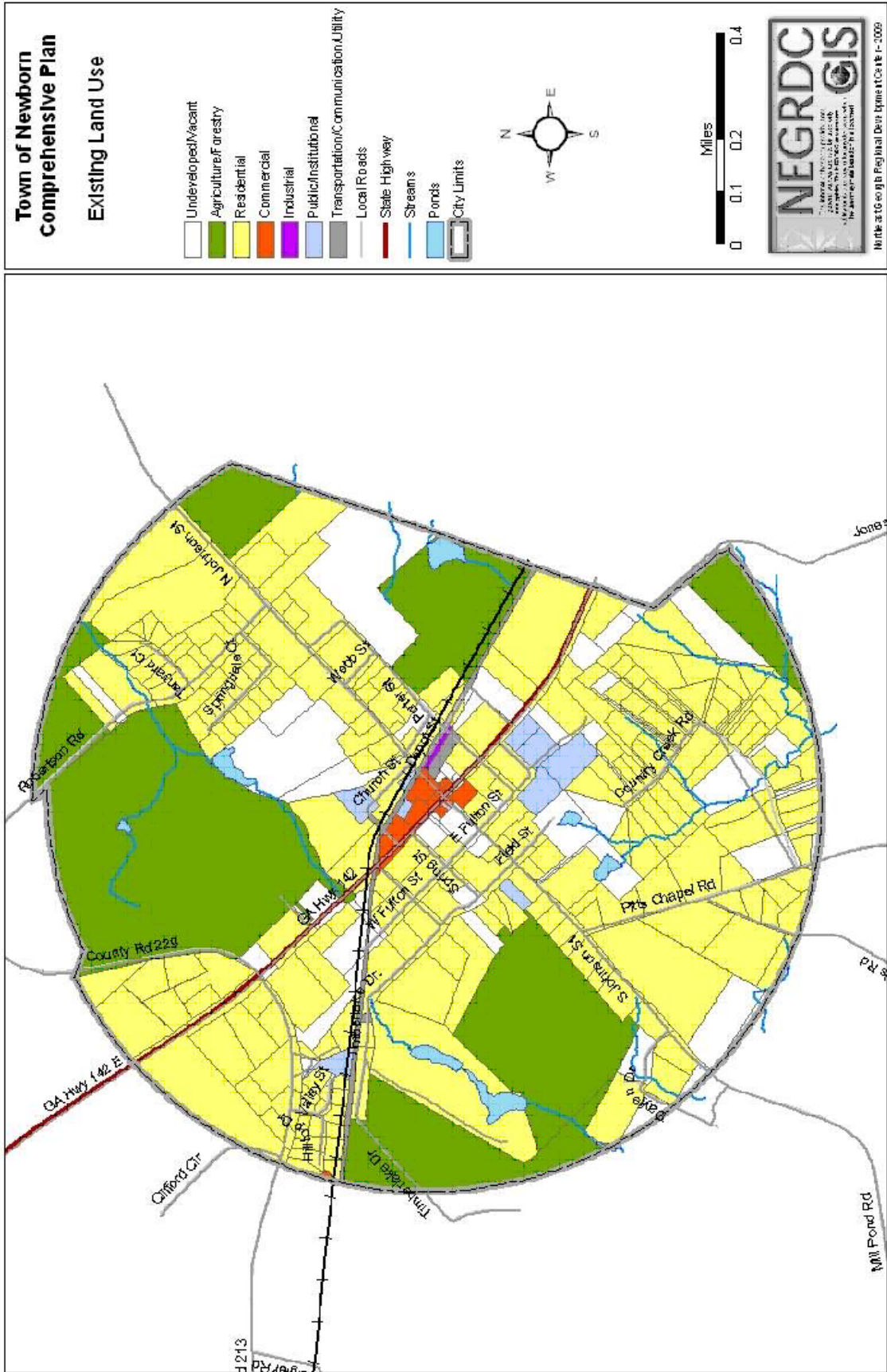
Population and development trends indicate that the Town of Newborn has undergone little significant change regarding its built environment in recent years. Discrepancies between the current (2009) and historical (1997) data in Table 2 can likely be explained in some part by variations in methodology and definitions, as well as variation in geographic data, and should not necessarily be seen completely as realized differences in on-the-ground conditions in the Town. For instance, while it appears that Newborn has gained significant residential space since 1997, part of this increase can likely be explained by the fact that the 1997 analysis and the 2009 analysis were not conducted by the same office, where methodologies and available data can be unique.

Other classification areas, such as Commercial, Industrial, Public/Institutional, and Transportation/Communication/Utility, have remained constant over time. These categories are more likely to be evaluated consistently across time and varying methodologies because they pose fewer difficulties to the analyst. For example, while a gas station will obviously exhibit Commercial use, one analyst may judge that a family farm with a residence is more agricultural than residential, leading it to be declared Agricultural/Forestry (or vice versa).

That said, it seems clear from the table below that a significant amount of conversion from Agriculture/Forestry and Undeveloped/Unused to Residential has taken place over the past twelve years. Another revelation of the Existing Land Use analysis is the large amount of Undeveloped/Unused space in the Town. This represents an opportunity for infill of in-town areas and preservation of more rural spaces.

The Town of Newborn's Existing Land Use map presents an illustration of development and use patterns. The map represents a first draft of the existing land use and may be refined during the public participation process to correct any inaccuracies that may exist.

Table 2: Town of Newborn Existing Land Use, 1997-2009				
	1997		2009	
Land Use Category	Area (Ac.)	Share (%)	Area (Ac.)	Share (%)
Agriculture/Forestry	282.4	28.3%	159.1	13.7%
Commercial	7.6	0.8%	7.6	0.7%
Industrial	0.5	0.0%	0.5	0.0%
Public/Institutional	15.5	1.5%	15.5	1.3%
Residential	468.6	46.9%	831.1	71.7%
Transportation/Communication/Utility	8.3	0.8%	8.3	0.7%
Undeveloped/Unused	216.1	21.6%	136.5	11.8%



4. AREAS REQUIRING SPECIAL ATTENTION

As growth continues, whether in Newborn or in surrounding communities, it impacts the existing natural and cultural environment as well as the community facilities, services, and infrastructure that are required to support existing and future development. This section outlines areas where growth should be avoided or strictly controlled, where growth might best occur, and where growth could potentially be stimulated. The Special Attention Areas map and supplemental maps illustrate these locales.

Areas of Significant Natural or Cultural Resources

Environmental areas typically include wetlands, floodplains, streams, groundwater recharge areas, steep slopes, and small water supply watersheds for existing intakes and reservoirs. Existing development avoids most of Newborn's environmental areas, especially wetlands. While no groundwater recharge areas are known to exist within the city limits, one is situated to the southwest of the Town in unincorporated Newtown County. Newborn's development patterns near this area are low-density and should not affect groundwater.

The Newborn historic district, which is situated along and around SR 142 and Johnson St., is a critical resource to the Town, and should be protected, preserved, and enhanced in order to present it as a model for the rest of the community and as a focal point for activity.

Areas Where Rapid Development or Change of Land Uses Is Likely to Occur

Very little pressure for significant development seems to stem from Newborn's geographic situation. No major urban areas exist in close proximity to the Town, and economic development within Newborn is not projected to spur significant residential, industrial, or commercial development.

The Comprehensive Plan (Community Agenda) Will Present a Future Development Map That Directs Growth in a Responsible, Focused Manner

Areas where the pace of development has outpaced or may outpace the availability of community facilities and services, including transportation

Given that development has not been occurring at significantly rapid rates, and is not forecasted to do so in the near future, transportation is likely the most pressing concern regarding community facilities in Newborn. Transportation choices are limited – bicycling, walking, and public transportation are not major components of the modal split, and the presence of a state highway aligned through downtown/historic Newborn could be problematic.

If development increases, there will be impacts to community service delivery and infrastructure networks, including water service, law enforcement, and emergency services, without continued investment in personnel, facilities, and equipment.

Large Abandoned Structures or Sites, Including Those That May Be Environmentally Contaminated

Newborn has two major abandoned sites at which reuse or restoration would be beneficial practices: Newborn Fertilizer (4171 Hwy. 142) and J.W. Pitts Store (112 N. Johnson St.). Other smaller abandoned structures exist. The Town does not maintain a list of brownfields, so information on environmentally contaminated areas is not currently available.

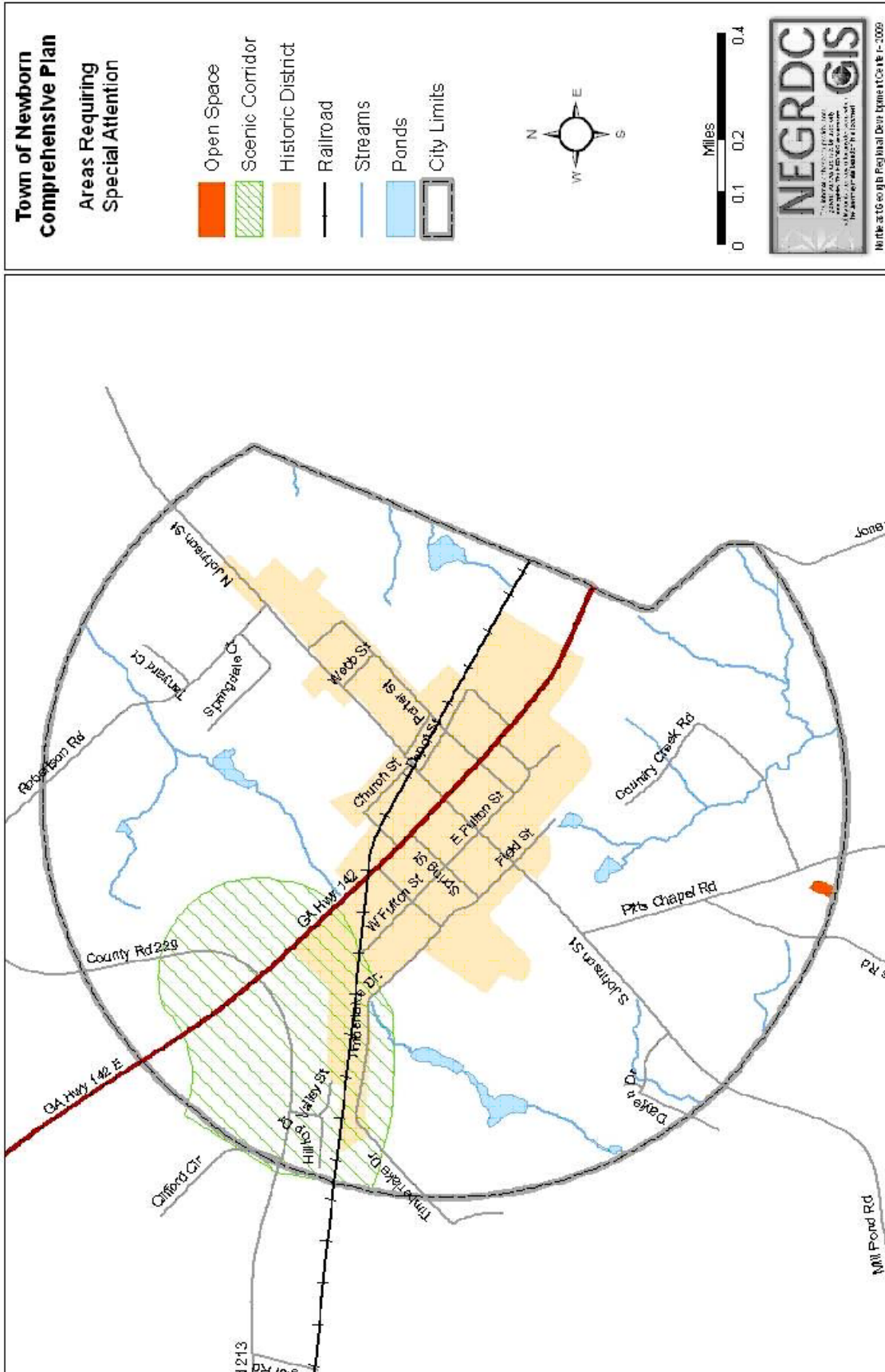
Areas with Infill and/or Redevelopment Opportunities

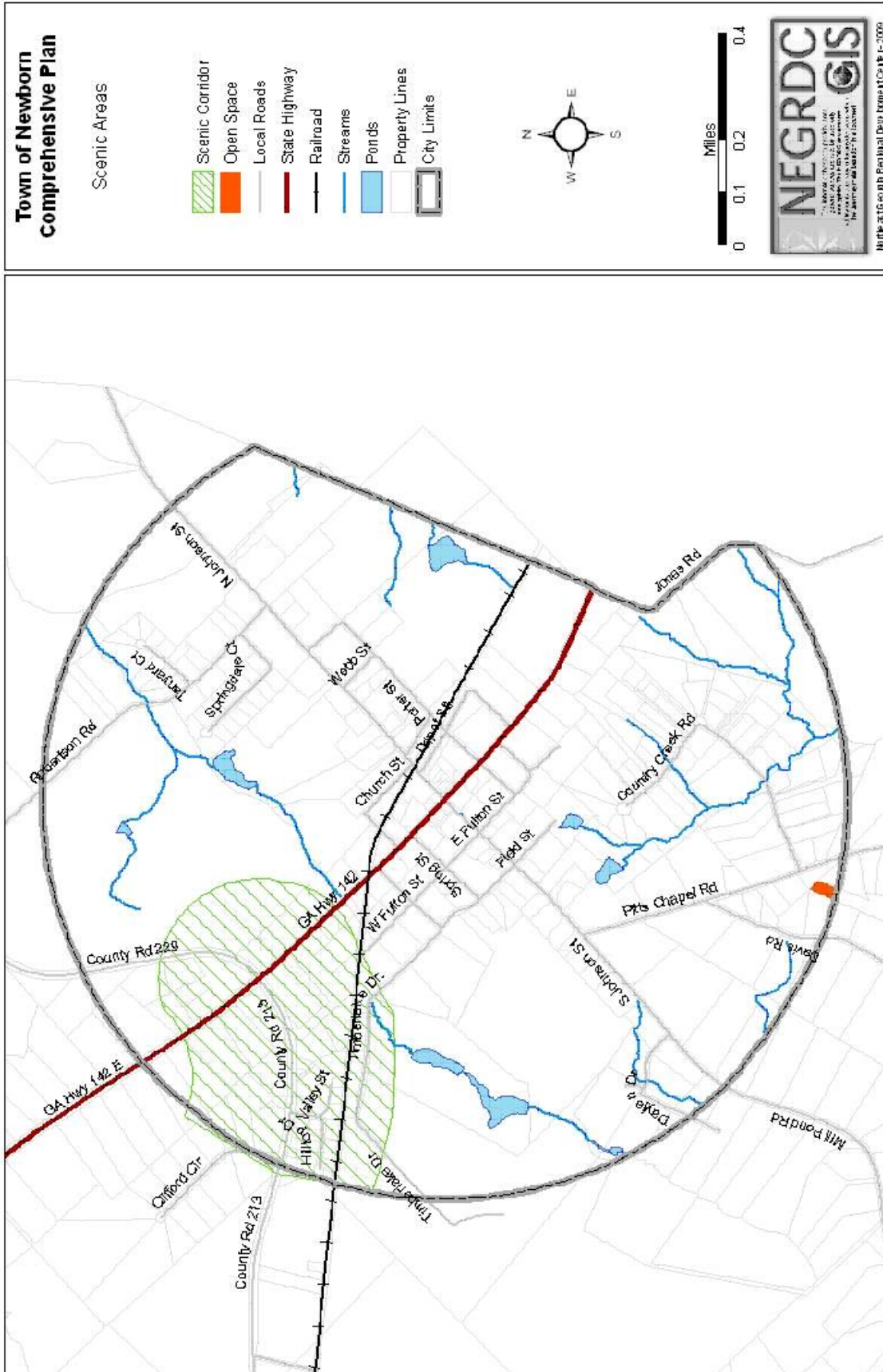
Very limited opportunity for infill development exists in the historic part of Newborn unless land subdivision accelerates. The exceptions to this occur along SR142, where several vacant parcels could be utilized for public amenities, commercial developments, or mixed-use areas that encourage activity spread out throughout the day and create a vibrant central place. Large areas of the rest of the Town remain undeveloped, but many of these contain Newborn's environmental areas, such as streams and ponds.

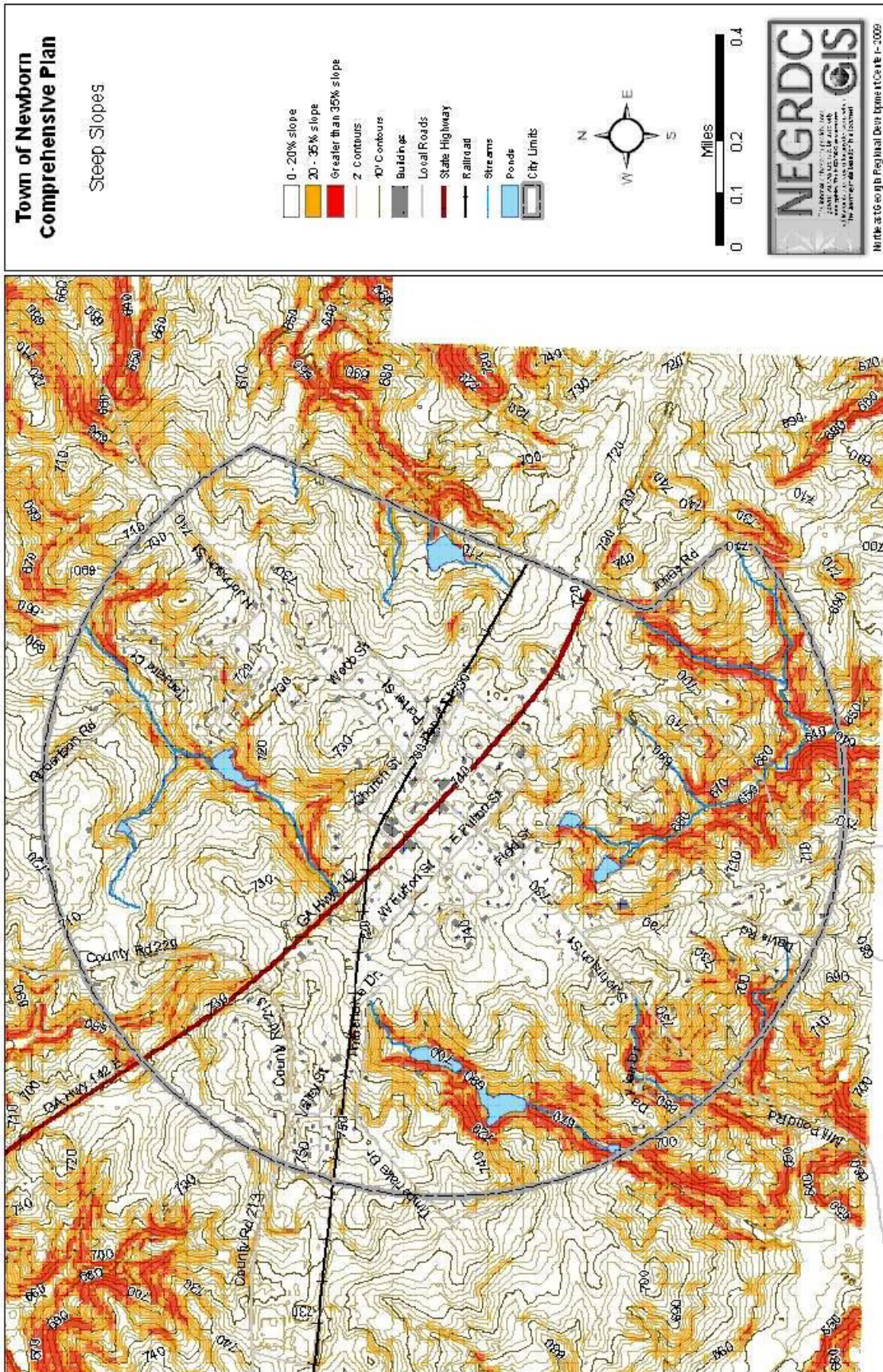
With proper land use and development policies, quality redevelopment of blighted or struggling areas will occur if growth pressures increase; allowing large undeveloped areas to be transformed by new development will undermine this.

Areas of significant disinvestment, levels of poverty, and/or unemployment

Town leaders and Planning & Zoning officials do not cite any significant geographic concentrations of disinvestment, poverty, or unemployment.







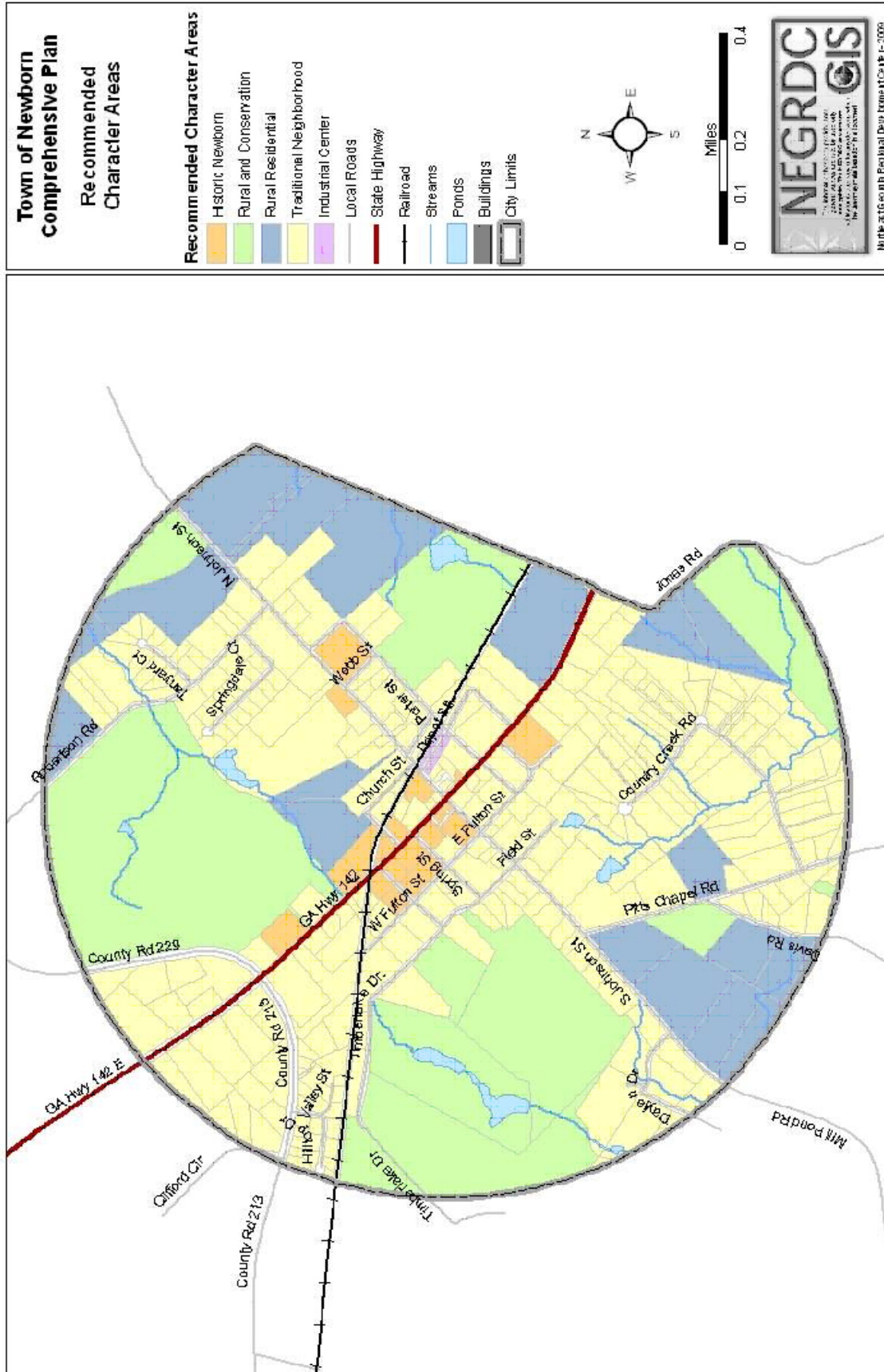
5. RECOMMENDED CHARACTER AREAS

Character areas are defined as geographic areas of a community that share unique characteristics or have the potential to evolve as unique areas. Character areas can be used to illustrate existing patterns of development and also as guidelines for desired development patterns based on a community vision.

Newborn’s character areas are based on existing conditions and the information contained in the section on Areas Requiring Special Attention.

As the public participation process evolves and a community vision emerges, these character areas will be revisited to make the map compatible with the vision, goals, and objectives of the community. Table 3 and the associated Preliminary Character Areas map represent an objective assessment of the Town’s existing development patterns.

Table 3: Recommended Character Areas	
Character Area	Description
Historic Newborn	This area encompasses the bulk of Newborn’s historic resources and represents the nostalgic nature of the town. Most of these properties are aligned along SR 142 and/or Johnson St., and some are situated along the railroad line. Public-oriented buildings (historically businesses, offices, and similar uses) tend to address the street, while more employment-focused uses such as plants and warehouses may be oriented toward the railroad. Appropriate land uses include town center-styled commercial, mixed-use commercial and residential, light (low-impact) industry, offices with little automobile traffic, and civic spaces such as government facilities, religious institutions, and other similar development types.
Rural and Conservation	Primarily undeveloped or developed at extremely low densities, this area is typically wooded or agricultural. Residences that exist within this character area tend to be isolated from one another and may be accompanied by agricultural uses.
Rural Residential	Low-density suburban and rural single-family areas that feature little divergence from the typically residential character compose this group.
Traditional Neighborhood	With traditional and higher-density suburban residential neighborhoods, as well as complementary applications such as churches and neighborhood-scale retail or offices, this character area represents a diversity of physical and socio-economic traits. Styles range from single-family patterns of various sizes and designs to duplexes and multi-family housing; many streets share design and functional characteristics such as lane width, speed limit, and signage.
Industrial Center	Light industry with access to the rail line. Heavier industry that pollutes, requires frequent truck traffic, and necessitates large parking areas does not currently fit into this character area due to its location in the central part of town.



6. COMPLIANCE WITH RULES FOR ENVIRONMENTAL PLANNING CRITERIA

Newborn has adopted a wetland protection ordinance and does not contain environmental features that require the adoption of related ordinances. Other information is addressed in the Newton County Comprehensive Plan (Technical Addendum to the Community Assessment, starting at page 45).

7. ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

The Georgia Department of Community Affairs adopted the Quality Community Objectives to help assess development patterns and preserve the diverse and unique character found throughout the State. This provides an opportunity for local governments to assess their progress toward meeting the community objectives set forth by the State.

7.1 Development Patterns

1. Traditional Neighborhoods

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

Objectives	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district?	YES – we allow multiple uses in all zones
Our community has ordinances in place that allow neo-traditional development "by right" so that developers do not have to go through a long variance process?	YES
We have a street tree ordinance that requires new development to plant shade trees appropriate to our climate?	YES
Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer?	YES – Arbor Day celebration through tree board
We have a program to keep our public areas clean and safe	YES
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	YES – review of addition connecting sidewalks needed
In some areas several errands can be made on foot, if so desired.	YES
Some of our children can and do walk to school safely.	NO
Schools are located in or near neighborhoods in our community.	YES – next town over, approx. 2 miles

2. Infill Development

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

Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	NO – the Town does not maintain a list
Our community is actively working to promote Brownfield Development?	NO
Our community is actively working to promote Greyfield Development?	NO
We have areas of our community that are planned for nodal development?	NO
Our community allows small-lot development for some uses?	NO

3. Sense of Place

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

Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics	YES, the old buildings and land area would have an appearance of an old town
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	NO – we have delineated these areas, but we have not have a historic preservation plan in place
We have ordinances to regulate the aesthetics of development in our highly visible areas.	YES
We have ordinances to regulate the size and type of signage in our community.	YES
If applicable, our community has a plan to protect designated farmland.	NO

4. Transportation Alternatives

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

Objectives	Status
We have public transportation in our community.	NO
We require that new development connect with existing development through a street network, not a single entry/exit.	NO
We have a good network of sidewalks to allow people to walk to a variety of destinations.	NO, but we are working on areas that do not have sidewalks
We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	NO
We require that newly built sidewalks connect to existing sidewalks wherever possible.	YES
We have a plan for bicycle routes through our community.	NO
We allow commercial and retail development to share parking areas wherever possible.	YES

5. Regional Identity

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

Objective	Status
Our community is characteristic of the region in terms of architectural style and heritage	YES
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	NO
Our community encourages businesses that create products that draw on our regional heritage.	NO
Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.	NO
Our community promotes tourism opportunities based on the unique characteristics of our region.	NO
Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.	YES

7.2 Resource Conservation

1. Heritage Preservation

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

Objective	Status
We have designated historic districts in our community.	YES
We have an active historic preservation commission.	NO
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	YES

2. Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Objective	Status
Our community has a greenspace plan.	NO
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	NO
We have a local land conservation program, or we work with state or national land conservation programs to preserve environmentally important areas in our community.	NO
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	NO

3. Environmental Protection

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

Objective	Status
Our community has a comprehensive natural resources inventory.	NO
We use this inventory to steer development away from environmentally sensitive areas.	NO
We have identified our defining natural resources and have taken steps to protect them.	NO
Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	YES
Our community has and actively enforces a tree preservation ordinance.	YES
Our community has a tree-planting ordinance for new development.	YES
We are using stormwater best management practices for all new development.	YES
We have land measures that will protect the natural resources in our community.	YES

7.3 Social and Economic Development

1. Growth Preparedness

Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These might include infrastructure to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	NO
Our local governments, the local school board, and other decision-making entities use the same projections.	YES
We have a Capital Improvements Program that supports current and future growth.	YES
We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	YES

2. Employment Options

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

Objective	Status
Our economic development program has an entrepreneur support program.	NO
Our community has jobs for skilled labor.	YES
Our community has jobs for unskilled labor.	YES
Our community has professional and managerial jobs.	YES

3. Appropriate Businesses

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

Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	NO
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	NO
We recruit businesses that provide or create sustainable products.	NO
We have a diverse job base, so that one employer leaving would not cripple us.	NO

4. Housing Choices

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

Objective	Status
Our community allows accessory units like garage apartments or mother-in-law units.	YES
People who work in our community can afford to live here too.	YES
Our community has enough housing for each income level.	YES
We encourage new residential development to follow the pattern of our original town.	YES
We have options available for loft living, downtown living, or neo-traditional living.	NO
We have vacant and developable land available for multi-family housing.	YES, but we do not allow this
We allow multi-family housing to be developed in our community.	NO
We support community development corporations building housing for lower-income households.	NO
We have housing programs that focus on households with special needs.	NO
We allow small houses built on small lots in appropriate areas.	YES

5. Educational Opportunities

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

Objective	Status
Our community provides workforce-training options for our citizens.	NO
Our workforce-training programs provide citizens with skills for jobs that are available in our community.	NO
Our community has higher education opportunities, or is close to a community that does.	NO
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	NO

7.4 Governmental Relations

1. Local Self-Determination

Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.

Objective	Status
We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	NO
We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	YES
We have a public-awareness element in our comprehensive planning process.	YES

8. ANALYSIS OF CONSISTENCY WITH SERVICE DELIVERY STRATEGY

This section is addressed in the Newton County Comprehensive Plan. Specific information is found in the Technical Addendum to the Community Assessment, starting at page 97.

COMPREHENSIVE PLAN 2009-2029

TECHNICAL ADDENDUM

for

THE TOWN OF NEWBORN

Northeast Georgia Regional Development Center
Planning Department



TABLE OF CONTENTS

1. POPULATION	-1-
1.1 Total Population	-1-
1.2 Population Projections	-3-
1.3 Age Distribution	-3-
1.4 Race and Ethnicity	-5-
1.5 Income	-6-
2. ECONOMIC DEVELOPMENT	-8-
2.1 Economic Base	-8-
2.2 Labor Force	-9-
2.3 Economic Resources	-12-
2.4 Economic Trends	-13-
3. HOUSING	-14-
3.1 Housing Types & Mix	-14-
3.2 Condition and Occupancy	-14-
3.3 Cost of Housing	-16-
3.4 Cost-Burdened Households	-17-
3.5 Special Housing Needs	-19-
3.6 Jobs-Housing Balance	-20-
4. NATURAL AND CULTURAL RESOURCES	-23-
4.1 Environmental Planning Criteria	-23-
4.2 Other Environmentally Sensitive Areas	-23-
4.3 Significant Natural Resources	-25-
4.4 Significant Cultural Resources	-26-
5. COMMUNITY FACILITIES AND SERVICES	-28-
5.1 Water Supply and Treatment	-28-
5.2 Other Facilities and Services	-28-
6. INTERGOVERNMENTAL COORDINATION	-30-
6.1 Adjacent Local Governments	-30-
6.2 Local Government Coordination	-30-
6.3 Service Delivery Strategy	-30-
6.4 School Boards	-30-
6.5 Other Local Authorities and Entities	-30-
6.6 Regional and State Coordination	-30-
7. TRANSPORTATION	-32-
7.1 Road Network	-32-
7.2 Non-Automobile Transportation	-32-
7.3 Parking	-33-
7.4 Railroads, Trucking, Port Facilities, and Airports	-33-
7.5 Transportation and Land Use Connection	-33-

1. POPULATION

A community needs reliable demographic information about its population to identify existing and future issues. This information is essential to evaluate potential solutions to growth problems, establish realistic goals, and effectively implement planning strategies necessary to direct, control, and stimulate community development. The assessment of past, present, and future population trends and land development patterns helps to identify a community’s future growth opportunities and limitations. Population data are necessary to develop capital improvement programs and to estimate the future demand for community facilities and services. The information provided in this chapter serves as a base for planning decisions concerning the Economic Development, Community Facilities, Housing, and Land Use elements of the comprehensive plan.

Maps related to this analysis can be found in the Community Assessment chapter of the comprehensive plan.

1.1 Total Population

According to the 2007 U.S. Census population estimate, the Town of Newborn appears to be the fastest growing incorporated jurisdiction in Newton County, even while remaining the second-smallest in population size. When consulted about the accuracy of this estimate, however, Newborn town council members expressed disagreement about the amount and rate of growth. As a collective, the council feels that some of these numbers may have come from the unincorporated county, outside the town limit, and thus sees the Census Bureau’s 2007 estimate as inflated. At the time of the next census, in 2010, the population will be thoroughly counted, and accurate growth rates will be able to be calculated once those numbers are obtained.

Jurisdiction	1980	1990	2000	2007	% Annual Growth Rate 1980-1990	% Annual Growth Rate 1990-2000	% Annual Growth Rate 2000-2007
Town of Newborn	387	404	520	773	0.44	2.87	6.95
Newton County	34,666	41,808	62,001	96,019	2.06	4.83	7.84
Georgia	5,463,105	6,478,216	8,186,453	9,544,750	1.86	2.64	2.37
United States	226,542,199	248,709,873	281,421,906	301,621,157	0.98	1.32	1.03

Source: U.S. Bureau of the Census

Jurisdiction	1980	1990	2000	2007	% Annual Growth Rate 1980-1990	% Annual Growth Rate 1990 -2000	% Annual Growth Rate 2000-2007
Covington	10,586	9,860	11,547	14,712	-0.69	1.71	3.92
Mansfield	435	341	392	572	-2.16	1.50	6.56
Newborn	387	404	520	773	0.44	2.87	6.95
Oxford	1,750	1,945	1,892	2,498	1.11	-0.27	4.58
Porterdale	1,451	1,278	1,281	1,812	1.19	0.02	5.92
Unincorporated County	20,057	27,980	46,369	75,652	3.95	6.57	9.02
Newton County	34,666	41,808	62,001	96,019	2.06	4.83	7.84

Source: U.S. Bureau of the Census

Jurisdiction	1980	1990	2000	2007	% Annual Growth Rate 1980-1990	% Annual Growth Rate 1990-2000	% Annual Growth Rate 2000-2007
Town of Newborn	387	404	520	773	0.44	2.87	6.95
Butts County	13,665	15,326	19,522	23,759	1.22	2.74	3.10
Henry County	36,309	58,741	119,341	186,037	6.18	10.32	7.98
Jasper County	7,553	8,453	11,426	13,660	1.19	3.52	2.79
Morgan County	11,572	12,883	15,457	18,165	1.13	2.00	2.50
Newton County	34,666	41,808	62,001	96,019	2.06	4.83	7.84
Rockdale County	36,570	54,091	70,111	82,052	4.79	2.96	2.43
Walton County	31,211	38,586	60,687	83,144	2.36	5.73	5.29
Atlanta MSA	2,233,324	2,959,950	4,112,198	5,122,983	3.25	3.89	3.51
Northeast GA	275,272	328,223	438,300	560,973	1.92	3.35	4.00
Georgia	5,462,989	6,478,149	8,186,453	9,544,750	1.86	2.64	2.37

Source: U.S. Bureau of the Census

- Atlanta MSA represents Barrow, Bartow, Carroll, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Newton, Paulding, Pickens, Rockdale, Spalding, and Walton counties.
- Northeast Georgia represents Barrow, Athens-Clarke, Elbert, Greene, Jackson, Jasper, Madison, Morgan, Newton, Oconee, Oglethorpe, and Walton counties.

1.2 Population Projections

The following table demonstrates population projections for the Town of Newborn through the year 2030, calculated by the Georgia Department of Community Affairs. These projections were agreed upon by the Newborn town council members as being representative of the growth they have seen happening in their community.

Table 1.4: Newborn Population Projections						
2000	2005	2010	2015	2020	2025	2030
520	552	585	617	649	681	714
Sources: U.S. Bureau of the Census; Calculations by Georgia Department of Community Affairs						

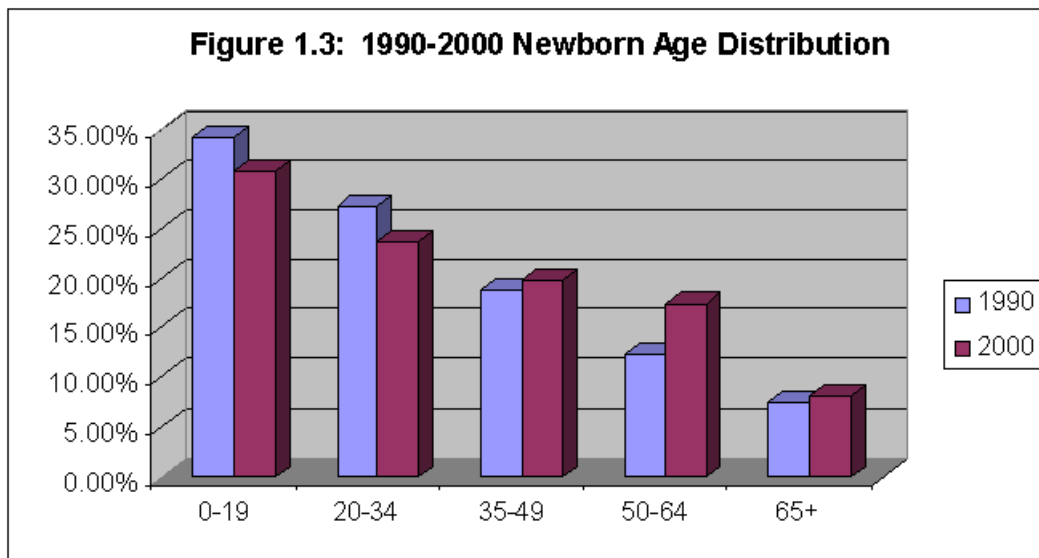
1.3 Age Distribution

Table 1.5: Population Trends by Age				
Category	Newborn		Newton County	
	1990	2000	1990	2000
0-4	35	45	3400	4916
5-9	36	44	3195	4912
10-14	37	30	3186	4781
15-19	30	42	3463	4330
20-24	38	36	3371	3716
25-29	29	35	3573	4802
30-34	43	52	3333	5278
35-39	25	41	3069	5187
40-44	27	29	2916	4634
45-49	24	33	2475	4011
50-54	21	37	2034	3867
55-59	13	27	1787	3039
60-64	16	27	1595	2399
65-69	7	13	1384	1954
70-74	11	13	1155	1581
75-79	7	6	945	1184
80-84	2	6	566	759
85+	3	4	361	651
Total	404	520	41808	62001
Source: U.S. Bureau of the Census				

Table 1.6: Population Composition by Age (%)

Category	Newborn		Newton County	
	1990	2000	1990	2000
0-4	8.66	8.65	8.13	7.93
5-9	8.91	8.46	7.64	7.92
10-14	9.16	5.77	7.62	7.71
15-19	7.43	8.08	8.28	6.98
20-24	9.41	6.92	8.06	5.99
25-29	7.18	6.73	8.55	7.75
30-34	10.64	10.00	7.97	8.51
35-39	6.19	7.88	7.34	8.37
40-44	6.68	5.58	6.97	7.47
45-49	5.94	6.35	5.92	6.47
50-54	5.20	7.12	4.87	6.24
55-59	3.22	5.19	4.27	4.90
60-64	3.96	5.19	3.82	3.87
65-69	1.73	2.50	3.31	3.15
70-74	2.72	2.50	2.76	2.55
75-79	1.73	1.15	2.26	1.91
80-84	0.50	1.15	1.35	1.22
85+	0.74	.77	0.86	1.05

Source: U.S. Bureau of the Census



The largest segment of Newborn’s population is composed of persons under the age of 20, though the percentage of residents within this age group has declined between 1990 and 2000. As in many communities across the U.S., the population of persons aged 35 and over has been increasing in Newborn, with the greatest increase seen among those aged 50 to 64.

Residents require different accommodations throughout their life cycles. The needs of a young single person or student are very different from those of a family and again from someone considered an “empty nester.” Quality healthcare, availability of transit service, and recreational facilities tend to be higher priorities for seniors.

Category	2005	2010	2015	2020	2025	2030
0 - 4	8.70	8.72	8.75	8.78	8.81	8.82
5 -13	14.31	14.53	14.59	14.64	14.68	14.85
14 - 17	5.07	4.44	3.73	3.08	2.50	2.10
18 - 20	3.26	3.08	2.76	2.62	2.50	2.38
21 - 24	5.62	5.64	5.67	5.70	5.73	5.74
25 - 34	17.57	18.29	18.80	19.41	19.97	20.45
35 - 44	13.41	13.33	13.13	13.10	13.07	13.03
45 - 54	14.49	15.21	16.05	16.64	17.33	17.79
55 - 64	10.69	10.94	11.02	11.25	11.45	11.62
65+	7.07	6.32	5.51	4.78	4.11	3.64

Source: U.S. Bureau of the Census; Calculations by Georgia Department of Community Affairs and NEGRDC

1.4 Race and Ethnicity

The racial composition of the Town of Newborn is predominantly White, with a significant African-American minority (26%). Between 1990 and 2000, however, the proportion of African-Americans in Newborn decreased, while the proportions of all the other racial and ethnic groups increased or remained the same.

Category	Newborn		Newton County		Georgia	
	1990	2000	1990	2000	1990	2000
White	69.80	71.35	76.95	75.27	71.01	65.07
Black or African American	30.20	25.58	22.38	22.21	26.96	28.70
American Indian and Alaska Native	0.00	0.96	0.22	0.22	0.21	0.27
Asian or Pacific Islander	0.00	0.00	0.26	0.74	1.17	2.17
Other race	0.00	1.35	0.20	0.58	0.65	2.40
Two or more races	N/A	0.77	N/A	0.98	N/A	1.39
Hispanic or Latino	0.99	2.88	0.93	1.87	1.68	5.32

Source: U.S. Bureau of the Census

Table 1.9: 2000 Population Composition by Race and Ethnicity (%)

Category	Covington	Mansfield	Newborn	Oxford	Porterdale	Newton County
White	51.55	78.06	71.35	60.62	92.58	75.27
Black or African American	45.54	21.17	25.58	32.72	4.92	22.21
American Indian and Alaska Native	0.18	0.00	0.96	0.42	0.31	0.22
Asian or Pacific Islander	0.59	0.00	0.00	4.12	0.94	0.74
Other race	0.94	0.00	1.35	0.95	0.55	0.58
Hispanic or Latino	2.87	0.00	2.88	1.85	1.87	1.87

Source: U.S. Bureau of the Census

While Newton County and the State of Georgia appear to be generally growing more diverse and less white, the Town of Newborn is projected to experience continued growth of the proportion of white residents through 2030. The geographic location of this community, found on the eastern fringe of Newton County, could be responsible for its projected racial and ethnic homogenization. Further information on countywide trends can be found on pages 7-8 of Newton County’s Technical Addendum to the Community Assessment.

Table 1.10: Racial and Ethnic Projections for Newborn by Share of Total Population (%)

Category	2000	2005	2010	2015	2020	2025	2030
White	71.35	74.46	76.92	79.42	81.51	83.55	85.15
Black or African American	25.58	22.10	18.97	16.05	13.56	11.31	9.24
American Indian and Alaska Native	0.96	1.09	1.37	1.46	1.54	1.62	1.82
Asian or Pacific Islander	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other race	1.35	2.54	2.91	3.08	3.39	3.67	3.92
Hispanic or Latino	2.88	3.26	3.59	3.89	4.16	4.41	4.62

Sources: U.S. Bureau of the Census; Calculations by Georgia Department of Community Affairs and NEGRDC

1.5 Income

The Town of Newborn is a moderate-income community with a 2000 median household income of only \$37,692, significantly lower than Newton County and the State of Georgia. While Newborn’s per capita income increased between 1990 and 2000, it has not increased at as high a rate as Newton County. The per capita income for the Town of Newborn increased by 46% between 1990 and 2000. This compares to an increase of 65% for Newton County and 43% for the State of Georgia.

Table 1.11: Comparison of Per Capita and Median Household Income

Jurisdiction	Per Capita		Median	
	1990 (\$)	2000 (\$)	1990 (\$)	2000 (\$)
Newborn	9,738	14,210	26,528	37,692
Newton County	11,641	19,317	27,992	44,875
Georgia	14,850	21,154	29,021	49,280

Source: U.S. Bureau of the Census

A measure of Household Income Distribution illustrates the total number of households within each of the defined income categories. A growing share of households in the sub-\$10,000 income level and gains in each of the five highest-income ranges illustrate increasing disparity between earning levels in the City. In 2000, 30.6% of Newborn’s households earned over \$50,000, representing an increase of 11.6% since 1990. Conversely, 12.8% earn less than \$15,000 annually, a decrease of 8.7% since 1990. By these numbers, one can ascertain that incomes have been rising, though they have not yet reached the county’s percentages. In 2000, households in Newton County earning over \$50,000 represented 43.9% of the population, while those earning less than \$15,000 represented 11.5%.

Category	1990	Percent	2000	Percent
Total Households	121	100.00	180	100.00
Less than \$10,000	12	9.92	20	11.11
\$10,000 to \$14,999	14	11.57	3	1.67
\$15,000 to \$24,999	29	23.97	13	7.22
\$25,000 to \$34,999	19	15.70	34	18.89
\$35,000 to \$49,999	24	19.83	55	30.56
\$50,000 to \$74,999	23	19.01	28	15.56
\$75,000 to \$99,999	0	0	21	11.67
\$100,000 to \$149,999	0	0	4	2.22
\$150,000 or more	0	0	2	1.11

Source: U.S. Bureau of the Census

	Newborn		Newton County		Georgia	
Total Population	576	100.00	60,748	100.00	7,959,649	100.00
Population below poverty level	62	10.76	6,079	10.01	1,033,793	12.99
Under 5 years	8	1.39	686	1.13	106,663	1.34
5 to 17 years	12	2.08	1,904	3.13	258,743	3.25
18 to 64 years	39	6.77	2,974	4.90	566,159	7.11
65 years and over	3	0.52	515	0.85	102,228	1.28

Source: U.S. Bureau of the Census

2. ECONOMIC DEVELOPMENT

The Economic Development Chapter of the Technical Addendum is an inventory and assessment of the community's economic base, labor force characteristics, and economic development opportunities and resources. It attempts to determine the community's needs and goals in light of population trends, natural resources, community facilities and services, housing, and land use in order to develop a strategy for the economic well-being of the community. The economic characteristics reviewed in this chapter include current employment, wage levels, income, labor force participation, occupations, and commuting patterns.

It should be noted that relatively few economic data are available at the municipal level. Most economic data are collected at the county level. Various datasets in this section represent Newton County, including all six of the County's municipalities.

2.1 Economic Base

Table 2.1: County, State, and Federal Comparison of Average Monthly Employment by Industry/Sector						
Industrial Sector	Newton	%	Georgia	%	U.S.A.	%
Goods Producing	6,581	32.4	692,373	17.6	22,847,530	17.6
Agriculture, forestry and fishing	0	0.0	25,461	0.7	1,156,528	0.9
Mining	0	0.0	6,947	0.2	519,868	0.4
Construction	1,724	8.5	209,343	5.3	6,912,943	5.3
Manufacturing	4,802	23.6	450,622	11.5	14,258,191	11
Service Producing	9,735	47.9	2,588,736	65.9	85,400,261	65.7
Wholesale Trade	517	2.5	212,190	5.4	5,641,492	4.3
Retail Trade	2,179	10.7	460,002	11.7	15,059,622	11.6
Transportation, warehousing, and utilities	264	1.3	173,728	4.4	7,673,831	5.9
Finance, insurance, and real estate	774	3.8	221,862	5.6	7,892,313	6.1
Services	5,730	28.2	1,520,954	38.7	49,133,003	37.8
Government	3,995	19.7	643,431	16.4	21,700,000	16.7
Federal	145	0.7	94,054	2.4	2,706,000	2.1
State	350	1.7	150,416	3.8	5,020,000	3.9
Local	3,501	17.2	398,961	10.2	13,974,000	10.8
All Industries	20,325	100.0	3,931,161	100.0	129,947,791	100

Source: Georgia Department of Labor

The majority of employment in Newton County is found in the Service Producing sector. In this category, the two largest industries are retail trade and services. Retail Trade may include automobile dealers, grocery stores, and a variety of specialty stores selling, for example, appliances, building materials, and clothing. The Services industry can include automotive repair and maintenance, personal and household goods repair and maintenance, personal and laundry services, and religious, grantmaking, civic, professional, and similar service organizations.

2.2 Labor Force

Employment Status

According to the 2000 US Census, Newborn has an unemployment rate of 3.70%, only slightly greater than Newton County (3.43) and the State (3.57). The percentage of females in the labor force is quite a bit lower in Newborn (50.70) than in Newton County (58.03) and across the state (59.43). In addition, the percentage of unemployed females in Newborn is significantly greater at 5.58 than both Newton County (3.79) and the State (3.87).

Category	Newborn	%	Newton	%	Georgia	%
Population 16 and Over	405	100.00	46,554	100.00	6,250,687	100.00
In Labor Force	244	60.25	30,745	66.04	4,129,666	66.07
Employed	226	55.80	29,146	62.61	3,906,614	62.50
Unemployed	15	3.70	1,599	3.43	223,052	3.57
Not In Labor Force	161	39.75	15,809	33.96	2,121,021	33.93
Males 16 and Over	190	100.00	22,144	100.00	3,032,442	100.00
In Labor Force	135	71.05	16,579	74.87	2,217,015	73.11
Employed	129	67.89	15,904	71.82	2,118,381	69.86
Unemployed	3	1.58	675	3.05	98,634	3.25
Not In Labor Force	55	28.95	5,565	25.13	815,427	26.89
Females 16 and Over	215	100.00	24,410	100.00	3,218,245	100.00
In Labor Force	109	50.70	14,166	58.03	1,912,651	59.43
Employed	97	45.12	13,242	54.25	1,788,233	55.57
Unemployed	12	5.58	924	3.79	124,418	3.87
Not In Labor Force	106	49.30	10,244	41.97	1,305,594	40.57

Source: U.S. Bureau of the Census.

Table 2.3: Employment by Industry/Sector

Industry/Sector	Newborn	%	Newton	%	Georgia	%	US	%
Agriculture, Forestry, Mining	2	0.9	213	0.7	53,201	1.4	2,426,053	1.9
Construction	19	8.4	3,897	13.4	304,710	7.9	8,801,507	6.8
Manufacturing	49	21.7	6,161	21.1	568,830	14.8	18,286,005	14.1
Wholesale Trade	3	1.3	1,087	3.7	148,026	3.9	4,666,757	3.6
Retail Trade	23	10.2	3,039	10.4	459,548	12.0	15,221,716	11.7
Transportation, Warehousing, Utilities	24	10.6	1,690	5.8	231,304	6.0	6,740,102	5.2
Information	2	0.9	1,063	3.6	135,496	3.5	3,996,564	3.1
Finance, Insurance, Real Estate	3	1.3	1,588	5.5	251,240	6.5	8,934,972	6.9
Professional, Management, Administrative	25	11.1	1,992	6.8	362,414	9.4	12,061,865	9.3
Education, Health, Social Services	44	19.5	4,015	13.8	675,593	17.6	25,843,029	19.9
Arts, Entertainment, Accommodation	10	4.4	1,582	5.4	274,437	7.1	10,210,295	7.9
Other Services	12	5.3	1,236	4.2	181,829	4.7	6,320,632	4.9
Public Administration	10	4.4	1,573	5.4	193,128	5.0	6,212,015	4.8
Private Wage and Salary Workers	182	80.5	23,149	79.5	3,029,368	78.9	101,794,361	78.5
Government	31	13.7	4,088	14.0	574,042	14.9	18,923,353	14.6
Self Employed	13	5.8	1,859	6.4	226,595	5.9	8,603,761	6.6
Unpaid Family Workers	0	0.0	40	0.1	9,751	0.3	400,037	0.3

Source: U.S. Bureau of the Census.

Table 2.4: Employment by Occupation

Category	Newborn	%	Newton	%	Georgia	%
Civilian Employed Population	226	100.0	29,136	100.0	3,839,756	100.0
Management and Professional	54	23.9	7,623	26.2	1,255,959	32.7
Service	37	16.4	3,646	12.5	514,241	13.4
Sales and Office Occupations	57	25.2	7,569	26.0	1,028,240	26.8
Farms, Fishing and Forestry	2	0.9	101	0.3	24,489	0.6
Construction and Maintenance	21	9.3	4,642	15.9	415,849	10.8
Production, Transportation, and Moving	55	24.3	5,555	19.1	600,978	15.7

Source: U.S. Bureau of the Census

Table 2.5: 2004 Personal Income by Type for Newton County (in Millions)	
Wage/Salary Disbursements	666.38
Supplements to Wage/Salary	167.02
Proprietor's Income	39.49
Contributions for Social Insurance	-97.89
Adjustment for Residence	548.87
Total Net Earnings	1,323.88
Dividends, Interest & Rent	217.13
Personal Current Transfer Receipts	306.44
Source: UGA Center for Agribusiness and Economic Development	

Table 2.6: Average Weekly Wages by Sector for Newton County			
Industry	1990	2000	2006
Agriculture, Forestry, Fishing	\$271	\$433	N/A
Mining	N/A	N/A	N/A
Construction	\$380	\$554	\$749
Manufacturing	\$463	\$730	\$888
Transportation, Warehousing & Utilities	\$558	\$712	\$623
Wholesale Trade	\$380	\$657	\$1,001
Retail Trade	\$200	\$301	\$442
Finance, Insurance, Real Estate	\$365	\$602	\$880
Services	\$261	\$512	\$422
Federal Government	\$487	\$624	\$917
State Government	\$418	\$480	\$528
Local Government	\$385	\$500	\$634
All Industries	\$361	\$551	\$678
Sources: U.S. Bureau of Labor Statistics and Georgia Department of Labor			

Commuting Patterns

Examining Newborn's commuting patterns provides insight into economic development, housing, land use issues, and traffic patterns. In 2000, approximately 88% of Newborn's employed civilian labor force worked outside the town limits. There also exists a higher incidence of carpooling by workers in the Town of Newborn as compared to Newton County and the state.

	Newborn	Newton	Georgia
Employed Workers 16 and Over	100.0	100.0	100.0
Drove Alone	76.2	81.4	77.5
Carpooled	16.3	14.3	14.5
Public Transport	1.3	0.4	2.3
Walked	0.0	0.7	1.7
Other Means	0.0	1.0	1.1
Worked At Home	6.2	2.0	2.8
Mean Travel Time (in minutes)	27.0	30.5	27.7

Source: U.S. Bureau of the Census

County Where Employed	Number	Per cent
Newton	11,545	40.42
Rockdale	6,513	22.80
DeKalb	3,567	12.49
Fulton	2,399	8.40
Gwinnett	1,320	4.62
Walton	755	2.64
Clayton	480	1.68
Cobb	411	1.44
Henry	387	1.36
Morgan	206	0.72
Other	977	3.42
Total Residents:	28,560	100.00

Source: U.S. Bureau of the Census

2.3 Economic Resources

Development Agencies

The Town of Newborn currently benefits from the economic development efforts of the Newton County Chamber of Commerce. The Chamber is a non-profit, member-driven organization that focuses on representing and servicing the local business community. The Chamber has several committees that are focused on economic development, including the Economic Development Roundtable and the Existing Industry Council. The Roundtable directs and plans recruitment and retention efforts for the County, and the Council develops strategies for workforce development and builds relationships among the local plant managers.

Georgia Power offers assistance through its Community Development Department and its Resource Center. The Community Development Department offers development assistance in six program areas: research and information, business retention and expansion, leadership development, downtown revitalization, board governance, industrial location, and demographic and labor market analysis. The Resource Center maintains a database of industrial parks and sites located throughout the State and serves as an entrée to the State's economic development resources for prospective out-of-state and international employers.

The University of Georgia's Small Business Development Center (SBDC) provides management consulting for entrepreneurs and conducts marketing analyses and surveys designed to evaluate a community's economic development potential.

In 1999, Newton County partnered with Jasper, Morgan and Walton counties to form the Four-County Joint Development Authority (JDA) in an effort to increase the region's competitiveness for economic resources.

Education and Training

There are numerous comprehensive education and training opportunities available to Newborn and Newton County.

The Newton County Schools System has a vocational/technical program that offers traditional and innovative programs and on-the-job placement of students. A Youth Apprenticeship Program is also offered that mixes training with academic and technical instruction at the secondary and post-secondary levels.

DeKalb Technical College is a unit of the Georgia Department of Technical and Adult Education. It is an accredited program that provides affordable and flexible learning opportunities for students. The local campus is located in Covington and serves as a site for the State of Georgia's highly-acclaimed QuickStart program.

Oxford College is part of Emory University, one of the leading universities in the nation. Oxford is a two-year liberal arts college offering courses in humanities, natural sciences, mathematics, physical education, dance, history, and social studies.

A new 100-acre campus of Georgia Perimeter College, a regional multi-campus unit of the University System of Georgia, opened in Newton County in 2007. It is a 2-year college offering associate degrees in art, science, applied science, and college prep.

2.4 Economic Trends

As previously noted, the majority of Newborn's labor force commutes to other communities for employment purposes. According to the Newton County Chamber of Commerce, the top non-manufacturing employers within Newton County in 2009 include the Newton County Board of Education, the Newton Medical Center, and the Newton County Board of Commissioners. The top manufacturing employers include the Bard Urological Division, Pactiv Corporation, and General Mills.

A significant portion of data on economic trends exists at the county level. Data and analyses on sector trends, important new developments, and unique economic situations can be found in Newton County's Technical Addendum on pages 25-29.

3. HOUSING

The Housing chapter of the Technical Addendum examines the existing housing stock of the Town of Newborn to determine future housing needs.

3.1 Housing Types & Mix

In 2000, the Town of Newborn had an inventory of 196 housing units, representing less than 1% of Newton County's housing stock.

Table 3.1: Detailed Types of Housing Units						
	Newborn	Percent	Newton	Percent	Georgia	Percent
Housing Units	196	100.0	23,033	100.0	3,281,737	100.0
1 Unit Detached	160	81.6	18,551	80.5	2,107,317	64.2
1 Unit Attached	0	0.0	333	1.4	94,150	2.9
2 Units	12	6.1	799	3.5	90,370	2.8
3 or 4 Units	0	0.0	533	2.3	132,535	4.0
5 to 9 Units	0	0.0	489	2.1	173,385	5.3
10 to 19 Units	0	0.0	35	0.2	129,276	3.9
20 or More Units	0	0.0	271	1.2	155,453	4.7
Mobile Home	24	12.2	2,000	8.7	394,938	12.0
Boat, RV, Van, Etc.	0	0.0	22	0.1	4,313	0.1
Source: U.S. Bureau of the Census						

Table 3.2: Trends by Type of Housing Unit (% of Total)						
Housing Type	Newborn		Newton		Georgia	
	1990	2000	1990	2000	1990	2000
Single-Family	86.3	81.6	73.84	81.99	64.90	67.08
Multi-Family	2.1	6.1	12.66	9.23	22.68	20.75
Mobile Home/Other	11.6	12.2	13.50	8.78	12.43	12.17
Source: U.S. Bureau of the Census						

The majority of Newborn's housing stock is comprised of single-family (attached and detached) units, but this number has slightly decreased between 1990 and 2000. Conversely, Newborn's share of multi-family units has increased by roughly 190% from 2.1% to 6.1%. The decrease in single-family and increase in multi-family units suggests that some formerly single-family units may have been converted to multi-family (although town leadership indicates that this may not be the case). Should this trend continue, the town may consider the development of new multi-family housing units to accommodate demand and preserve the existing single-family housing units.

3.2 Condition and Occupancy

The median-year built for housing units in Newborn is 1985, which is the same as Newton County, as indicated in the 2000 Census. While Newborn is a historically rural community with a relatively small population, the growth experienced in the past couple of decades warranted the construction of new structures. Therefore, most of the housing units in the Town of Newborn were built after 1970 (74.5%).

Table 3.3: Age of Housing Units						
Year Structure Built	Newborn	%	Newton	%	Georgia	%
1999-Present	11	5.6	1,410	6.1	130,695	4
1995-1998	28	14.3	4,056	17.6	413,557	12.6
1990-1994	39	19.9	3,660	15.9	370,878	11.3
1980-1989	37	18.9	4,361	18.9	721,174	22
1970-1979	31	15.8	4,089	17.8	608,926	18.6
1960-1969	12	6.1	2,035	8.8	416,047	12.7
1940-1959	15	7.7	2,132	9.3	427,488	13
1939 or Earlier	23	11.7	1,290	5.6	192,972	5.9
Median Year Built	1985		1985		1980	
Source: U.S. Bureau of the Census						

According to the 2000 census, Newborn is faring quite well with regard to the availability of housing units with complete plumbing and kitchen facilities. While some overcrowding does exist (2.9%), it is lower in the Town of Newborn than in Newton County and across the State. Overcrowded units refer to occupied housing units that have 1.01 or more occupants per room.

Newborn has also been fortunate to experience a lower vacancy rate, according to the 2000 census, than Newton County and Georgia as a whole.

Table 3.4: Condition of Housing Units						
	Newborn	%	Newton	%	Georgia	%
Lack Complete Plumbing	0	0	173	0.8	17,117	0.6
Lack Complete Kitchen	0	0	79	0.4	15,161	0.5
Overcrowded	20	2.9	769	3.5	145,500	4.9
Source: U.S. Bureau of the Census						

Table 3.5: Occupancy and Tenure of Housing Units						
	Newborn	%	Newton	%	Georgia	%
Total:	187	100.00	23,033	100.00	3,281,737	100.00
Owner occupied	136	72.7	17,099	74.24	2,029,293	61.84
Renter occupied	45	24.1	4,898	21.27	977,076	29.77
Vacant	6	3.2	1,036	4.50	275,368	8.39
Owner: Renter Ratio	3.0:1		3.5:1		2.1:1	
Source: U.S. Bureau of the Census						

	Newborn	%	Newton	%	Georgia	%
Total Vacant Units:	6	100.00	1,036	100.00	275,368	100.00
For rent	2	33.33	339	32.72	90,320	32.80
For sale only	3	50.00	296	28.57	46,425	16.86
Rented or sold, not occupied	0	0.00	113	10.91	23,327	8.47
Seasonal, recreational, or occasional use	0	0.00	186	17.95	57,847	21.01
For migrant workers	0	0.00	0	0.00	1,290	0.47
Other vacant	1	16.67	102	9.85	56,159	20.39

Source: U.S. Bureau of the Census

3.3 Cost of Housing

According to the 2000 census, Newborn has a median owner-occupied house value of \$75,800 and a median rent of \$590 per month. The Town's housing values are significantly lower than Newton County (\$101,300) and the State (\$111,200), and the median rent was slightly lower than the County (\$597) and the State (\$613).

	Newborn	%	Newton	%	Georgia	%
Units Owner Occupied	155	100.0	14,673	100.0	1,596,408	100.0
Less than \$50,000	38	24.5	904	6.2	151,952	9.5
\$50,000-99,999	91	58.7	6,273	42.8	545,851	34.2
\$100,000-149,999	13	8.4	5,021	34.2	411,817	25.8
\$150,000-199,999	6	3.9	1,268	8.6	211,796	13.3
\$200,000-299,999	5	3.2	879	6.0	163,422	10.2
\$300,000-499,999	0	0.0	293	2.0	81,487	5.1
\$500,000-999,999	2	1.3	35	0.2	25,025	1.6
\$1,000,000+	0	0.0	0	0.0	5,058	0.3
Median Value	\$ 75,800		\$101,300		\$111,200	

Source: U.S. Bureau of the Census

	Newborn	%	Newton	%	Georgia	%
Homes With Mortgage	111	71.6	11,644	79.4	1,201,569	75.3
Monthly < \$300	0	0.0	81	0.6	9,945	0.6
Monthly \$300 to \$499	6	5.4	538	3.7	62,752	3.9
Monthly \$500 to \$699	19	17.1	1,489	10.1	151,935	9.5
Monthly \$700 to \$999	67	60.4	4,440	30.3	340,221	21.3
Monthly \$1000 to \$1499	17	15.3	4,028	27.5	382,584	24.0
Monthly \$1500 to \$1999	2	1.8	763	5.2	148,180	9.3
Monthly \$2000 or More	0	0.0	305	2.1	105,952	6.6
Median Cost	\$798		\$954		\$1,039	

Source: U.S. Bureau of the Census

	Newborn	%	Newton	%	Georgia	%
Rental Units	41	100.0	4,790	100.0	964,446	100.0
Rent < \$200	3	7.3	346	7.2	58,334	6.0
Rent \$200-\$299	0	0	243	5.1	55,958	5.8
Rent \$300-\$499	5	12.2	838	17.5	201,087	20.8
Rent \$500-\$750	27	65.9	2,134	44.6	301,088	31.2
Rent \$750-\$999	0	0	787	16.4	200,611	20.8
Rent \$1000-\$1499	3	7.3	129	2.7	75,550	7.8
Rent \$1500/More	0	0	15	0.3	13,285	1.4
No Rent	3	7.3	298	6.2	58,533	6.1
Median Rent	\$590		\$597		\$613	

Source: U.S. Bureau of the Census

3.4 Cost-Burdened Households

A household is considered cost-burdened if it spends in excess of 30% of its gross monthly income on household expenses, including utilities, and severely cost-burdened if it spends in excess of 50%. According to the 2000 census, the Town of Newborn appears to be more affordable for both homeowners and renters than Newton County and the State in general.

	Newborn	%	Newton	%	Georgia	%
Owner Costs <15% Income	42	35.6	4,717	32.1	581,615	36.4
Owner Costs 15% to 19.9%	23	19.5	2,785	19.0	293,480	18.4
Owner Costs 20 to 24.9%	14	11.9	2,164	14.7	225,005	14.1
Owner Costs 25 to 29.9%	23	19.5	1,569	10.7	147,360	9.2
Owner Costs 30 to 34.9%	6	5.1	1,037	7.1	91,954	5.8
Owner Costs 35% or More	10	8.5	2,259	15.4	242,927	15.2
Not Computed	0	0	142	1.0	14,067	0.9

Source: U.S. Bureau of the Census

	Newborn	%	Newton	%	Georgia	%
Rent <15% Income	3	7.3	953	19.9	177,210	18.4
Rent 15-19.9% Income	12	29.3	732	15.3	140,798	14.6
Rent 20-24.9% Income	9	22	531	11.1	123,890	12.8
Rent 25-29.9% Income	2	4.9	455	9.5	97,915	10.2
Rent 30-34.9% Income	0	0	308	6.4	70,813	7.3
Rent >35% Income	9	22	1,476	30.8	270,671	28.1
Not Computed	6	14.6	335	7.0	83,149	8.6

Source: U.S. Bureau of the Census

Category	Newborn		Newton		Georgia	
	1990	2000	1990	2000	1990	2000
Burdened	27	17	3,321	3,098	298,998	397,964
Severely Burdened	NA	8	NA	1,982	NA	278,401
Not computed	9	6	317	477	54,838	97,216

Source: U.S. Bureau of the Census.

Income	Renter Households				Owner Households			
	Total	Elderly	Sm Family	Lg Family	Total	Elderly	Sm Family	Lg Family
MFI30	126	47	59	8	192	118	32	19
MFI50	467	73	260	28	440	113	176	104
MFI80	170	20	46	0	1,063	128	638	89
MFI100	4	0	4	0	591	50	327	29

Source: U.S. Department of Housing and Urban Development (HUD)

Table 3.14: Households that have Cost Burden >50% for Newton County

Income	Renter Households				Owner Households			
	Total	Elderly	Sm Family	Lg Family	Total	Elderly	Sm Family	Lg Family
MFI30	641	130	296	54	577	199	220	92
MFI50	83	14	22	4	342	131	153	15
MFI80	0	0	0	0	261	58	167	0
MFI100	4	0	4	0	84	0	36	0

Source: U.S. Department of Housing and Urban Development (HUD)

The Income column indicates the percentage of Median Family Income (MFI), which for 2000 was \$49,748. For example, MFI30 relates to the number of households earning 30% of \$49,748. HUD defines the following housing types: Elderly are one or two member households with a member 62 or older; Sm. Family are small related households that are non-elderly with two–four members; Lg. Family are large related households with five or more members.

3.5 Special Housing Needs

Populations living in unique or distressed circumstances often have special housing requirements. These populations include: the elderly, homeless, victims of domestic violence, migrant farm workers, persons with disabilities, persons with HIV/AIDS, and persons recovering from substance abuse.

Elderly

According to the 2000 US Census, 18.8% of the households in Georgia included individuals 65 years and over. Newborn is above the State average with 19.9% of its households including individuals 65 years and over. One study (AARP) indicated that the majority (89%) of the elderly prefer to remain in their existing home but many (86%) required functional and mobility modifications.

Homeless

Homeless populations are difficult to accurately count. The reason for this is that counts are typically taken from homeless shelters and that many homeless people never report to these shelters. The 2000 census, nevertheless, did report the number of homeless people in the Atlanta MSA in emergency or transitional shelters at 3,736. While this number is not directly applicable to the Town of Newborn, it does indicate that a significant number of homeless people exist near the area. In Newton County, one emergency shelter, located in a church in Porterdale, serves homeless persons.

Victims of Domestic Violence

Family violence occurs in households across Georgia. During 1999, 18,000 adults and 11,000 children received assistance from family violence programs in the State. These programs provided shelter for 3,299 adults and 3,742 children (DCA/DHR, 2000). Persons subjected to domestic violence often have difficulty finding housing due to employment, rental, and poor credit. The victims of these incidents could require special housing, but the actual number of people in Newborn with such needs is unknown.

Migrant Farm Workers

Accurate counts of migrant workers are difficult to obtain, as these individuals are typically mobile and often do not speak English. Migrant workers often face difficulties in locating housing due to affordability issues, discrimination, and brief occupancy periods. In the 2000 U.S. Census, they may have been counted at their U.S. residence, if one was reported, as part of the Household Population. Migrant farm workers may also have been counted among the Noninstitutionalized Population if living in agricultural workers' dormitories on farms. In 2000, the noninstitutionalized population in Georgia was determined to be 107,799 people. Of these people, 1,416 were reported as living in agricultural workers' dormitories. In Newton County, the noninstitutionalized population was 576 people, and none were reported as living in agricultural workers' dormitories.

Persons with Disabilities

Persons with disabilities tend to be less affluent and require special housing needs that provide for accessibility. According to 2000 Census data, there are 122 persons (aged 5+) in Newborn with disabilities, representing 23.8% of the City's total population. Of the people in Newborn with disabilities, the majority are aged 16 to 64 (101 persons).

Persons with HIV/AIDS

Georgia is ninth in the nation with reported AIDS cases and the metro-Atlanta area is ranked tenth among metropolitan areas nationally. People with AIDS often experience barriers in receiving emergency rent assistance due to information, capacity, and personal issues. Between 1981 and 2005, 89 AIDS cases were reported in Newton County, according to the University of Georgia Center for Agribusiness and Economic Development.

Persons Recovering from Substance Abuse

In 2001, 35,212 persons were admitted to substance abuse facilities across Georgia. Substance abuse and homelessness are related in that one often occurs as the result of another. A substance abuser will often fall victim to homelessness as a result of his or her behavior. Housing stability, moreover, is vital for treating patients afflicted with substance abuse. A population estimate for this group is not available and there are currently no facilities in Newborn or Newton County geared to assisting this population. The closest substance abuse programs are located in Rockdale County.

3.6 Jobs-Housing Balance

Jobs-to-housing ratios express the relationship between available jobs and housing units with the underlying theory being that the more even the distribution of jobs relative to housing, the closer people will live to their jobs, reducing vehicular traffic. A balance between jobs and housing is considered to be a ratio of employment to housing of between 1.25 and 1.75, with 1.4 considered ideal. The Georgia Department of Labor indicates that Newton County has a low jobs-housing ratio of 0.64, as of 2003. This ratio has fallen from 0.73 in 1990, which indicates that the County serves as a bedroom community more than a balanced community.

Table 3.15: Jobs-Housing Balance for Newton County		
	1990	2000
Population	41,808	62,001
Average Household Size	2.85	2.77
Number of Households	14,401	21,997
Housing Units	15,494	23,033
Employment	11,348	17,561
Employment/Population Ratio	0.27	0.28
Employment/Housing Unit Ratio	0.73	0.76
Sources: U.S. Bureau of the Census and Georgia Department of Labor		

Commuting Patterns

In Newton County, approximately 59.58% of commuters traveled outside the county for work in 2000. The majority of commuters traveling outside Newton County are destined for metro-Atlanta counties.

(For additional information, see the Economic Development chapter.)

Barriers to Affordability

Table 3.16: Assessment of Housing Affordability			
Annual Household Income	Maximum Annual Income	Max. Monthly Income for Housing (30%)	Equivalent House Price*
Less Than \$15,000	\$15,000	\$375	\$59,332
\$15,000-24,999	\$25,000	\$625	\$98,887
\$25,000-34,999	\$35,000	\$875	\$138,441
\$35,000-49,999	\$50,000	\$1,250	\$197,773
\$50,000-74,999	\$75,000	\$1,875	\$296,660
\$75,000-99,999	\$100,000	\$2,500	\$395,546
\$100,000-149,999	\$150,000	\$3,750	\$593,319
\$150,000-249,999	\$250,000	\$6,250	\$988,866
\$250,000-499,999	\$500,000	\$12,500	\$1,977,731
Newborn Median HH Income	\$ 37,692	\$942	\$149,089
Newton Median HH Income	\$ 44,875	\$1,122	\$177,501
* Based on a 95% loan at 7% interest for 30 years.			
Source: U.S. Bureau of the Census			

In the Town of Newborn, housing affordability is calculated using the median income in 2000 to be \$942 or less per month in housing costs. Due to a higher median household income, housing affordability for Newton County is calculated as being \$1,122 or less per month in housing costs.

Table 3.17: Assessment of Housing Affordability for Newton County Workers (2000)				
Industry	Average Weekly Wage	Average Monthly Income	Monthly Income for Housing (30%)	Equivalent House Price*
Agriculture, Forestry, Fishing	\$433	\$1,876	\$563	\$89,061
Construction	\$554	\$2,401	\$720	\$113,949
Manufacturing	\$730	\$3,163	\$949	\$150,149
Transportation, Warehousing & Utilities	\$712	\$3,085	\$926	\$146,447
Wholesale Trade	\$657	\$2,847	\$854	\$135,134
Retail Trade	\$301	\$1,304	\$391	\$61,911
Finance, Insurance, Real Estate	\$602	\$2,609	\$783	\$123,822
Services	\$512	\$2,219	\$666	\$105,310
Federal Government	\$624	\$2,704	\$811	\$128,347
State Government	\$480	\$2,080	\$624	\$98,728
Local Government	\$500	\$2,167	\$650	\$102,842
All Industries	\$551	\$2,388	\$716	\$113,332
* Based on a 95% loan at 7% interest for 30 years.				
Sources: U.S. Bureau of Labor Statistics and Georgia Department of Labor				

The table above demonstrates that affordable housing is difficult to obtain for those employed in both Retail Trade and Services in Newton County. Unfortunately, as aforementioned, these are the two largest employment sectors found in the county. While the Town of Newborn is somewhat more affordable than Newton County as a whole, it is still likely that residents employed in these sectors are paying more than thirty percent of their monthly income on housing costs.

4. NATURAL AND CULTURAL RESOURCES

Maps illustrating resources described in this chapter can be found in the Community Assessment of this comprehensive plan.

4.1 Environmental Planning Criteria

Water Supply Watersheds

The town limits of Newborn do not contain any small water supply watersheds, or parts thereof, as illustrated in the Natural Resources map in the Community Assessment.

Wetlands

In rapidly growing areas, wetlands are often at risk to development, as draining or filling wetlands may increase the amount of developable property on a site. Under Section 404 of the United States Clean Water Act, freshwater wetland protection rests with the U.S. Army Corps of Engineers. The Corps has the authority to protect navigation channels and regulate the discharge of dredge or fill material in waters or wetlands.

Disturbing wetlands through drainage or discharge of fill is prohibited unless there is “no practicable alternative.” Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property. The Corps has considerable discretion in interpreting this provision. Applicants often suggest that securing another site would be too costly. If the developer argues there is an unavoidable loss of wetland, he may propose “mitigation,” or creating more wetlands elsewhere, as compensation.

The Natural Resources map located in the Community Assessment illustrates the location of wetlands within Newborn.

Groundwater Recharge Areas

There exist no groundwater recharge areas in the town of Newborn.

Protected Rivers

A protected river is a river identified by the Department of Natural Resources (DNR) as having a flow that exceeds 400 cubic feet per second. Newborn contains no rivers that meet this criteria.

Protected Mountains

The Environmental Planning Criteria provide for the protection of all land that lies above a 2,200 foot elevation and has a slope of 25 percent or greater for at least 500 feet horizontally. No land in Newborn meets this criteria.

4.2 Other Environmentally Sensitive Areas

Steep Slopes

The Steep Slopes map located in the Community Assessment illustrates the locations of all slopes greater than ten percent within Newborn. The Town has no regulations limiting development in these areas.

Flood Plains

The Natural Resources Map located in the Community Assessment indicates the locations of floodplains within Newborn.

Soils

The Soils Map located in the Community Assessment illustrates prime agricultural soils and soils suitable for development. Slope severity, depth to bedrock, water table, and limitation for septic tank drain fields contribute to a soil's suitability for development.

Table 4.1: Newborn Soils			
Symbol	Soil Name	Acres	Percent of Total Acres
AcB	Alcovy loamy sand	3	0.3
AkA	Altavista sandy loam	17	1.7
AmB	Appling sandy loam	55	5.4
AmC	Appling sandy loam	5	.4
AwC	Ashlar-Pacolet-Wedowee complex	35	3.4
AwE	Ashlar-Pacolet-Wedowee complex	17	1.6
CCA	Cartecay and Chewacla soils	8	0.8
CeB CeC	Cecil sandy loam	296	28.8
CfC2	Cecil sandy clay loam	3	0.3
CuC	Cecil-Urban land complex	211	20.5
GeB	Gwinnett sandy loam	7	0.7
GwB2 GwC2	Gwinnett sandy clay loam	30	3
HeB	Hiawassee sandy loam	14	1.3
MdC2	Madison sandy clay loam	4	0.4
MaB MaC MaD	Madison sandy loam	129	12.4
PfC2 PfD2	Pacolet sandy clay loam	14	1.4
PaB PaC PaD PaE	Pacolet sandy loam	161	15.7
Ta	Toccoa fine sandy loam	1	0.1
WeD	Wedowee sandy loam	14	1.3
W	Water	5	0.4

Plant and Animal Habitats

The following plant species are listed on either the Federal Endangered Species List and Georgia’s Protected Species List. No Georgia Protected Plant Species exist within Newton County (other than those qualifying for federal protection).

Table 4.2: Plant and Animal Habitats in Newton County	
Animals	
Federally Protected under the U.S. Endangered Species Act	
Southern Bald Eagle	Haliaeetus leucocephalus
Georgia Protected Species	
Altamaha Shiner	Cyprinella xaenura
Species of Special Concern	
Ocmulgee Shiner	Cyprinella callisema
Four-toed Salamander	Hemidactylium scutatum
Eastern Silvery Minnow	Hybognathus regius
Plants	
Federally Protected under the U.S. Endangered Species Act	
Black-spored Quillwort	Isoetes melanospora
Pool Sprite	Amphianthus pusillus
Dwarf Sumac	Rhus michauxii

4.3 Significant Natural Resources

Forest Land

According to the 2007 Georgia County Guide, 59% of the land area of Newton County is forest land, or 85,200 acres. Since 1984, as the county has become more urbanized, the amount of forest land has steadily decreased. Individuals and farming establishments own the majority of forest resources. As development pressures increase, these lands, in a similar fashion to agricultural properties, may develop with residential and commercial uses. Many of the same mechanisms used to protect agricultural land can be used to protect forested lands.

Major Parks and Recreation Areas

No state or national parks are located in Newborn or Newton County. There are five facilities in Newton County that may be classified as regional recreational facilities, though none of them are located in Newborn.

The Bert Adams Boy Scout Reservation, located in the southern portion of Newton County, is part of the Atlanta Area Boy Scout Council and is used by Boy Scout troops from throughout Georgia.

The FFA/FHA Camp, located in southern Newton County, serves as a FFA/FHA representative camp for the Northeast Georgia Region, and also hosts participants from all parts of Georgia.

The Lake Varner/Cornish Creek Reservoir Recreation Area is considered a regional recreation area because of its close proximity to neighboring Walton County, as well as its potential for drawing visitors from other nearby areas.

The Charlie Elliott Wildlife Center, located in Newton and Jasper Counties, is a hunting and fishing preserve. This resource is operated by the Georgia Department of Natural Resources and covers over 6,400 acres, including 22 ponds and a five-acre granite outcrop.

The Alcovy Conservation Center is located northeast of Covington on Hazelbrand Road and the Alcovy River. The Center is situated on 115 acres along the Alcovy River and is operated by the Georgia Wildlife Federation.

Greenspace and Trails

There are currently no trails designated in the Town of Newborn.

Scenic Areas

Scenic corridors are roadways of any functional type that may:

- Exhibit aesthetic or environmental qualities of countywide significance, particularly its rural character defined as agricultural and forested areas.
- Move through large open areas
- Contain an abundant landscape

Scenic corridors in the Town of Newborn are indicated on the Scenic Areas map in the Community Assessment.

4.4 Significant Cultural Resources

First known as Cross Road or Sandtown, the Town of Newborn was settled around 1819 by Rufus Broome. Originally a part of Jasper County, Newborn became a part of Newton County after its creation in 1822.

National Register of Historic Places

The National Register of Historic Places is the official list of recognized historic properties suitable for preservation. To be listed in the National Register, a property must meet the National Register criteria for evaluation. These criteria require that a property is old enough to be considered historic (generally at least 50 years old) and that it still looks and appears as it did in the past. In addition the property must (a) be associated with events, activities, or developments that were important in the past; (b) be associated with the lives of people who were important in the past; (c) be significant in the areas of architectural history, landscape history, or engineering; or (d) have the ability to yield information through archaeological investigation that would answer questions about our past.

National Register listing does not place obligations or restrictions on the use or disposition of individual properties. National Register listing is not the same as local historic district zoning or local landmark designation that protects listed properties with design review. Properties listed in, or eligible for, the National Register are subject to an environmental review for projects using federal funds, regardless of the amount. National Register listing does not encourage public acquisition of or access to property.

The Town of Newborn was nominated to the National Register of Historic Places in 1997.

List of Historical Markers

Georgia Historic Markers are the official state markers that identify and provide information about historic sites. The program is administered by the Georgia Historical Society and provides a cost-sharing program for local communities to post eligible markers following an application process. As in other parts of the State, these markers denote areas of historical significance and provide the public with historic information about events, people, and historic trends.

To qualify for a marker, buildings, structures, and sites of special events typically must be at least 50 years old. Nominations devoted to people generally require the subject to have been deceased 25 years or more. Nominations must be sponsored by at least one entity such as a historical organization, church, school, government or corporation.

No historical markers currently exist within Newborn.

Other Identified Historic Resources

Other significant communities, structures, or historic resources located in Newborn include:

Newborn Methodist Church

The town's first and only church, the Newborn Methodist Church was first built in 1820. The building was replaced in 1847 and again in 1903.

Town of Newborn, Georgia

Newborn Community Center

This building was originally built in 1909 as Newborn High School to replace the old Palmyra Institute building on the same lot.

Archaeological Landmarks and Site Identification

Archaeological resources exist in Newton County. Known locations are recorded in the Georgia Archaeological Site File, which includes 225 identified sites. The number of sites recorded does not necessarily represent all archaeological sites present in Newton County, as no archaeological survey covering the entire county has been conducted. Other, unidentified sites likely exist but their presence and/or exact location is unknown.

In Newborn, no census blocks have been identified that are known to contain archaeological resources. A professional archaeologist should be consulted to perform further testing to determine the presence of any potential archaeological resources.

5. COMMUNITY FACILITIES AND SERVICES

The Community Facilities and Services Chapter provides information on water distribution, wastewater collection, stormwater management, police and fire protection, recreation, and solid waste facilities. Maps related to this chapter can be found in the Newton County Comprehensive Plan's Technical Addendum to the Community Assessment (Figures CF-1, CF-3, and CF-4).

5.1 Water Supply and Treatment

The Town of Newborn does not provide water or wastewater treatment services to residents; rather the town is served by private septic systems.

Newborn obtains its water through purchases from the Newton County Water & Sewer Authority (NCWSA), located in the City of Covington, and has one elevated storage tank in operation. In 2007, the Town of Newborn received a loan from the Drinking Water State Revolving Fund, administered by the Georgia Environmental Facilities Authority, for the purpose of rehabilitating the water distribution system. The aging small diameter water mains that were made of galvanized iron pipes were replaced by 6-inch and 8-inch water lines made of polyvinyl chloride (PVC) plastic. This work was completed in October 2007, and included the elimination of dead-end lines and fire hydrant updates and installations where appropriate.

5.2 Other Facilities and Services

Fire Protection

An excellent fire department is a vital link in the chain of regional development, affecting insurance costs and, thus, the willingness of people and industries to settle in a given area. Fire protection is directly affected by the quality of the water system. Lack of infrastructure can severely reduce a community's ability to provide adequate fire protection.

The existence and adequacy of a water system become determining factors in the rating given to a fire department by the Insurance Services Organization (ISO). Other factors include the size and type of buildings in a community, the presence or absence of a fire alarm system, how calls are received and handled, whether fire fighters are paid or volunteer, whether there is a community water system, the size of water mains, and how long it takes a department to respond to a call. This independent organization weighs all these factors to assign a department a rating between one and ten, with a rating of nine or ten meaning that an area is relatively unprotected.

ISO ratings are not legal standards but recommendations that insurance companies can use to set fire insurance rates. Because they are set by an independent organization, they are helpful in comparing community fire departments. However, because these ratings involve weighing several variables, they do not directly compare. For instance, a rating of seven in two different communities does not mean that each is working with the same equipment under the same circumstances. Rather, one could have an adequate water system but inadequate personnel and equipment, the other the reverse.

Fire protection in Newborn is provided by the Newton County Fire Service (NCFS). While NCFS currently has no paid fire stations outside of the cities of Covington, Oxford, and Social Circle, the Town of Newborn Volunteer Fire Station #7 is located at 4346 Hwy 142.

Operating costs for NCFS are funded through Newton County's general fund, as well as a county tax. The fire service department utilizes 2 ladder trucks, 7 tankers, 22 pumpers, and 8 rescue trucks.

Public Safety

The Town of Newborn is served by the Newton County Sheriff's Office, based in the City of Covington. The office's approximately 217 employees provide full-service law enforcement with 60 uniform patrol cars, a K-9 unit, the Criminal Investigation Division (CID), and a multi-county drug task force known as the East Metro Drug Enforcement Team in partnership with Rockdale and Walton counties.

Parks and Recreation

The Newton County Recreation Commission, located in the City of Covington, operates a recreation system throughout the county, consisting of 16 parks and one undeveloped site. The parks together occupy a land area of 329 acres. The closest Newton County recreation facility is the 10-acre Beaver Park in Mansfield. This land was leased by the Beaver Manufacturing Company to provide a public park for both Mansfield and Newborn, and is comprised of a 2-acre passive green field, a community ball field, a tennis court, a pavilion and picnic area, and a playground.

According to the 2005-2010 Newton County Recreation Commission Comprehensive Master Plan, an additional 781.5 acres of new parkland will be needed by 2028 to accommodate the growing county population.

Stormwater Management

Newton County operates a stormwater management system consisting of conveyance, storage, and treatment facilities, the management of which are subject to the Clean Water Act and other federal and state regulations. Most of the stormwater management facilities in the county are privately owned and maintained, while the publicly owned and maintained facilities are usually constructed with highway and utility projects.

Newton County currently allocates \$500,000 annually to its stormwater program, which was projected in the 2008 Newton County Comprehensive Plan to be adequate only through 2008 due to rapid population growth.

Solid Waste Management

The Town of Newborn does not provide curbside pickup of household garbage and yard waste. For businesses in the town, waste is collected and disposed of by Allied Waste and B&W through private contractual agreements. According to Newborn residents, the nearest Newton County Neighborhood Recycling Center is located approximately 4.5 miles away.

6. INTERGOVERNMENTAL COORDINATION

The Intergovernmental Coordination element provides local governments an opportunity to inventory existing mechanisms and processes with other local governments and governmental entities that can have profound impacts on the success of implementing the comprehensive plan. The purpose of this element is to assess the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community, articulate goals, and formulate a strategy for effective implementation of community policies and objectives that, in many cases, involve multiple governmental entities.

6.1 Adjacent Local Governments

The Town of Newborn is located in District 1 in Newton County, and is adjacent to unincorporated parts of the County. The location of other municipalities in Newton County relative to Newborn are: Mansfield (2.6 miles west); Covington (11.1 miles northwest); Oxford (13.6 miles northwest); and Porterdale (15.3 miles northwest).

6.2 Local Government Coordination

Intergovernmental coordination in Newborn concerns the ongoing communication and cooperation of the Town's general purpose government with Newton County, neighboring Mansfield, and bordering Jasper County.

6.3 Service Delivery Strategy

In 1997, the State passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. Each county was required to initiate development of a Service Delivery Strategy (SDS) between July 1, 1997 and January 1, 1998. Service Delivery Strategies must include an identification of services provided by various entities, assignment of responsibility for provision of services and the location of service areas, a description of funding sources, and an identification of contracts, ordinances, and other measures necessary to implement the SDS. Newton County's SDS was most recently revised and amended in 1999. However, as part of the comprehensive plan update, the SDS will be examined and evaluated.

6.4 School Boards

The Town of Newborn is served by the Newton County Board of Education. Most of the county's 21 schools are located within the City of Covington, with the exception of Palmer-Stone Elementary in Oxford and Mansfield Elementary School in nearby Mansfield.

6.5 Other Local Authorities and Entities

The Town of Newborn also coordinates with several authorities throughout the county, including:

- Newton County Water and Sewer Authority
- Four-County Joint Development Authority
- Newton County Chamber of Commerce

6.6 Regional and State Coordination

Northeast Georgia Regional Development Center

The Northeast Georgia RDC is responsible for serving the public interest of the state by promoting and implementing the comprehensive planning process within its twelve-county region and with involvement in local and regional planning related to land use, transportation, recreation, historic preservation, natural resources, and solid waste.

Georgia Department of Transportation

The Georgia Department of Transportation (DOT) maintains and improves state and federal highways and provides financial assistance for local road improvements.

Georgia Department of Community Affairs

The Georgia Department of Community Affairs (DCA) has several management responsibilities for the State's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding.

Georgia Department of Natural Resources

The Georgia Department of Natural Resources is available to provide assistance and guidance to communities in a number of important areas including water conservation, environmental protection, wildlife preservation, and historic preservation. It is the mission of the Department of Natural Resources to sustain, enhance, protect, and conserve Georgia's natural, historic, and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilizing sound environmental practices. This department has nine divisions working to accomplish this mission: Environmental Protection Division, the Coastal Resources Division, the Georgia Greenspace Program, Historic Preservation Division, Parks Recreation and Historic Sites Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

The Environmental Protection Division (EPD) of the Georgia Department of Natural Resources is charged with protecting Georgia's air, land, and water resources through the authority of state and federal environmental statutes. These laws regulate public and private facilities in the areas of air quality, water quality, hazardous waste, water supply, solid waste, surface mining, underground storage tanks, and others. EPD issues and enforces all state permits in these areas and has full delegation for federal environmental permits except Section 404 (wetland) permits.

Assessment

Town officials feel that intergovernmental coordination between Newborn and other jurisdictions is not as strong as it should be. With the anticipated population increase and associated development, intergovernmental coordination, particularly between and among local agencies and authorities, is critical so that infrastructure expansion is available to meet the associated growth demands.

7. TRANSPORTATION

The purpose of this section is to inventory the Town's existing transportation network and assess its adequacy for transporting the current and future population.

7.1 Road Network

The Town of Newborn contains approximately 13.9 miles of streets and roadways. The existing roadway system in Newborn includes roadways constructed and maintained by several government agencies, including the State, County, and City. One intersection control beacon is located in Newborn. There are no traffic signals or bridges located in the town.

Functional Classification

Functional classification refers to a road's role, or "function" in an area's roadway system. A number of factors contribute to the classification that is assigned to any particular road, including the road's capacity and purpose (i.e. to carry local traffic or regional traffic). This classification system can be simplified into three major categories of roads: arterials, collectors, and local streets.

- Arterials - Major roads that handle high traffic volumes and speed limits. Arterials connect major activity and population centers, and are often the principal means of travel across town or to distant destinations. The highest order of arterials is limited access roads (freeways), which always have at least two lanes in each direction, and are characterized by high speed limits and a total lack of regulatory stop control (traffic lights and stop signs). Lower-order arterials are not limited-access roads, but they often have multiple lanes, high speed limits, and minimal stop control.
- Collectors - Medium-volume roads that connect arterials to local streets.
- Local Streets - Usually associated with residential land uses, local streets have low traffic volumes and speed limits and are often designed to discourage through-traffic.

Annual Average Daily Traffic

The Georgia Department of Transportation (GDOT) counts or estimates traffic throughout the State. Data are collected throughout the year and are factored to produce estimates of Annual Average Daily Traffic (AADT), which is an estimate of the total number of vehicles that travel on a particular road segment, in both directions, during a full 24-hour day. AADT is estimated from tube counts that are taken at a particular location for a minimum of one 24-hour period. Sample traffic counts are then adjusted by GDOT to produce AADT figures, which are intended to represent traffic volumes on a "typical" day during the year in which the data was collected.

The only road monitored by GDOT in Newborn is Hwy 142. Since 2002, the highest AADT recorded on this route was 4,029 trips per day in 2004. The most recent count available is from 2007, which yielded 3,980 trips per day.

7.2 Non-Automobile Transportation

Non-automobile transportation refers to public transit, bicycling, and walking.

The transportation needs of private automobiles receive the bulk of attention and money in the transportation planning process. Transportation choices are typically dwarfed by the attention that is given to the private automobile, but when properly planned, these modes can yield major dividends for communities. The benefits can include decreased roadway congestion, decreased air pollution, more walkable neighborhoods, and increased quality of life.

All of these (public transit, bicycle lanes, pedestrian facilities, and multi-use trails) are most successful when residential and commercial uses are mixed (or clustered into nodes) and development densities are high. Many of the same factors that make an area more walkable also make public transportation more viable. Higher development densities increase the number of potential patrons for any given bus stop, while mixed use development increases the likelihood that a bus stop will have a nearby destination worth walking to. The denser an area, the higher the number of potential destinations within walking distance of a bus stop. In general, traditional urban public transportation systems become less viable as densities decrease.

Bicycle Facilities

Newborn has no designated bicycle lanes. Newton County is included in the Northeast Georgia Regional Bicycle and Pedestrian Plan, which recommends that bicycle facilities be constructed along Highway 142.

Pedestrian Facilities

Newborn contains a limited network of sidewalks located along Main Street (Highway 142), North Johnson Street, and Church Street.

Multi-use Facilities

There are currently no multi-use facilities within the Town of Newborn.

7.3 Parking

While there are no major parking issues in the Town of Newborn, town officials feel that on-street parking opportunities are inadequate, especially in the retail districts where it could be safely provided.

7.4 Railroads, Trucking, Port Facilities, and Airports

This information is found in section 8.5 of the Newton County Technical Addendum (pp. 108-109).

7.5 Transportation and Land Use Connection

Issues discussed in each of the individual chapters of the Comprehensive Plan are interconnected. As a result, transportation issues in the future will be affected by policy recommendations located in other chapters of the Comprehensive Plan. Of these, land use policies will have a particularly strong impact on transportation.

The overall land use system and current development patterns of the town heavily favor a vehicle-oriented transportation network. Within the town there are currently few areas that include considerations for bicyclists and pedestrians.

As noted in the Economic Development Chapter, the majority of Newborn residents commute outside of the City for employment. It is likely that this trend will continue to increase as the population grows due to limited types and places of employment in the Town. Residents must also travel outside of Newborn for most basic services and shopping opportunities.

Traffic congestion in the Town, though not heavy, is mostly found along Highway 142. The primary cause of this congestion is not only Newborn residents traveling into and out of the community, but also through-traffic as Highway 142 is one of the primary access points to the City of Covington and Jasper County.