



**Screven County and the Cities of Sylvania, Newington,
Oliver, Hiltonia, and Rocky Ford**
2020-2040 Joint Comprehensive Plan

**RESOLUTION TO ADOPT
THE 2020-2040 SCREVEN COUNTY AND CITIES OF SYLVANIA, NEWINGTON,
HILTONIA, OLIVER, AND ROCKY FORD JOINT COMPREHENSIVE PLAN**

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

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

WHEREAS, the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE BOARD OF COMMISSIONERS OF SCREVEN COUNTY HEREBY adopts the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040.

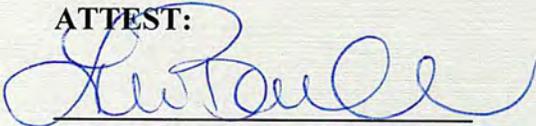
BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 8th day of October, 2019.

APPROVED FOR ADOPTION



Will Boyd, Chairman

ATTEST:



Clerk

**RESOLUTION TO ADOPT
THE 2020-2040 SCREVEN COUNTY AND CITIES OF SYLVANIA, NEWINGTON,
HILTONIA, OLIVER, AND ROCKY FORD JOINT COMPREHENSIVE PLAN**

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

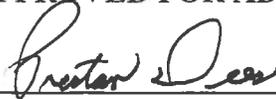
WHEREAS, City of Sylvania is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE MAYOR AND COUNCIL OF SYLVANIA HEREBY adopts the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 1st day of October, 2019.

APPROVED FOR ADOPTION



Preston Dees, Mayor

ATTEST:



Sheila P. Snow, Clerk



**RESOLUTION TO ADOPT
THE 2020-2040 SCREVEN COUNTY AND CITIES OF SYLVANIA, NEWINGTON,
HILTONIA, OLIVER, AND ROCKY FORD JOINT COMPREHENSIVE PLAN**

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

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

WHEREAS, the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE COUNCIL OF HILTONIA HEREBY adopts the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 14th day of October, 2019.

APPROVED FOR ADOPTION



**Gerry Forehand, Mayor
Town of Hiltonia**

ATTEST:



Shannon Moore, Clerk

**RESOLUTION TO ADOPT
THE 2020-2040 SCREVEN COUNTY AND CITIES OF SYLVANIA,
NEWINGTON, HILTONIA, OLIVER, AND ROCKY FORD JOINT
COMPREHENSIVE PLAN**

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

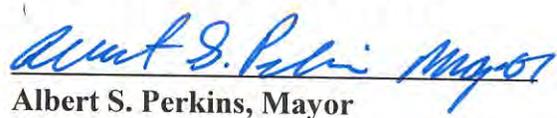
WHEREAS, the Town of Newington, GA is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE TOWN COUNCIL OF THE TOWN OF NEWINGTON HEREBY adopts the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 10th day of October, 2019.

APPROVED FOR ADOPTION


Albert S. Perkins, Mayor

ATTEST:


Vonette Lane Perkins, Town Clerk

**RESOLUTION TO ADOPT
THE 2020-2040 SCREVEN COUNTY AND CITIES OF SYLVANIA, NEWINGTON,
HILTONIA, OLIVER, AND ROCKY FORD JOINT COMPREHENSIVE PLAN**

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

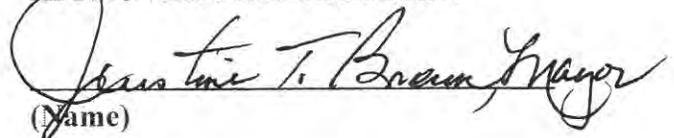
WHEREAS, OLIVER is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE (Council/Board) OF (County/City) HEREBY adopts the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040.

BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 7th day of OCT. 2019.

APPROVED FOR ADOPTION


(Name)

ATTEST:


(Name) Clerk

**RESOLUTION TO ADOPT
THE 2020-2040 SCREVEN COUNTY AND CITIES OF SYLVANIA, NEWINGTON,
HILTONIA, OLIVER, AND ROCKY FORD JOINT COMPREHENSIVE PLAN**

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

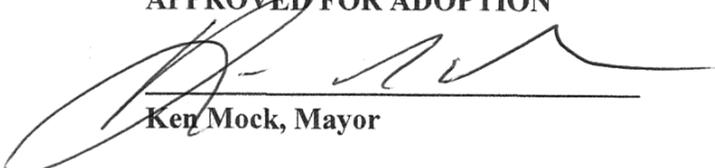
WHEREAS, Rocky Ford is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and,

WHEREAS, the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040 was prepared according to the Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting minimum standards by the Georgia Department of Community Affairs; and,

NOW, THEREFORE, BE IT RESOLVED THE COUNCIL OF ROCKY FORD HEREBY adopts the Screven County and Cities of Sylvania, Newington, Hiltonia, Oliver, and Rocky Ford Joint Comprehensive Plan 2020-2040.

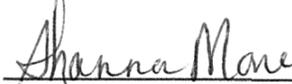
BE IT FURTHER RESOLVED, that the resolution herein authorizes adoption as prescribed effective this 8th day of October, 2019.

APPROVED FOR ADOPTION



Ken Mock, Mayor

ATTEST:



Shannon Moore, Clerk

SCREVEN COUNTY JOINT COMPREHENSIVE PLAN 2020-2040

ACKNOWLEDGMENTS

Screven County Board of Commissioners

Will Boyd, Chairman, District 4
J.C. Warren, Vice-Chairman, District 5
Edwin Lovett, Commissioner District 1
Rosa Romeo, Commissioner District 2
Mike Dixon, Commissioner District 3
Michael McBride, Commissioner District 6
John Triplett, Commissioner District 7

City of Sylvania City Council

Preston Dees, Mayor
Tripp Sheppard, Mayor Pro Tem
Eddie Lovett, Council Member
Joe Cleland, Council Member
Ben Mercer, Council Member
Craig Lariscy, Council Member
Ken Austin, Council Member

Town of Newington City Council

Albert S. Perkins, Mayor
Jean Perkins, Council Member
Sandra Roberts, Council Member
Dustin Hutto, Council Member
Brian Bars, Council Member
Joy Evans, Council Member

City of Oliver City Council

Justine T. Brown, Mayor
Early M. Milton, Council Member
Gary Curtis, Council Member
Marvin Mock, Council Member
Barbara A. Lee, Council Member
Shantae Roper, Council Member

City of Hiltonia City Council

Gerry Forehand, Mayor
Jeremy Forehand, Council Member
Mary Ella Williams, Council Member
Matthew Forehand, Council Member
Bobby Mobley, Council Member
Ben Hodges, Council Member
Shirley Walker, Council Member

City of Rocky Ford City Council

Ken Mock, Mayor
Drew Dudley, Mayor Pro Tem
Willette Mock, Council Member
Bennie Daughtry, Council Member
Jane Rahn, Council Member
Samantha Forehand, Council Member

Comprehensive Plan Committee Members

Rick Jordan, Screven County Manager
Lori Boulineau, Screven County Finance Officer
Dorie Bacon, SCDA Executive Director
Chip Weaver, DOE Director of Operations
Stacy Mathis, City of Sylvania City Manager
Preston Dees, City of Sylvania Mayor
Hugh Hunter, City of Sylvania Attorney
Shane Burke, City of Sylvania Police/Fire Chief
John Rosier, City of Sylvania Assistant Fire Chief
Shannon Moore, Hiltonia & Rocky Ford City Clerk
Gerry Forehand, City of Hiltonia Mayor
Ken Mock, City of Rocky Ford Mayor
June Forehand, City of Hiltonia Zoning Chair
Justine T. Brown, City of Oliver Mayor
Melba Barber, City of Oliver Clerk
Vonnelle Perkins, City of Newington Clerk

COASTAL REGIONAL COMMISSION

Allen Burns, Executive Director

Planning and Government Services Team

Eric Landon, AICP, Director of Planning & Government Services
Russell Oliver, Senior Planner II
Tayler Hames, Grant Specialist/Planner
Meizi Wolven, Economic Development Research Specialist / GIS Analyst

GIS Team

Hunter Key, GIS/IT Director
Tara Lopez, Senior GIS Analyst
Heather Cummings, GIS Analyst



EXECUTIVE SUMMARY



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

County and city comprehensive planning should be conducted in the context of Georgia's strong and vibrant intergovernmental system that clearly recognizes the important role counties and cities play in fostering the state's image as an attractive place to invest, conduct businesses, and raise a family. County and city comprehensive planning enhances coordination at many levels.

As it relates to the local benefits of comprehensive planning, the highest and best use of a comprehensive plan is to show important relationships between community issues. A local comprehensive plan is fact-based and creates an environment of predictability for business and industry, property owners, investors and for its residents. A comprehensive plan is an important tool for economic development initiatives.

The Screven County and the Cities of Sylvania, Oliver, Rocky Ford, Newington, and Hiltonia Comprehensive Plan 2019-2039 contains goals, policies, and strategies to address challenges and leverage strengths. The Plan also includes a five-year work program with specific activities to usher in economic development, combat blight, improve facilities, and provide access to the area's most tangible resources. The work program identifies partners to collaborate on these efforts. Some of these efforts are ongoing in current programs, while many others require new efforts and actions to make them a reality. When viewed in its entirety, the Plan provides direction for action in planning the viability of the County and City's future.

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

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

COMMUNITY VISION

Screven County

Screven County has strong roots in tradition, character, and heritage; and prides itself on the quality of life its citizens enjoy.

Screven County is a safe haven for all; young and old; welcoming and gracious to each visitor; and promotes a healthy, vibrant, and diverse community aimed at smart growth, quality education, and maintaining a rural character. Screven County is dedicated to preserving places that seize upon local heritage; focused on new commercial and industrial development opportunities; guided by its citizens in community decision-making; and promotes parks, trails, and recreational areas for all to enjoy.

City of Sylvania

The City of Sylvania is a community of choice for living, working, and leisure through effective leadership and retention of the highest quality of life for its citizens: a place where everyone works together to make Sylvania a great place to live. We strive to preserve our history, while being business friendly, and further seek to improve the quality of life as a safe and vibrant community for our citizens.

Town of Newington

Known as a hospitable community, Newington has strong roots in tradition, character and heritage, and strives to balance its quiet residential nature with continuing commercial and economic development, and to maintain its rural, hometown appeal while accommodating future growth.

Newington desires to become a community where residents enjoy an availability of progressive employment opportunities, a range of housing options, shopping, dining and entertainment options, transportation alternatives, ample community facilities and recreational opportunities, and all of the amenities that help to create a self-supporting and thriving community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Newington will be an even better place to live, work, and visit.

City of Oliver

Known as a close-knit community, Oliver has strong roots in tradition, character, and heritage; and strives to maintain its rural atmosphere while preparing for future growth.

Oliver desires to become a community where residents enjoy an availability of employment opportunities; a range of housing options; a choice of shopping, dining and entertainment; transportation alternatives; ample community and recreational facilities; and all of the amenities that help maintain the City's economic viability as a thriving community.

This vision will be accomplished through investing in public infrastructure and services; creating better recreational and social options; developing strategies for improving housing and implementing additional affordable housing policies; as well as encouraging local and regional business opportunities. As a result, Oliver will be an even more desirable place to live, work and visit.

City of Rocky Ford

Rocky Ford is a community anchored by a safe, small-town atmosphere, and known for its quality of life. The town prides itself for citizens who enjoy a more relaxed pace of life, but also want the excitement of being part of an evolving community.

This vision will be accomplished through investment in public infrastructure and services, promoting recreational and social opportunities, improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Rocky Ford will become a desirable place to call home.

City of Hiltonia

Hiltonia has strong roots in tradition, character, and heritage, and strives to be known as a family-oriented community.

Hiltonia envisions a community where its citizens take pride and ownership in the town. A town that offers its citizens opportunities for employment, recreational activities, shopping, dining and all of the amenities that makes for a thriving, successful community.

This vision will be accomplished through investment in public infrastructure and services, investment in youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Hiltonia will become a desirable place to call home.

Screven County and the Cities of Sylvania, Oliver, Rocky Ford, Newington, and Hiltonia visions are further defined in Section 3 and by the Character Area Map. The County and the Cities are made up of smaller areas that have their own set of defining characteristics. The Department of Community Affairs (DCA) Local Planning Requirements calls for identification of character areas, and for a vision and description for future development of each character area. Character areas are defined as specific geographic areas that meet the following criteria:

- Have unique or special characteristics;
- Have potential to evolve into a unique area when provided specific guidance; or
- Require special attention due to unique development issues.

The Character Area Map plays a role in guiding future development and is further supported by the Future Land Use Map which also provides guidance on future land uses that is in keeping with the county's vision.

The Character Area Map and descriptions can be found later in the Plan on pages 30-68. The Future Land Use Map can be found later in the Plan on pages 72-83.

Table of Contents

1 Plan Overview	1
1.1 Purpose	2
1.2 Scope	3
1.3 Methodology	5
2 Needs and Opportunities	7
2.1 Public Input	8
2.2 Needs and Opportunities	9
3 Community Vision and Goals	15
3.1 Vision Statements	16
3.2 Goals and Community Policies	18
3.3 Quality Community Objectives	28
4 Land Use	30
4.1 Character Areas	31
4.2 Future Land Use	69
5 Housing	84
5.1 Housing Types	86
5.2 Occupancy	87
5.3 Housing Costs	88
5.4 Cost Burdened Housing	89
5.5 Jobs / Housing Balance	89
5.6 Condition of Housing	90
6 Transportation	92
6.1 Roads and Highways	99
6.2 Road Network Hierarchy	100
6.3 Alternative Modes of Transportation	101
7 Coastal Vulnerability and Resilience	102
7.1 Vegetation/Open Water Buffers	109
7.2 Vulnerable Populations	110
7.3 Income and Poverty Level	123
7.4 Means of Transportation	124
7.5 Housing Type	124



- 8 Economic Development I43
 - 8.1 Economic Base I45
 - 8.2 Unemployment Rate..... I46
 - 8.3 Occupation I46
 - 8.4 Class of Labor Force..... I47
 - 8.5 Places of Employment I47
 - 8.6 Workforce Development Issues I48

- 9 Broadband..... I49

- 10 Community Work Program I55
 - 10.1 Implementation Program..... I56
 - 10.2 Short Term Work Program I57
 - 10.3 Report of Accomplishments I69

- Appendix I80

A large center pivot irrigation system is shown in a cornfield. The system consists of a central pivot point with multiple arms extending outwards, supported by a series of wheels. The arms are made of metal and are connected to a central pipe. The corn plants are in the foreground, and the background shows a line of trees under a dark sky.

I

PLAN OVERVIEW

- 1.1 Purpose
- 1.2 Scope
- 1.3 Methodology

PURPOSE

I.I



Screven County and the Cities of Sylvania, Oliver, Rocky Ford, Newington, and Hiltonia Joint Comprehensive Plan is a living document that is updated and shaped by its leadership, staff and citizens. It is a policy guide for making zoning and land use decisions as well as establishing policies for County and City officials and their staff concerning the development of the County and Cities.

The Comprehensive Plan is a long-range land use plan to guide growth and influence the physical development of the County and the Cities. The goals and policies within the Comprehensive Plan are designed to help the County and Cities become prosperous, healthy, equitable, and resilient.

The Comprehensive Plan is a five-year update as required by the “The Minimum Standards and Procedures for Local

Comprehensive Planning,” (Minimum Standards) adopted by Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A. Chapter 110-12-1, effective October 2018.

In meeting these standards, this plan update enables the County and City to maintain their Qualified Local Government (QLG) Status, making it eligible to receive certain types of state funding. This update reassesses where the County and the City are today, and how it intends to develop. Following the requirements of the Minimum Standards, the plan update presents a community vision, goals, and a work program designed to make the vision a reality.

SCOPE

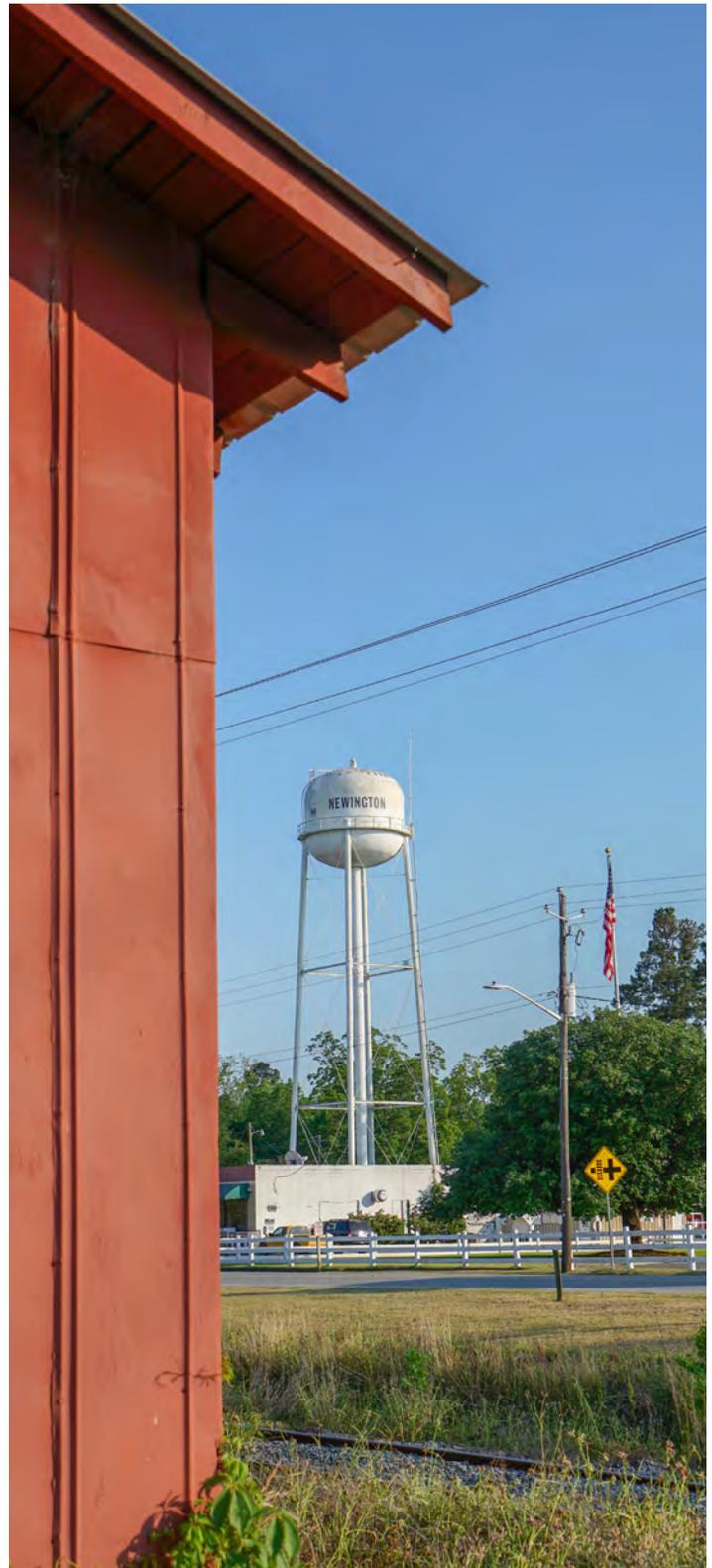
I.2

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

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

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

A **Record of Accomplishments** highlighting the success of the previous Short Term Work Program, descriptions of public involvement, and how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria is a part of this report.





Description

Screven County was created on December 14, 1793, and was named after General James Screven, who served in the American Revolutionary War. Screven County is bounded on the east by the Savannah river and the State of South Carolina, on the southeast by Effingham county, on the southwest by the Ogeechee river and Bulloch County, and on the northwest and north by Jenkins and Burke Counties.

According to the U.S. Census Bureau, the county has a total area of 656 square miles of which 648 square miles is land and 7 square miles (1.09 percent) is water. The major highways servicing the county are U.S. Highway 301, Georgia SR 17, Georgia SR 21, Georgia SR 24, and Georgia SR 73.

The counties adjacent to Screven County are:

- Allendale County, South Carolina (north)
- Hampton County, South Carolina (east)
- Effingham County (southeast)
- Bulloch County (southwest)
- Jenkins County (west)
- Burke County (northwest)

The Savannah River is the county's eastern border and is also the border between Georgia and South Carolina. The Ogeechee River forms the southwestern boundary of the county. The Brier Creek Battle Site, with visible breastworks, is a Revolutionary War Battle Site located east of Sylvania.

Screven County includes the following cities and towns:

- City of Oliver, est. 1790
- City of Rocky Ford, est. 1797
- City of Sylvania, est. 1847
- City of Hiltonia, est. 1909
- City of Newington, est. 1909

METHODOLOGY

I.3



The public outreach effort launched for this plan update included two public hearings, a kick-off meeting, S.W.O.T. workshops (see appendix), land use and character area meetings, and steering committee meetings.

The Steering Committee formed was comprised of members representing a cross-section of the community including elected officials, key staff, local builders, developers, fire department, and local law enforcement.

Goals of the Steering Committee

Seek agreement on key issues.

Help craft a common vision for the future.

Provide guidance on action needed to achieve that vision.

Affirm public input.



The kick-off meeting was held on Thursday, March 28, 2019 at the Screven County Recreation Department. This first meeting introduced the members of the committee and provided opportunity to discuss the role of the committee. The kick-off meeting also provided an overview of the planning process, and the purpose of the Minimum Standards and Procedures as set forth by Georgia Department of Community Affairs.



Public hearings were held on November 6, 2018 by the City of Sylvania, November 13, 2018 by Screven County, December 4, 2018 by the City of Oliver, December 10, 2018 by the City of Hiltonia, December 11, 2018 by the Town of Rocky Ford, December 13, 2018 by the Town of Newington, . These meetings briefed the community on the Plan Update process, and provided members of the public with the opportunity for public participation.

A community-wide workshop was held on April 25, 2019 at the Screven County Recreation Department and community stakeholders participated in carrying out a SWOT (strengths, weaknesses, opportunities, threats) analysis of the County and the Cities to identify Needs and Opportunities.

As part of the outreach efforts, steering committee members were invited to participate in and provide comments through a website that was designed by the Coastal Regional Commission (CRC) to obtain feedback from the public. The CRC placed information such as the existing comp plan, surveys, meeting schedules, and a link to Department of Community Affairs website with information regarding the overall comprehensive planning process.



2

NEEDS AND OPPORTUNITIES

- 2.1 Public Input
- 2.2 Needs and Opportunities

PUBLIC INPUT

2.I



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

A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement. In order to achieve the vision and goals for the future, a number of Needs and Opportunities that the County and Cities must address were identified. Members of the Steering Committee and members of the public participated in identifying Needs and Opportunities during a community workshop held on April 25, 2019 at the Screven County Recreation Department.

Needs and Opportunities were identified through a facilitated discussion of the Strengths, Weaknesses, Opportunities, and Threats (SWOT). In order to steer the

process for the SWOT discussion, the participants were provided with the following:

- The list of needs and opportunities from the Screven County 2014 Joint Comp Plan Update.
- The typical needs and opportunities provided in the Supplemental Planning Recommendations by the Georgia Department of Community Affairs.
- Demographic, Economic, Housing, Transportation, and other Data for Screven County, Sylvania, Rocky Ford, Hiltonia, Newington, and Oliver.

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

NEEDS AND OPPORTUNITIES

2.2



Screven County

Economic Development

- Screven County would like to create more jobs and economic opportunities through industrial development.
- There is an opportunity for eco-tourism and heritage tourism that take advantage of the natural and historic resources.
- Screven County needs more development within the industrial park.
- Screven County needs to encourage development of small commercial centers to serve particular neighborhoods.
- Screven County would like to promote development of housing with convenient access to major employers and educational institutions.

Development Patterns

- Screven County is experiencing development patterns that are not conducive to smart growth practices. This type of development includes single family residences on large lots served by septic systems and private wells, consuming sizable amounts of agricultural lands.
- Screven County would like to encourage and attract new industrial growth.
- Screven County would like to promote development of vacant sites and abandoned structures within the County.

Natural, Cultural, and Historic Resources

- There is a need for protection and preservation efforts.
- Opportunity to partner with Georgia Department of Natural Resources for utilizing state land for recreational park purposes and off road trail systems.

Community Facilities and Services:

- There is a need to better utilize recreational resources for events and tournaments.

Transportation

- There are opportunities for alternative transportation in cooperation with CRC Coaches.

Housing

- Opportunity for infill development exists in the County where supporting infrastructure exists.
- There is a need for more diversity in housing options. Housing diversity is a significant issue in Screven County. A majority of the housing stock consists of single-family and manufactured homes, resulting in a largely homogeneous housing market. The County should consider ordinance amendments to encourage higher density developments that are concentrated around existing adequate infrastructure.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for neighborhood revitalization in some older neighborhoods of the County. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.



City of Sylvania

Economic Development

- Sylvania would like to create more jobs and economic opportunities through downtown development.
- There is a need for revitalization of downtown.
- Opportunity to promote development of housing with convenient access to major employers.

Development Patterns

- Sylvania would like to increase options for housing and develop mixed-use areas where affordability is increased and the dependence upon automobiles is decreased in favor of other modes of transportation such as walking and bicycling.

Natural, Cultural, and Historic Resources

- There is a need for protection and preservation efforts.
- There is a lack of recreational opportunities in the City of Sylvania, including greenspace and trails for walking and bicycling.

Community Facilities and Services:

- There is a need to better utilize recreational resources for events and tournaments.
- There is an opportunity to connect greenspace and parks in the City.
- Sylvania would like to improve gateway corridors into the city and improve the curb-appeal of commercial shopping areas.

Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities.
- There is a need to provide more bike paths and trails.

Housing

- Opportunity for infill development exists in the City where supporting infrastructure exists.
- There is a need for more diversity in housing options
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.



Town of Newington

Economic Development

- Newington would like to create more jobs and economic opportunities through downtown development.
- There is a need for residential redevelopment.

Development Patterns

- Newington would like to adopt a zoning ordinance and actively enforce ordinances.
- There is a need for assistance in annexing additional land outside the city limits and along State Route 21 Bypass.

Natural, Cultural, and Historic Resources

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve existing recreational areas.
- There is a need for additional greenspace and trails for walking and bicycling.

Community Facilities and Services:

- There is a need to increase the capacity of the wastewater treatment plant for future growth.
- There is an opportunity to connect greenspace and parks in the town.

Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities.
- There is a need to provide more bike paths and trails.

Housing

- Opportunity for infill development exists in the town where supporting infrastructure exists.
- There is a need for more diversity in housing options
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, or have inadequate water and sewer services.

Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.



City of Oliver

Economic Development

- Oliver would like to create more jobs and economic opportunities through redevelopment.

Development Patterns

- Oliver would like to adopt a zoning ordinance and actively enforce ordinances.
- There is a need for assistance in annexing additional land outside the city limits.

Natural, Cultural, and Historic Resources

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve historic buildings within the City.
- There is a lack of recreational opportunities, including greenspace, biking and walking trails, and playgrounds.

Community Facilities and Services:

- There is a need for a park, playground, and greenspace with recreational activities for the community.
- There is a need for a sewer system to support and attract additional residential and commercial development.

Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities.
- There is a need to pave roads within the City.

Housing

- There is a need for more diversity in housing options. Much of the housing in Oliver is comprised of Mobile Homes.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, vacant, or have inadequate water and sewer services.

Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.



City of Hiltonia

Economic Development

- Hiltonia would like to create more jobs and economic opportunities through downtown redevelopment.
- There is a need for residential redevelopment.

Development Patterns

- There is a need for residential and commercial redevelopment.

Natural, Cultural, and Historic Resources

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve historic buildings within the City.
- There is a lack of recreational opportunities, including greenspace, biking and walking trails, and playgrounds.

Community Facilities and Services:

- There is a need for recreational and social opportunities within the community. Hiltonia would like to preserve the old train depot and use as a center for the community and youth.
- There is a need for financial support to adequately serve the community with sewer and water.

Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide sidewalks and pedestrian facilities.
- There is a need to pave roads within the City.

Housing

- There is a need for more diversity in housing options. Much of the housing in Hiltonia is comprised of Mobile Homes.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.
- There is a need for residential redevelopment. This includes dwellings that are substandard, dilapidated and decaying, vacant, or have inadequate water and sewer services.

Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.



City of Rocky Ford

Economic Development

- Rocky Ford would like to create more jobs and economic opportunities through downtown redevelopment.
- There is an opportunity for Rocky Ford to capitalize on bicycle tourism. The city is along a major route currently used by bicycle tourists.

Development Patterns

- There is a need for residential and commercial development.
- There is a need for assistance in annexing additional land outside the city limits.

Natural, Cultural, and Historic Resources

- There is a need for protection and preservation efforts.
- There is a need to maintain, protect, and preserve historic buildings within the City.
- There is a lack of recreational opportunities, including greenspace, biking and walking trails.
- There is an opportunity to map and preserve historic areas with artesian wells.

Community Facilities and Services:

- There is an opportunity to connect greenspace within the city.

Transportation

- Opportunities for alternative transportation in cooperation with CRC Coaches.
- There is a need to provide more sidewalks and pedestrian facilities.
- There is a need to provide bike paths and trails.

Housing

- There is a need for more diversity in housing options.
- There is a need for affordable housing and rental properties for citizens just entering the housing market.

Intergovernmental Coordination

- There is an opportunity to expand the commitment of working together with towns, cities, and neighboring counties.
- There is an opportunity to maintain communication with Georgia Department of Transportation, Georgia Department of Transportation, Georgia Department of Natural Resources, and Georgia Environmental Protection Division.

3

COMMUNITY VISION AND GOALS

- 3.1 Vision Statements
- 3.2 Goals and Policies
- 3.3 Quality Community Objectives





The Community Vision and Goals identify the County and City's direction for the future and are intended to serve as a guide to officials in day-to-day decision making. They are the product of public involvement and include the following components:

- Vision Statement
- Community Goals and Policies
- Quality Community Objectives

Screven County

Screven County has strong roots in tradition, character, and heritage; and prides itself on the quality of life its citizens enjoy.

Screven County is a safe haven for all; young and old; welcoming and gracious to each visitor; and promotes a healthy, vibrant, and diverse community aimed at smart growth, quality education, and maintaining a rural character. Screven County is dedicated to preserving places that seize upon local heritage; focused on new commercial and industrial development opportunities; guided by its citizens in community decision-making; and promotes parks, trails, and recreational areas for all to enjoy.

Sylvania

The City of Sylvania is a community of choice for living, working, and leisure through effective leadership and retention of the highest quality of life for its citizens: a place where everyone works together to make Sylvania a great place to live. We strive to preserve our history, while being business friendly, and further seek to improve the quality of life as a safe and vibrant community for our citizens.

Newington

Known as a hospitable community, Newington has strong roots in tradition, character and heritage, and strives to balance its quiet residential nature with continuing commercial and economic development, and to maintain its rural, hometown appeal while accommodating future growth.

Newington desires to become a community where residents enjoy an availability of progressive employment opportunities, a range of housing options, shopping, dining and entertainment options, transportation alternatives, ample community facilities and recreational opportunities, and all of the amenities that help to create a self-supporting and thriving community.

This vision will be accomplished through investment in public infrastructure and services, investment in its youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Newington will be an even better place to live, work, and visit.

City of Oliver

Known as a close-knit community, Oliver has strong roots in tradition, character, and heritage; and strives to maintain its rural atmosphere while preparing for future growth.

Oliver desires to become a community where residents enjoy an availability of employment opportunities; a range of housing options; a choice of shopping, dining and entertainment; transportation alternatives; ample community and recreational facilities; and all of the amenities that help maintain the City's economic viability as a thriving community.

This vision will be accomplished through investing in public infrastructure and services; creating better recreational and social options; developing strategies for improving housing and implementing additional affordable housing policies; as well as encouraging local and regional business opportunities. As a result, Oliver will be an even more desirable place to live, work and visit.

Hiltonia

Hiltonia has strong roots in tradition, character, and heritage, and strives to be known as a family-oriented community.

Hiltonia envisions a community where its citizens take pride and ownership in the town. A town that offers its citizens opportunities for employment, recreational activities, shopping, dining and all of the amenities that makes for a thriving, successful community.

This vision will be accomplished through investment in public infrastructure and services, investment in youth by creating better recreational and social opportunities, strategies for improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Hiltonia will become a desirable place to call home.

Rocky Ford

Rocky Ford is a community anchored by a safe, small-town atmosphere, and known for its quality of life. The town prides itself for citizens who enjoy a more relaxed pace of life, but also want the excitement of being part of an evolving community.

This vision will be accomplished through investment in public infrastructure and services, promoting recreational and social opportunities, improving housing and implementing more affordable housing policies, and through the encouragement and development of local businesses. As a result, Rocky Ford will become a desirable place to call home.





Community Goals and Policies

Goals are long-term outcomes that Screven County, City of Sylvania, Town of Newington, City of Oliver, City of Hiltonia, and the City of Rocky Ford hope to achieve by implementing the Joint Comprehensive Plan. They are aspirations, expressing collective desires and values.

The County and Cities identified a number of goals with supporting policies in order to make their vision a reality. The following goals represent the recurring themes, and like their vision statements, were derived from a vetting process involving elected officials, school officials, members of the Steering Committee, stakeholders, and members of the public.

Supporting policies provide guidance and direction for local government officials by providing a basis for decision making in implementing the Joint Comprehensive Plan. Screven County, the City of Sylvania, the Town of Newington, the City of Oliver, the City of Hiltonia, and the City of Rocky Ford worked during the comprehensive planning process to identify priorities to pursue.



Screven County: Goals and Policies 1/2

Economic Development

- Utilize the Comprehensive Economic Development Strategy as a guide for future development.
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Continue to support Screven County Chamber of Commerce and Industrial Development Authority in attracting new businesses and industries to the County.
- Consider the growth of the area's regional ports and their economic impacts.
- Promote tourism as economic development
- Promote a livable community through encouraging expansion of housing options, compatible mixed use, and associated job opportunities.
- Promote new development with an emphasis on small-business commercial, light industrial, and public open space.

Resource Management

- Provide reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
- Consider recommendations for the inspection and maintenance of septic tanks as outlined in the Statewide Water Management Plan.
- Consider incentives to encourage environmentally-friendly practices; such as green growth guidelines, smaller lot sizes and conservation subdivisions.
- Protect, conserve, and enhance our natural resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.
- Improve water quality by following the guidelines as outlined in the Coastal Supplement for the Georgia Stormwater Management Manual.

Efficient Land Use

- Promote the efficient use of land by promoting well-designed, pedestrian friendly, development patterns with a mix of uses and efficient, creative land uses.
- Promote increases in residential densities in areas that meet community design standards, environmental constraints, and planned infrastructure capacity.
- Incorporate recreational and greenspace land use as an integral facet of our community's land use plan.
- Promote opportunities for passive recreation.
- Implement the Comprehensive Plan and adhere to the Future Development Map.
- Prepare for the impacts of population growth through long-range comprehensive planning.
- Encourage and promote development patterns that meet the needs of livable communities.

Housing

- Explore opportunities to partner with private companies and nonprofits to offer affordable housing for residents.
- Research and consider incentives to developers to provide affordable housing.
- Explore regulations encouraging residential developments with an appropriate mix of housing styles and types.
- Support an education and outreach program for the public to promote quality housing and encourage home-ownership.
- Explore opportunities to partner with Habitat for Humanity to rehabilitate homes, especially for elderly housing needs.



Screven County: Goals and Policies 2/2

Sense of Place

- Protect, conserve, and enhance our cultural and historic resources by controlling the location of proposed developments through all available means including our Future Development Map and Zoning Ordinance, requiring green and open space as part of our larger development projects.
- Promote and protect the County's many cultural and historic sites and structures through the adoption of protective legislation.

Regional Cooperation

- Increase County's cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.
- Continue to support the efforts of the Chamber of Commerce and Screven County Industrial Development Authority.
- Consider consolidating some services to increase overall efficiency; such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.
- Support sharing services and information with other public entities within the jurisdiction.
- Pursue joint processes for collaborative planning and decision-making.

Transportation

- Explore opportunities for providing transportation to all citizens.
- Encourage increased access to the Savannah and Ogeechee Rivers and connectivity to local walking and bicycle trails to facilitate eco-tourism and outdoor recreational opportunities.
- Continue to participate in the Coastal Georgia Regional Development Center's Regional Public Transit Plan.

Community Health

- Encourage proposed development to locate in areas adequately served by public and community facilities.
- Explore the implementation of regulations that serve as a way for new growth to pay for itself.
- Evaluate development projects for the impact on public facilities and services.
- Encourage and support enhanced solid waste reduction and recycling initiatives.
- Explore opportunities to increase recreational activities by considering potential sites for parks and other organized recreational opportunities.
- Ensure adequate supplies of quality water through protection of groundwater resources.
- Encourage additional opportunities for public access to the County's waterways.



City of Sylvania: Goals and Policies 1/1

Economic Development

- Identify and develop opportunities to encourage economic growth through partnership with the City, DDA, IDA and Chamber of Commerce.
- Promote a livable city through encouraging expansion of housing options, mixed use developments and associated job opportunities.
- Develop an incentive program to attract new business.

Resource Management

- Support and promote the redevelopment of the historic theater and old recreation center and the development of a community center.
- Promote the expansion of the walking trail/multi-use trail system.
- Repair, replace aging infrastructure in the existing water and sewer system, and prepare for expansion and future growth of the system.

Efficient Land Use

- Encourage infill housing, higher density options and compatible mixed use development that are complementary to existing architectural styles.
- Define the main corridors to the City and develop a corridor of appropriate signage, landscaping and lighting.
- Promote the protection of the existing character of downtown as new growth occurs.

Housing

- Support opportunities for work force housing, multi-family housing, and housing for seniors.
- Look for opportunity to promote new developments by providing an incentive program.

Local Preparedness

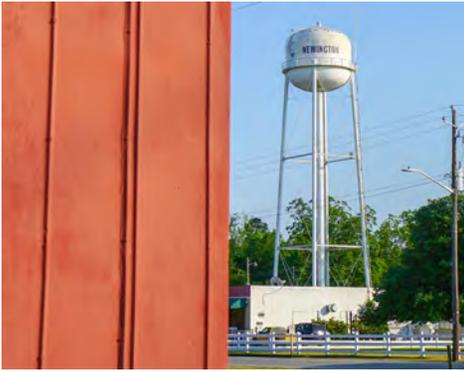
- Expand the existing fire, police, and public safety capabilities.
- Continue maintenance and look for expansion opportunities for the stormwater system.

Regional Cooperation

- Continue the support and cooperation with the County to preserve Briar Creek Battlefield.
- Partner with the County, School District and non-profit organizations to provide youth programs.

Transportation

- Continue to expand multi-use trails, walkable streets, and connectivity to neighboring communities and commercial developments.
- Promote walkability in the City by providing crosswalks, sidewalks and other bike and pedestrian updates.



Town of Newington: Goals and Policies I/2

Economic Development

- Utilize the CEDS as a guide for future development.
- Support programs for retention, expansion and creation of businesses that enhance its economic well-being.
- Encourage economic development and redevelopment opportunities.
- Encourage the development of its Town Center as a vibrant center for culture, government, dining, residential and retail diversity.
- Promote an atmosphere in which entrepreneurial enterprise, education and healthcare are nurtured in the community.

Resource Management

- Explore opportunities to increase our cultural activities by considering potential sites for community functions and cultural gatherings.
- Protect, conserve, and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map and Zoning Ordinance.
- Improve water quality by following the guidelines as outlined in the Coastal Supplement for the Georgia Stormwater Management Manual.

Regional Cooperation

- Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.
- Consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Sense of Place

- Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
- Consider adopting corridor overlay districts to facilitate guidelines along gateways.
- Encourage home-ownership and community pride.



Town of Newington: Goals and Policies 2/2

Transportation

- Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Support alternative transportation options for the community.
- Encourage connectivity between road networks and pedestrian/bike paths.

Community Health

- Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Maximize the use of existing facilities and services.
- Encourage and facilitate innovative solutions to providing community schools.
- Invest in parks and open space to encourage private reinvestment in its Town Center.
- Explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.

Efficient Land Use

- Promote efficient use of land through development that contributes to the rural character of the Town.
- Encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
- Promote recreational and greenspace land use as an integral facet of our community's land use plan.
- Promote opportunities for passive recreation.
- Implement our Comprehensive Plan and adhere to our Future Development Map.
- Prepare for population changes through long-range comprehensive planning
- Encourage and promote commercial and residential development opportunities that meet the needs of the current population.

Housing

- Eliminate substandard or dilapidated housing in its community.
- Encourage infill housing development and redevelopment in existing neighborhoods.
- Exploring opportunities for creating affordable housing opportunities to ensure that all those who work in the community have a viable choice or option to live in the community.
- Encourage a variety of residential types and densities for its residents.



City of Oliver: Goals and Policies 1/2

Economic Development

- Utilize the CEDS as a guide for future development.
- Support programs for retention, expansion and creation of businesses that enhance its economic well-being.
- Encourage economic development and redevelopment opportunities.
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Encourage the development of its commercial areas as a vibrant center for dining, residential, and retail diversity.
- Promote an atmosphere in which entrepreneurial enterprise, education, and healthcare are nurtured in the community.
- Promote strong economic development with commercial growth, and education, healthcare and recreation programs.

Resource Management

- Protect, conserve, and enhance our important resources by controlling the location of proposed development and redevelopment through all available means including our Future Development Map.

Regional Cooperation

- Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.
- Consider consolidating some services to increase overall efficiency, such as planning, zoning, code enforcement, water/sewer, fire protection and building inspections.

Efficient Land Use

- Promote efficient use of land through development that contributes to the rural character of the City.
- Encourage well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses.
- Explore recreational and greenspace land use as an integral facet of our community's land use plan.
- Promote opportunities for passive recreation.
- Implement our Comprehensive Plan and adhere to our Future Development Map.
- Prepare for population changes through long-range comprehensive planning
- Encourage and promote commercial and residential development opportunities that meet the needs of the current population.
- Research and explore options for the adoption of a zoning ordinance for the City.



City of Oliver: Goals and Policies 2/2

Housing

- Eliminate substandard or dilapidated housing in its community.
- Encourage infill housing development and redevelopment in existing neighborhoods.
- Exploring opportunities for creating affordable housing opportunities to ensure that all those who work in the community have a viable choice or option to live in the community.
- Encourage a variety of residential types and densities for its residents.

Transportation

- Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Support alternative transportation options for the community.
- Encourage connectivity between road networks and pedestrian/bike paths.

Community Health

- Explore opportunities for walking and bicycle trails for the purposes of recreation, historic and natural resource interpretation, and alternative modes of transportation.
- Maximize the use of existing facilities and services.
- Explore opportunities to increase its recreational activities by considering potential sites for parks and other outdoor recreational opportunities.
- Make efficient use of existing infrastructure actively prepare for future growth.

Sense of Place

- Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
- Consider adopting corridor overlay districts to facilitate guidelines along gateways.
- Encourage home-ownership and community pride.



City of Hiltonia: Goals and Policies I/I

Economic Development

- Utilize the Comprehensive Economic Development Strategy as a guide for future development.
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Promote a livable town through encouraging expansion of housing options, compatible mixed use and associated job opportunities.
- Encourage intergovernmental cooperation between local/county government's economic development organizations; downtown development authorities and economic development organizations.
- Support local businesses and entrepreneurial opportunities.

Community Health

- Encourage proposed development to locate in areas adequately served by public facilities.

Efficient Land Use

- Promote the efficient use of land by encouraging well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of Hiltonia.
- Encourage redevelopment and infill development in appropriate areas.
- Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.

Housing

- Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment.
- Support the elimination of substandard or dilapidated housing in the City and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Create affordable housing opportunities for community residents.

Sense of Place

- Promote agri-tourism opportunities within the Town.
- Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
- Consider adopting corridor overlay districts to facilitate guidelines along gateways.
- Encourage home-ownership and community pride.

Regional Cooperation

- Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.



City of Rocky Ford: Goals and Policies I/I

Economic Development

- Utilize the Comprehensive Economic Development Strategy as a guide for future development.
- Identify and develop long-term plans to encourage growth and adequate infrastructure to ensure industries' ability to expand and locate.
- Promote a livable town through encouraging expansion of housing options, compatible mixed use and associated job opportunities.
- Encourage intergovernmental cooperation between local/county government's economic development organizations; downtown development authorities and economic development organizations.
- Support local businesses and entrepreneurial opportunities.

Community Health

- Encourage proposed development to locate in areas adequately served by public facilities.

Efficient Land Use

- Promote the efficient use of land by encouraging well-designed, pedestrian-friendly development patterns with a mix of uses and efficient, creative land uses, recognizing the contribution of historic character of Rocky Ford.
- Encourage redevelopment and infill development in appropriate areas.
- Promote the development of mixed uses and the redevelopment of existing and underutilized commercial areas.

Housing

- Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment.
- Support the elimination of substandard or dilapidated housing in the City and replace with affordable standard housing.
- Promote and assist non-profit and faith-based community development organizations who provide affordable housing.
- Create affordable housing opportunities for community residents.

Sense of Place

- Promote recreational opportunities along the Ogeechee River.
- Support the provision of reasonable protection for agriculture and farmlands from development pressures through zoning and plans that recognize the contribution of farming and the rural character of the community.
- Consider adopting corridor overlay districts to facilitate guidelines along gateways.
- Encourage home-ownership and community pride.

Regional Cooperation

- Increase cooperation, communication, and coordination with local municipalities and jurisdictions, and citizen, nonprofit, and social service organizations with regard to planning and development.

QUALITY COMMUNITY OBJECTIVES

3.3

DCA's Vision: Every Georgia community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives that Screven County, City of Sylvania, Town of Newington, City of Oliver, City of Hiltonia, and the City of Rocky Ford will seek to accomplish with future planning efforts and developments.

1. Economic Prosperity

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

As noted during the comprehensive planning process, the County and Cities seek to obtain more commercial development to strengthen their tax base. In addition, the County seeks to also develop their industrial park in order to provide head of household wage jobs for their residents.

As part of their ongoing efforts for diversified economic development, the county and the cities are working to develop eco-tourism and heritage tourism that take advantage of the natural and historic resources.

2. Resource Management

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

Screven County, City of Sylvania, Town of Newington, City of Oliver, City of Hiltonia, and the City of Rocky Ford seek to promote the efficient use of natural resources. The County and the Cities seek to further identify and protect significant cultural and natural areas in their communities.

3. Local Preparedness

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

The County and the Cities have identified Character Areas to provide guidance on the type of development that the community seeks to achieve. They have discussed updating their zoning ordinances and subdivision regulations to manage development and redevelopment. Leadership and staff desire to maintain their capability of responding to opportunities and managing new challenges.

4. Efficient Land Use

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

The County and the Cities have identified target areas for development as well as redevelopment within their character area maps. Areas have been identified for commercial infill development. Additionally, the County and Cities seek to eliminate substandard housing; encouraging quality infill development within established neighborhoods; creating affordable housing opportunities within their community; and, creating a diverse housing stock in terms of housing types and densities.

5. Sense of Place

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

The County and the Cities contain unique features that add to each area's sense of place. Small town charm, rural landscapes, and family atmosphere contribute to the identity of each community and should be embraced as part of what makes Screven County vibrant, industrious, and healthy. To add to its sense of place, the cities and county are working together to improve tourism, business, retail, and commercial development.

6. Regional Cooperation

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

Screven County, City of Sylvania, Town of Newington, City of Oliver, City of Hiltonia, and the City of Rocky Ford are working together on various ventures such as economic development and joint planning efforts. The County and the Cities continue to seek cooperative solutions to improve the community.

7. Housing Options

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

The County and Cities seek to promote an adequate range of safe, affordable, and inclusive housing by encouraging development of a variety of housing types, sizes, costs, and densities through new development and through redevelopment efforts.

8. Transportation Options

The County and Cities seek to address the transportation needs, challenges and opportunities of all community residents.

Traffic congestion is not a major concern in Screven County. Two major initiatives are the creation of a safe and healthy environment and the continued participation in the Coastal Regional Rural Transportation Program.

9. Educational Opportunities

The County and Cities seek to coordinate with local economic development programs to ensure an adequately trained and skilled workforce.

Screven County residents have access to Ogeechee Technical College as well as a number of colleges, universities, and technical training opportunities offered in neighboring Bulloch County.

10. Community Health

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

The World Health Organization defines a healthy city or community as "one that is safe with affordable housing and accessible transportation systems, work for all who want to work, a healthy and safe environment with a sustainable ecosystem, and offers access to healthcare services which focus on prevention and staying healthy." A healthy community is also defined as one in which a diverse group of stakeholders collaborate to use their expertise and local knowledge to create a community that is socially and physical conducive to health.

4

LAND USE

- 4.1 Character Areas and Defining Narratives
- 4.2 Future Land Use

CHARACTER AREAS AND DEFINING NARRATIVES

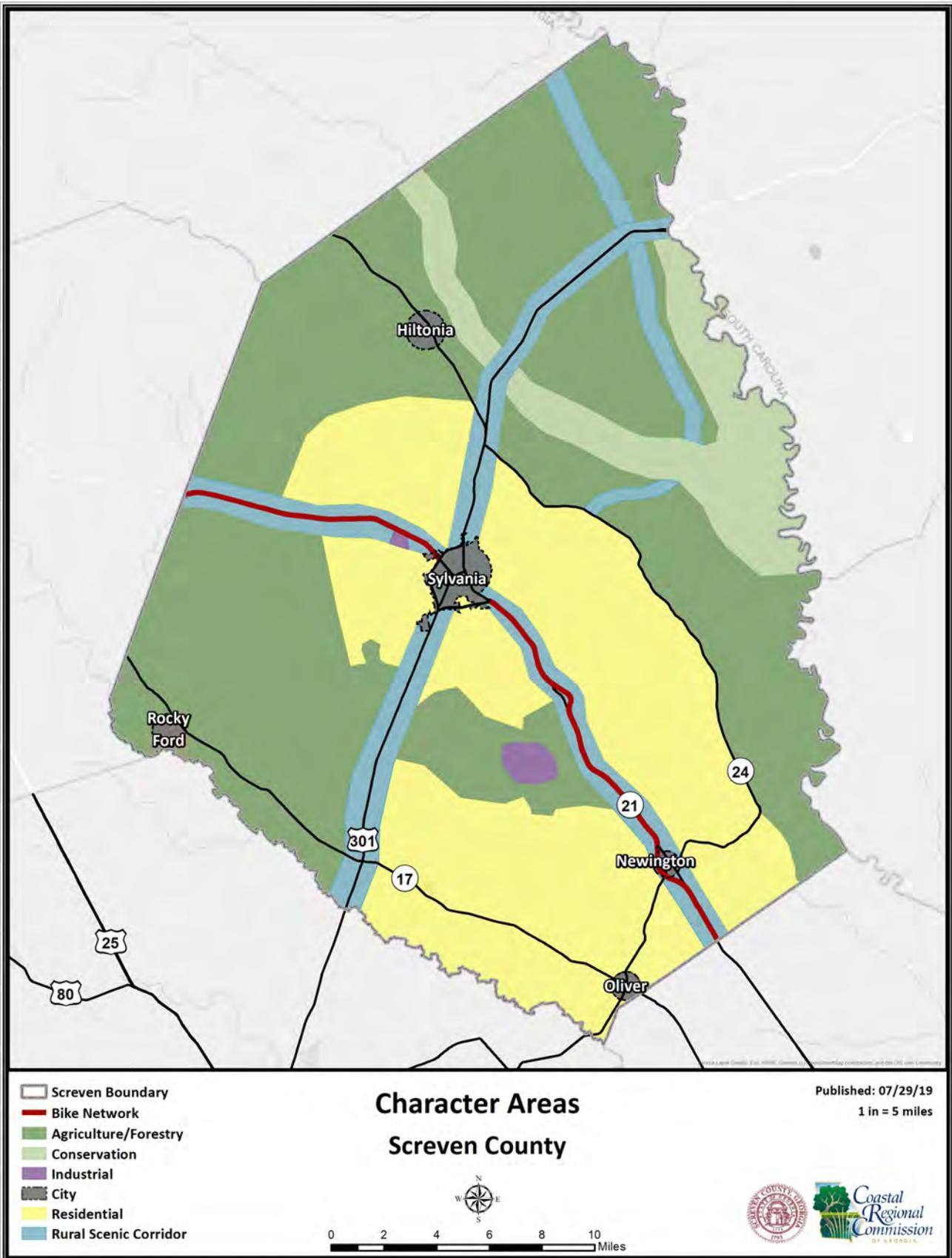
4.I

The Character Area Maps, and the narratives that follow, lay out a vision, specific goals, appropriate land uses, and implementation strategies for Screven County, City of Sylvania, Town of Newington, City of Oliver, City of Hiltonia, and the City of Rocky Ford's unique sub-areas, districts, and neighborhoods.

Interpretation of the Character Area Maps is provided in the supporting text to be considered with each community's zoning, the Future Land Use map, and other local policies when decision-makers consider land development. The supporting text provides written descriptions of the patterns of development that the County and the Cities would like to encourage in each area.

The supporting narrative provides policy direction for regulating development with the goal of furthering consistent character within each area as defined by the County and the Cities' visions. Where appropriate, statements for policy and goals are also established.





Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_resources\GIS\2019\GIS\ScreenComp_Plan_Maps\2019FinalMap\Screven_CA_S11.mxd



Agricultural / Forestry

Character Area Description

Agriculture and forestry are part of the County’s natural area and contribute to the County’s rural character and rich culture. These lands also provide secondary benefits such as open spaces, land and cover for wildlife, maintaining air quality and providing for groundwater recharge.

Community Vision

The rural character and scenery found in agriculture and forestry lands represents an intrinsic quality of Screven County. It is the vision of the community to maintain viable agriculture as the backbone of a functioning network of working lands, open spaces and natural areas.

Future Zoning Considerations

- A-F Agricultural Forestry
- R-R Rural Residential
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- MHP Manufactured Home Park District

Implementation Strategies

- Preserve areas for agricultural production by designating areas for rural residential development.
- Limit potential conflicts between farms and residential subdivisions.
- Preserve large contiguous blocks of open space and natural resource areas such as recharge areas and wildlife habitat.

Conservation

Character Area Description

The designated conservation area in Screven County is in place to enhance the quality of life for residents through the provision of open space, parks and recreation facilities, special events, and cultural and entertainment opportunities. The conservation area primarily describes undeveloped natural lands and environmentally sensitive areas not suitable for development.

Community Vision

The vision for the parks/recreation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities.

The vision for the natural lands is to control development within certain land, marsh, and water areas. The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors and tourists.

Future Zoning Considerations

- CON Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements and potential funding sources.
- Promote the areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.



Industrial

Character Area Description

This character area encompasses the present and future Industrial area of the county. This district is created to provide land for industrial, manufacturing, and warehousing operations.

Community Vision

The vision for the industrial park is to attract compatible and strategic opportunities, high wage jobs that provide private investment in Screven County. The development of the Screven County Industrial Park provides the industrial park with improved economic development opportunities for the county and the region.

Future Zoning Considerations

- I-1 Light Industrial
- I-2 General Industrial

Implementation Strategies

- Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
- Participate in the entrepreneur friendly community initiatives such as small business incubators.
- Partner with local colleges for developing training programs based on employer input and needs.

City

Character Area Description

The City area includes Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford.

Community Vision

The promotion and enhancement of the mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Each City / Town Center should include a relatively high-density mix of retail, office, services, open spaces, and employment to serve a multi-neighborhood market area.
- Improve the area in ways that contribute to the physical, economic, social, and aesthetic well-being of the cities.
- Encourage new commercial development to be street front, and where possible create a shopping “square” around a smaller internal parking lot.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.
- Add landscaping and other enhancements, and trees along entrance to city to define gateways.



Residential

Character Area Description

This character area consists of rural, sparsely developed land likely to face development pressures for lower density (one unit per two+ acres) residential development. Land in this character area will typically have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

Community Vision

To preserve and protect the County's rural character while allowing limited residential development.

Future Zoning Considerations

- RR** Rural Residential
- AF** Agriculture Forestry

Implementation Strategies

- Continue to update and maintain a Land Development Code and Zoning Map for future residential development as a guideline and tool.
- Consider a greenspace plan and a tree preservation ordinance to maintain environmentally sensitive areas and protect from negative impacts of current and future development.
- Provide housing options to meet the various needs of the market.
- Preserve compatibility of traditional features of the community and protect other scenic or natural features that define the community's character.

Rural Scenic Corridor

Character Area Description

Developed or open land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

Community Vision

To protect the County's rural scenic character.

Future Zoning Considerations

- RR** Rural Residential
- AF** Agriculture Forestry

Implementation Strategies

- Establish guidelines on development to protect the characteristics deemed to have scenic value.
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Manage access to keep traffic flowing; using directory signage to clustered developments.
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts.



Bike Network

Character Area Description

Area of protected open space that follows natural and man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.

Community Vision

To provide alternative transportation networks for cyclists.

Implementation Strategies

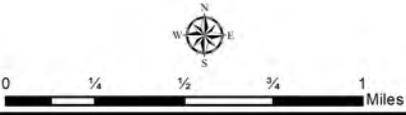
- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.



-  City Boundary
-  Conservation/Parks/Recreation
-  Industrial
-  Commercial Redevelopment
-  Historic
-  Downtown
-  Suburban Area
-  Existing Traditional Neighborhood
-  Residential Redevelopment Area
-  Gateway Corridor

Character Areas
City of Sylvania
 Screven County

Published: 08/29/19
 1 in = 2,500 feet



Produced in 2019 by the Coastal Regional Commission 2017 Department CIRC 011. All information presented in this product is for reference use only. Therefore, CIRC 011 will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_resources\01_P\2019\20190829\review\Comp_Plan_Map_2019\FinalMap02\planmap_CA_2019_Final.mxd



Conservation/Parks/Conservation

Character Area Description

This character area is in place to enhance the quality of life for residents through the provision of open space, parks and recreation facilities, special events, and cultural and entertainment opportunities. The conservation area primarily describes undeveloped natural lands and city parks.

Community Vision

The vision for the conservation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities.

The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors, and tourists.

Future Zoning Considerations

CON Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements and potential funding sources.
- Promote the areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.

Industrial

Character Area Description

This character area encompasses the present and future Industrial area of the county. This district is created to provide land for industrial, manufacturing, and warehousing operations.

Community Vision

The vision for industrial areas is to attract compatible and strategic opportunities and high wage jobs.

Future Zoning Considerations

- I-1 Light Industrial
- I-2 General Industrial

Implementation Strategies

- Enhance workforce development by collaborating with business, industry, and planning of educational entities that provide necessary workforce skills.
- Participate in the entrepreneur friendly community initiatives such as small business incubators.
- Partner with local colleges for developing training programs based on employer input and needs.



Commercial Redevelopment

Character Area Description

The Commercial area is slated for high intensity development along major thoroughfares. Land uses in this area include Residential and Commercial.

Community Vision

The promotion and enhancement of the mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Improve the area in ways that contribute to the physical, economic, social, and aesthetic well-being.
- Encourage new commercial structures to be street front, and where possible create a shopping “square” around a smaller internal parking lot.
- Enhancing the physical appearance of buildings with facade improvements, new architectural elements, and/or awnings.
- Reconfigure parking lots and circulations routes for automobiles.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.
- Add landscaping and other enhancements, trees, and landscaping in parking lots to provide shade, and help reduce storm water runoff.

Historic

Character Area Description

Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

Community Vision

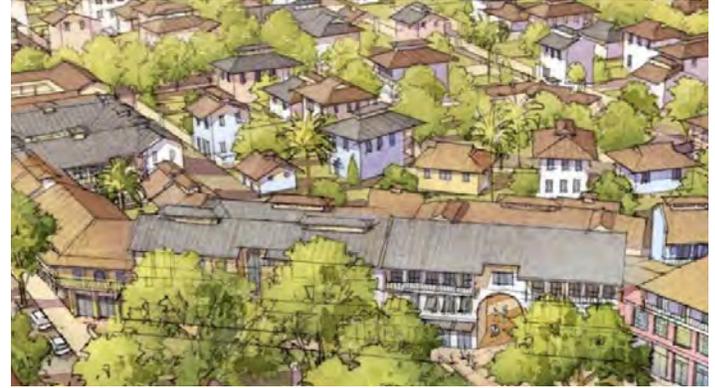
The vision for the historic area is protect and preserve from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic place designation.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Encourage National Register of Historic places designation, which enables eligibility for tax incentive programs.
- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.
- New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
- Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.
- Linkages to regional greenspace/trail system should be encouraged as well.



Downtown

Character Area Description

A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Community Vision

The traditional central business district and immediately surrounding commercial or mixed-use areas.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- B-C-1 Business Central District

Implementation Strategies

- The downtown area should include a relatively high-density mix of retail, office, services, open spaces, and employment to serve a multi-neighborhood market area.
- Residential development should reinforce the City Center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums.
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.

Suburban Area

Character Area Description

Area where typical types of suburban residential subdivision development have occurred or are likely to occur. Characterized by low pedestrian orientation, high degree of open space, moderate degree of building separation, predominantly residential with varied street patterns, often curvilinear.

Community Vision

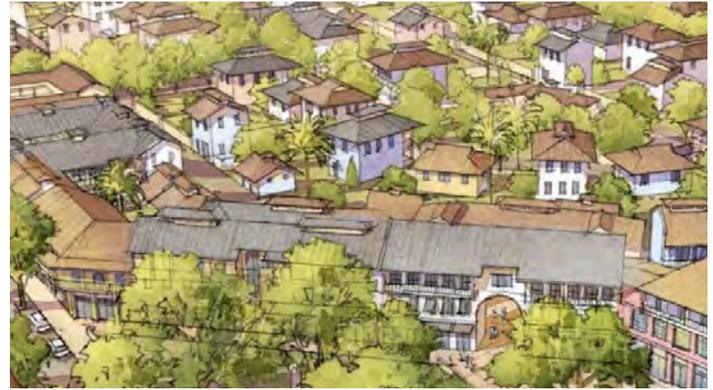
Encourage livable communities where residential and commercial uses co-exist, maintain appropriate level of density and quality of life in the City.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- Encourage compatible architecture styles that maintain the regional character, and do not include “franchise” or “corporate” architecture.
- Permit accessory housing units, or new well-designed, similarly scaled infill multifamily residences to increase neighborhood density and income diversity.



Existing Traditional Neighborhood

Character Area Description

A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and higher rates of home-ownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Community Vision

Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
- Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to work, shopping, or other destinations in the area.

Residential Redevelopment Area

Character Area Description

An area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There is a lack of neighborhood identity and gradual invasion of different type and intensity of use that are not compatible with the neighborhood residential use.

Community Vision

Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Strong pedestrian and bicycle connections should also be provided.
- The neighborhood should include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood.



Gateway Corridor

Character Area Description

Developed or open land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.

Community Vision

Focus on appearance with appropriate signage, landscaping, and other beautification measures.

Implementation Strategies

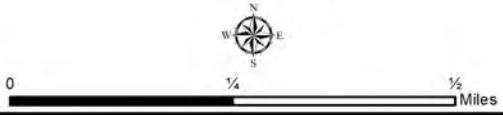
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Manage access to keep traffic flowing; using directory/way-finding signage to clustered developments.
- Retrofit or mask existing strip development or other unsightly features as necessary.



- City Boundary
- Agriculture
- Park/Conservation
- Commercial
- Downtown
- Historic
- Traditional Neighborhood
- Low Residential
- Residential Redevelopment
- Pedestrian/Bike Network

Character Areas City of Newington Screven County

Published: 08/29/19
1 in = 1,000 feet



Produced in 2019 by the Coastal Regional Commission Staff Department (CRC). All information presented in this product is for reference use only. Therefore, CRC will not be held liable for any use of the data provided herein. The data and related graphics are not legal documents and should not be used in any legal proceeding. This information contained herein is considered dynamic and is subject to change without notice. It is the responsibility of the user to use the products appropriately. Document Path: A:\gis_screenscreen\2019\20192020\ScreenComp_Plan_Map_2019\FinalMapNewington_CA_0819_Final.mxd

NEWINGTON



Agriculture

Character Area Description

Agriculture and forestry are part of the Town of Newington's natural area and contribute to the its rural character. These lands also provide secondary benefits such as open spaces, land and cover for wildlife, maintaining air quality and providing for groundwater recharge.

Community Vision

The rural character and scenery found in agriculture and forestry lands represents an intrinsic quality. It is the vision of the community to maintain viable agriculture as the backbone of a functioning network of working lands, open spaces, and natural areas.

Future Zoning Considerations

- A-F Agricultural Forestry
- R-R Rural Residential
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Preserve areas for agricultural production by designating areas for rural residential development.
- Limit potential conflicts between farms and residential subdivisions.

Commercial

Character Area Description

The Commercial area is slated for medium intensity development along major thoroughfares.

Community Vision

The promotion and enhancement of the mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Encourage new commercial structures to be street front, and where possible create a shopping "square" around a smaller internal parking lot.
- Enhancing the physical appearance of buildings with facade improvements, new architectural elements, and/or awnings.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.
- Add landscaping and other enhancements, trees, and landscaping in parking lots to provide shade, and help reduce storm water runoff.



Park / Conservation

Character Area Description

This character area is in place to enhance the quality of life for residents through the provision of open space, parks and recreation facilities, special events, and cultural and entertainment opportunities. The conservation area primarily describes undeveloped natural lands and city parks.

Community Vision

The vision for the conservation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities.

The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors, and tourists.

Future Zoning Considerations

CON Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements and potential funding sources.
- Promote the areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.

Downtown

Character Area Description

A focal point that has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Community Vision

The traditional central business district and immediately surrounding commercial or mixed-use areas.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- B-C-1 Business Central District

Implementation Strategies

- The downtown area should include a relatively high-density mix of retail, office, services, open spaces, and employment to serve a multi-neighborhood market area.
- Residential development should reinforce the Town Center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums.
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.

NEWINGTON



Historic

Character Area Description

Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

Community Vision

The vision for the historic area is protect and preserve from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic place designation.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Encourage National Register of Historic places designation, which enables eligibility for tax incentive programs.
- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's Standards for Rehabilitation.
- New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
- Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.
- Linkages to regional greenspace/trail system should be encouraged as well.

Traditional Neighborhood

Character Area Description

A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and higher rates of home-ownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Community Vision

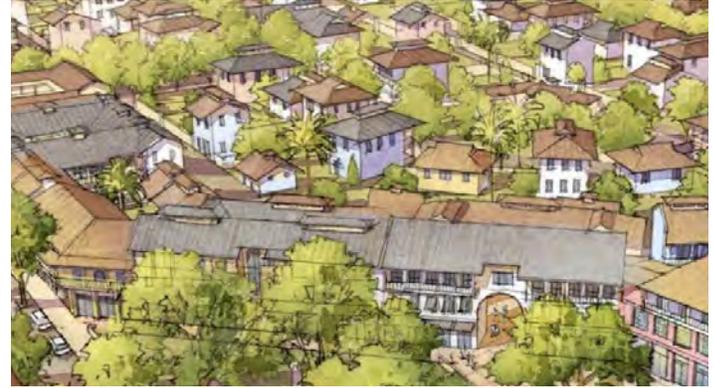
Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
- Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to work, shopping, or other destinations in the area.



Low Residential

Character Area Description

Area with lower density (one unit per acre) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

Community Vision

To preserve and protect the County's rural character while allowing limited residential development.

Future Zoning Considerations

- RR Rural Residential
- AF Agriculture Forestry
- R-1 Single-Family Residential District

Implementation Strategies

- Encourage compatible architecture styles that maintain and reflect the regional rural character, and should not include "franchise" or "corporate" architecture.
- Design for greater pedestrian orientation and access, more character with clustering of buildings within the center, leaving open space surrounding the center.

Residential Redevelopment

Character Area Description

An area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There is a lack of neighborhood identity and gradual invasion of different type and intensity of use that are not compatible with the neighborhood residential use.

Community Vision

Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Strong pedestrian and bicycle connections should also be provided.
- The neighborhood should include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood.



Pedestrian / Bike Network

Character Area Description

Area of protected open space that follows natural and man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.

Community Vision

To provide alternative transportation networks for cyclists.

Implementation Strategies

- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
- Adopt Complete Streets policy to develop safe streets for people who walk or ride a bicycle.



- Screven Boundary
- City Boundary
- Trail Network (March to the Sea Heritage Trail)
- Agriculture/Forestry
- Conservation
- Government/Institutional
- Commercial Redevelopment
- Existing Traditional Neighborhood
- Residential Redevelopment
- Rural Village
- Rural Residential Area
- Rural Scenic Corridor

Character Areas City of Oliver

Screven County



Published: 07/30/19
1 in = 1,000 feet



Produced in 2019 by the Coastal Regional Commission (CRC) Department. CRC (2019) All information presented in this product is for reference use only. Therefore, CRC (2019) will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is, in whole or in part, the property of the user to use the products appropriately. Document Path: A:\aig\resources\FY2019\2019ScrevenComp_Plan_Map\2019FinalMapSheet_CA_Split_Final.mxd



Agriculture / Forestry

Character Area Description

Agriculture and forestry are part of the City of Oliver's natural areas and contribute to the its rural character. These lands also provide secondary benefits such as open spaces, land and cover for wildlife, maintaining air quality and providing for groundwater recharge.

Community Vision

The rural character and scenery found in agriculture and forestry lands represents an intrinsic quality. It is the vision of the community to maintain viable agriculture as the backbone of a functioning network of working lands, open spaces, and natural areas.

Future Zoning Considerations

- A-F Agricultural Forestry
- R-R Rural Residential
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Preserve areas for agricultural production by designating areas for rural residential development.
- Limit potential conflicts between farms and residential subdivisions.

Conservation

Character Area Description

This character area is in place to enhance the quality of life for residents through the provision of open space, parks and recreation facilities, special events, and cultural and entertainment opportunities. The conservation area primarily describes undeveloped natural lands and city parks.

Community Vision

The vision for the conservation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities.

The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors, and tourists.

Future Zoning Considerations

- CON Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements and potential funding sources.
- Promote the areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.



Government / Institutional

Character Area Description

Typical area to include civic functions, historic churches and buildings, and municipal buildings.

Community Vision

That future development in the area will continue to contribute to the City of Oliver’s “sense of place” with property that includes, but is not limited to, the City Hall, Municipal Center, and Police Department.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- PI Public Institutional

Implementation Strategies

- Encourage mixed use of residential/professional uses.
- Consider the creation of a Municipal Area Overlay District.
- Maintain architectural integrity of existing historic properties within this character area.

Commercial Redevelopment

Character Area Description

The Commercial Redevelopment area is slated for medium intensity development along major thoroughfares.

Community Vision

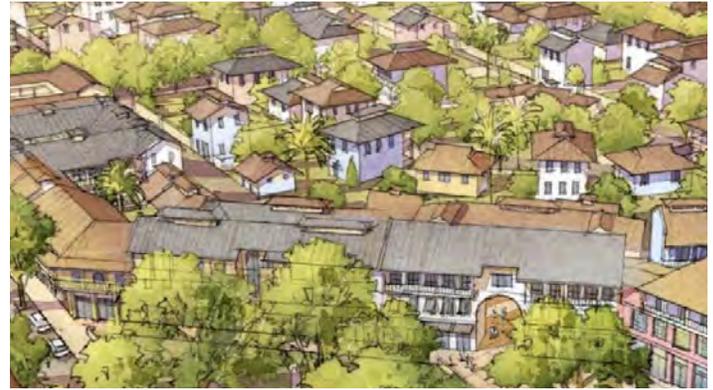
The promotion and enhancement of the mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Encourage new commercial structures to be street front, and where possible create a shopping “square” around a smaller internal parking lot.
- Enhancing the physical appearance of buildings with facade improvements, new architectural elements, and/or awnings.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.
- Add landscaping and other enhancements, trees, and landscaping in parking lots to provide shade, and help reduce storm water runoff.



Existing Traditional Neighborhood

Character Area Description

A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and higher rates of home-ownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Community Vision

Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
- Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to work, shopping, or other destinations in the area.

Residential Redevelopment

Character Area Description

An area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There is a lack of neighborhood identity and gradual invasion of different type and intensity of use that are not compatible with the neighborhood residential use.

Community Vision

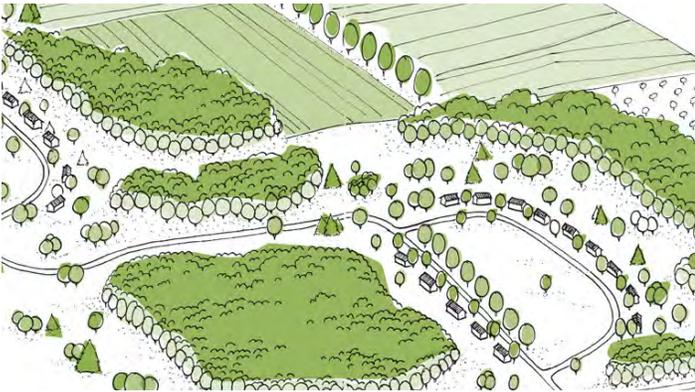
Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Strong pedestrian and bicycle connections should also be provided.
- The neighborhood should include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood.



Rural Village

Character Area Description

Commercial activity area located at a highway or road intersection. Typically automobile focused. There is a mixture of uses to serve highway passers-by, rural and agricultural areas.

Community Vision

To maintain the City’s surrounding rural character while allowing limited residential and commercial development.

Future Zoning Considerations

- RR Rural Residential
- AF Agriculture Forestry
- AR Agriculture Residential
- AG Agriculture

Implementation Strategies

- Permitting rural cluster or conservation subdivision design that incorporate and protect significant amounts of open space.
- Connect to March to Sea Heritage Trail and available greenspace to be accessible by pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

Rural Residential Area

Character Area Description

This character area consists of rural, sparsely developed land likely to face development pressures for lower density (one unit per two+ acres) residential development. Land in this character area will typically have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

Community Vision

To preserve and protect the City’s rural character while allowing limited residential development.

Future Zoning Considerations

- RR Rural Residential
- AF Agriculture Forestry

Implementation Strategies

- Continue to update and maintain a Land Development Code and Zoning Map for future residential development as a guideline and tool.
- Encourage compatible architecture styles that maintain and reflect the regional rural character, and should not include “franchise” or “corporate” architecture.
- Preserve compatibility of traditional features of the community and protect other scenic or natural features that define the community’s character.



Rural Scenic Corridor

Character Area Description

Developed or open land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

Community Vision

To protect the City's rural scenic character.

Future Zoning Considerations

- RR Rural Residential
- AF Agriculture Forestry

Implementation Strategies

- Establish guidelines on development to protect the characteristics deemed to have scenic value.
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Manage access to keep traffic flowing; using directory signage to clustered developments.
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts.

Trail Network (March to Sea Heritage Trail)

Character Area Description

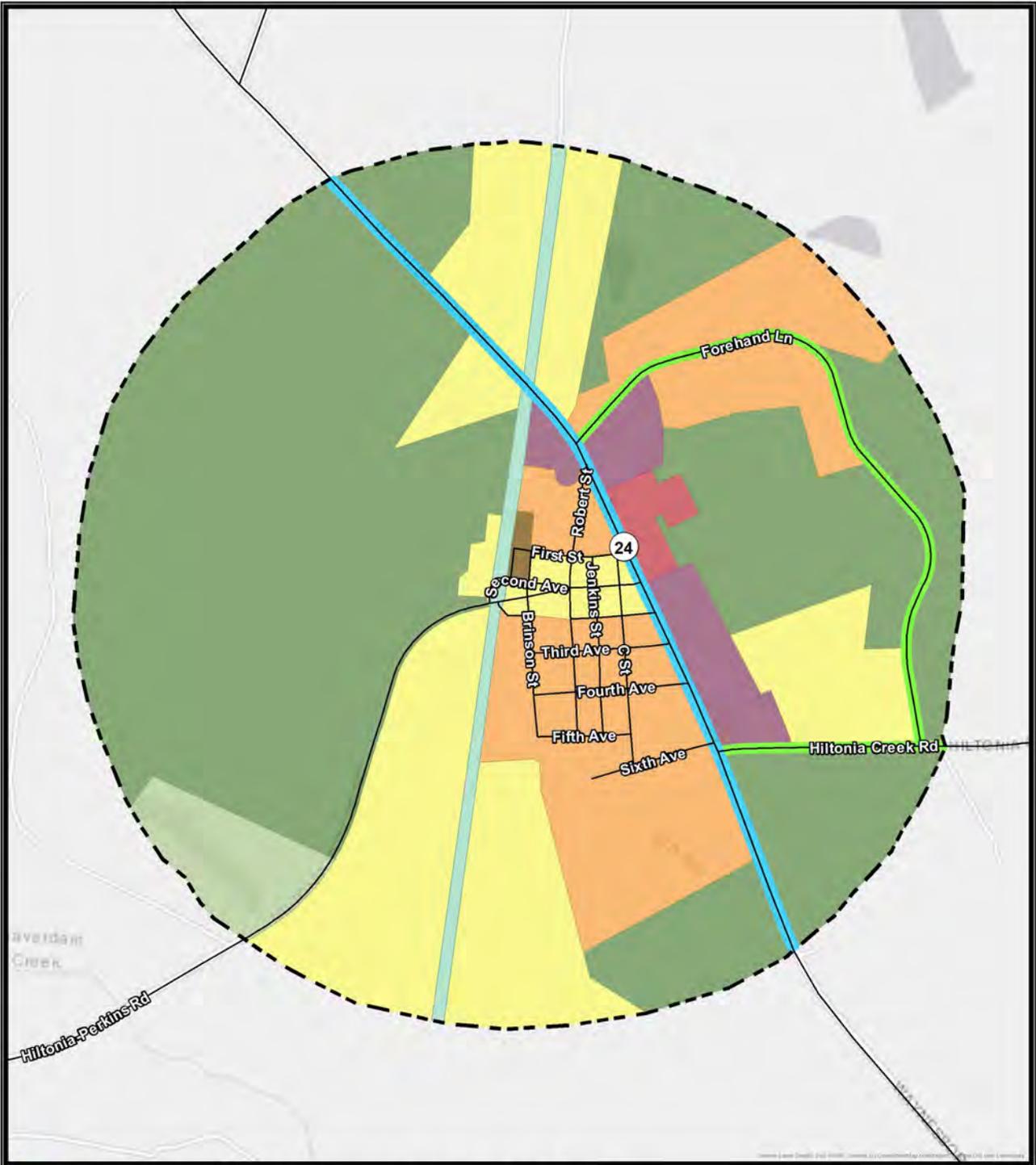
Area of protected open space that follows natural and man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.

Community Vision

To provide alternative transportation networks for cyclists.

Implementation Strategies

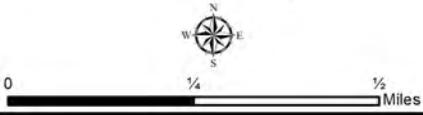
- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.
- Adopt Complete Streets policy to develop safe streets for people who walk or ride a bicycle.



- Agriculture/Forestry
- Conservation
- Town Center
- Historical
- Mixed Use
- Pedestrian/Bike Network
- Gateway Corridor
- Trail Network
- Traditional Neighborhood
- Residential Redevelopment Area
- City Boundary

Character Areas City of Hiltonia Screven County

Published: 08/29/19
 1 in = 1,200 feet



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information published in this product is for reference use only. Therefore, CRC GIS will not be held liable for any use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in any legal proceeding. This information contained herein is considered dynamic, and it is the responsibility of the user to use the product appropriately. Document Path: A:\gis_repos\GIS_P\2019\GIS\ScreenComp_Plan_Map_2019\FinalMap_Hiltonia_CA_2019_Final.mxd



Agriculture / Forestry

Character Area Description

Agriculture and forestry are part of the City of Hiltonia's natural areas and contribute to the it's rural character. These lands also provide secondary benefits such as open spaces, land and cover for wildlife, maintaining air quality and providing for groundwater recharge.

Community Vision

The rural character and scenery found in agriculture and forestry lands represents an intrinsic quality. It is the vision of the community to maintain viable agriculture as the backbone of a functioning network of working lands, open spaces, and natural areas.

Future Zoning Considerations

- A-F Agricultural Forestry
- R-R Rural Residential
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Preserve areas for agricultural production by designating areas for rural residential development.
- Limit potential conflicts between farms and residential subdivisions.

Conservation

Character Area Description

This character area is in place to enhance the quality of life for residents through the provision of open space, parks and recreation facilities, special events, and cultural and entertainment opportunities. The conservation area primarily describes undeveloped natural lands and city parks.

Community Vision

The vision for the conservation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities.

The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors, and tourists.

Future Zoning Considerations

- CON Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements and potential funding sources.
- Promote the areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.



Town Center

Character Area Description

A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Community Vision

The promotion and enhancement of the mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- The Town Center should include a relatively high-density mix of retail, office, services, open spaces, and employment to serve a multi-neighborhood market area.
- Improve the area in ways that contribute to the physical, economic, social, and aesthetic well-being of the cities.
- Encourage new commercial development to be street front, and where possible create a shopping “square” around a smaller internal parking lot.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.
- Add landscaping and other enhancements, and trees along entrance to city to define gateways.

Historical

Character Area Description

Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

Community Vision

The vision for the historic area is protect and preserve from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic place designation.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Encourage National Register of Historic places designation, which enables eligibility for tax incentive programs.
- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.
- New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
- Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.
- Linkages to regional greenspace/trail system should be encouraged as well.

HILTONIA



Mixed Use

Character Area Description

This area is designed for places where small-scale, walkable, livable, and attractive development is appropriate.

Community Vision

To create a greater sense of community through mixed use development by providing walkable streets, office space, apartments, and grocery.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- The mixed use area should include a mix of retail, office, services, open spaces, and employment to serve residents.
- Residential development should reinforce the area by locating higher density housing options adjacent to the downtown area.
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.

Pedestrian / Bike Network

Character Area Description

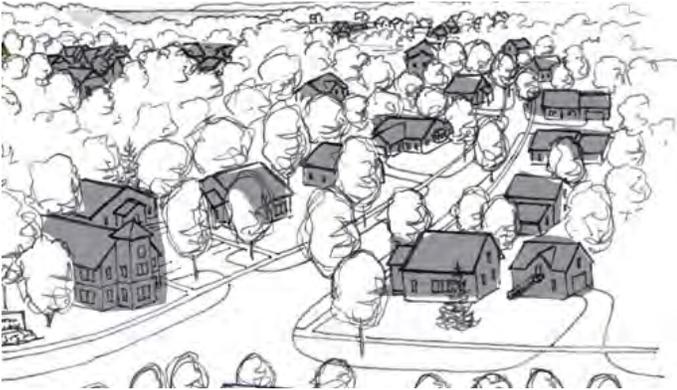
This character area is become a pedestrian-friendly environment, by including sidewalks and creating other pedestrian-friendly connections to bike routes linking to neighboring communities.

Community Vision

To provide pedestrian-friendly area linking parks, trails, neighborhoods, commercial areas, etc.

Implementation Strategies

- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Adopt Complete Streets policy to develop safe streets for people who walk or ride a bicycle.



Gateway Corridor

Character Area Description

Developed or open land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.

Community Vision

Focus on appearance with appropriate signage, landscaping, and other beautification measures.

Implementation Strategies

- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Manage access to keep traffic flowing; using directory/way-finding signage to clustered developments.
- Retrofit or mask existing strip development or other unsightly features as necessary.

Trail Network

Character Area Description

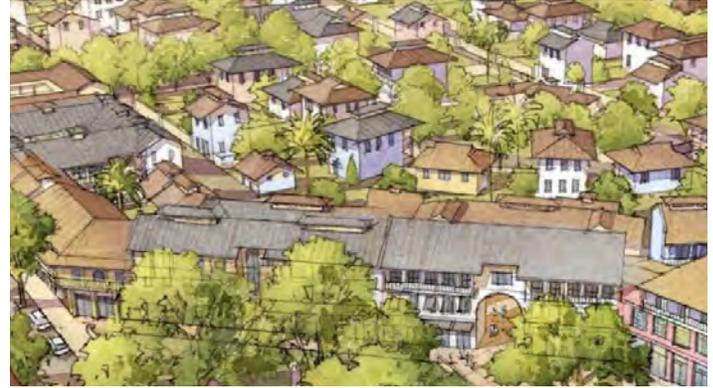
Area of protected open space that follows natural and man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.

Community Vision

To provide alternative transportation and recreation networks for cyclists and pedestrians.

Implementation Strategies

- Use existing railroad line for pedestrian and bicycle connections between schools, churches, recreation areas, city hall, residential neighborhoods, and commercial areas.



Traditional Neighborhood

Character Area Description

A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and higher rates of home-ownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Community Vision

Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
- Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to work, shopping, or other destinations in the area.

Residential Redevelopment Area

Character Area Description

An area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There is a lack of neighborhood identity and gradual invasion of different type and intensity of use that are not compatible with the neighborhood residential use.

Community Vision

Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Strong pedestrian and bicycle connections should also be provided.
- The neighborhood should include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood.



- Agriculture/Residential
- Recreation/Park
- Historic
- Mixed Use
- Public/Institutional
- Commercial Redevelopment Area
- Rural Residential
- Traditional Residential
- Developing Traditional Neighborhood
- Residential Redevelopment Area
- Gateway Corridor
- Rural Scenic Corridor
- Trail Network
- Screven Boundary
- Cities

Character Areas
City of Rocky Ford
Screven County



Published: 08/29/19
1 in = 1,000 feet



Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC-DC). All information published in this product is for reference use only. Therefore, CRC-DC will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic and is a living document. It is the responsibility of the user to use the product appropriately. Document Path: A:\aig\resources\192019Q2\ScreenComp_Plan_Maps_2019\FinalMaps\RockyFord_CA_0811_Files.mxd



Agriculture / Residential

Character Area Description

Agriculture and forestry are part of the City of Hiltonia's natural areas and contribute to the its rural character. These lands also provide secondary benefits such as open spaces, land and cover for wildlife, maintaining air quality and providing for groundwater recharge.

Community Vision

The rural character and scenery found in agriculture and forestry lands represents an intrinsic quality. It is the vision of the community to maintain viable agriculture as the backbone of a functioning network of working lands, open spaces, and natural areas.

Future Zoning Considerations

- A-F Agricultural Forestry
- R-R Rural Residential
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Preserve areas for agricultural production by designating areas for rural residential development.
- Limit potential conflicts between farms and residential subdivisions.

Recreation / Park

Character Area Description

This character area is in place to enhance the quality of life for residents through the provision of open space, parks and recreation facilities, special events, and cultural and entertainment opportunities. The conservation area primarily describes undeveloped natural lands and city parks.

Community Vision

The vision for the conservation area is to represent the recreational preferences of diverse residents by prioritizing community needs with recreational opportunities.

The conservation areas serve as wildlife refuges, possess great natural beauty, and are of historical or ecological significance. The natural lands also provide outdoor recreation that serves the interest of residents, visitors, and tourists.

Future Zoning Considerations

- CON Conservation District

Implementation Strategies

- Consider the preparation of a parks and recreation master plan to address service delivery, deficiencies, recommended improvements and potential funding sources.
- Promote the areas suitable for passive-use tourism and recreational destinations.
- Incorporate natural areas and unique ecological features into the park system.



Historic

Character Area Description

Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

Community Vision

The vision for the historic area is protect and preserve from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic place designation.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Encourage National Register of Historic places designation, which enables eligibility for tax incentive programs.
- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior's Standards for Rehabilitation.
- New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
- Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.
- Linkages to regional greenspace/trail system should be encouraged as well.

Mixed Use

Character Area Description

This area is designed for places where small-scale, walkable, livable, and attractive development is appropriate.

Community Vision

To create a greater sense of community through mixed use development by providing walkable streets, office space, apartments, and grocery.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- The mixed use area should include a mix of retail, office, services, open spaces, and employment to serve residents.
- Residential development should reinforce the area by locating higher density housing options adjacent to the downtown area.
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.



Public / Institutional

Character Area Description

Typical area to include civic functions, historic churches and buildings, and municipal buildings.

Community Vision

That future development in the area will continue to contribute to the City of Rocky Ford's "sense of place."

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- PI Public Institutional

Implementation Strategies

- Encourage mixed use of residential/professional uses.
- Consider the creation of a Municipal Area Overlay District.
- Maintain architectural integrity of existing historic properties within this character area.

Commercial Redevelopment Area

Character Area Description

The Commercial area is slated for high intensity development along major thoroughfares. Land uses in this area include Residential and Commercial.

Community Vision

The promotion and enhancement of the mobility while providing a sense of place, and significant economic development opportunities.

Future Zoning Considerations

- C-1 Neighborhood Commercial District
- C-2 General Commercial District

Implementation Strategies

- Improve the area in ways that contribute to the physical, economic, social, and aesthetic well-being.
- Encourage new commercial structures to be street front, and where possible create a shopping "square" around a smaller internal parking lot.
- Enhancing the physical appearance of buildings with facade improvements, new architectural elements, and/or awnings.
- Reconfigure parking lots and circulations routes for automobiles.
- Provide pedestrian and bicycling amenities, including covered walkways, benches, lighting and bike racks.
- Add landscaping and other enhancements, trees, and landscaping in parking lots to provide shade, and help reduce storm water runoff.



Rural Residential

Character Area Description

This character area consists of rural, sparsely developed land likely to face development pressures for lower density (one unit per two+ acres) residential development. Land in this character area will typically have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

Community Vision

To preserve and protect the City’s rural character while allowing limited residential development.

Future Zoning Considerations

- RR Rural Residential
- AF Agriculture Forestry

Implementation Strategies

- Continue to update and maintain a Land Development Code and Zoning Map for future residential development as a guideline and tool.
- Encourage compatible architecture styles that maintain and reflect the regional rural character, and should not include “franchise” or “corporate” architecture.
- Preserve compatibility of traditional features of the community and protect other scenic or natural features that define the community’s character.

Traditional Residential

Character Area Description

A neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural style, lot and street design, and higher rates of home-ownership. Location near declining areas of town may also cause this neighborhood to decline over time.

Community Vision

Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Include well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.
- Provide strong pedestrian and bicycle connections to encourage these residents to walk/bike to work, shopping, or other destinations in the area.



Developing Traditional Neighborhood

Character Area Description

Community neighborhood with characteristics such as high degree of pedestrian orientation, sidewalks, street trees, and street furniture; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area.

Community Vision

Create neighborhood focal points by locating schools, community centers, or well-designed small-scale commercial activity centers at suitable locations within walking distance of residences.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Promote mix of housing types and styles to create character and neighborhood diversity.
- Add traffic calming improvements, sidewalks, street trees, and increased street interconnections to improve walkability and slow traffic within existing neighborhoods.

Residential Redevelopment Area

Character Area Description

An area that has most of its original housing stock in place, but has worsening housing conditions due to low rates of homeownership and neglect of property maintenance. There is a lack of neighborhood identity and gradual invasion of different type and intensity of use that are not compatible with the neighborhood residential use.

Community Vision

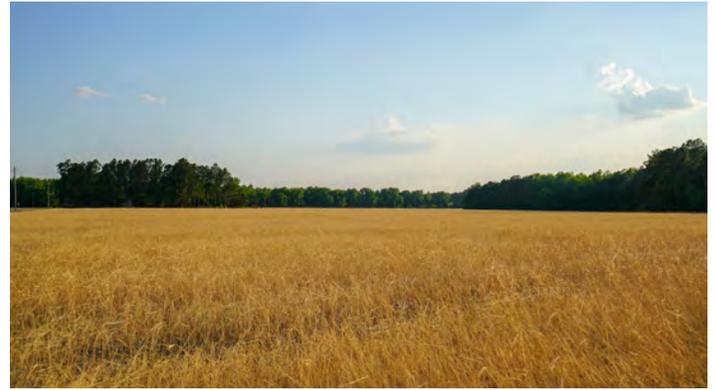
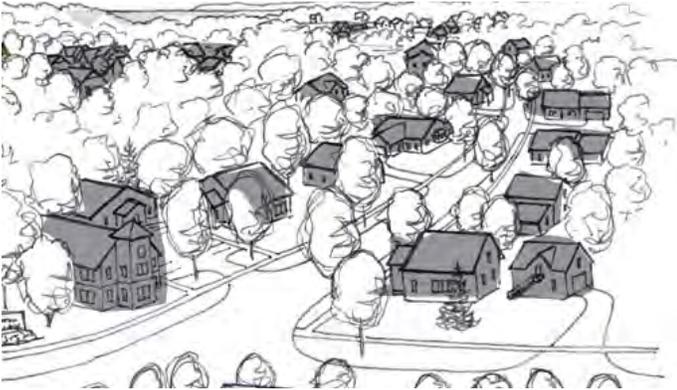
Focus on strategic public investments to improve conditions, appropriate infill development on scattered vacant sites, and encouraging more homeownership and maintenance or upgrade of existing properties.

Future Zoning Considerations

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District

Implementation Strategies

- Public assistance and investment, such as homeownership assistance, code enforcement, sidewalks, right-of-way improvements, and redevelopment incentives, should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Strong pedestrian and bicycle connections should also be provided.
- The neighborhood should include a well-designed new neighborhood activity center at appropriate location, which would provide a focal point for the neighborhood.



Gateway Corridor

Character Area Description

Developed or open land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.

Community Vision

Focus on appearance with appropriate signage, landscaping, and other beautification measures.

Implementation Strategies

- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Manage access to keep traffic flowing; using directory/way-finding signage to clustered developments.
- Retrofit or mask existing strip development or other unsightly features as necessary.

Rural Scenic Corridor

Character Area Description

Developed or open land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.

Community Vision

To protect the City's rural scenic character.

Future Zoning Considerations

- RR** Rural Residential
- AF** Agriculture Forestry

Implementation Strategies

- Establish guidelines on development to protect the characteristics deemed to have scenic value.
- Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.
- Manage access to keep traffic flowing; using directory signage to clustered developments.
- Provide pedestrian linkages to adjacent and nearby residential or commercial districts.



Trail Network

Character Area Description

Area of protected open space that follows natural and man-made linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.

Community Vision

To provide alternative transportation and recreation networks for cyclists and pedestrians.

Implementation Strategies

- Use existing railroad line for pedestrian and bicycle connections between schools, churches, recreation areas, city hall, residential neighborhoods, and commercial areas.

FUTURE LAND USE

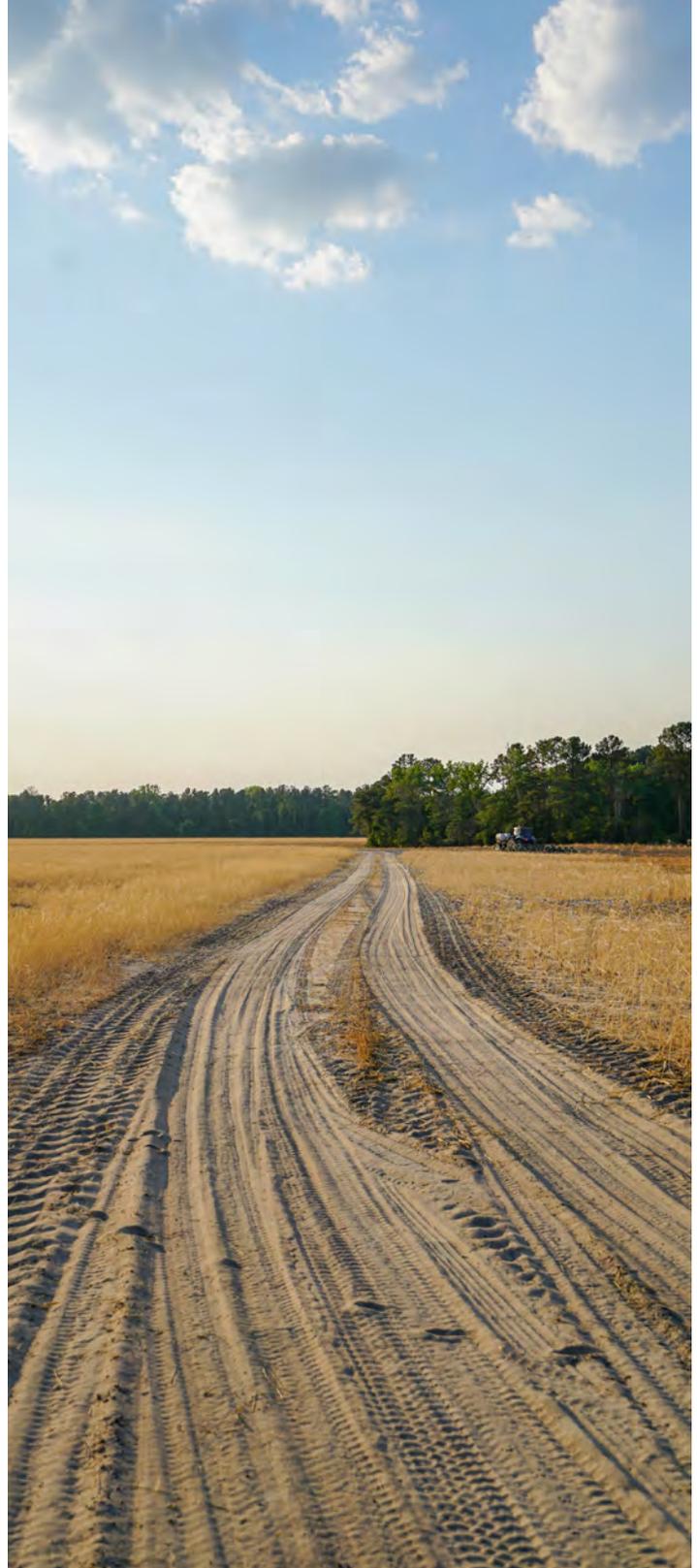
4.2

Future Land Use Guiding Principles:

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

Future Land Use Map

The Future Land Use Maps are a visual representation of Screenen County, City of Sylvania, Town of Newington, City of Oliver, City of Hiltonia, and the City of Rocky Ford's future land use. An interpretation of each Future Land Use Map is provided in the following tables.

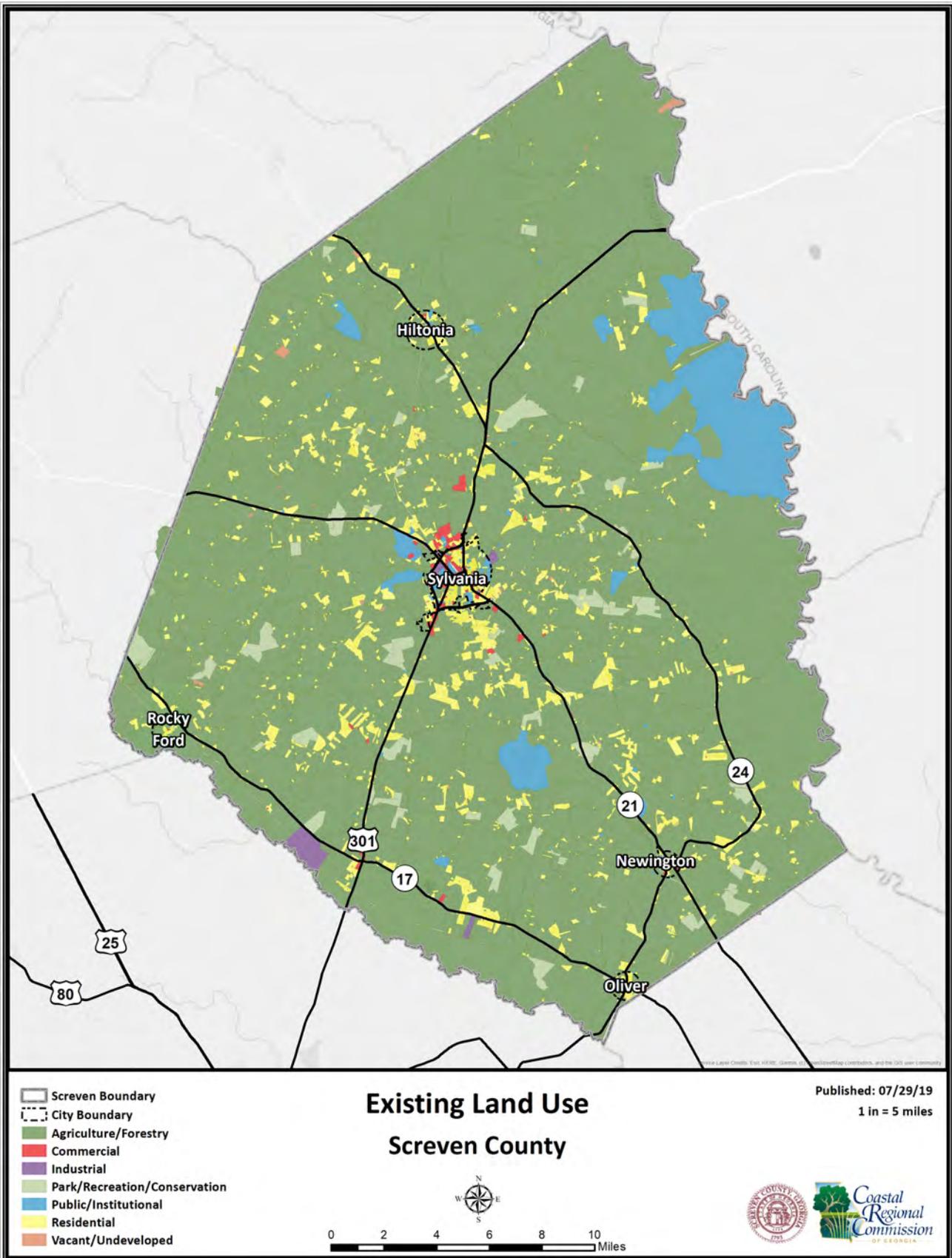


Future Land Use Definitions

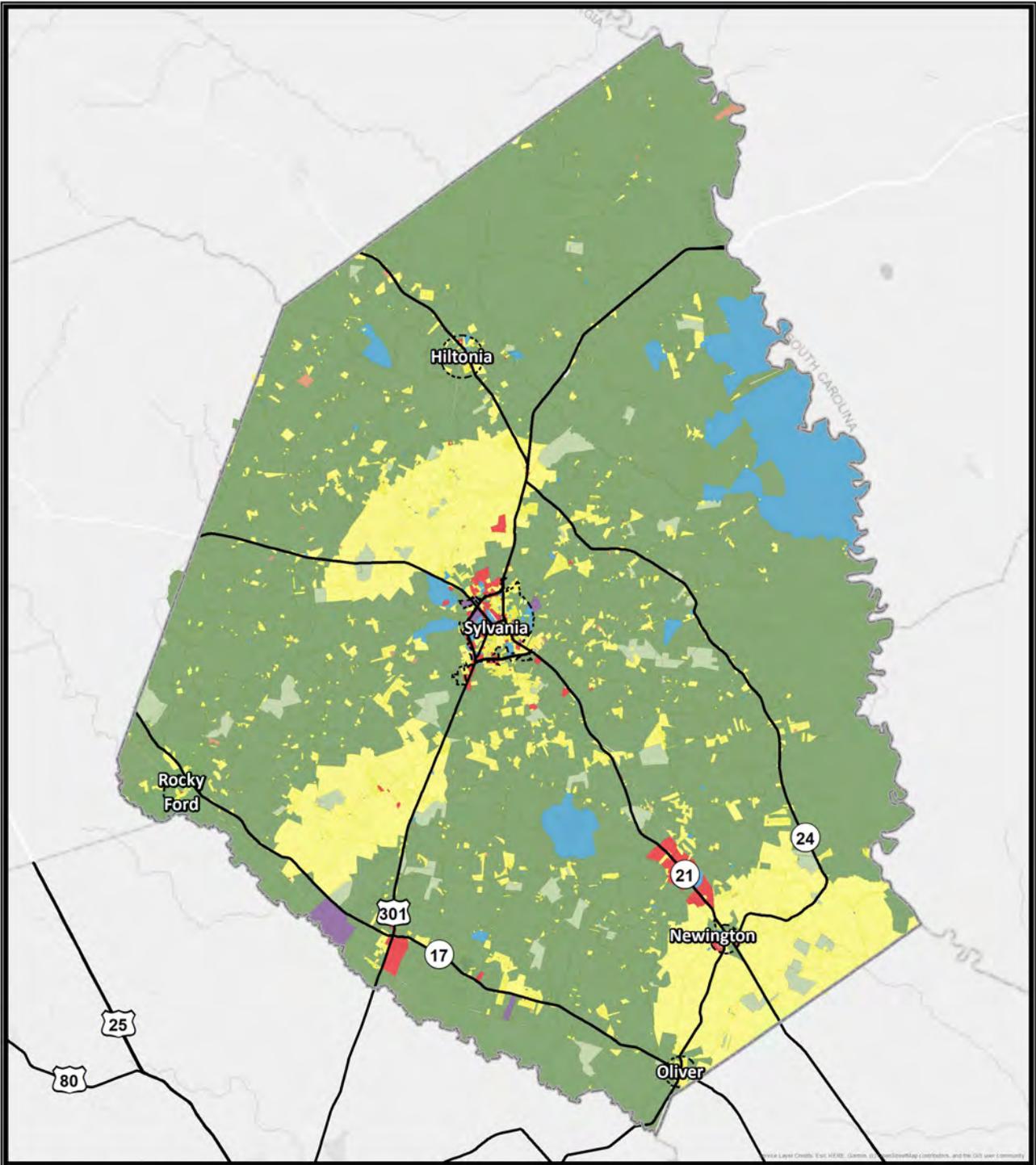
DESCRIPTION	COMPATABLE ZONING
Agriculture	
This category is for land dedicated to farming (fields, lots, pastures, farm-steads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.	Agriculture / Forestry (AF)
Parks / Recreation / Conservation	
This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreational centers or similar uses.	Conservation District (CON)
Commercial	
This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.	General Commercial (C-2)
	Neighborhood Commercial (C-1)
Industrial	
This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.	Light Industrial (I-1)
	General Industrial (I-2)

Future Land Use Definitions

DESCRIPTION	COMPATIBLE ZONING
Residential	
<p>The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. This land use is protected from encroachment of industrial or other uses capable of adversely affecting the residential character.</p>	Agriculture / Forestry (AF)
	Rural Residential (R-1)
	Single-Family Residential (R-2)
	Multi-Family Residential (MFR)
	Manufactured Home Park (MHP)
Public Institutional	
<p>This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.</p>	Public Institutional (PI)
Vacant / Undeveloped	
<p>This category includes undeveloped, or raw land with no structures or or pre-defined building site and no intra-parcel roads.</p>	Agriculture / Forestry (AF)
	Rural Residential (R-1)
	Single-Family Residential (R-2)
	Multi-Family Residential (MFR)
	Manufactured Home Park (MHP)
	Conservation District (CON)
	General Commercial (C-2)
	Neighborhood Commercial (C-1)
	Light Industrial (I-1)
	General Industrial (I-2)
	Public Institutional (PI)



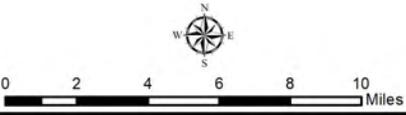
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_resources\GIS_P\2019GIS\ScreenComp_Plan_Maps\2019FinalMap\Screen_ELU_2011.mxd



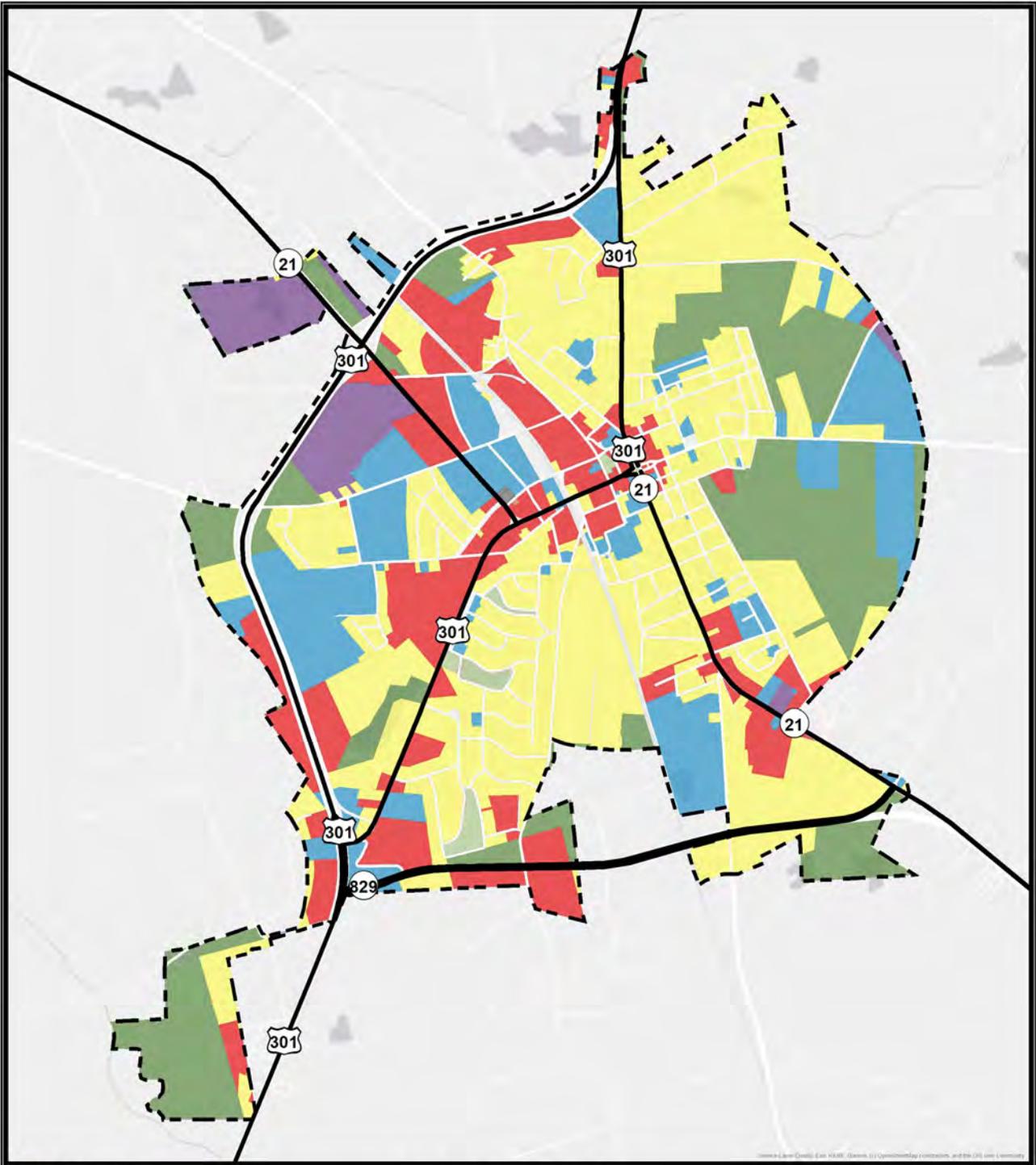
- Screven Boundary
- City Boundary
- Agriculture/Forestry
- Commercial
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Vacant/Undeveloped

Future Land Use
Screven County

Published: 07/29/19
 1 in = 5 miles



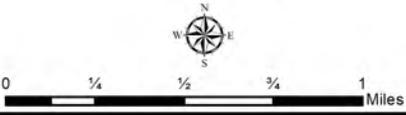
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC, GIS). All information portrayed in this product is for reference use only. Therefore, CRC, GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_resources\GIS_P\2019GIS\ScreenComp_Map_Maps_2019\FinalMap\Screen_FU_1911.mxd



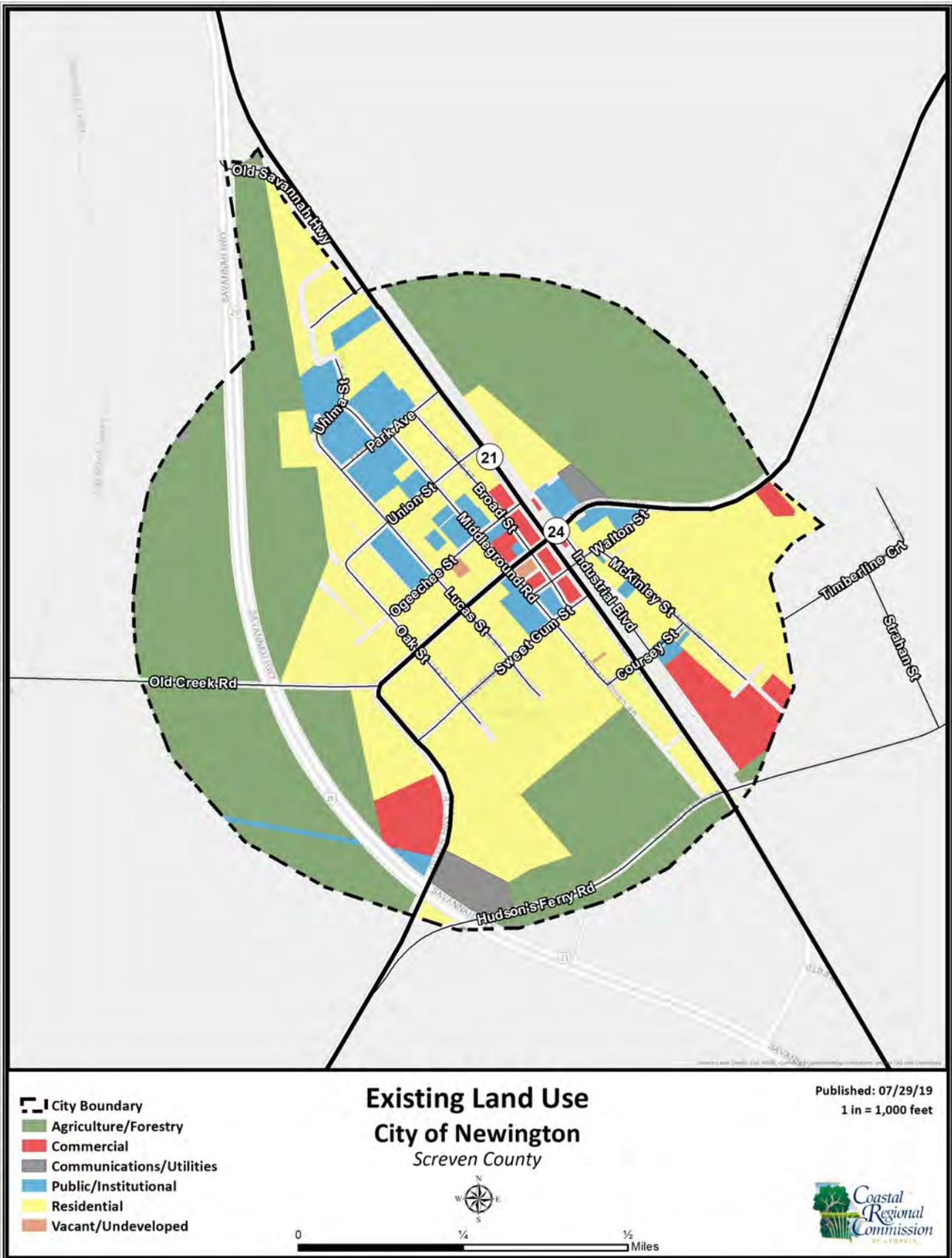
- City Boundary
- Agriculture/Forestry
- Park/Recreation/Conservation
- Commercial
- Communications/Utilities
- Industrial
- Public/Institutional
- Residential
- Vacant/Undeveloped

Future Land Use
City of Sylvania
 Screven County

Published: 07/29/19
 1 in = 2,500 feet



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for any user use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_resources\01_P\2019\GIS\ScreenComp_Plan_Maps_2019\Map\Map\plan_FUJ_3111_Final.mxd



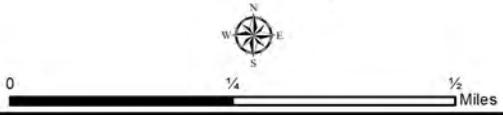
Produced in 2019 by the Coastal Regional Commission Staff Department (CRC). All information presented in this product is for reference use only. Therefore, CRC will not be held liable for any use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic and is a living document. It is the responsibility of the user to use the product appropriately. Document Path: A:\aig_s\scrcvcomp_Plan_Maps_2019\FinalMap_Existing_Land_Use_0811_Final.mxd



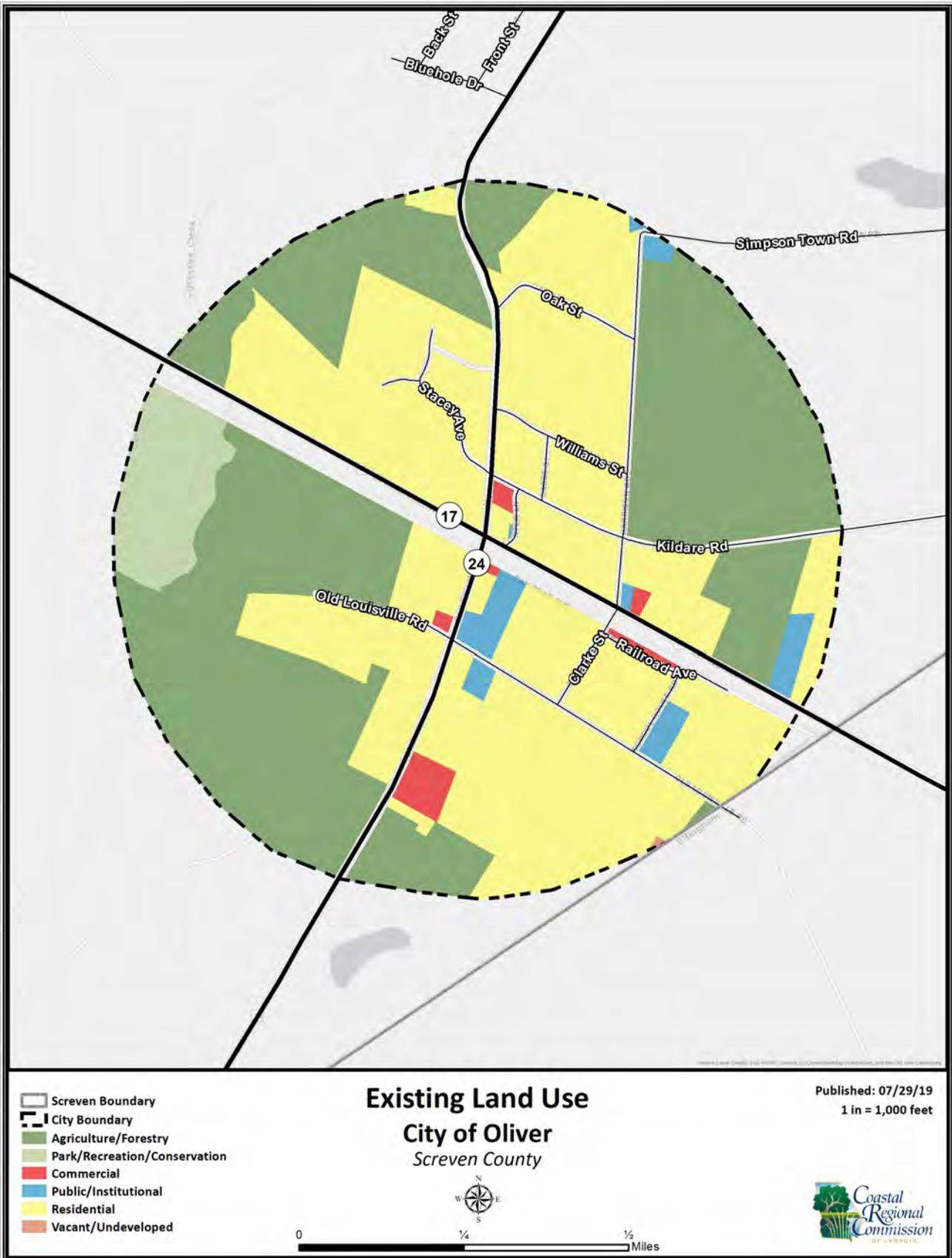
- City Boundary
- Agriculture/Forestry
- Commercial
- Communications/Utilities
- Public/Institutional
- Residential
- Vacant/Undeveloped

Future Land Use
City of Newington
 Screven County

Published: 07/29/19
 1 in = 1,000 feet



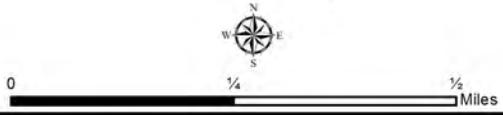
Produced in 2019 by the Coastal Regional Commission Staff Department (CRC-SC). All information presented in this product is for reference use only. Therefore, CRC-SC will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic, and is in a "best effort" state. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_research\01_P\2019\2019\ScreenComp_Plan_Map_2019\FinalMapNewington_FU_011_Final.mxd



- Screven Boundary
- City Boundary
- Agriculture/Forestry
- Park/Recreation/Conservation
- Commercial
- Public/Institutional
- Residential
- Vacant/Undeveloped

Existing Land Use
City of Oliver
Screven County

Published: 07/29/19
1 in = 1,000 feet



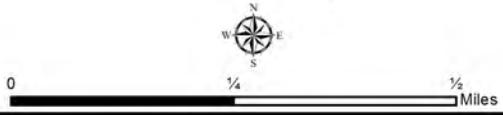
Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC/DC). All information published in this product is for reference use only. Therefore, CRC/DC will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's appropriate documents (Plan Maps, 2019/2020/2025/2030/2035/2040/2045/2050/2055/2060/2065/2070/2075/2080/2085/2090/2095/2100/2105/2110/2115/2120/2125/2130/2135/2140/2145/2150/2155/2160/2165/2170/2175/2180/2185/2190/2195/2200/2205/2210/2215/2220/2225/2230/2235/2240/2245/2250/2255/2260/2265/2270/2275/2280/2285/2290/2295/2300/2305/2310/2315/2320/2325/2330/2335/2340/2345/2350/2355/2360/2365/2370/2375/2380/2385/2390/2395/2400/2405/2410/2415/2420/2425/2430/2435/2440/2445/2450/2455/2460/2465/2470/2475/2480/2485/2490/2495/2500/2505/2510/2515/2520/2525/2530/2535/2540/2545/2550/2555/2560/2565/2570/2575/2580/2585/2590/2595/2600/2605/2610/2615/2620/2625/2630/2635/2640/2645/2650/2655/2660/2665/2670/2675/2680/2685/2690/2695/2700/2705/2710/2715/2720/2725/2730/2735/2740/2745/2750/2755/2760/2765/2770/2775/2780/2785/2790/2795/2800/2805/2810/2815/2820/2825/2830/2835/2840/2845/2850/2855/2860/2865/2870/2875/2880/2885/2890/2895/2900/2905/2910/2915/2920/2925/2930/2935/2940/2945/2950/2955/2960/2965/2970/2975/2980/2985/2990/2995/3000/3005/3010/3015/3020/3025/3030/3035/3040/3045/3050/3055/3060/3065/3070/3075/3080/3085/3090/3095/3100/3105/3110/3115/3120/3125/3130/3135/3140/3145/3150/3155/3160/3165/3170/3175/3180/3185/3190/3195/3200/3205/3210/3215/3220/3225/3230/3235/3240/3245/3250/3255/3260/3265/3270/3275/3280/3285/3290/3295/3300/3305/3310/3315/3320/3325/3330/3335/3340/3345/3350/3355/3360/3365/3370/3375/3380/3385/3390/3395/3400/3405/3410/3415/3420/3425/3430/3435/3440/3445/3450/3455/3460/3465/3470/3475/3480/3485/3490/3495/3500/3505/3510/3515/3520/3525/3530/3535/3540/3545/3550/3555/3560/3565/3570/3575/3580/3585/3590/3595/3600/3605/3610/3615/3620/3625/3630/3635/3640/3645/3650/3655/3660/3665/3670/3675/3680/3685/3690/3695/3700/3705/3710/3715/3720/3725/3730/3735/3740/3745/3750/3755/3760/3765/3770/3775/3780/3785/3790/3795/3800/3805/3810/3815/3820/3825/3830/3835/3840/3845/3850/3855/3860/3865/3870/3875/3880/3885/3890/3895/3900/3905/3910/3915/3920/3925/3930/3935/3940/3945/3950/3955/3960/3965/3970/3975/3980/3985/3990/3995/4000/4005/4010/4015/4020/4025/4030/4035/4040/4045/4050/4055/4060/4065/4070/4075/4080/4085/4090/4095/4100/4105/4110/4115/4120/4125/4130/4135/4140/4145/4150/4155/4160/4165/4170/4175/4180/4185/4190/4195/4200/4205/4210/4215/4220/4225/4230/4235/4240/4245/4250/4255/4260/4265/4270/4275/4280/4285/4290/4295/4300/4305/4310/4315/4320/4325/4330/4335/4340/4345/4350/4355/4360/4365/4370/4375/4380/4385/4390/4395/4400/4405/4410/4415/4420/4425/4430/4435/4440/4445/4450/4455/4460/4465/4470/4475/4480/4485/4490/4495/4500/4505/4510/4515/4520/4525/4530/4535/4540/4545/4550/4555/4560/4565/4570/4575/4580/4585/4590/4595/4600/4605/4610/4615/4620/4625/4630/4635/4640/4645/4650/4655/4660/4665/4670/4675/4680/4685/4690/4695/4700/4705/4710/4715/4720/4725/4730/4735/4740/4745/4750/4755/4760/4765/4770/4775/4780/4785/4790/4795/4800/4805/4810/4815/4820/4825/4830/4835/4840/4845/4850/4855/4860/4865/4870/4875/4880/4885/4890/4895/4900/4905/4910/4915/4920/4925/4930/4935/4940/4945/4950/4955/4960/4965/4970/4975/4980/4985/4990/4995/5000/5005/5010/5015/5020/5025/5030/5035/5040/5045/5050/5055/5060/5065/5070/5075/5080/5085/5090/5095/5100/5105/5110/5115/5120/5125/5130/5135/5140/5145/5150/5155/5160/5165/5170/5175/5180/5185/5190/5195/5200/5205/5210/5215/5220/5225/5230/5235/5240/5245/5250/5255/5260/5265/5270/5275/5280/5285/5290/5295/5300/5305/5310/5315/5320/5325/5330/5335/5340/5345/5350/5355/5360/5365/5370/5375/5380/5385/5390/5395/5400/5405/5410/5415/5420/5425/5430/5435/5440/5445/5450/5455/5460/5465/5470/5475/5480/5485/5490/5495/5500/5505/5510/5515/5520/5525/5530/5535/5540/5545/5550/5555/5560/5565/5570/5575/5580/5585/5590/5595/5600/5605/5610/5615/5620/5625/5630/5635/5640/5645/5650/5655/5660/5665/5670/5675/5680/5685/5690/5695/5700/5705/5710/5715/5720/5725/5730/5735/5740/5745/5750/5755/5760/5765/5770/5775/5780/5785/5790/5795/5800/5805/5810/5815/5820/5825/5830/5835/5840/5845/5850/5855/5860/5865/5870/5875/5880/5885/5890/5895/5900/5905/5910/5915/5920/5925/5930/5935/5940/5945/5950/5955/5960/5965/5970/5975/5980/5985/5990/5995/6000/6005/6010/6015/6020/6025/6030/6035/6040/6045/6050/6055/6060/6065/6070/6075/6080/6085/6090/6095/6100/6105/6110/6115/6120/6125/6130/6135/6140/6145/6150/6155/6160/6165/6170/6175/6180/6185/6190/6195/6200/6205/6210/6215/6220/6225/6230/6235/6240/6245/6250/6255/6260/6265/6270/6275/6280/6285/6290/6295/6300/6305/6310/6315/6320/6325/6330/6335/6340/6345/6350/6355/6360/6365/6370/6375/6380/6385/6390/6395/6400/6405/6410/6415/6420/6425/6430/6435/6440/6445/6450/6455/6460/6465/6470/6475/6480/6485/6490/6495/6500/6505/6510/6515/6520/6525/6530/6535/6540/6545/6550/6555/6560/6565/6570/6575/6580/6585/6590/6595/6600/6605/6610/6615/6620/6625/6630/6635/6640/6645/6650/6655/6660/6665/6670/6675/6680/6685/6690/6695/6700/6705/6710/6715/6720/6725/6730/6735/6740/6745/6750/6755/6760/6765/6770/6775/6780/6785/6790/6795/6800/6805/6810/6815/6820/6825/6830/6835/6840/6845/6850/6855/6860/6865/6870/6875/6880/6885/6890/6895/6900/6905/6910/6915/6920/6925/6930/6935/6940/6945/6950/6955/6960/6965/6970/6975/6980/6985/6990/6995/7000/7005/7010/7015/7020/7025/7030/7035/7040/7045/7050/7055/7060/7065/7070/7075/7080/7085/7090/7095/7100/7105/7110/7115/7120/7125/7130/7135/7140/7145/7150/7155/7160/7165/7170/7175/7180/7185/7190/7195/7200/7205/7210/7215/7220/7225/7230/7235/7240/7245/7250/7255/7260/7265/7270/7275/7280/7285/7290/7295/7300/7305/7310/7315/7320/7325/7330/7335/7340/7345/7350/7355/7360/7365/7370/7375/7380/7385/7390/7395/7400/7405/7410/7415/7420/7425/7430/7435/7440/7445/7450/7455/7460/7465/7470/7475/7480/7485/7490/7495/7500/7505/7510/7515/7520/7525/7530/7535/7540/7545/7550/7555/7560/7565/7570/7575/7580/7585/7590/7595/7600/7605/7610/7615/7620/7625/7630/7635/7640/7645/7650/7655/7660/7665/7670/7675/7680/7685/7690/7695/7700/7705/7710/7715/7720/7725/7730/7735/7740/7745/7750/7755/7760/7765/7770/7775/7780/7785/7790/7795/7800/7805/7810/7815/7820/7825/7830/7835/7840/7845/7850/7855/7860/7865/7870/7875/7880/7885/7890/7895/7900/7905/7910/7915/7920/7925/7930/7935/7940/7945/7950/7955/7960/7965/7970/7975/7980/7985/7990/7995/8000/8005/8010/8015/8020/8025/8030/8035/8040/8045/8050/8055/8060/8065/8070/8075/8080/8085/8090/8095/8100/8105/8110/8115/8120/8125/8130/8135/8140/8145/8150/8155/8160/8165/8170/8175/8180/8185/8190/8195/8200/8205/8210/8215/8220/8225/8230/8235/8240/8245/8250/8255/8260/8265/8270/8275/8280/8285/8290/8295/8300/8305/8310/8315/8320/8325/8330/8335/8340/8345/8350/8355/8360/8365/8370/8375/8380/8385/8390/8395/8400/8405/8410/8415/8420/8425/8430/8435/8440/8445/8450/8455/8460/8465/8470/8475/8480/8485/8490/8495/8500/8505/8510/8515/8520/8525/8530/8535/8540/8545/8550/8555/8560/8565/8570/8575/8580/8585/8590/8595/8600/8605/8610/8615/8620/8625/8630/8635/8640/8645/8650/8655/8660/8665/8670/8675/8680/8685/8690/8695/8700/8705/8710/8715/8720/8725/8730/8735/8740/8745/8750/8755/8760/8765/8770/8775/8780/8785/8790/8795/8800/8805/8810/8815/8820/8825/8830/8835/8840/8845/8850/8855/8860/8865/8870/8875/8880/8885/8890/8895/8900/8905/8910/8915/8920/8925/8930/8935/8940/8945/8950/8955/8960/8965/8970/8975/8980/8985/8990/8995/9000/9005/9010/9015/9020/9025/9030/9035/9040/9045/9050/9055/9060/9065/9070/9075/9080/9085/9090/9095/9100/9105/9110/9115/9120/9125/9130/9135/9140/9145/9150/9155/9160/9165/9170/9175/9180/9185/9190/9195/9200/9205/9210/9215/9220/9225/9230/9235/9240/9245/9250/9255/9260/9265/9270/9275/9280/9285/9290/9295/9300/9305/9310/9315/9320/9325/9330/9335/9340/9345/9350/9355/9360/9365/9370/9375/9380/9385/9390/9395/9400/9405/9410/9415/9420/9425/9430/9435/9440/9445/9450/9455/9460/9465/9470/9475/9480/9485/9490/9495/9500/9505/9510/9515/9520/9525/9530/9535/9540/9545/9550/9555/9560/9565/9570/9575/9580/9585/9590/9595/9600/9605/9610/9615/9620/9625/9630/9635/9640/9645/9650/9655/9660/9665/9670/9675/9680/9685/9690/9695/9700/9705/9710/9715/9720/9725/9730/9735/9740/9745/9750/9755/9760/9765/9770/9775/9780/9785/9790/9795/9800/9805/9810/9815/9820/9825/9830/9835/9840/9845/9850/9855/9860/9865/9870/9875/9880/9885/9890/9895/9900/9905/9910/9915/9920/9925/9930/9935/9940/9945/9950/9955/9960/9965/9970/9975/9980/9985/9990/9995/10000/10005/10010/10015/10020/10025/10030/10035/10040/10045/10050/10055/10060/10065/10070/10075/10080/10085/10090/10095/10100/10105/10110/10115/10120/10125/10130/10135/10140/10145/10150/10155/10160/10165/10170/10175/10180/10185/10190/10195/10200/10205/10210/10215/10220/10225/10230/10235/10240/10245/10250/10255/10260/10265/10270/10275/10280/10285/10290/10295/10300/10305/10310/10315/10320/10325/10330/10335/10340/10345/10350/10355/10360/10365/10370/10375/10380/10385/10390/10395/10400/10405/10410/10415/10420/10425/10430/10435/10440/10445/10450/10455/10460/10465/10470/10475/10480/10485/10490/10495/10500/10505/10510/10515/10520/10525/10530/10535/10540/10545/10550/10555/10560/10565/10570/10575/10580/10585/10590/10595/10600/10605/10610/10615/10620/10625/10630/10635/10640/10645/10650/10655/10660/10665/10670/10675/10680/10685/10690/10695/10700/10705/10710/10715/10720/10725/10730/10735/10740/10745/10750/10755/10760/10765/10770/10775/10780/10785/10790/10795/10800/10805/10810/10815/10820/10825/10830/10835/10840/10845/10850/10855/10860/10865/10870/10875/10880/10885/10890/10895/10900/10905/10910/10915/10920/10925/10930/10935/10940/10945/10950/10955/10960/10965/10970/10975/10980/10985/10990/10995/11000/11005/11010/11015/11020/11025/11030/11035/11040/11045/11050/11055/11060/11065/11070/11075/11080/11085/11090/11095/11100/11105/11110/11115/11120/11125/11130/11135/11140/11145/11150/11155/11160/11165/11170/11175/11180/11185/11190/11195/11200/11205/11210/11215/11220/11225/11230/11235/11240/11245/11250/11255/11260/11265/11270/11275/11280/11285/11290/11295/11300/11305/11310/11315/11320/11325/11330/11335/11340/11345/11350/11355/11360/11365/11370/11375/11380/11385/11390/11395/11400/11405/11410/11415/11420/11425/11430/11435/11440/11445/11450/11455/11460/11465/11470/11475/11480/11485/11490/11495/11500/11505/11510/11515/11520/11525/11530/11535/11540/11545/11550/11555/11560/11565/11570/11575/11580/11585/11590/11595/11600/11605/11610/11615/11620/11625/11630/11635/11640/11645/11650/11655/11660/11665/11670/11675/11680/11685/11690/11695/11700/11705/11710/11715/11720/11725/11730/11735/11740/11745/11750/11755/11760/11765/11770/11775/11780/11785/11790/11795/11800/11805/11810/11815/11820/11825/11830/11835/11840/11845/11850/11855/11860/11865/11870/11875/11880/11885/11890/11895/11900/11905/11910/11915/11920/11925/11930/11935/11940/11945/11950/11955/11960/11965/11970/11975/11980/11985/11990/11995/12000/12005/12010/12015/12020/12025/12030/12035/12040/12045/12050/12055/12060/12065/12070/12075/12080/12085/12090/12095/12100/12105/12110/12115/12120/12125/12130/12135/12140/12145/12150/12155/12160/12165/12170/12175/12180/12185/12190/12195/12200/12205/12210/12215/12220/12225/12230/12235/12240/12245/12250/12255/12260/12265/12270/12275/12280/12285/12290/12295/12300/12305/12310/12315/12320/12325/12330/12335/12340/12345/12350/12355/12360/12365/12370/12375/12380/12385/12390/12395/12400/12405/12410/12415/12420/12425/12430/12435/12440/12445/12450/12455/12460/12465/12470/12475/12480/12485/12490/12495/12500/12505/12510/12515/12520/12525/12530/12535/12540/12545/12550/12555/12560/12565/12570/12575/12580/12585/12590/12595/12600/12605/12610/12615/12620/12625/12630/12635/12640/12645/12650/12655/12660/12665/12670/12675/12680/12685/12690/12695/12700/12705/12710/12715/12720/12725/12730/12735/12740/12745/12750/12755/12760/12765/12770/12775/12780/12785/12790/12795/12800/12805/12810/12815/12820/12825/12830/12835/12840/12845/12850/12855/12860/12865/12870/12875/12880/12885/12890/12895/12900/12905/12910/12915/12920/12925/12930/12935/12940/12945/12950/12955/12960/12965/12970/12975/12980/12985/12990/12995/1300



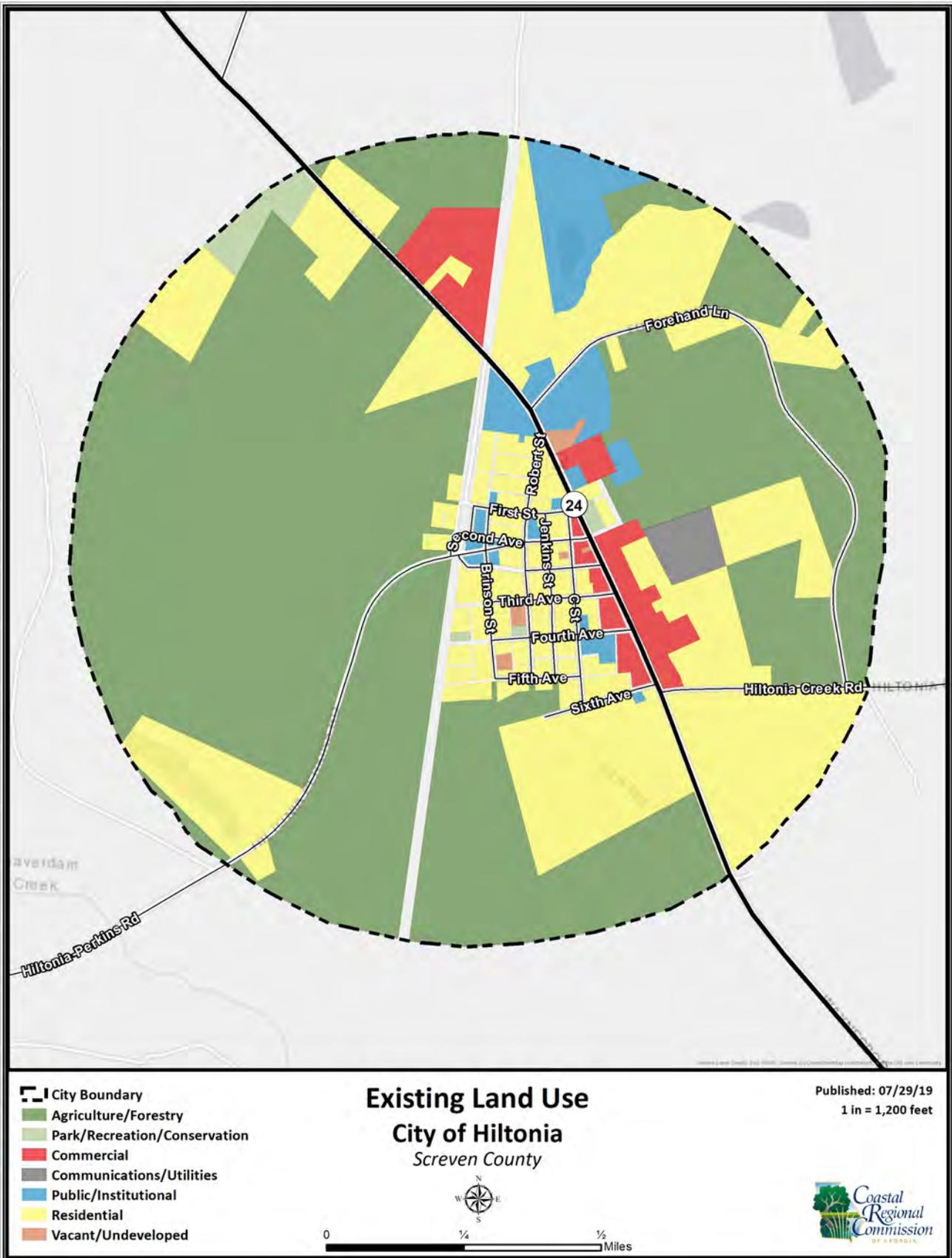
- Screven Boundary
- City Boundary
- Agriculture/Forestry
- Park/Recreation/Conservation
- Commercial
- Public/Institutional
- Residential
- Vacant/Undeveloped

Future Land Use
City of Oliver
 Screven County

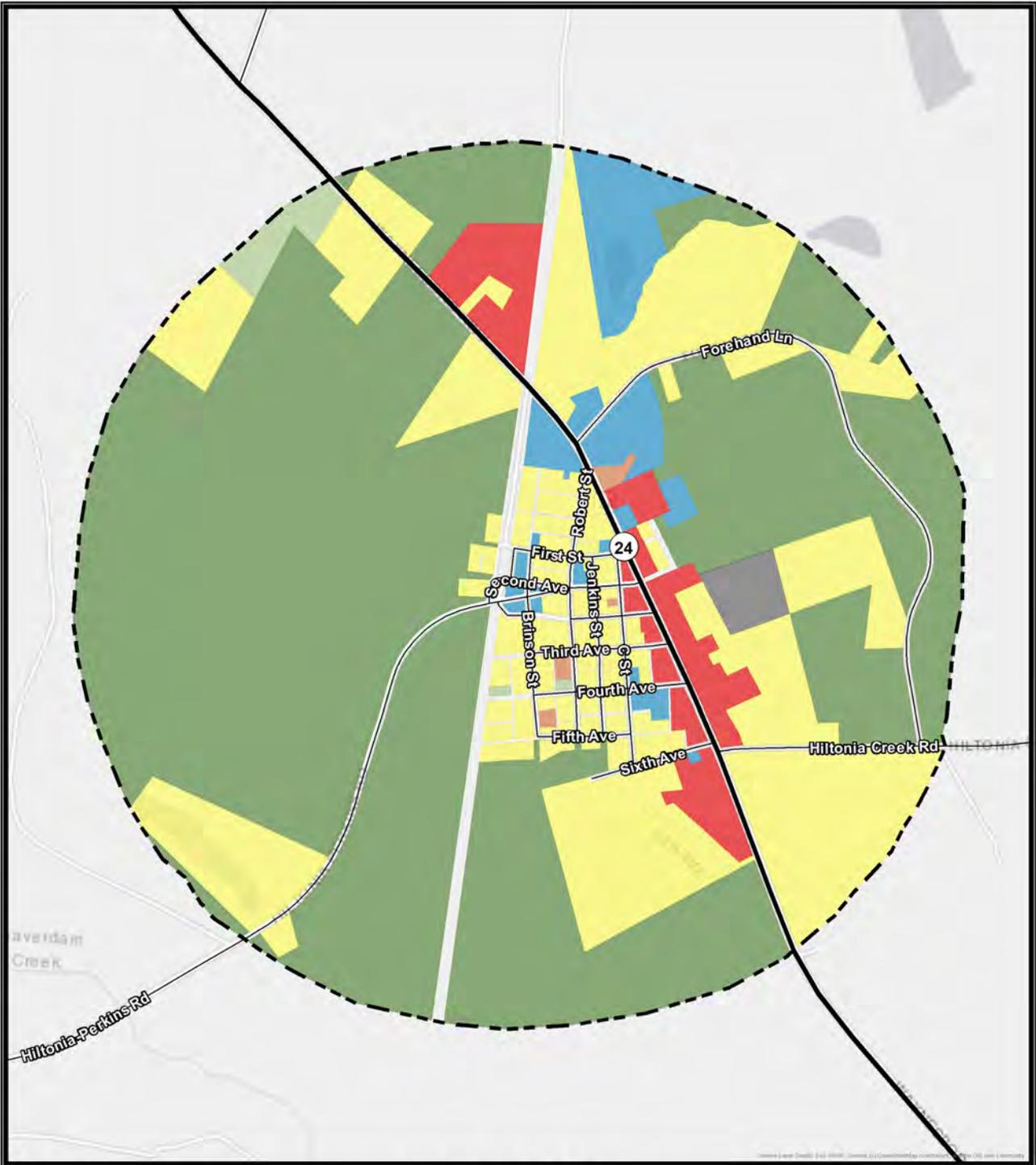
Published: 07/29/19
 1 in = 1,000 feet



Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC-DC). All information published in this product is for reference use only. Therefore, CRC-DC will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\gis_research\01_P\2019\GIS\ScreenComp_Plan_Map_2019\FinalMapOliver_FU_19_11_Final.mxd



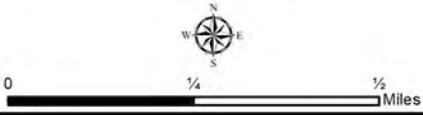
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is considered dynamic, and is a living document. It is the responsibility of the user to use the product appropriately. Document Path: A:\aig\resources\GIS_P\2019GIS\ScreenComp_Plan_Map_2019\Map\Map\Hiltonia_ELU_2019_Final.mxd



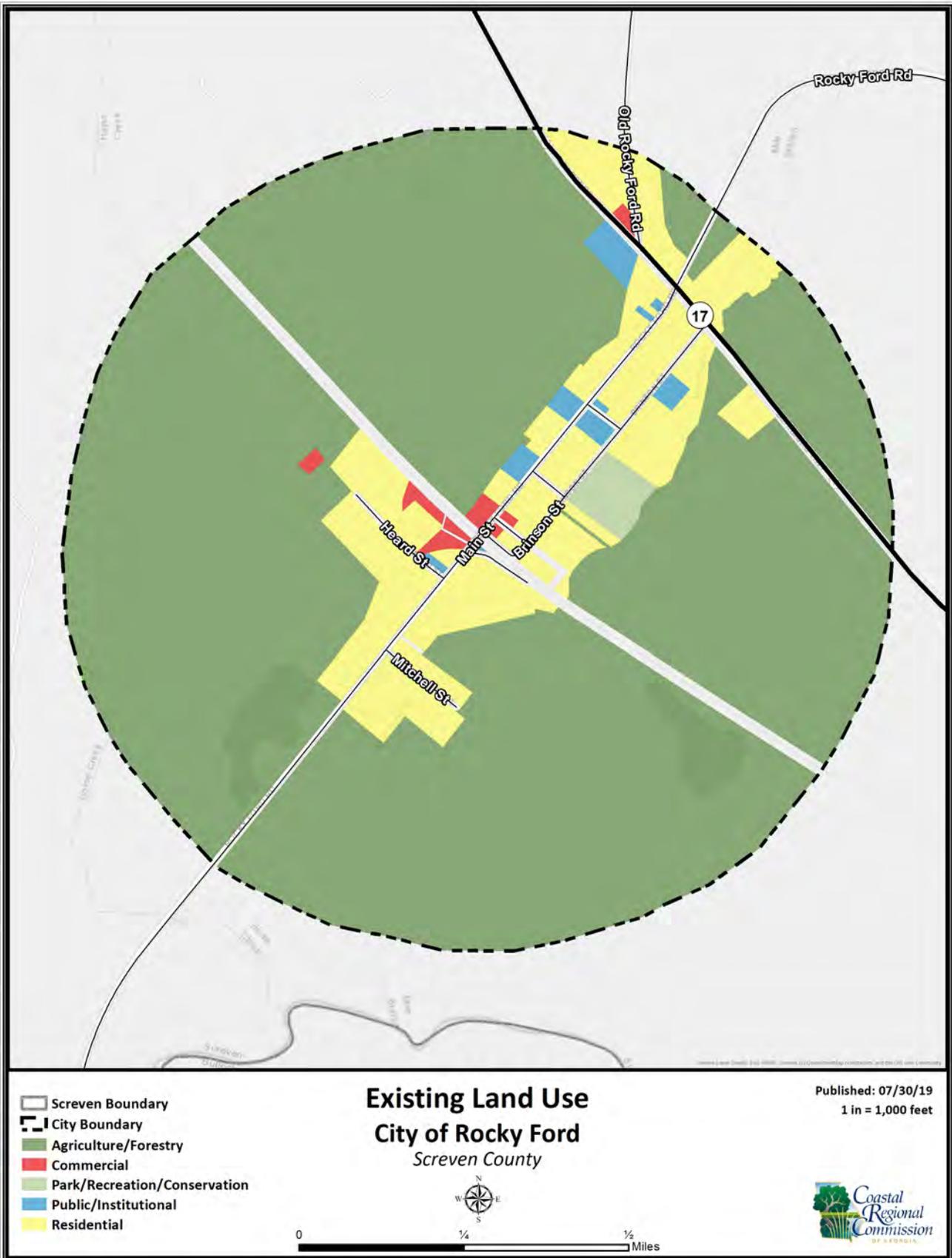
- City Boundary
- Agriculture/Forestry
- Park/Recreation/Conservation
- Commercial
- Communications/Utilities
- Public/Institutional
- Residential
- Vacant/Undeveloped

Future Land Use
City of Hiltonia
 Screven County

Published: 07/29/19
 1 in = 1,200 feet



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is considered dynamic, and is a living document. It is the responsibility of the user to use the product's information appropriately. Document Path: A:\aig\resources\GIS\2019GIS\ScreenComp_Plan_Map\2019FutureLandUse_Hiltonia_FLU_S11_Final.mxd



Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on as such a manner. This information contained herein is considered dynamic, and it is the responsibility of the user to use the product's appropriately. Document Path: A:\apps_resources\GIS\2019GIS\ScreenComp_Plan_Maps_2019\FinalMaps/RockyFord_ELU_8/11_Final.mxd



- Screven Boundary
- Cities
- Agriculture/Forestry
- Commercial
- Park/Recreation/Conservation
- Public/Institutional
- Residential

Future Land Use
City of Rocky Ford
Screven County

Published: 07/30/19
1 in = 1,000 feet



Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is considered dynamic, and it is the responsibility of the user to use the product appropriately. Document Path: A:\gis_research\01_P\2019\GIS\ScreenComp_Plan_Map_2019\FinalMapRockyFord_FLU_1911_Final.mxd

5

HOUSING

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





The Housing section provides a framework for promoting a diverse housing supply, protecting and improving the health and livability of the County and Cities, and making adequate provisions for the housing needs of all economic segments of the community. The County and the Cities must foster housing that is affordable to those at all income levels, from low-income and workforce families to those earning higher wages.

Housing demand is largely driven by economic conditions and demographics. Demographic characteristics influence market demand with regard to the number of households; household size, make-up and tenure (owner v. renter); and preference for styles and amenities.

Perhaps the most pressing and complex challenge facing the County and the Cities is housing affordability for all economic segments of the community. The quality of any community is defined, in large part, by whether families and individuals are able to find the type and size of housing that fits their household needs at a price they can afford.

The distinct communities of the County and the Cities include residential districts that are differentiated by housing density, age, size, architectural style, condition, and neighborhood commercial districts with mixed housing types. These communities, each with their own unique character, offer a variety of housing and lifestyle opportunities.

During the development of the comp plan, some of the most prominent needs include more diversity/availability of housing options for all citizens, including but not limited to special populations. Another issue stated by the stakeholder committee during the comp plan meetings is the need for affordable and rental properties for citizens just entering the housing market.

One opportunity as stated during the development of the comp plan include the possibility of infill development within the Cities where supporting infrastructure exists.

Some of the factors as it relates to housing that local governments can influence are the supply of available residential land; the availability of public services; development regulations (density and design), and support for low and moderate income housing.

HOUSING TYPES

5.1



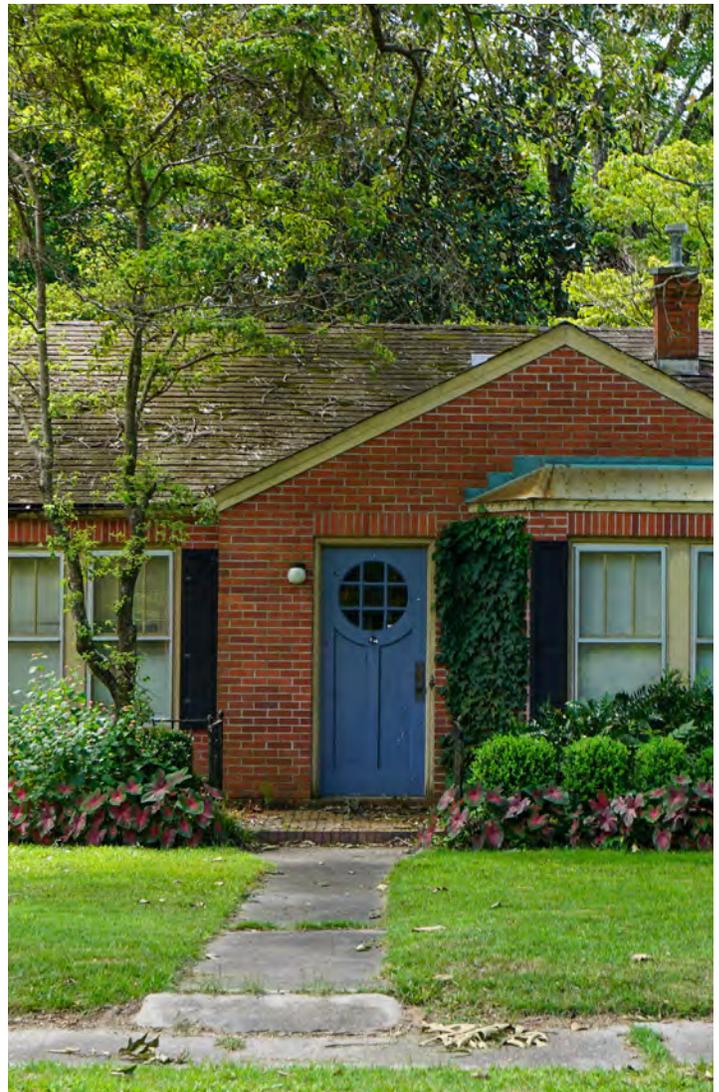
The majority of the occupied homes in Screven County, including the Cities of Sylvania, Newington, Oliver, Hiltonia and Rocky Ford are detached single units.

According to the US Bureau, 2013-2017 American Community Survey 5-Year Estimate, 60.8% of the housing units in Screven County are single family detached homes. The total number of housing units in Screven County is 6,736 with 4,098 of these units being single family detached.

In Screven County and the cities of Sylvania, Newington, Oliver, Hiltonia and Rocky Ford, the percentage of multifamily units is 8.3%. This percentage consists of 2 unit properties, 3 or 4 unit properties, 5 to 9 unit properties, 10 to 19 unit properties, as well as 20 or more unit properties. In addition, 30.4% or 2,051 of all housing units are mobile homes according the US Census Bureau Data.

60.8 percent of housing units in Screven County are single family detached homes.

30.4 percent of housing units within Screven County are mobile homes.



OCCUPANCY

5.2

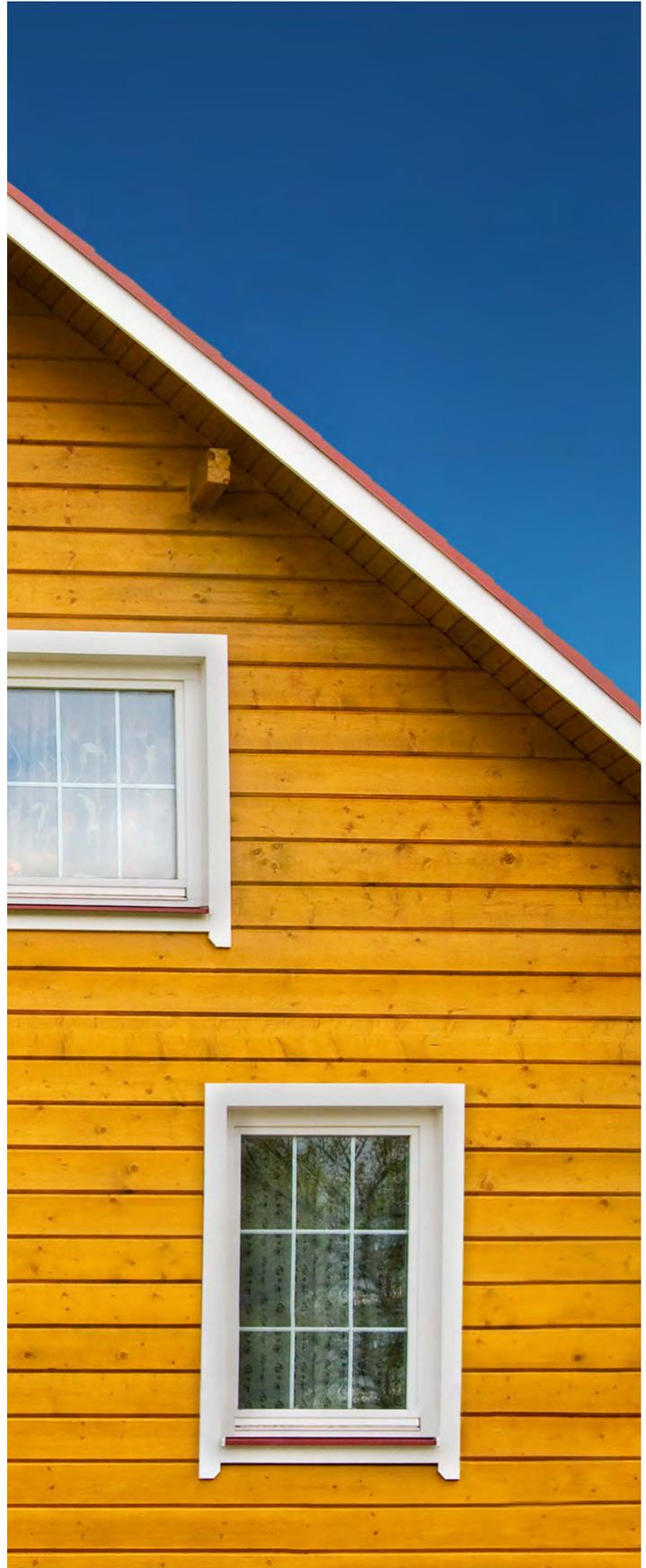
Age of Occupied Housing

The largest percentage (32.7 percent) of structures built in Screven County was constructed between 1970 and 1979 (17.3%) and between 1990 and 1999 (17.3%). The second largest percentage (16.7%) of occupied housing units in Screven County and its five cities were built between 1980 and 1989. In Screven County, 11.7 percent of housing units was built 1939 or earlier.

Age of Occupied Housing Characteristics

Category	Estimate Numbers	Percent
Total Housing Units	6,736	100%
Built 2014 or later	19	0.3%
Built 2010 to 2013	75	1.1%
Built 2000 to 2009	850	12.6%
Built 1990 to 1999	1,162	17.3%
Built 1980 to 1989	1,125	16.7%
Built 1970 to 1979	1,163	17.3%
Built 1960 to 1969	643	9.5%
Built 1950 to 1959	630	9.4%
Built 1940 to 1949	324	4.8%
Built 1939 or earlier	745	11.1%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimate



HOUSING COSTS

5.3



From 2000 to 2010, the median housing costs increased by 19 percent. The median home costs from 2010 to 2017 increased by 3 percent. Households who pay more than 30 percent of their net income on housing costs are defined as cost-burdened households.

From 2000 to 2017, median housing value in Screven County increased 22 percent. The median rent in Screven County has increased 53 percent from 2000 to 2017. The housing cost burden for an owner-occupied housing unit with a mortgage being 30% and over is 14.5 percent which is more than the state, which is at 12.2 percent. The housing cost burden for renter occupied housing being 30% and over is at 47.8 percent which is less than the 50.4 percent for the state.

Screven County Housing Costs

Category	2000	2010	2017	2000-2010 Changes	2010-2017 Changes
Median Monthly Gross Rent	\$64,600	\$76,800	\$78,900	19%	3%
Median Gross Payment (with Mortgage)	\$673	\$777	\$971	15%	25%
Median Gross Rent	\$341	\$482	\$594	30%	23%

Source: U.S. Census Bureau

COST BURDENED HOUSING

5.4

Cost-burdened households are those households paying 30 percent or more of their net income on housing costs. Based on housing costs rising at a faster rate than household income it is expected that the percentage of cost burdened housing to increase for renters and those with a mortgage.

In 2000, 34.3 percent of residents who pay rent were considered to have a Household Burden. The number of residents considered to be household burdened in 2010 was 41.6 percent and 47.8 percent in 2017. The percentage of cost burdened households who pay rent was less than the state of Georgia averages between 2000 to 2017. The averages of cost burdened residents who pay rent in the State of Georgia were 35.4 percent in 2000, 51.4 percent in 2010, and 50.4 percent in 2017.

Cost of House Burden (households pay 30% of more of their net income on housing cost)

Category	Gross Rent As A Percentage of Household Income 30% and over				
	2000	2010	2017	2000-2010 Changes by percentage	2010-2017 Changes by percentage
Screven County	34.3%	41.6%	47.8%	7.3%	6.2%
State of Georgia	35.4%	51.4%	50.4%	16.0%	-1.0%

Source: U.S. Census Bureau

JOB HOUSING BALANCE

5.5

Job Housing Balance

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

From 2010 to 2017, Screven County had a job housing balance that increased from 0.75 to 0.84 ratio. As stated earlier, this ratio is crucial in that it allows residents to be in close proximity to employment areas.

Job Housing Balance

Category	Screven County	
	2010	2017
Population	14,799	14,037
Average Household Size	3.01	2.6
Number of Households	4,709	5,268
Housing Units	6,825	6,736
Employment	5,120	5,661
Employment/Population Ratio	0.34	0.4
Employment/Housing Ratio	0.75	0.84

U.S. Census Bureau

CONDITION OF HOUSING 5.6

Condition of Housing

Good housing conditions are essential for people's health and affects childhood development. Condition of housing includes those units with insufficient plumbing and kitchen facilities.

In 2000, the percentage of units without complete plumbing facilities in Screven County was 0.7 percent. Also in 2000, this percentage of units without complete plumbing facilities in Sylvania, Newington and Oliver were all 0 percent; but in Hiltonia and Rocky Ford were 3.6 and 1.3 percent respectively.

The percentage of units in 2000 without complete kitchen facilities in Screven County was 0.7 percent. Also in 2000, this percentage of units without complete kitchen facilities in Sylvania, Newington and Oliver were all 0 percent; but in Hiltonia and Rocky Ford were 2.9 and 2.5% percent respectively.

In 2010, the percentage of units without complete plumbing facilities in Screven County was 0.6 percent. Also in 2010, this percentage of units without complete plumbing facilities in Sylvania, Newington, Oliver and Rocky Ford were all 0 percent; but in Hiltonia the percentage was extremely high (11.0%).

The percentage of units in 2010 without complete kitchen facilities in Screven County was 1.1 percent. Also in 2010, this percentage of units without complete kitchen facilities in all the cities were all 0 percent.

In 2017, the percentage of units without complete plumbing facilities in Screven County was 0.3 percent. Also in 2017, this percentage of units without complete plumbing facilities in Sylvania, Newington, Oliver, and Rocky Ford were all 0 percent; but in Hiltonia was 1.3 percent.

The percentage of units in 2017 without complete kitchen facilities in Screven County was 1.1 percent. Also in 2017, the percentage of units without complete kitchen facilities in Sylvania, Newington, Oliver, Rocky Ford and Hiltonia were 0 percent.

Housing units lack complete kitchen facilities

Category	Screven County	Sylvania	Newington	Oliver	Hiltonia	Rocky Ford
2000	0.70%	0.00%	0.00%	0.00%	2.90%	2.50%
2010	1.10%	0.00%	0.00%	0.00%	0.00%	0.00%
2017	1.10%	0.00%	0.00%	0.00%	0.00%	0.00%

U.S. Census Bureau

Housing units lack complete plumbing facilities

Category	Screven County	Sylvania	Newington	Oliver	Hiltonia	Rocky Ford
2000	0.70%	0.00%	0.00%	0.00%	3.60%	1.30%
2010	0.60%	0.00%	0.00%	0.00%	11.00%	0.00%
2017	0.30%	0.00%	0.00%	0.00%	1.30%	0.00%

U.S. Census Bureau



Purpose Built Communities

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



Community Development Block Grant

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

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



DCA Georgia initiative for Community Housing (GICH) Program

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



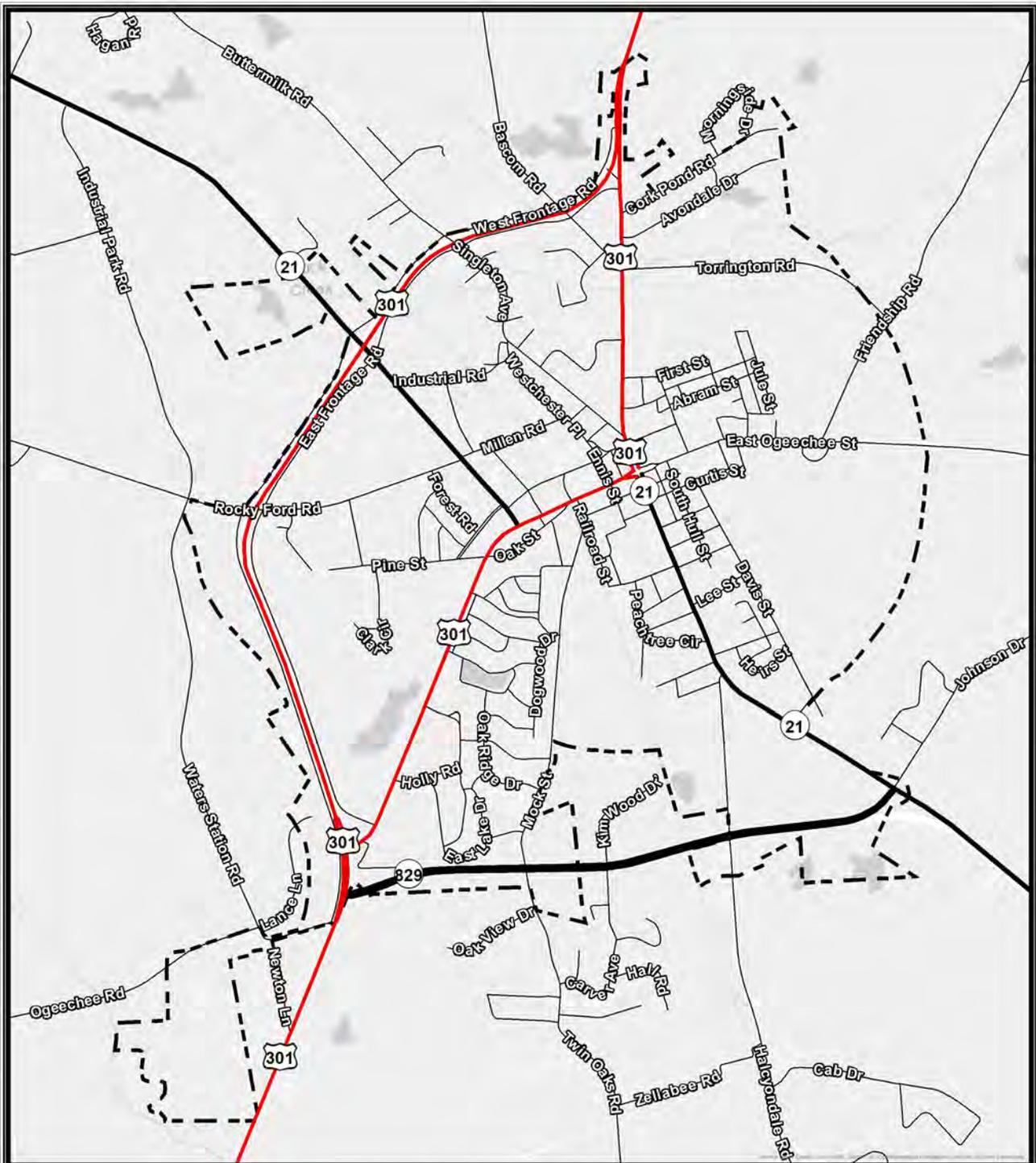
U.S Department of Agriculture Rural Development

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

6

TRANSPORTATION

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



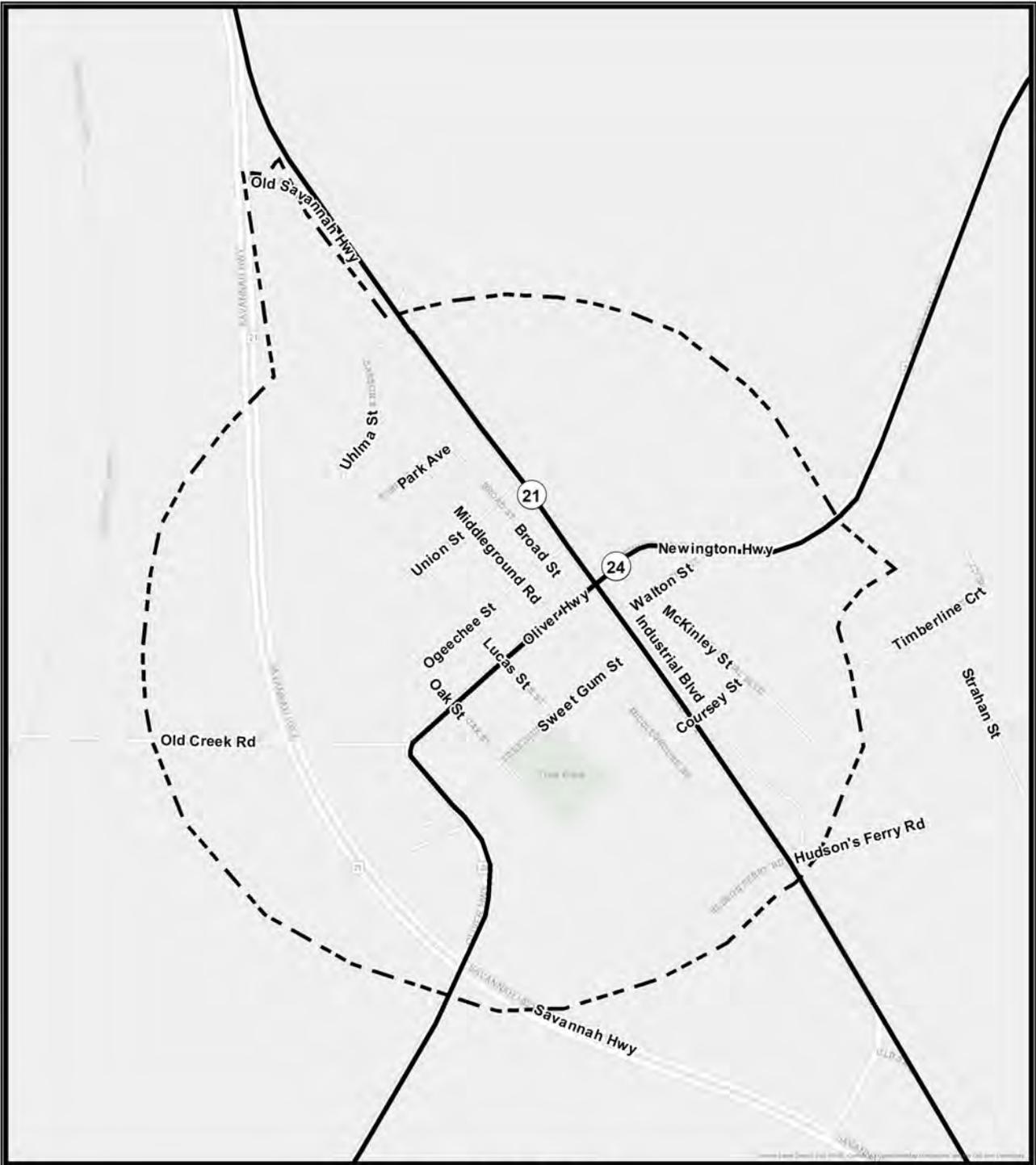
- City Boundary
- State Route
- US Route
- Local Roads

Transportation
City of Sylvania
Screven County

Published: 07/29/19
1 in = 2,500 feet



Produced in 2019 by the Coastal Regional Commission (CRC) (2019). All information presented in this product is for reference use only. The CRC, CRC, and CRC do not bear responsibility for any errors or omissions in this product. The CRC, CRC, and CRC do not bear responsibility for any errors or omissions in this product. The CRC, CRC, and CRC do not bear responsibility for any errors or omissions in this product. The CRC, CRC, and CRC do not bear responsibility for any errors or omissions in this product.



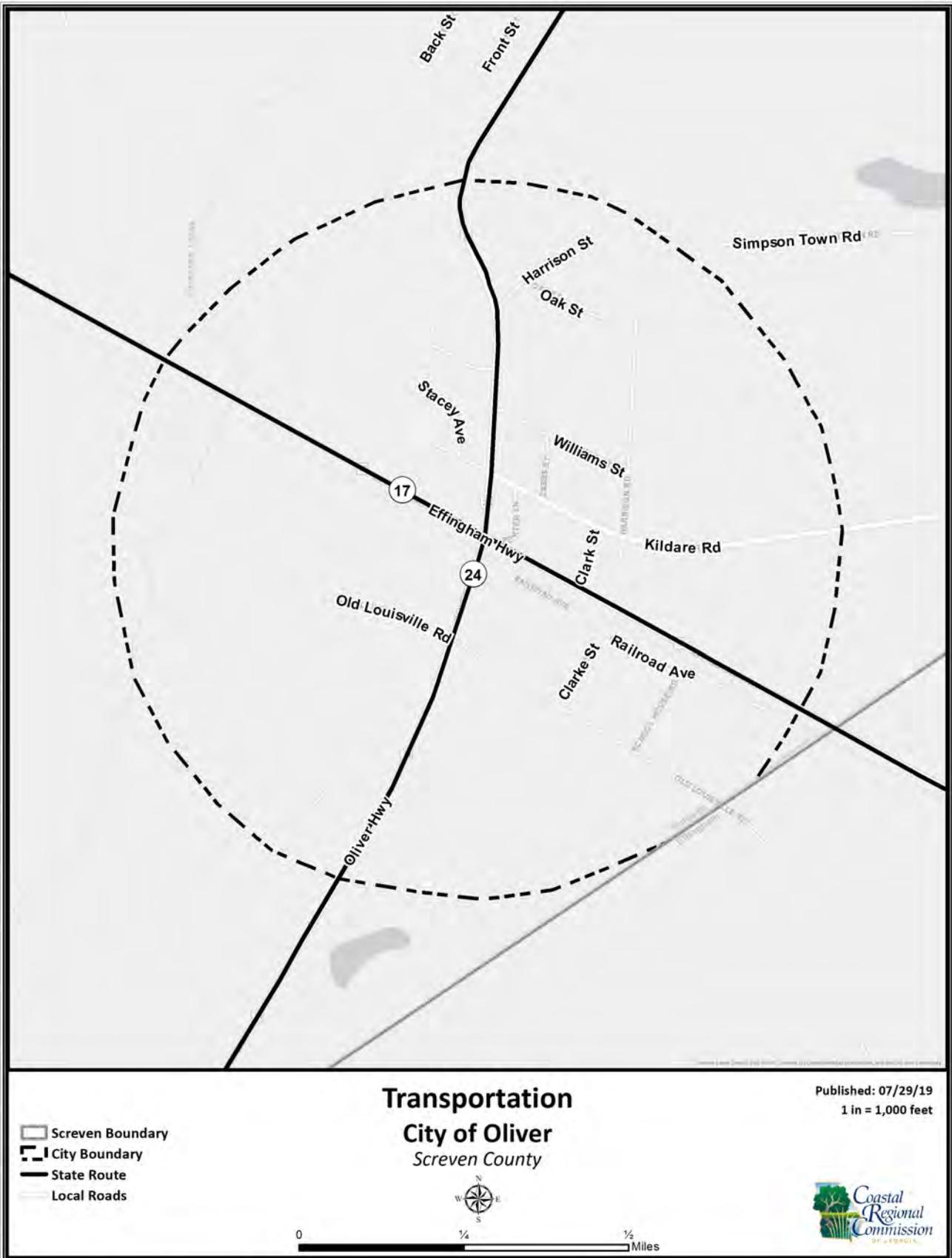
- City Boundary
- State Route
- Local Roads

Transportation
City of Newington
 Screven County

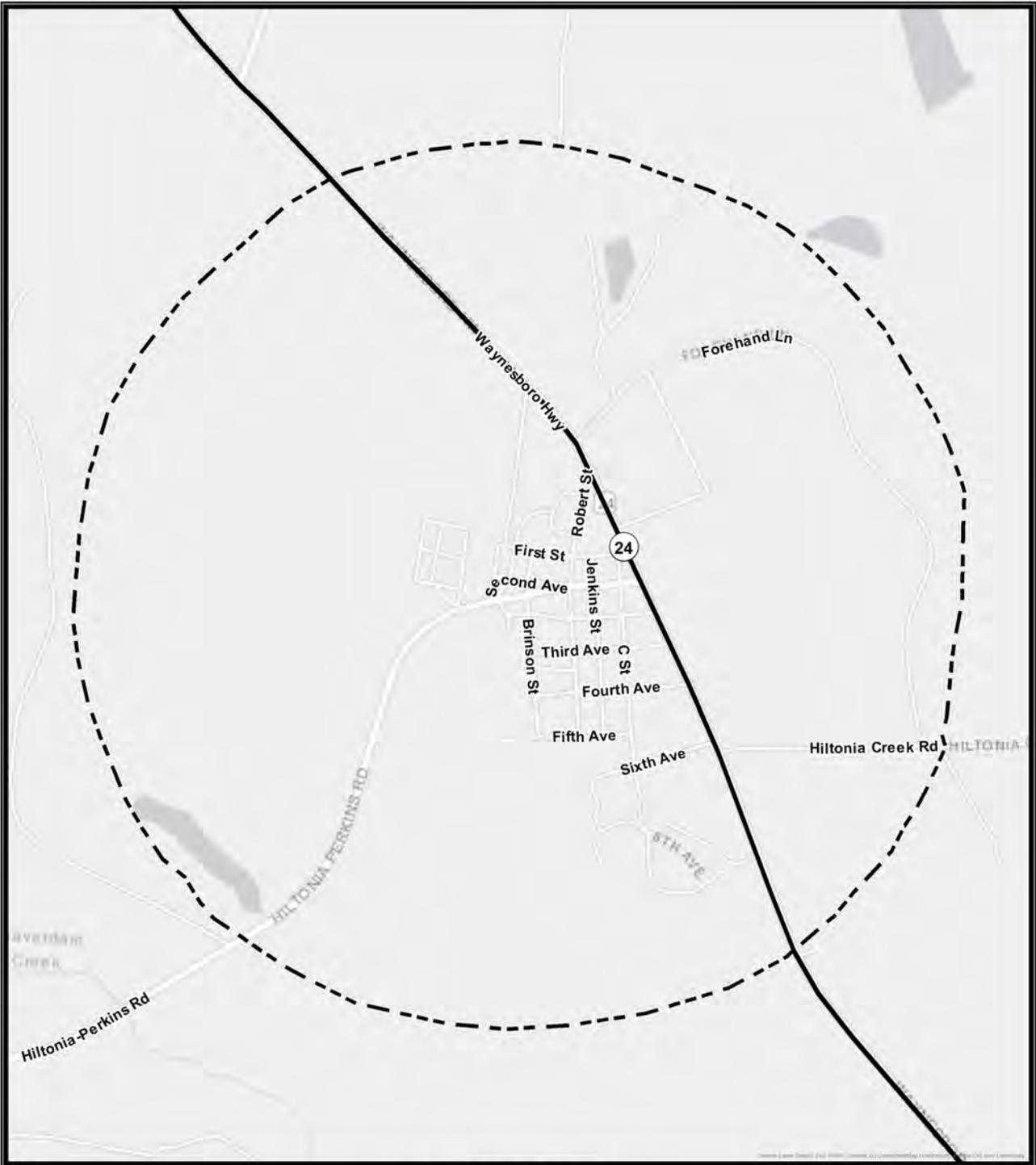
Published: 07/29/19
 1 in = 1,000 feet



Produced in 2019 by the Coastal Regional Commission (CRC). All information pertains to the product as for reference use only. Therefore, CRC will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\gis_screenshots\P120190220\ScreenComp_Plan_Map_2019\FinalMapNewington_Transportation_1st1_Packaged



Produced in 2019 by the Coastal Regional Commission (CRC) in partnership with the City of Oliver. All information published in this product is for reference use only. Therefore, CRC/City of Oliver will not be held liable for any errors or omissions in the data provided herein. The data and related graphics are not legal documents and should not be used in any legal proceeding. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use this product appropriately. Document Path: A:\gis_data\oliver\2019\FinalMap\Oliver_Transportation_0719_Final.mxd



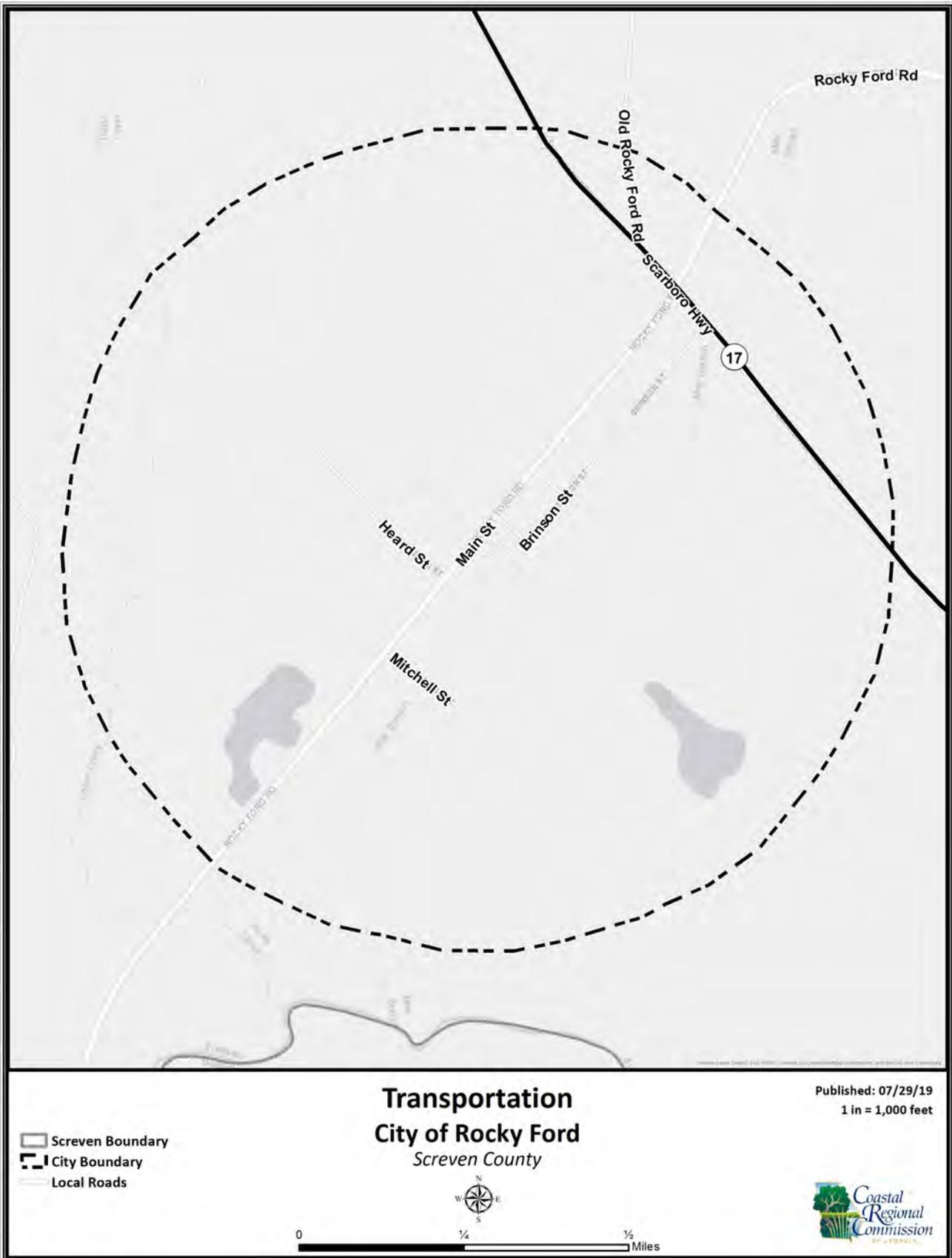
-  City Boundary
-  State Route
-  Local Roads

Transportation
City of Hiltonia
 Screven County

Published: 07/29/19
 1 in = 1,200 feet



Produced in 2019 by the Coastal Regional Commission (CRC) of Georgia. All information presented in this product is for reference use only. Therefore, CRC does not hold liable for any errors or omissions. The data and related graphics are not legal documents and should not be used in any legal proceeding. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the product's information appropriately. Document Path: A:\gis\arcgis\GIS\2019\GIS\ScreenenComp_Plan_Map\2019FinalMap\Hiltonia_Transportation_3_11_Final.mxd



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information published in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the product's appropriability. Document Path: A:\apps_s\scrc\scrc\GIS\2019\2019\GIS\ScreenComp_Plan_Map_2019\FinalMapRockyFord_Transportation_0719_Final.mxd

ROADS & HIGHWAYS

6.I



Transportation is an important component of the economy as economic opportunities are linked to the mobility of people, goods, and information. The relationship between the quantity and quality of transport infrastructure and the level of economic development is apparent. Highly connected networks are efficient and provide economic and social opportunities that result in positive multiplier effects such as better accessibility to markets, employment, tourism activities, and additional investment.

In Screven County and the cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford, transportation contributes directly to economic activity through roads and potentially through maritime local services.

Transportation facilities are the artery for economic growth and the proper management and maintenance of these facilities is imperative.



ROAD NETWORK HIERARCHY

6.2

Freeways

Limited access roads, freeways or motorways, including most toll roads are at the top of the hierarchy. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds. No freeways run through Screven County.

Arterials

Major through roads that are expected to carry large volumes of traffic are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of arterials in Screven County include US Route 301/State Route 73 (Statesboro HWY) and State Route 21 (Savannah HWY). US 301 connects Biddles Corner, Delaware with Sarasota, Florida. The Screven County portion of the route is home to the nation's oldest continually operating welcome center.

Collectors

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector is usually going to or coming from somewhere nearby. HWY 17 runs along the southwest portion of the county through Rocky Ford and Oliver. HWY 24 runs north/south within the county through Hiltonia, Newington, and Oliver.

Local Roads

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

Bridges

Screven County has two major bridges, each of which lay on the county's borders. Each of those bridges is part of HWY 73, one crossing the Savannah River at the Georgia/South Carolina State line and one crossing Knoxboro Creek at the Screven County/Chatham County line. A bridge over the Ogeechee River takes HWY 73 between Screven and Bullock Counties.

Intersections

Screven County uses traditional traffic signals to manage intersection traffic in the county. Major intersections in the county include where US 301/HWY 73 meets HWY 21 in Sylvania and where Sylvania Bypass ends at HWY 21. These are each on the western side of Sylvania where major roads divert around the perimeter of the city rather than transecting it.



ALTERNATIVE MODES OF TRANSPORTATION

6.3

Pedestrian & Bicycle Paths

Screven County does not have designated infrastructure for pedestrian or bicycle traffic; drivers in the county are largely dependent on personal vehicles. There are Share the Road signs and bicycle paths located along state routes that pass through the county to facilitate safe bicycle travel.

Public Transportation

The Coastal Regional Commission of Georgia operates public transportation in Screven County through Coastal Regional Coaches. This program provides transportation throughout the county for \$3 one way and to and from destinations throughout the region for a fare based on the number of counties travelled.

Trucking

Though Screven County is not transected by any interstates, the highways in the county bring trucking traffic through the county. Highway 301/73 pulls trucks traveling along the east coast as an inland alternative to Interstate 95. Highways 21 and 17 bring trucking traffic from the Port of Savannah.

Railroad

Norfolk Southern connects Screven County to 22 states, Washington D.C., and Ontario, Canada. Ogeechee Railway runs near Screven County Airport Industrial Park and gives Sylvania an easy connection to the Norfolk Southern line in Ardmore.

Airport

Savannah-Hilton Head International Airport is a 50 mile drive south from Sylvania, Screven's county seat. This gives Screven's citizens and industry access to domestic and international passenger travel and cargo air service. Augusta Regional Airport is another fairly close by option, located 60 miles north of Screven County. Locally, Screven County is served by Plantation Airpark for general aviation.

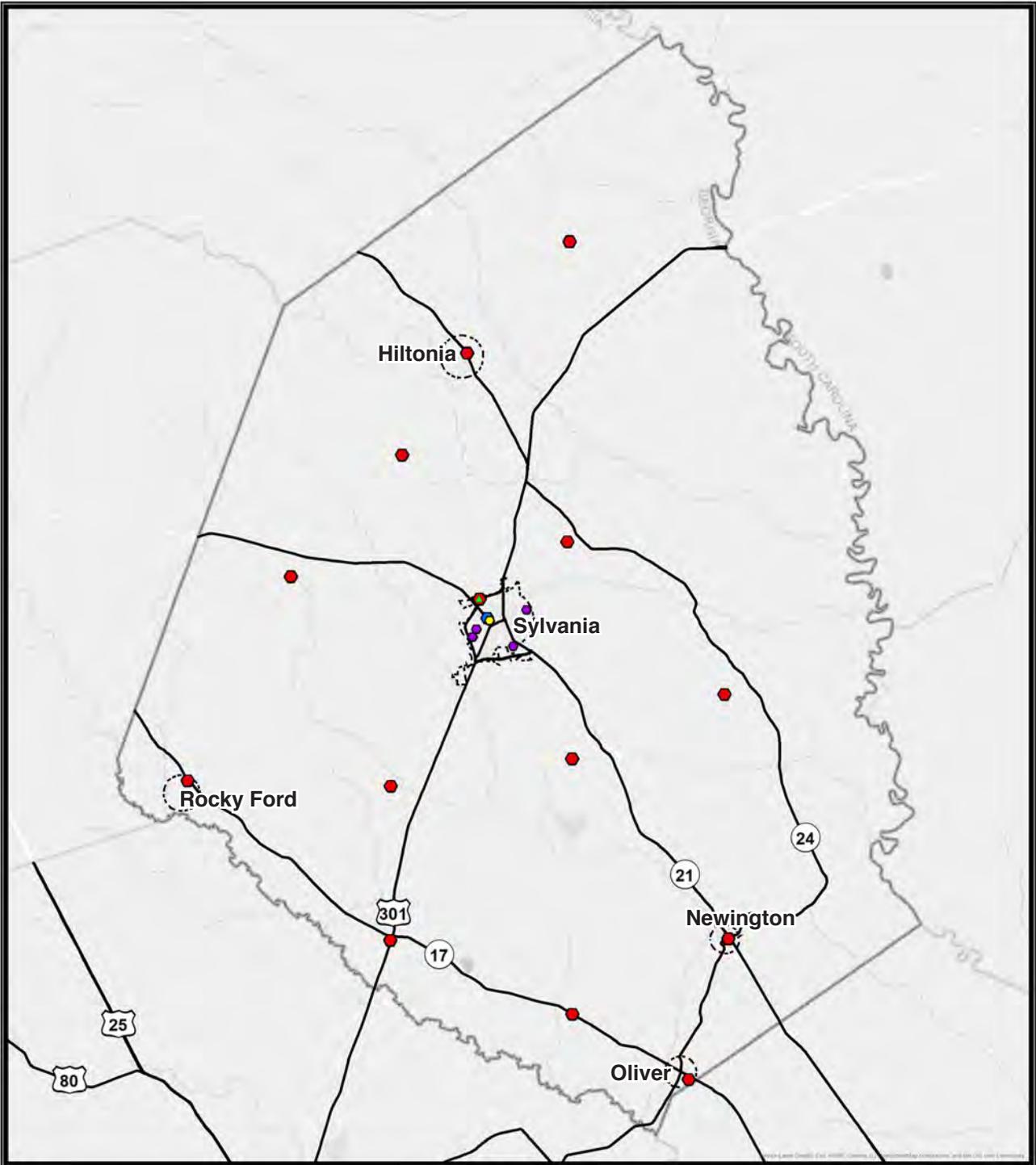
Ports

The Port of Savannah is Screven County's closest major port. The Port of Savannah's Mason Intermodal Container Transfer Facility enables a seamless transfer of shipping containers onto trains and shortens the ship-to-market transit time to its delivery area. Easy port access is a major advantage for the county's industry potential, providing shipping options not available to counties located farther inland.

7

COASTAL VULNERABILITY AND RESILIENCE

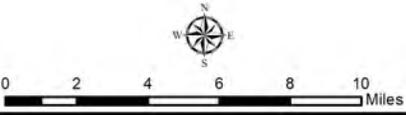
- 7.1 Vegetation / Open Water Buffers
- 7.2 Vulnerable Populations
- 7.3 Income and Poverty Level
- 7.4 Means of Transportation
- 7.5 Housing Type



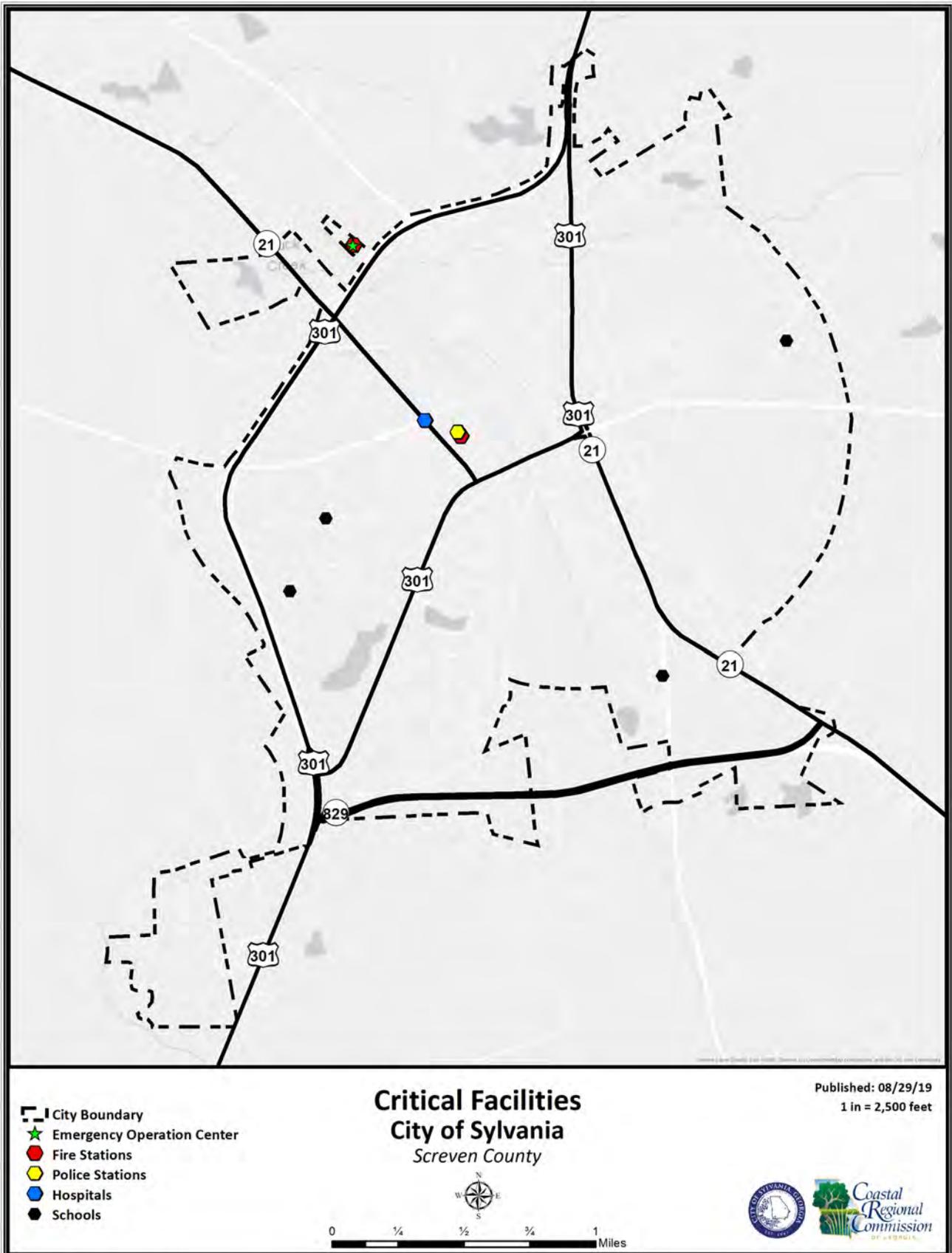
- Screven Boundary
- City Boundary
- Emergency Operation Center
- Fire Stations
- Police Stations
- Hospitals
- Schools

Critical Facilities
Screven County

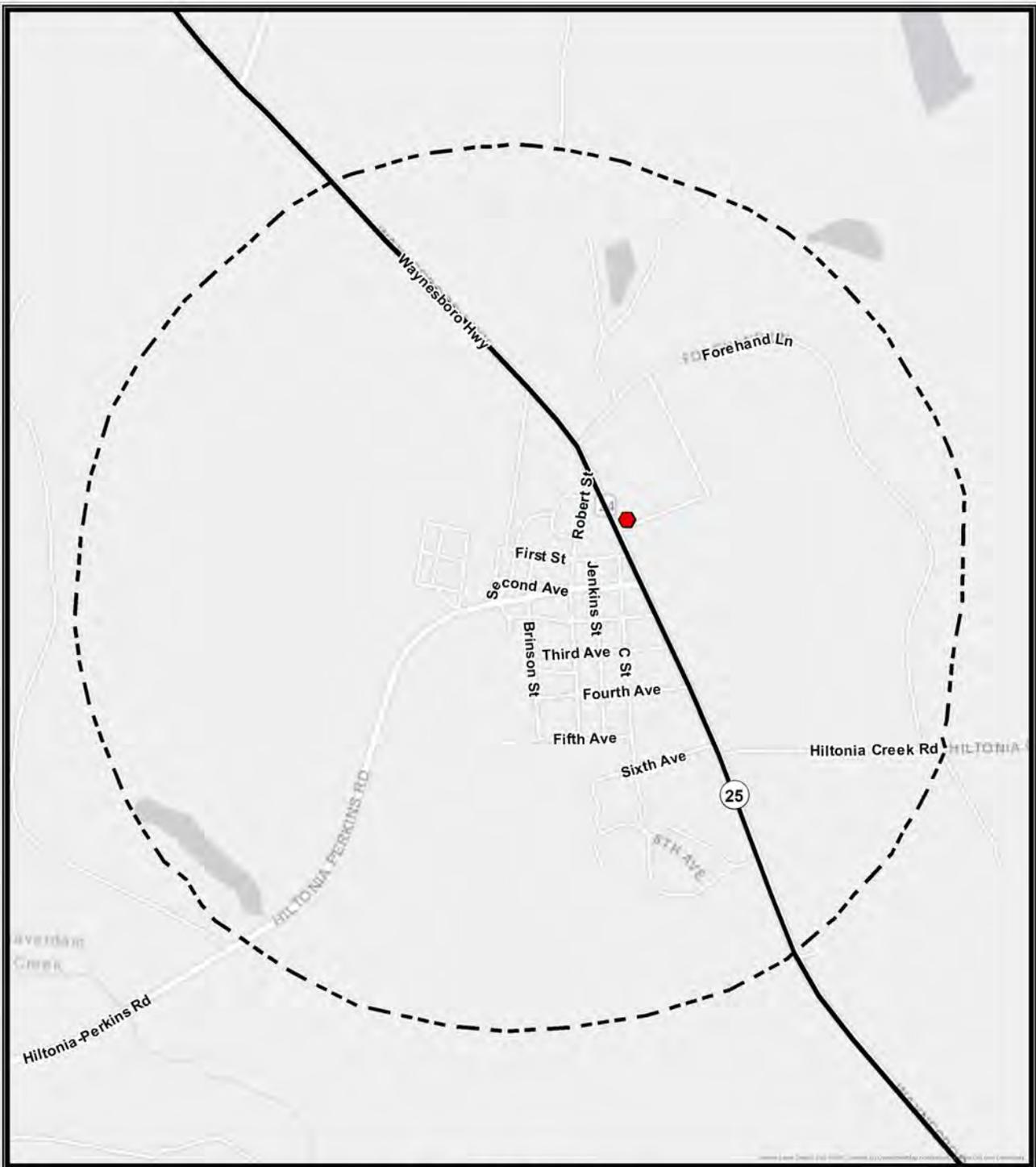
Published: 07/30/19
 1 in = 5 miles



Produced in 2019 by the Coastal Regional Commission (CRC) pursuant to the Georgia Open Access Act. All information published in this product is for reference use only. Therefore, CRC does not warrant the accuracy or completeness of the data provided herein. The data and related graphics are not legal documents and should not be used in any legal proceeding. This information contained herein is considered dynamic, and it is the responsibility of the user to use the products appropriately. Document Path: A:\gis_data\workspace\2019\2019ScrevenComp_Plan_Map_2019FinalMap\Screven_CriticalFacilities_S11.mxd



© 2019 by the Coastal Regional Commission. All rights reserved. This product is for reference use only. Therefore, CRC will not be held liable for improper use of the data provided herein. The data was created by the user and is not a warranty. The information contained herein is considered dynamic and is a living document. It is the responsibility of the user to use the product appropriately. Document Path: A:\gpl_revisions\172019\GIS\Overview\Comp_Plan_Map_2019\Final\Map\Sylvania_CriticalFacilities_3x11_Final.mxd



Critical Facilities
City of Hiltonia
Screven County

Published: 07/29/19
1 in = 1,200 feet

- City Boundary
- Fire Stations



Produced in 2019 by the Coastal Regional Commission Staff Development (CRC-SD). All information published in this product is for reference use only. Therefore, CRC-SD will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic and is a living document. It is the responsibility of the user to use the product's information. Document Path: A:\gis\resources\FY2019\GIS\ScreenComp_Plan_Map\2019FinalMap\Hiltonia_CriticalFacilities_11_Final.mxd



Produced in 2019 by the Coastal Regional Commission Staff Department (CRC, CR). All information published in this product is for reference use only. Therefore, CRC, CR will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\apps_\external\PI\2019\GIS\ScreenComp_Plan_Map_2019\FinalMapRockyFord_CriticalFacilities_S11_Final.mxd



Coastal Vulnerability and Resilience

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

VEGETATION/OPEN WATER BUFFERS

7.I

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

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

The Screven County Development Code requires riparian buffers of twenty-five (25) feet along the banks of all state waters and wetlands. The state currently mandates a 25 foot buffer from hydrology, which is inadequate for protecting the vital natural system.



VULNERABLE POPULATIONS

7.2

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

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

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

Children Under Age 5

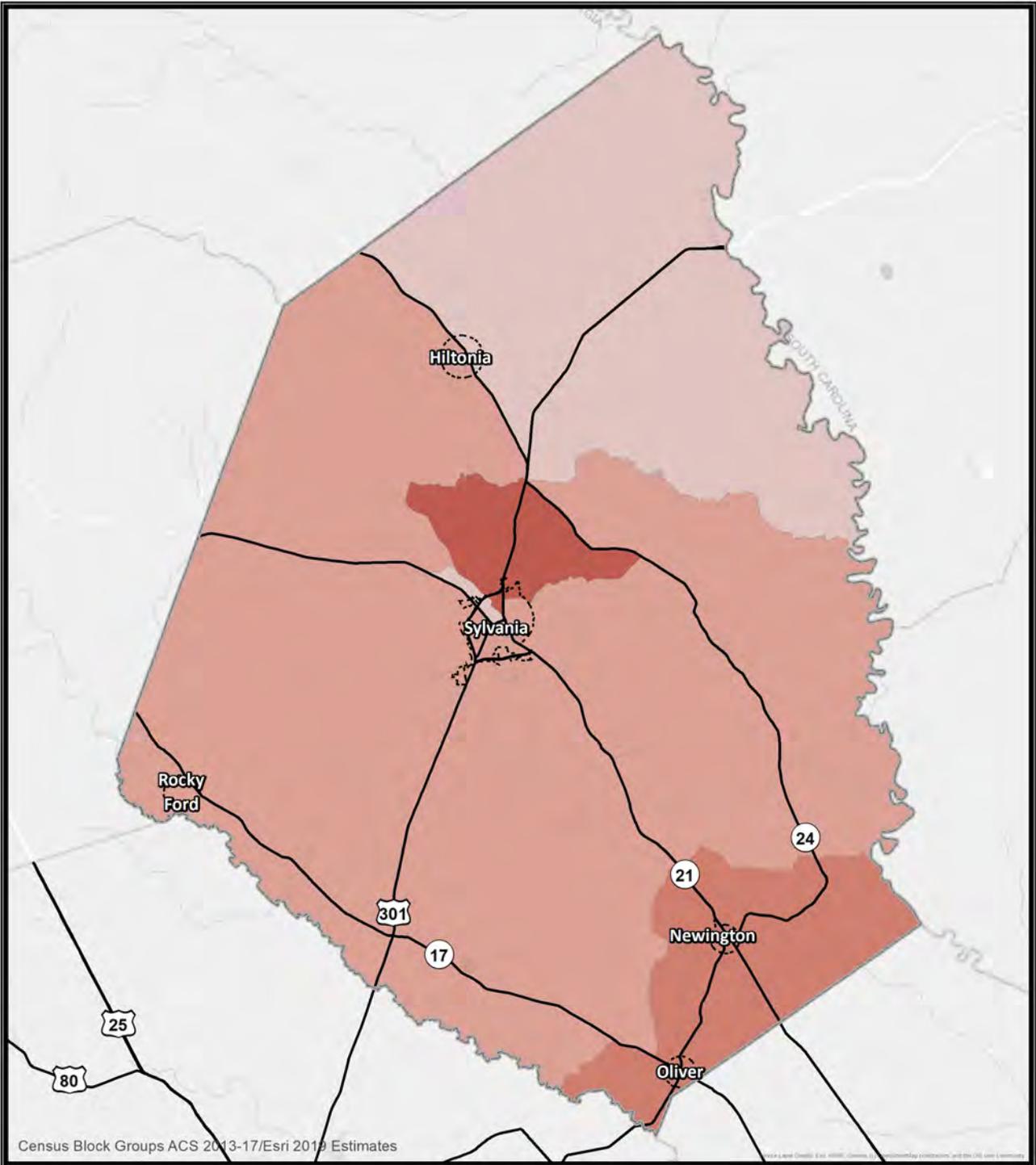
Category	Screven County	Sylvania	Newington	Oliver	Hiltonia	Rocky Ford
2000	6.6%	5.9%	5.6%	7.5%	7.1%	1.6%
2010	6.5%	7.2%	13.0%	3.1%	4.7%	6.8%
2017	6.2%	10.2%	12.5%	6.1%	6.9%	4.7%

U.S. Census Bureau

Perons Age 65 and Older

Category	Screven County	Sylvania	Newington	Oliver	Hiltonia	Rocky Ford
2000	14.0%	24.2%	13.9%	13.8%	10.2%	21.0%
2010	14.4%	25.2%	12.1%	10.6%	12.8%	24.3%
2017	17.0%	22.9%	15.7%	9.8%	7.9%	11.7%

U.S. Census Bureau

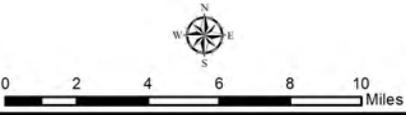


Census Block Groups ACS 2013-17/Esri 2019 Estimates

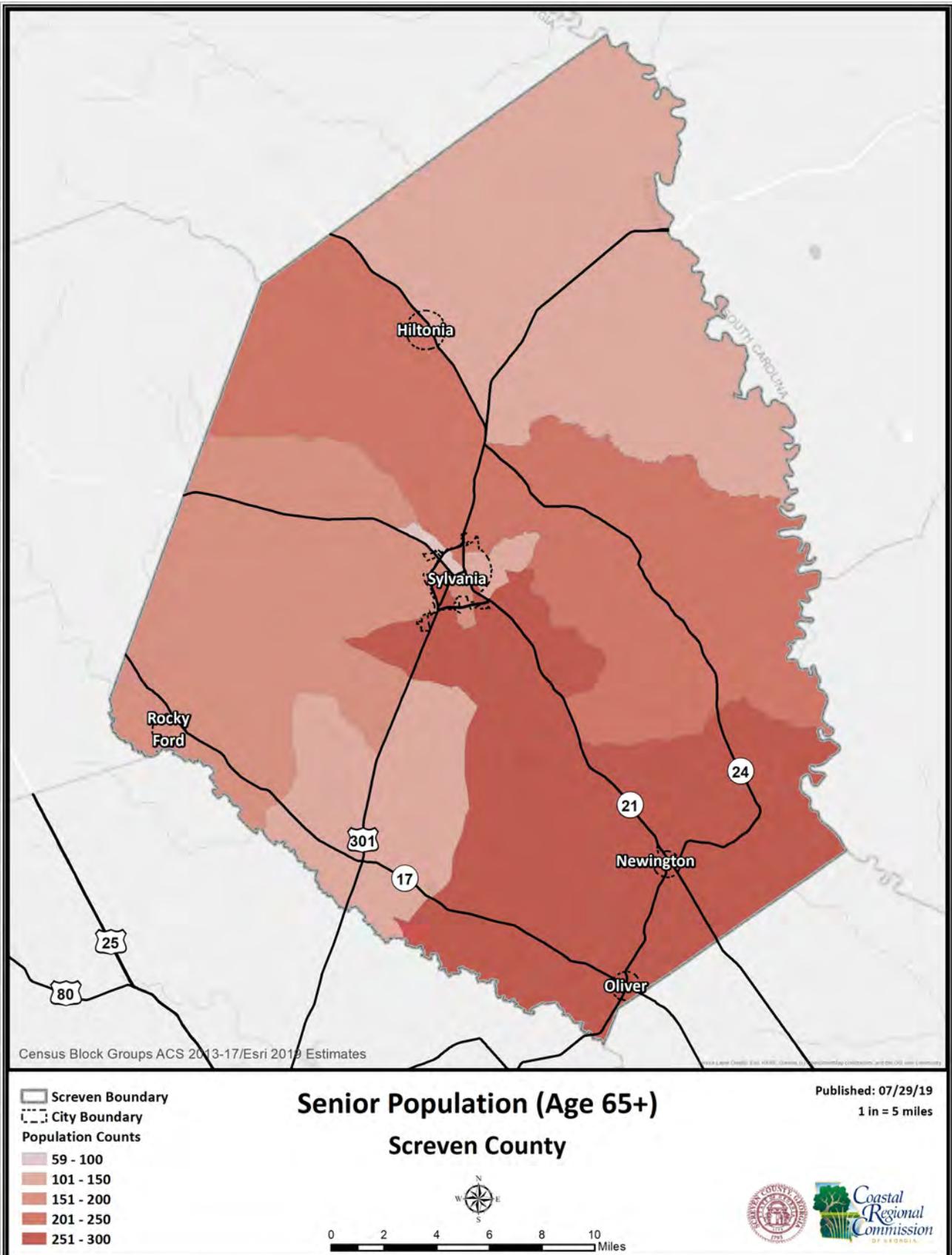
- Screven Boundary
- City Boundary
- Population Counts**
- 22 - 40
- 41 - 80
- 81 - 120
- 121 - 160

Youth Population (Age 0-4 yrs) Screven County

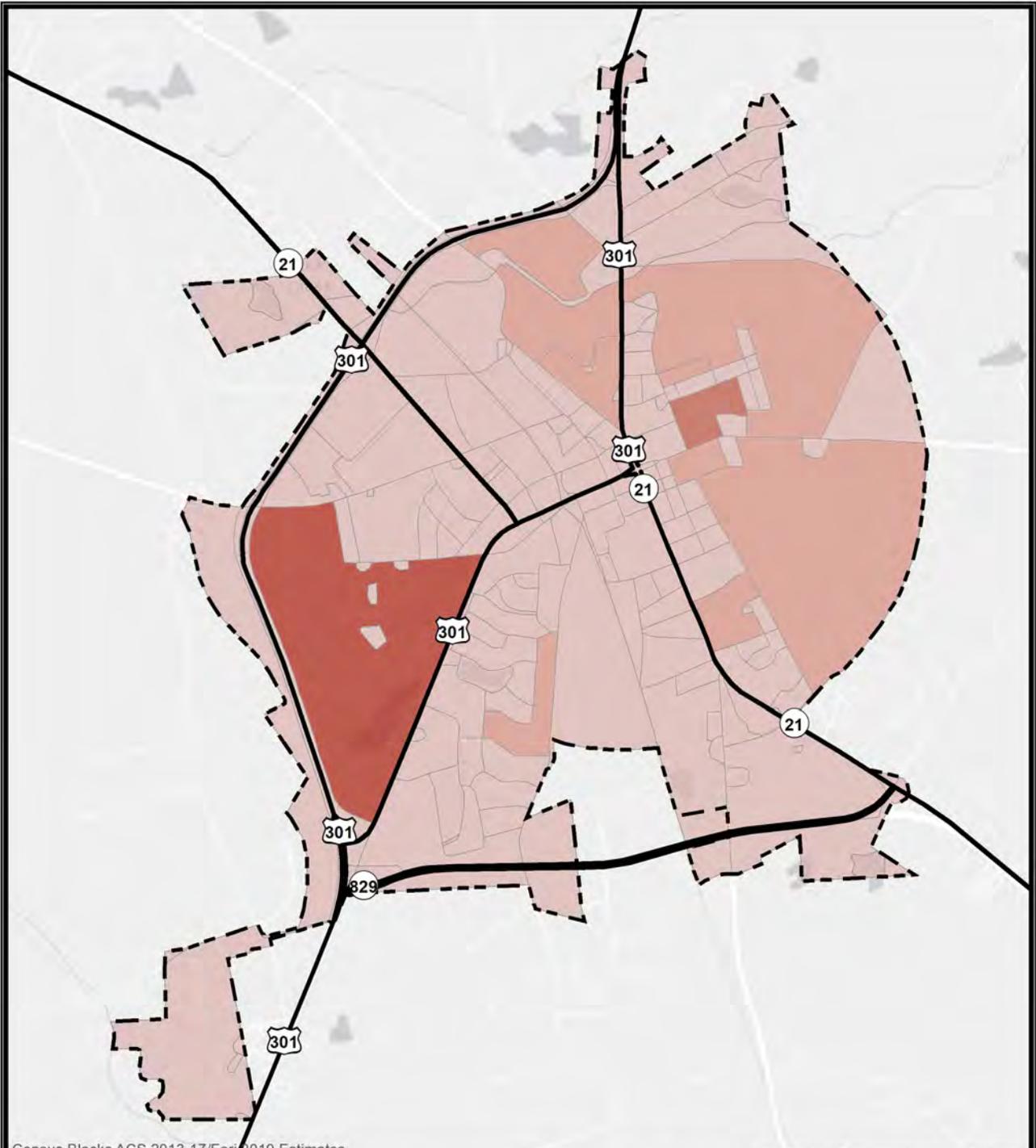
Published: 07/29/19
 1 in = 5 miles



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for multiple use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\gis_resources\GIS\2019\GIS\overcomp_Plan_Map_2019\Map\Map_Screven_Youth_3x11.mxd



Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC, CR). All information presented in this product is for reference use only. Therefore, CRC, CR, or any other party is not held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's information appropriately. Document Path: A:\aigp_resources\01_P\2019\GIS\ScreenComp_Plan_Maps\2019FinalMap\Screen_Senior_611.mxd

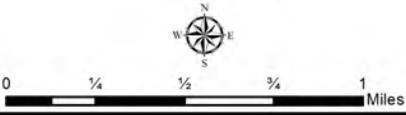


Census Blocks ACS 2013-17/Esri 2019 Estimates

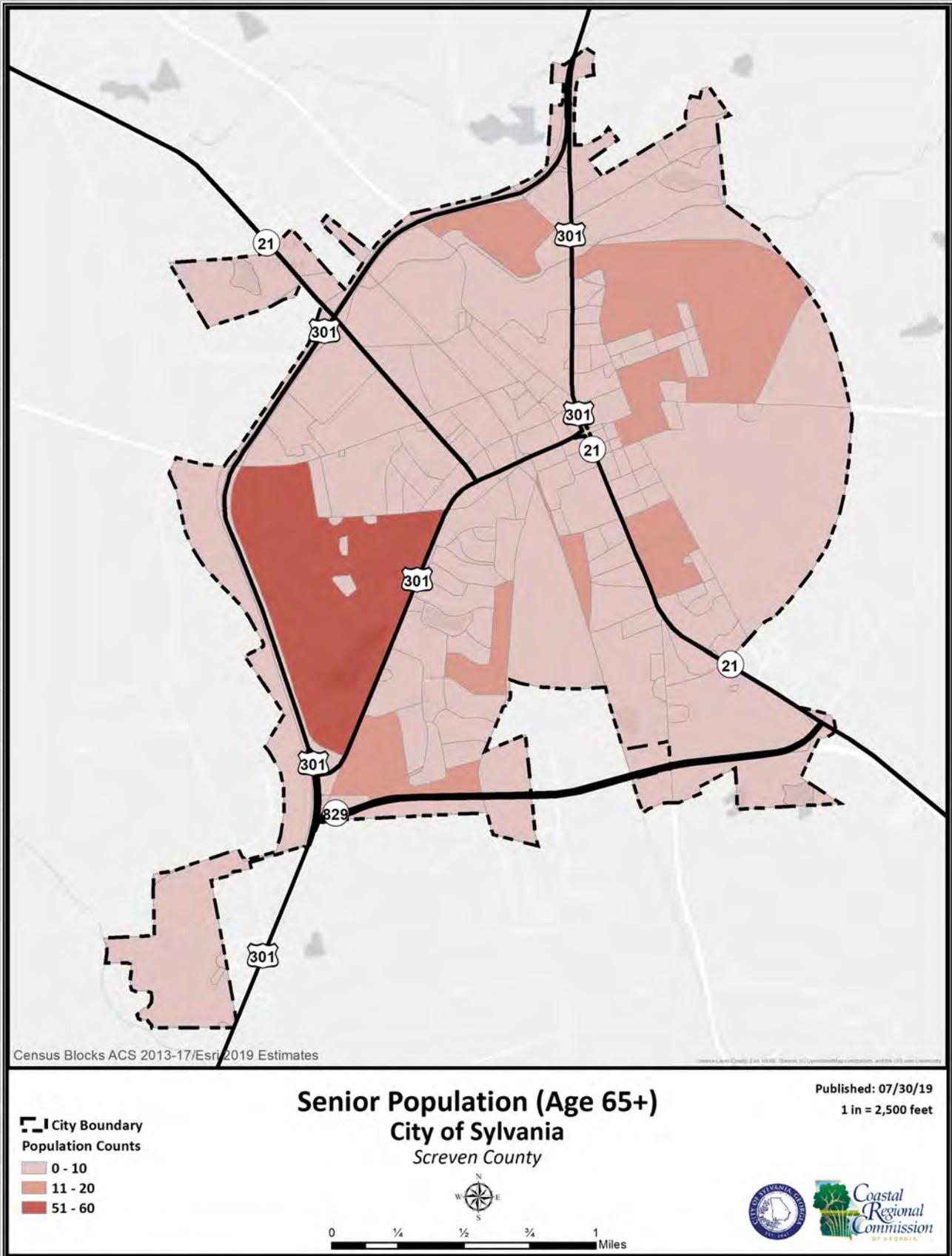
- City Boundary
- Population Counts**
- 0 - 3
- 4 - 6
- 7 - 9
- 13 - 15

Youth Population (Age 0-4 yrs) City of Sylvania Screven County

Published: 07/29/19
 1 in = 2,500 feet



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\apps_s\resources\GIS\2019\GIS\ScreenComp_Plan_Maps_2019\Map\Map\City\Youth_0-4_Final.mxd



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product appropriately. Documents Path: A:\gis_resources\01_P\2019\GIS\review\comp_Plan_Map_2019\mxd\maps\senior_sylva_8111_Final.mxd



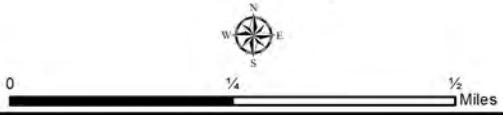
Census Blocks ACS 2013-17/Esri 2019 Estimates

City Boundary
Population Counts

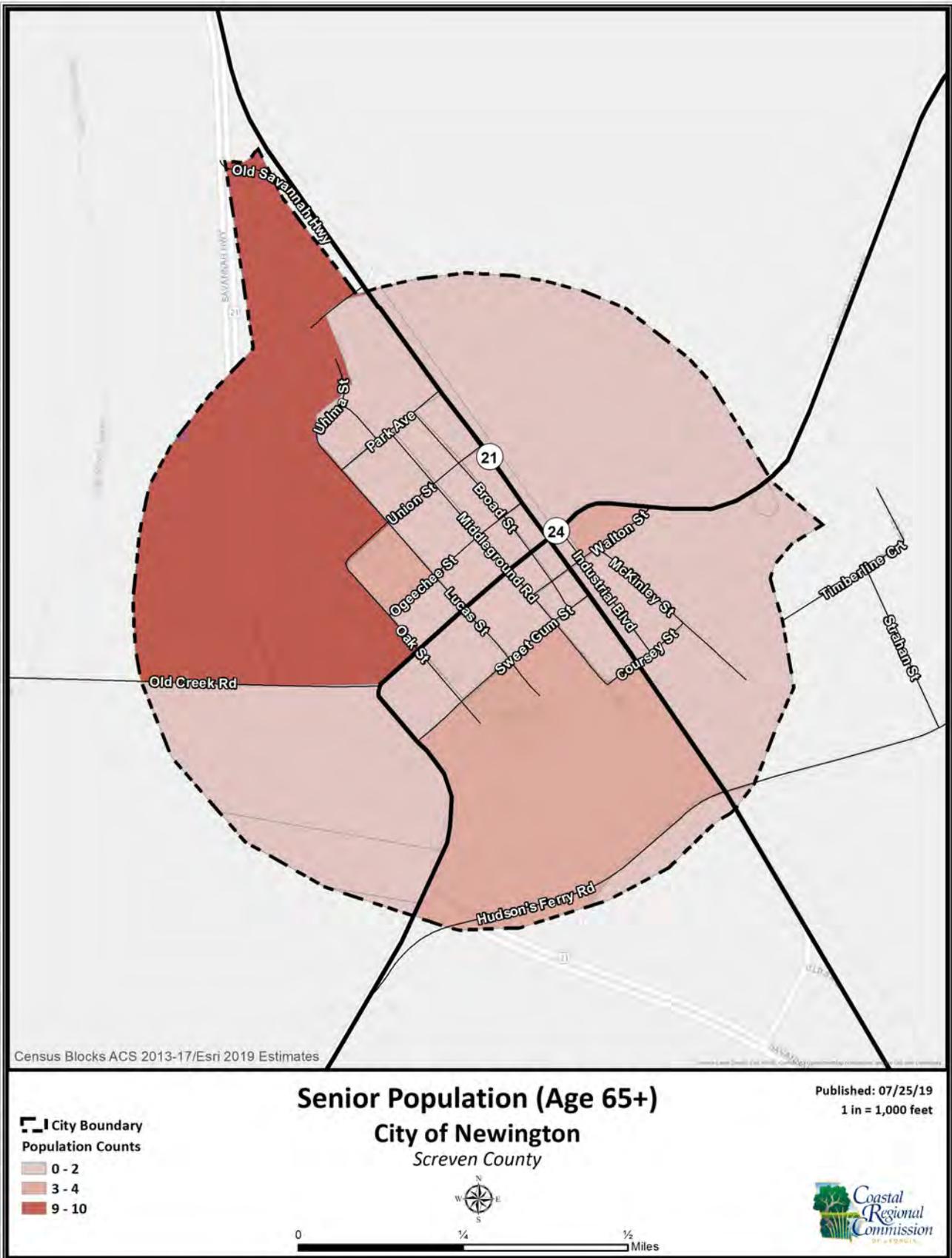
- 0
- 1
- 2
- 3

Youth Population (Age 0-4) City of Newington Screven County

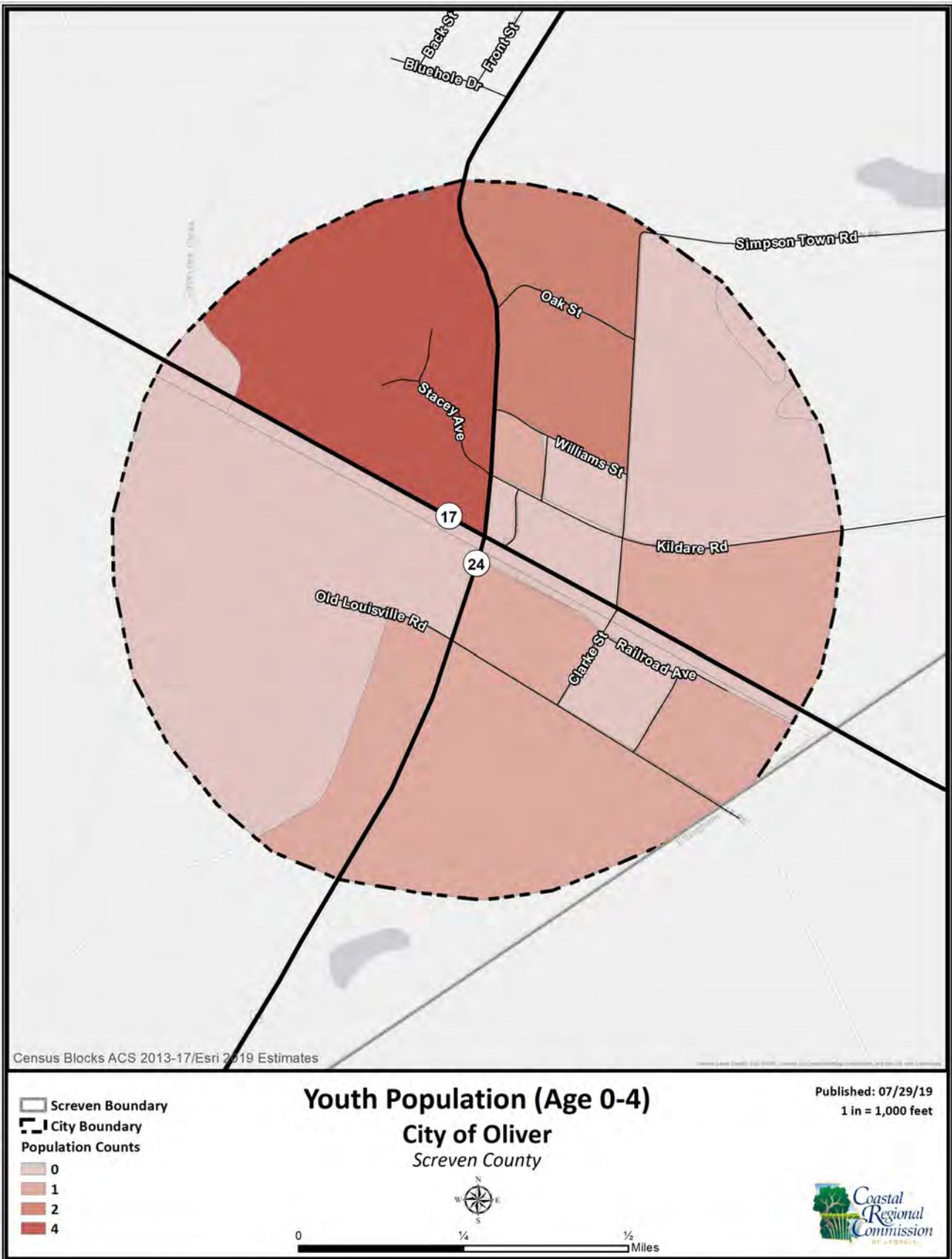
Published: 07/29/19
 1 in = 1,000 feet



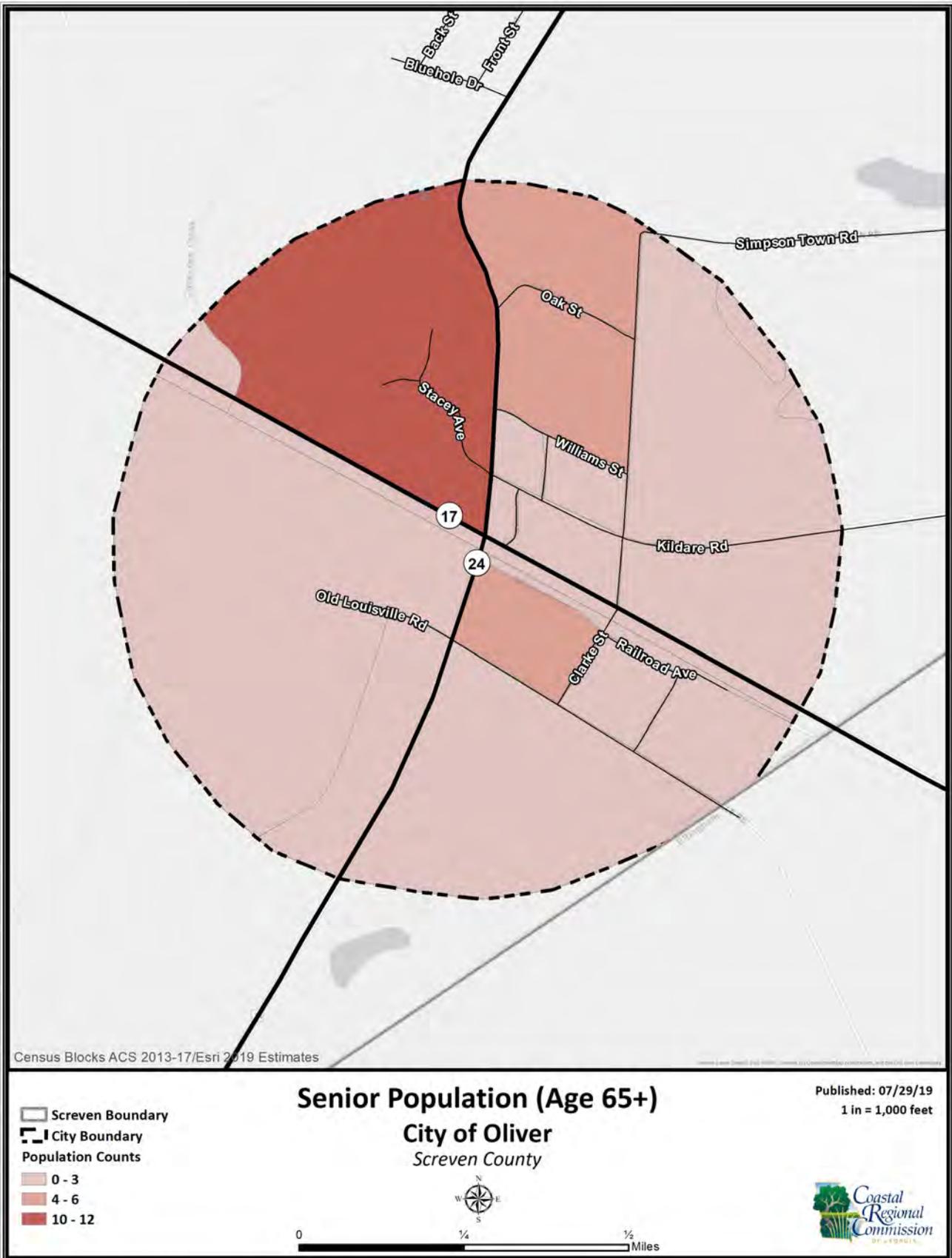
Produced in 2019 by the Coastal Regional Commission Staff Department (CRC/SC). All information published in this product is for reference use only. Therefore, CRC/SC will not be held liable for improper use of the data provided herein. The data and resulting graphics are not legal documents and should not be used in such a manner. This information contained herein is considered dynamic and is not a final product. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_research\01_P\2019\GIS\OverviewComp_Plan_Map_2019\FinalMapNewington_Youth_0-4_Final.mxd



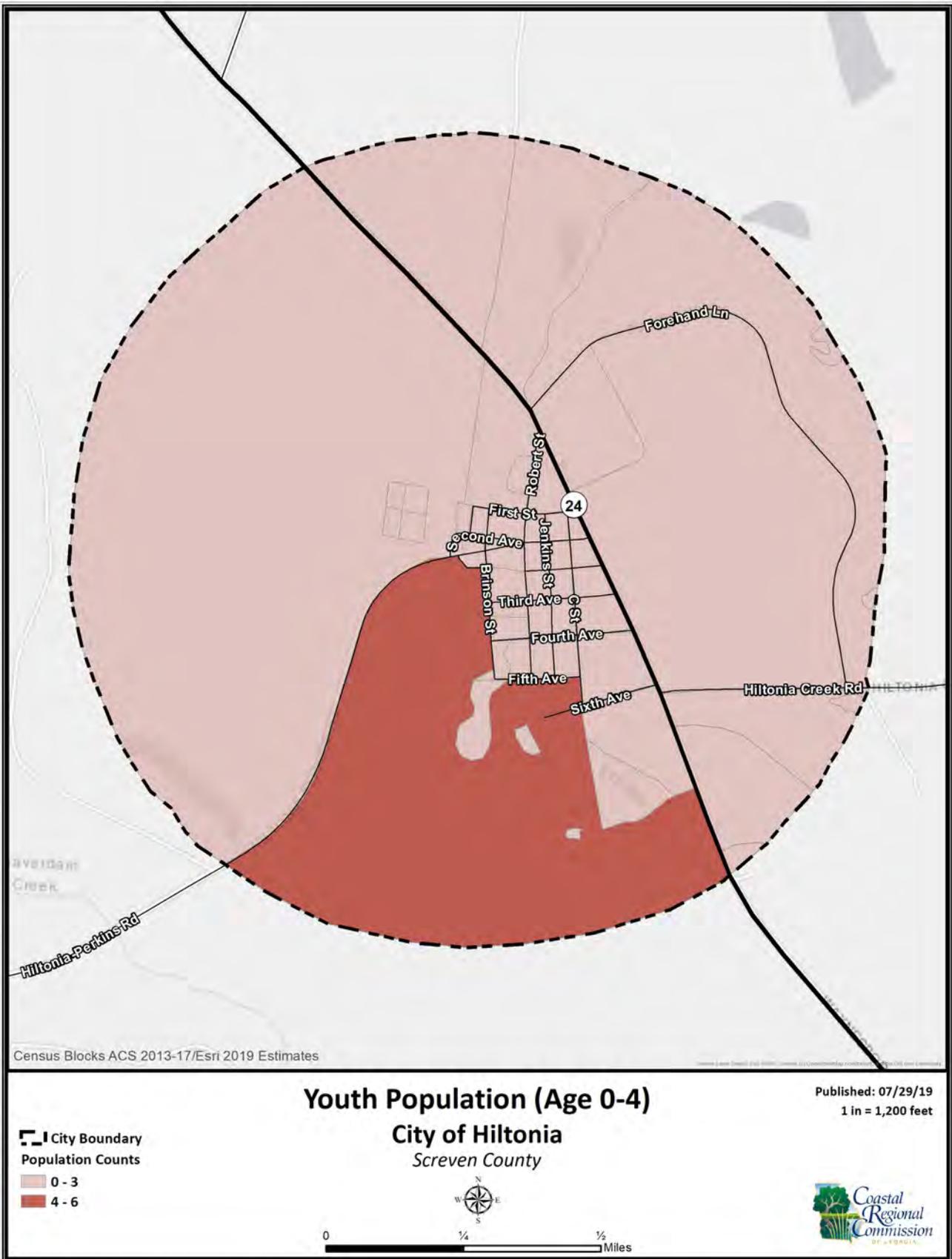
Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC-D). All information published in this product is for reference use only. Therefore, CRC-D will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis_screenshots_P\2019\2019\ScreenComp_Plan_Map_2019\FinalMapNewington_Seniors_0719_Final.mxd



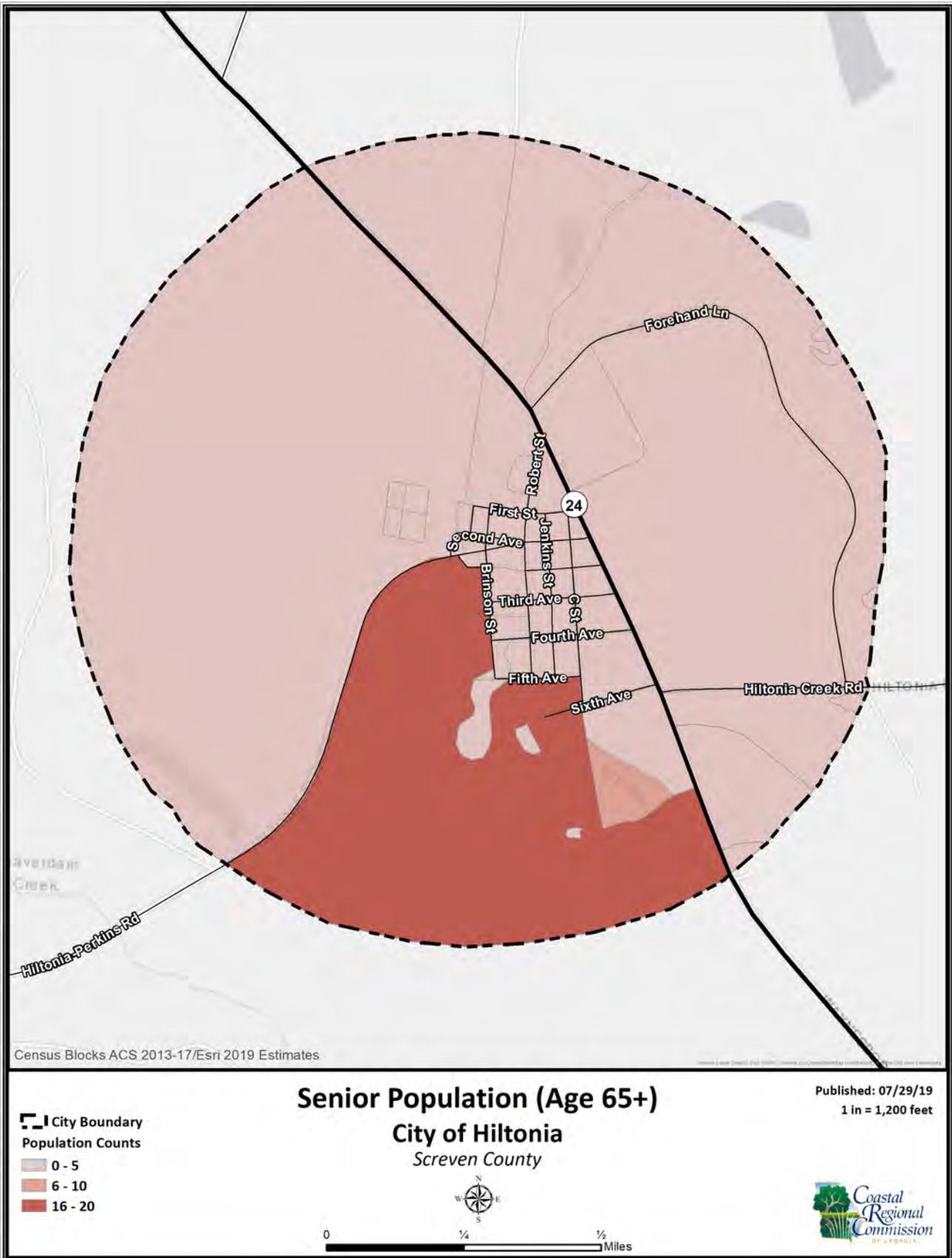
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information published in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and resulting graphics are not legal documents and should not be relied upon in any legal proceeding. This information contained herein is, in whole or in part, the property of the user to use the product appropriately. Document Path: A:\gis_data\ACS2013-17\GIS\ScreenComp_Plan_Map_2019\FinalMap\Oliver_youth_0-4_Final.mxd



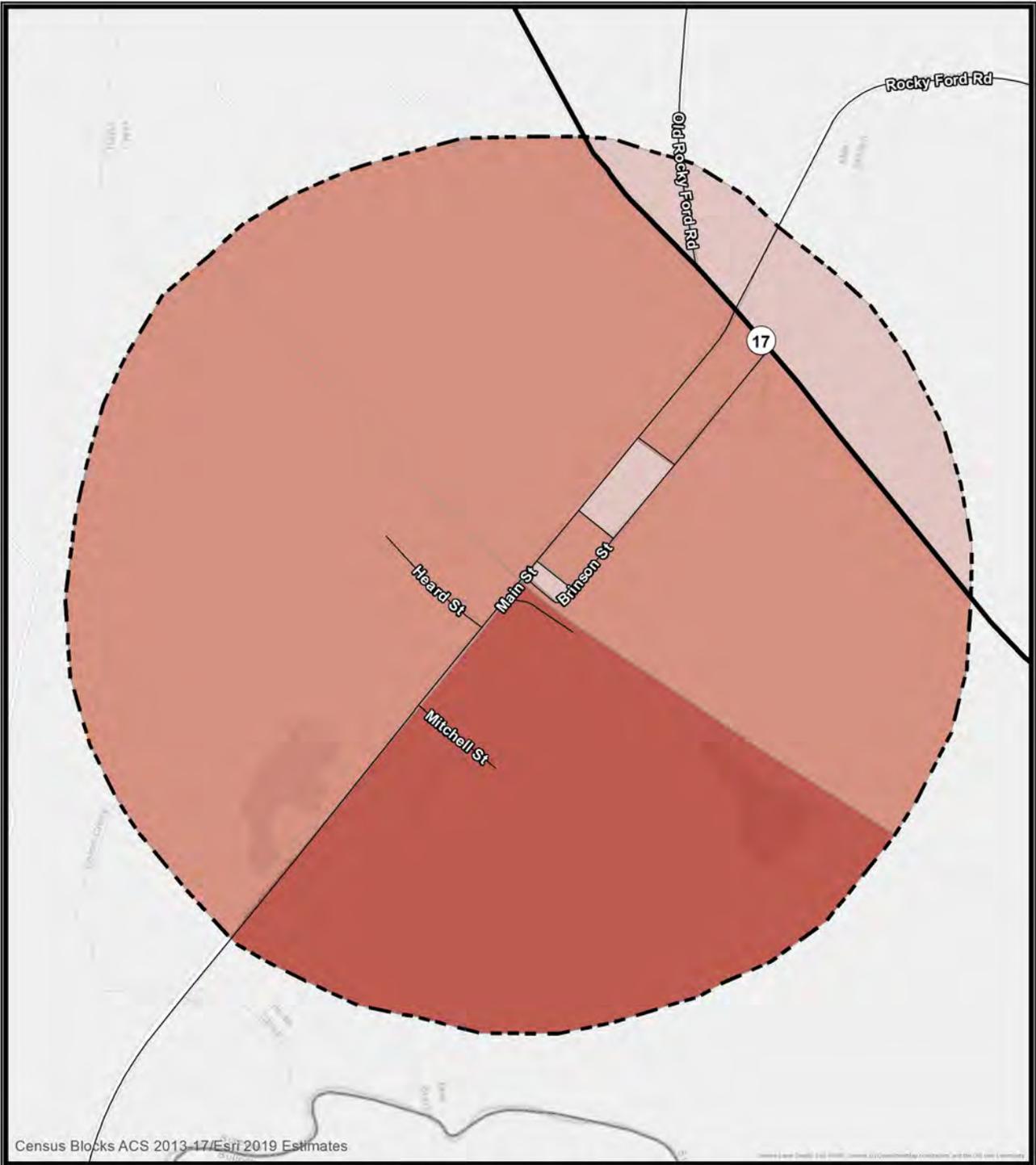
Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC-D). All information published in this product is for reference use only. Therefore, CRC-D will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in any legal matter. This information contained herein is, in whole or in part, the property of the user to use the product appropriately. Document Path: A:\gis_screven\2019\20192020ScrevenComp_Plan_Map_2019FinalMap\Oliver_Seniors_0711_Final.mxd



Produced in 2019 by the Coastal Regional Commission Staff Department (CRC-01). All information published in this product is for reference use only. Therefore, CRC-01 will not be held liable for any errors or omissions. This information contained herein is, in whole or in part, the property of the user to use the product's information. Document File: A:\gis\arcgis\01_P\2019\GIS\ScreenComp_Plan_Map_2019\FinalMap_Hiltonia_Youth_0119_Final.mxd



Produced in 2019 by the Coastal Regional Commission 2017 Department (CRC, LLC). All information published in this product is for reference use only. Therefore, CRC, LLC will not be held liable for inaccurate use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in such a manner. This information contained herein is, considering dynamic, and is a change over time. It is the responsibility of the user to use the products appropriately. Document Path: A:\gis\arcgisserver\PY2019\GIS\ScreenComp_Plan_Map_2019\FinalMap\Hiltonia_Seniors_11_Final.mxd



Census Blocks ACS 2013-17/Esri 2019 Estimates

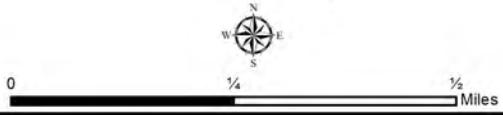
- Screven Boundary
- City Boundary
- Population Counts**
- 0
- 1
- 2

Youth Population (Age 0-4)

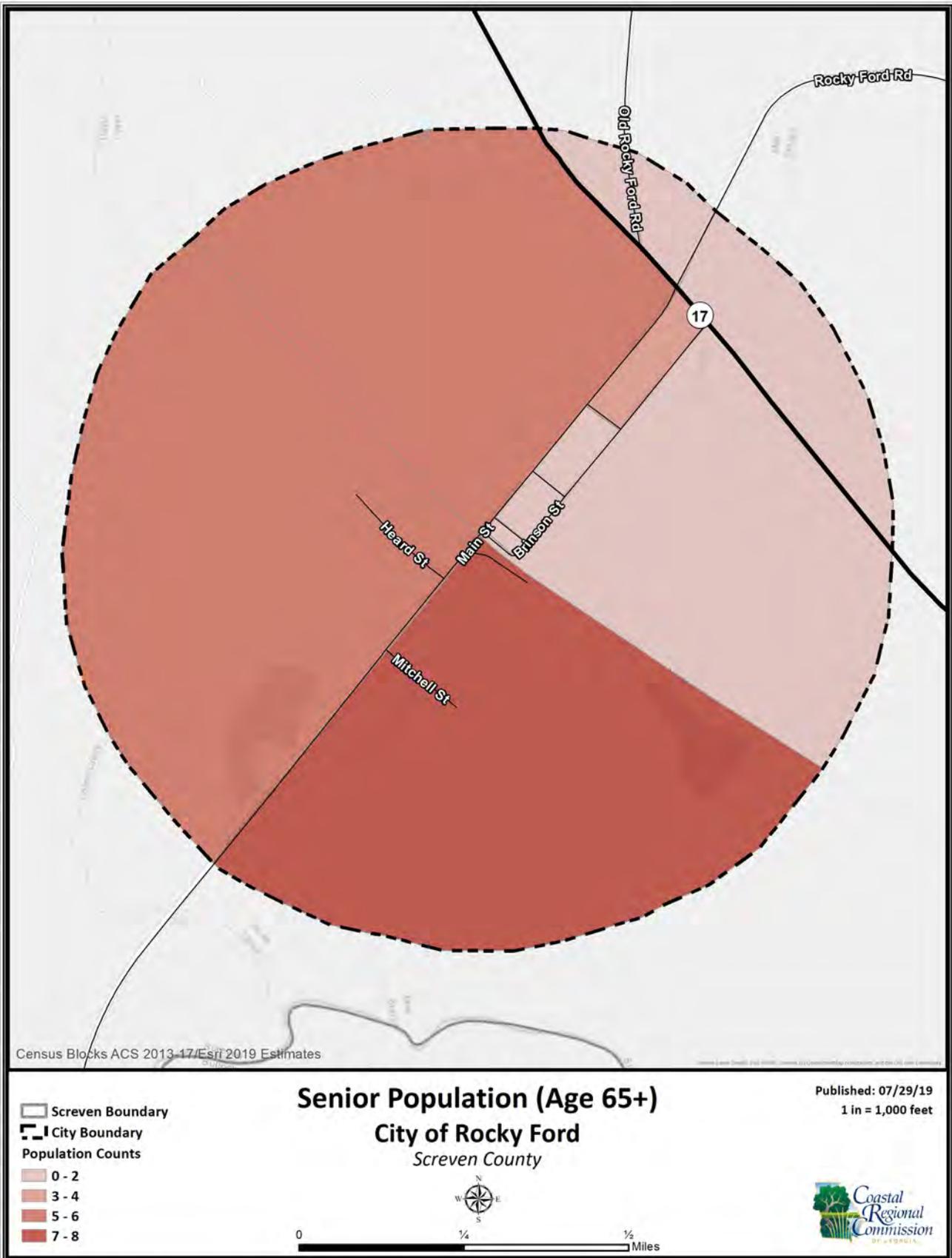
City of Rocky Ford

Screven County

Published: 07/29/19
1 in = 1,000 feet



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the products appropriately. Document Path: A:\gis_research\01_P\2019\GIS\ScrevenComp_Plan_Map_2019\FinalMap\RockyFord_Youth_0-4_19_Final.mxd



Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC-DC). All information published in this product is for reference use only. Therefore, CRC-DC will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is, considering dynamic and other data, a large user file. It is the responsibility of the user to use the product's appropriate. Document File: A:\gis_s\scrc\DC\2019\GIS\2019\ScreenComp_Plan_Map_2019\FinalMap_RockyFord_Senior_8x11_Plot.docx



INCOME AND POVERTY LEVEL

7.3

Income can directly relate to the ability of having reliable transportation, which then directly relates to a family’s ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family’s ability to secure temporary lodging (hotels or motels) beyond publicly provided shelters, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster.

Screven’s median household income in 2017 was \$36,556. Low and moderate income is defined as up to 80 percent of median household income, which would be \$29,244 for Screven County. Poverty levels are established by the federal government and are based upon income and family size. For Screven County, 13.2 percent of families fall below the poverty level.

Sylvania’s median household income in 2017 was \$30,258. Low and moderate income is defined as up to 80 percent of median household income, which would be \$24,206 for Sylvania. Poverty levels are established by the federal government and are based upon income and family size. For Sylvania, 18.2 percent of families fall below the poverty level.

Newington’s median household income in 2017 was \$20,000. Low and moderate income is defined as up to 80 percent of median household income, which would be \$16,000 for Newington. Poverty levels are established by the federal government and are based upon income and family size. For Newington, 28.4 percent of families fall below the poverty level.

Oliver’s median household income in 2017 was \$38,393. Low and moderate income is defined as up to 80 percent of median household income, which would be \$30,714 for Oliver. Poverty levels are established by the federal government and are based upon income and family size. For Oliver, 17.9 percent of families fall below the poverty level.

Hiltonia’s median household income in 2017 was \$23,077. Low and moderate income is defined as up to 80 percent of median household income, which would be \$18,462 for Hiltonia. Poverty levels are established by the federal government and are based upon income and family size. For Hiltonia, 25.5 percent of families fall below the poverty level.

Rocky Ford’s median household income in 2017 was \$36,250. Low and moderate income is defined as up to 80 percent of median household income, which would be \$29,000 for Rocky Ford. Poverty levels are established by the federal government and are based upon income and family size. For Rocky Ford, 11.9 percent of families fall below the poverty level.

Median Household Income

Category	Screven County	Sylvania	Newington	Oliver	Hiltonia	Rocky Ford
2000	\$28,496	\$27,034	\$21,806	\$25,833	\$17,250	\$25,625
2010	\$32,155	\$32,632	\$26,667	\$15,250	\$32,981	\$16,250
2017	\$36,556	\$30,258	\$20,000	\$38,393	\$23,077	\$36,250

U.S. Census Bureau



MEANS OF TRANSPORTATION

7.4

The U. S. Census reports on the number of vehicles available to households. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Screven County, 9.9 percent of households do not have a vehicle. This percentage is 14.9 percent in Sylvania, 13.9 percent in Newington, 9.9 percent in Oliver, 19.6 percent in Hiltonia.

The percentages are higher than the state of Georgia’s 6.7 percent.

Occupied housing units without a vehicle

Category	Screven County	Sylvania	Newington	Oliver	Hiltonia	Rocky Ford
2017	9.9%	14.9%	13.9%	9.9%	19.6%	0.0%

U.S. Census Bureau

HOUSING TYPE

7.5

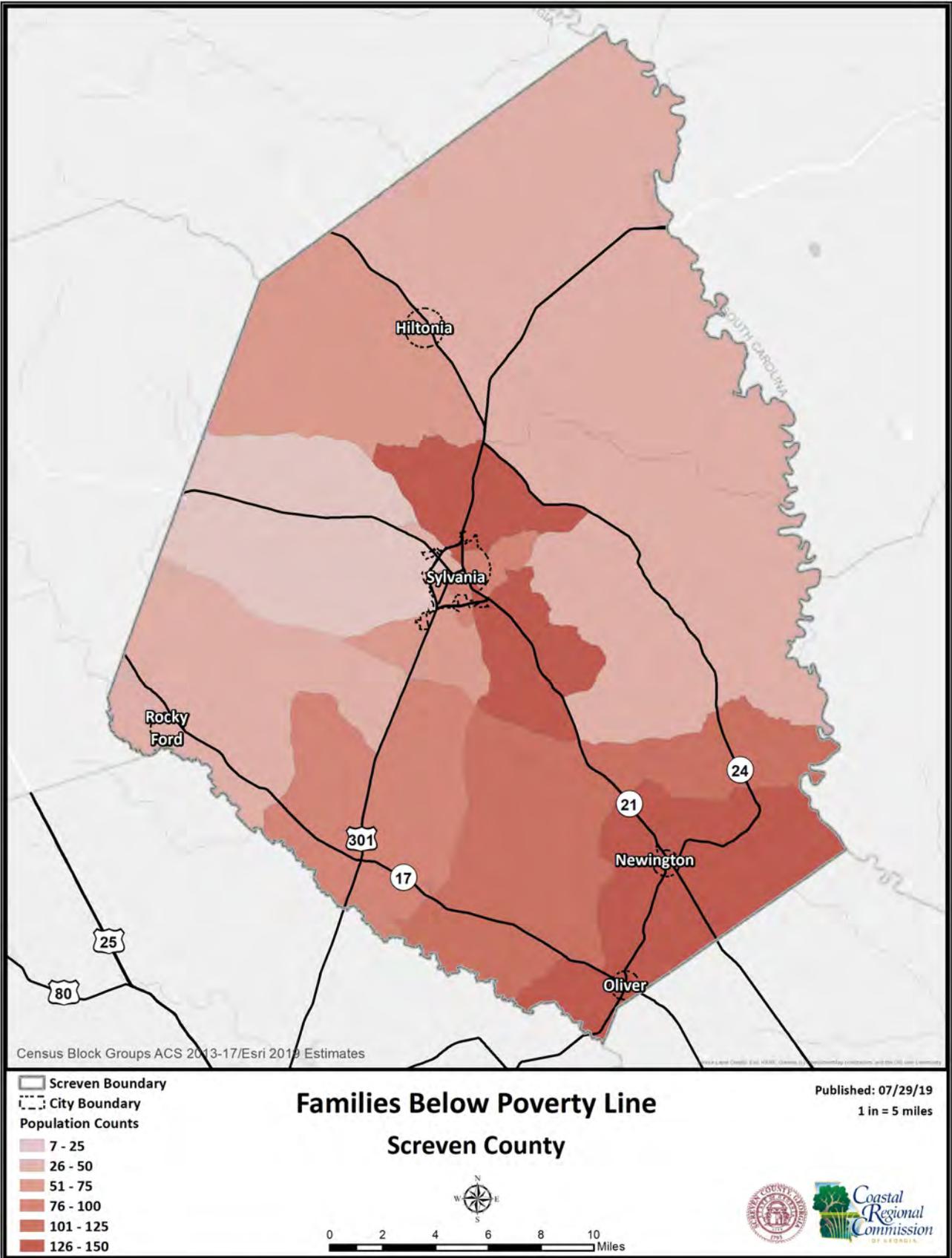
Mobile homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. In Screven County, 30.4 percent of families live in mobile homes. This percentage is 10.0 percent in Sylvania, 23.2 percent in Newington, 40.5 percent in Oliver, 47.0 percent in Hiltonia and 15.3 percent in Rocky Ford.

The percentages are much higher than the state of Georgia’s 9.1 percent.

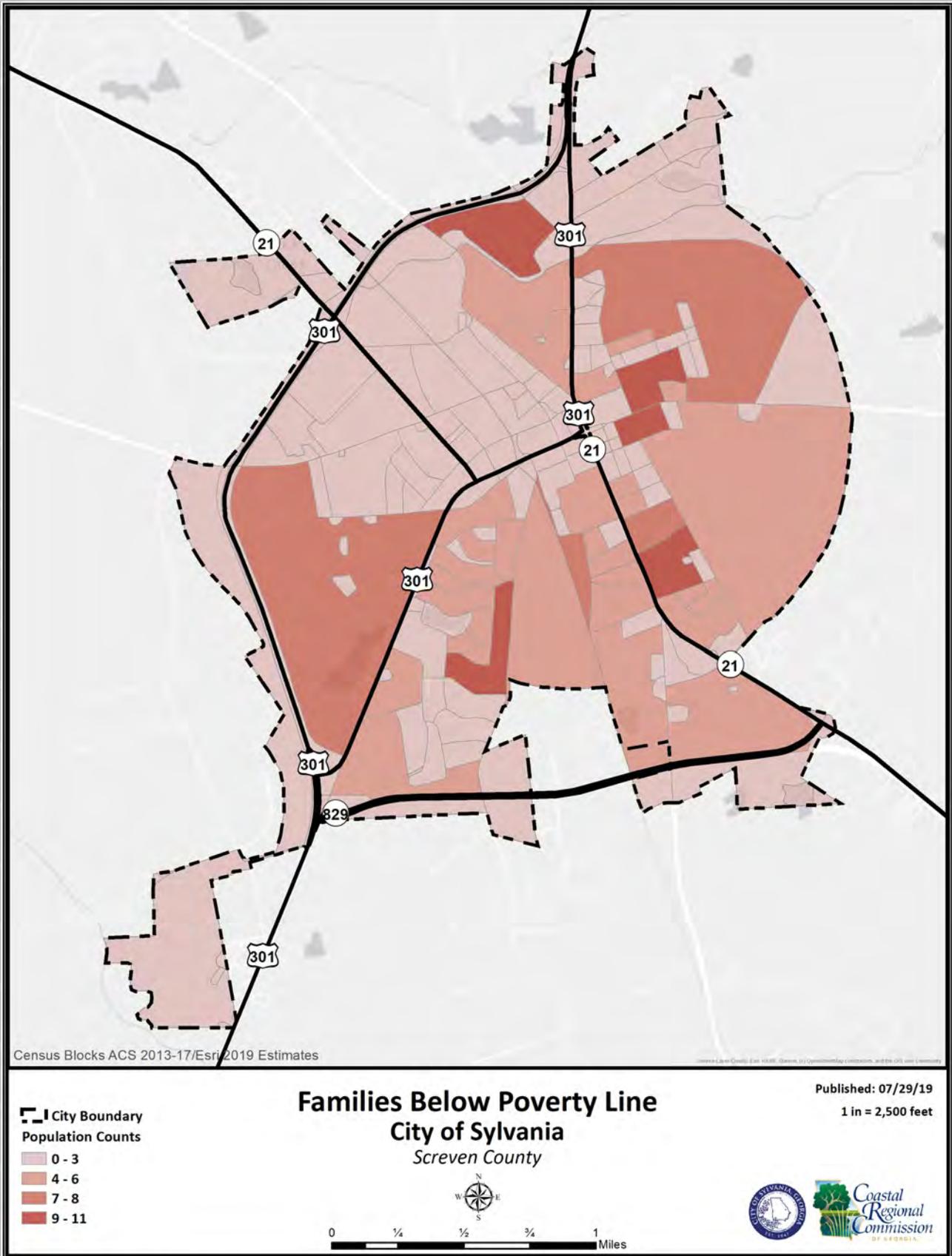
Mobile Homes

Category	Screven County	Sylvania	Newington	Oliver	Hiltonia	Rocky Ford
2017	30.4%	10.0%	23.2%	40.5%	47.0%	15.3%

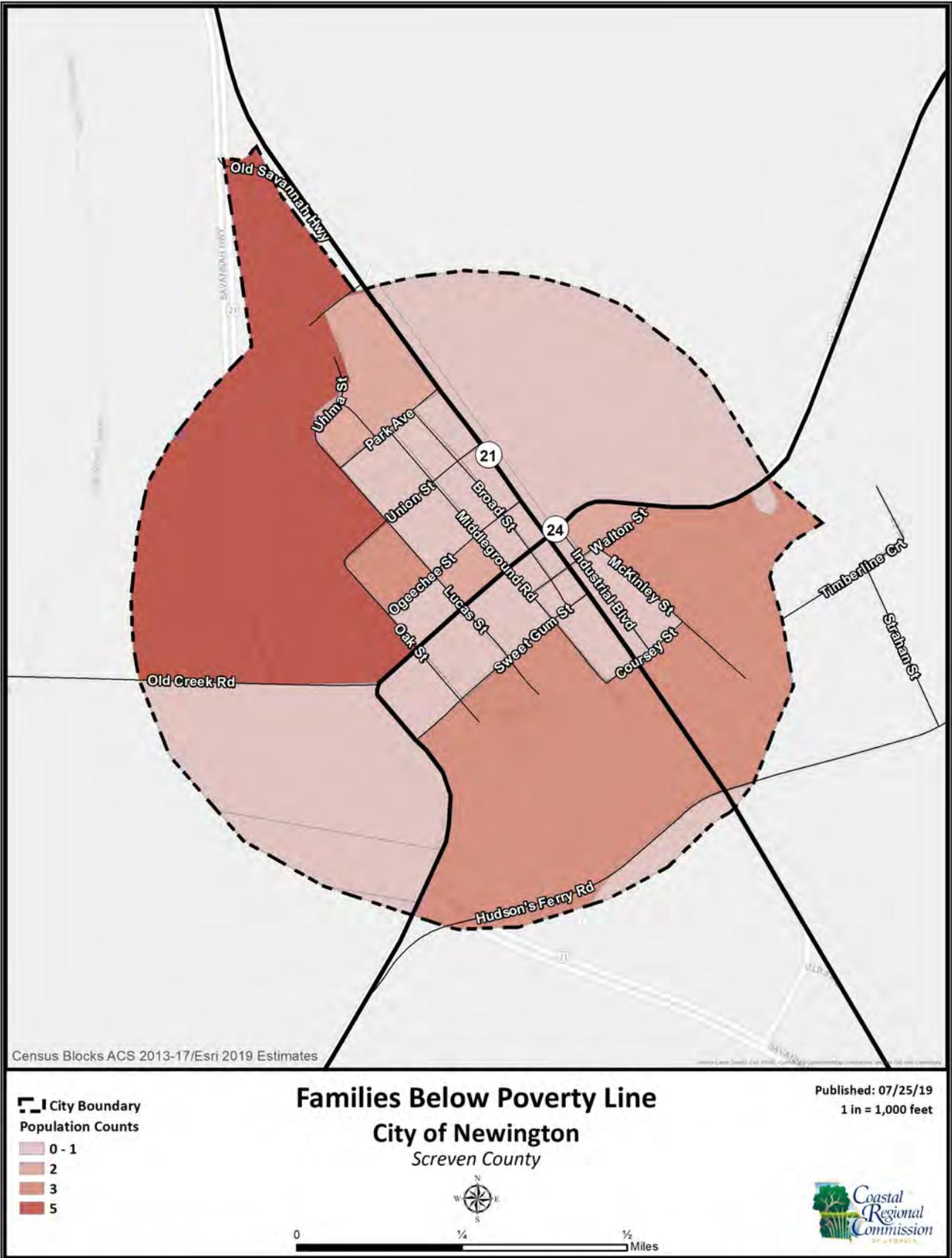
U.S. Census Bureau



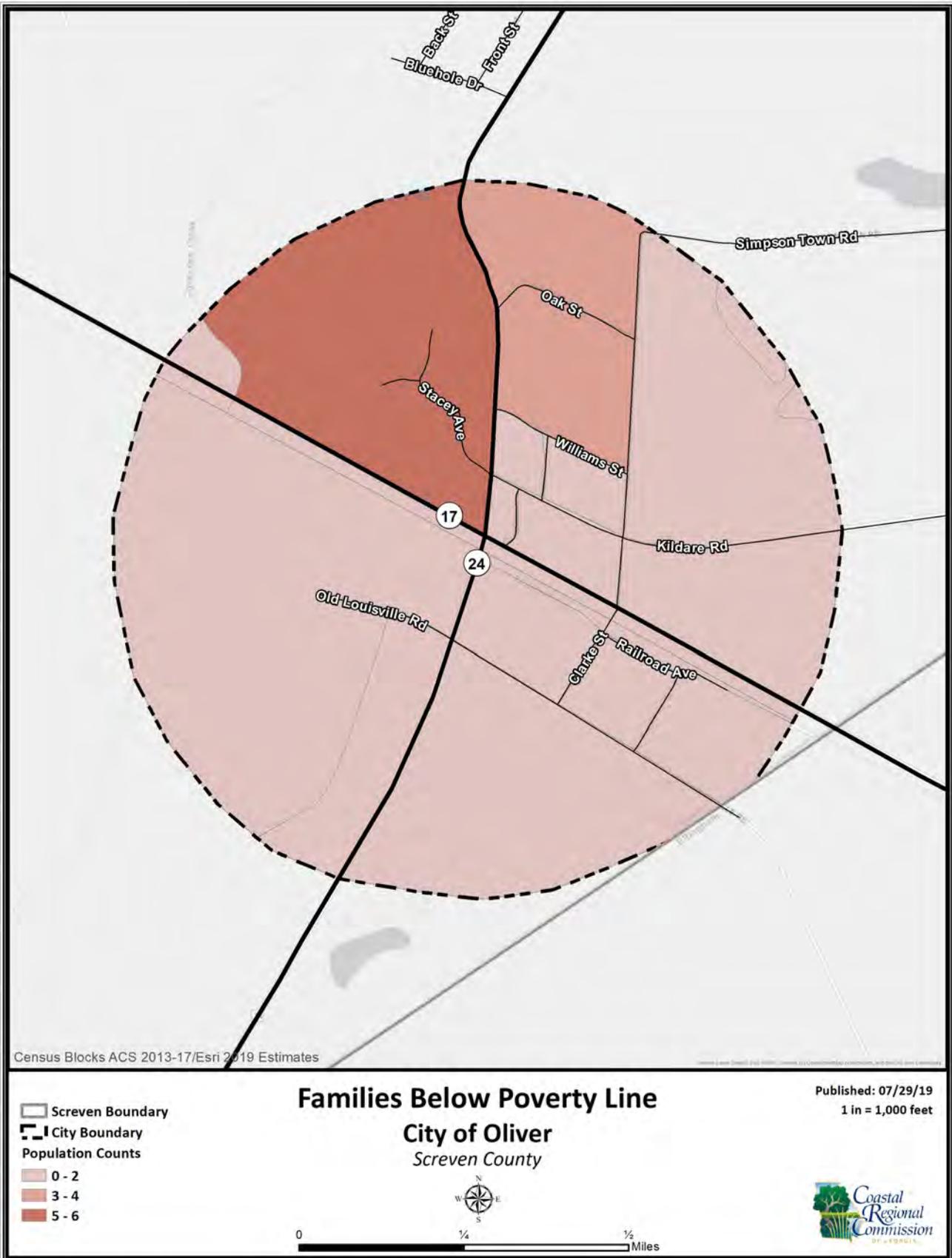
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for any error or omission in the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\gis_resources\GIS\2019\GIS\ScreenComp_Plan_Maps_2019\FinalMaps\Screven_Safety_0811.mxd



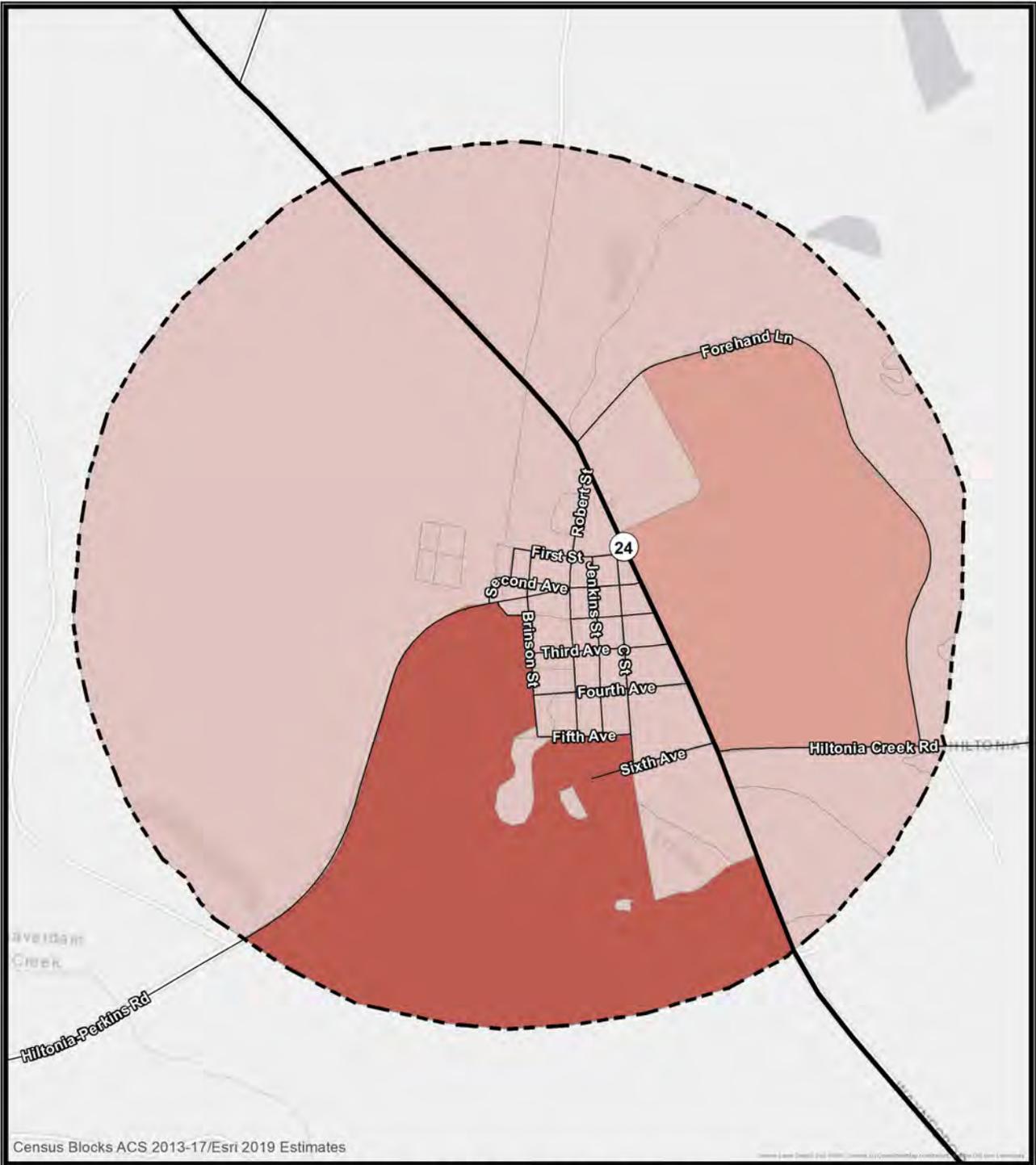
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and it's change over time. It is the responsibility of the user to use the product's appropriately. Documents Path: A:\aigp_resources\01_P\2019GIS\ScreenComp_Plan_Maps_2019\Map\Map\01\ScreenComp_Plan_Map_2019\Map\Map\01\ScreenComp_Plan_Map_2019_Final.mxd



Produced in 2019 by the Coastal Regional Commission (CRC) in partnership with Esri. All information presented in this product is for reference use only. Therefore, CRC does not warrant the accuracy or completeness of the data provided herein. The data and resulting graphics are not legal documents and should not be used in any legal proceeding. This information contained herein is considered dynamic and is subject to change without notice. It is the responsibility of the user to use the product's information appropriately. Document Path: A:\gis_research\01_P120192020\ScreenComp_Plan_Map_2019\FinalMapNewington_Poverty_2019_Final.mxd



Produced in 2019 by the Coastal Regional Commission (CRC) for the City of Oliver. All information published in this product is for reference use only. Therefore, CRC does not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is, in whole or in part, the property of the user to use the product appropriately. Document File: A:\gis_screven\2019\20192025\ScreenComp_Plan_Map_2019\FinalMap\Oliver_Poverty_2019_Final.mxd



Census Blocks ACS 2013-17/Esri 2019 Estimates

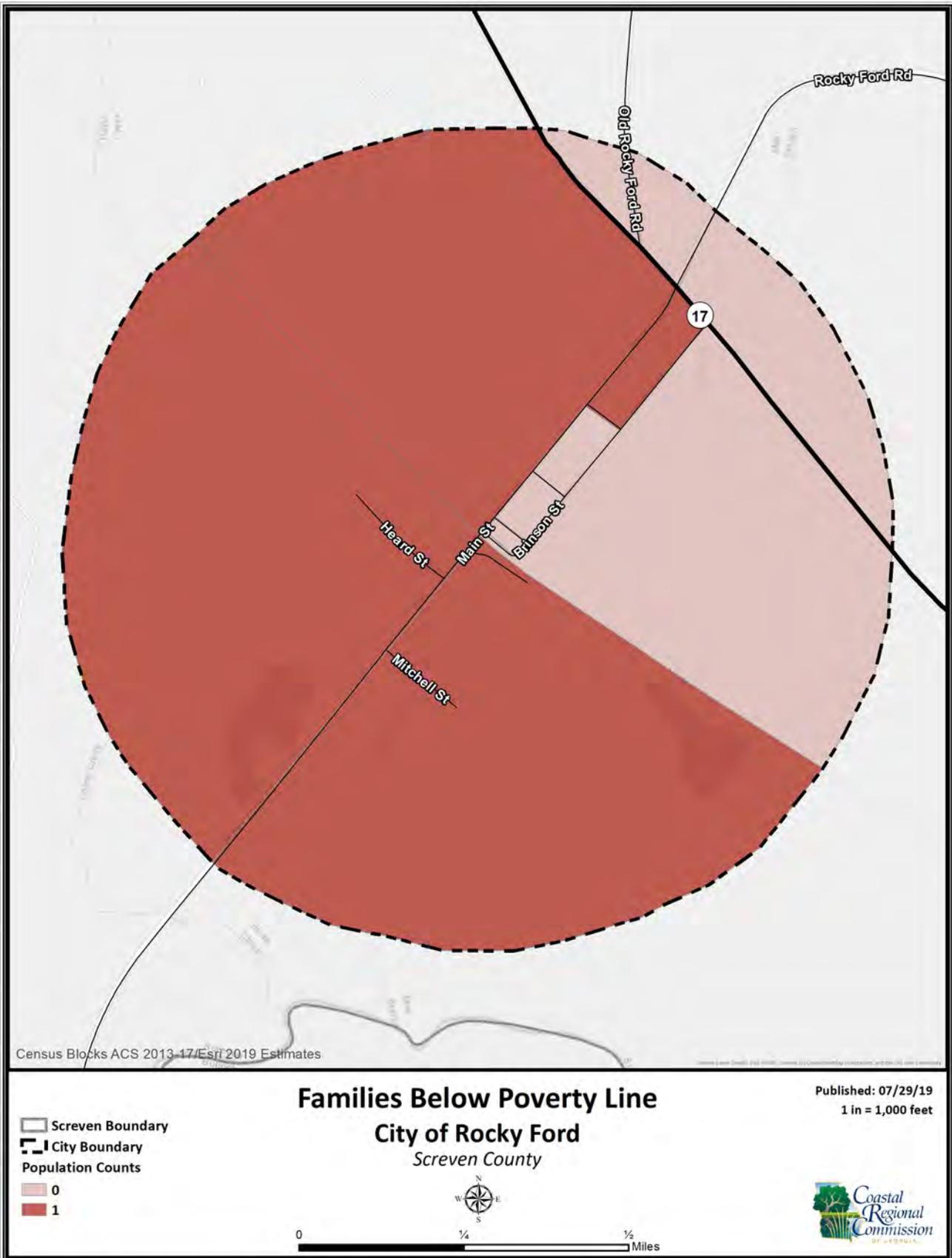
Families Below Poverty Line City of Hiltonia Screven County

Published: 07/29/19
 1 in = 1,200 feet

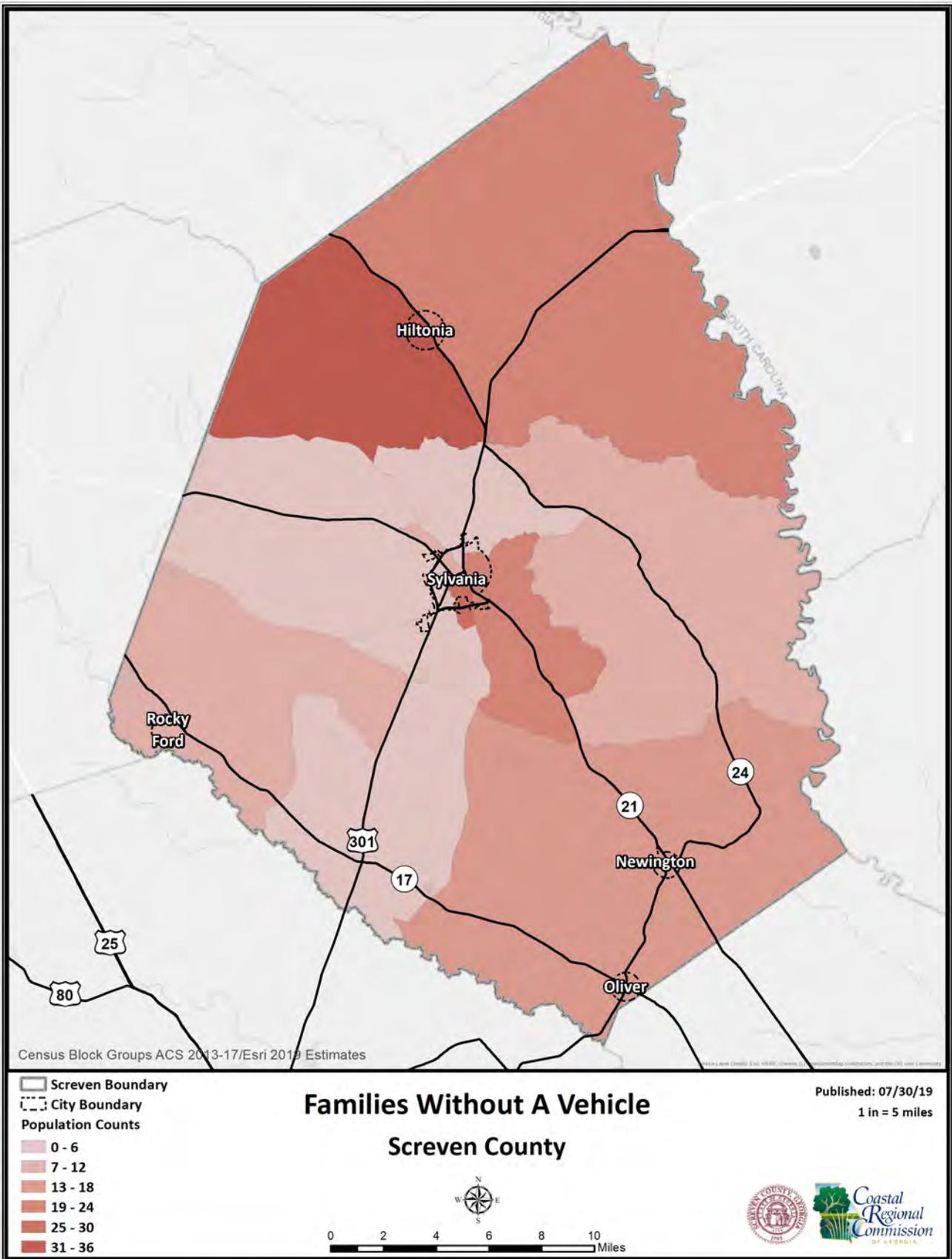
- City Boundary
- Population Counts**
- 0 - 1
- 2
- 4



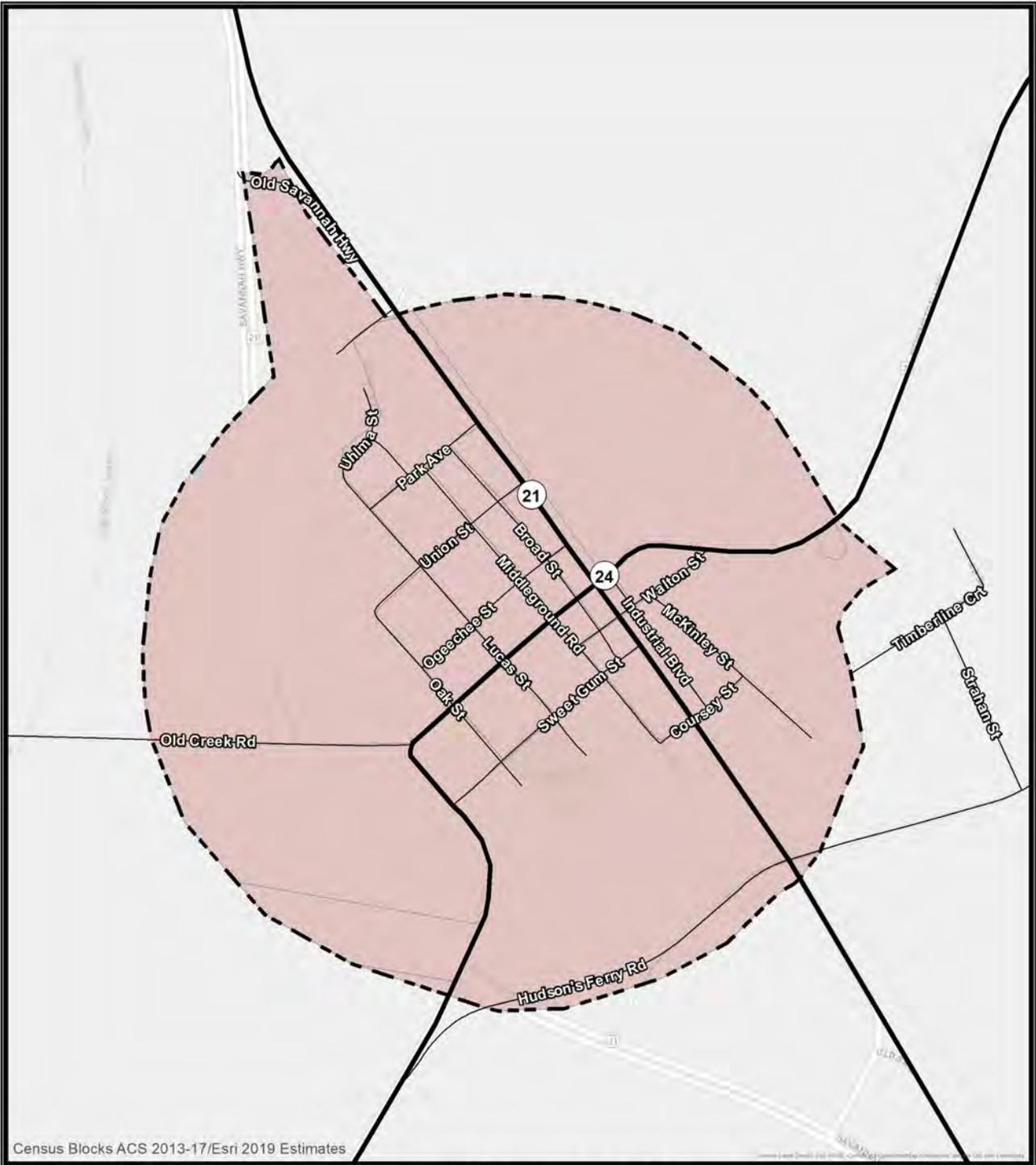
Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC-01). All information published in this product is for reference use only. Therefore, CRC-01 will not be held liable for inaccurate use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in such a manner. This information contained herein is, considering dynamic, GIS data change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\gis\arcgisserver\FY2019\GIS\ScreenComp_Plan_Map_2019\FinalMap_Hiltonia_Poverty_0719_Final.mxd



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for any errors or omissions in the data provided herein. The data and related graphics are not legal documents and should not be relied upon in any legal proceeding. This information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the products appropriately. Document Path: A:\gis_screenshot\1_P\2019GIS\ScreenComp_Plan_Map_2019\FinalMap_RockyFord_Poverty_2019_Final.mxd



Produced in 2018 by the Coastal Regional Commission GIS Department (CRC GIS). All information presented in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\aig\resources\01_P\2019\GIS\ScreenComp_Plan_Map\2019\mxd\maps\screven_5\vehicle_2018.mxd



Census Blocks ACS 2013-17/Esri 2019 Estimates

Families Without A Vehicle

City of Newington

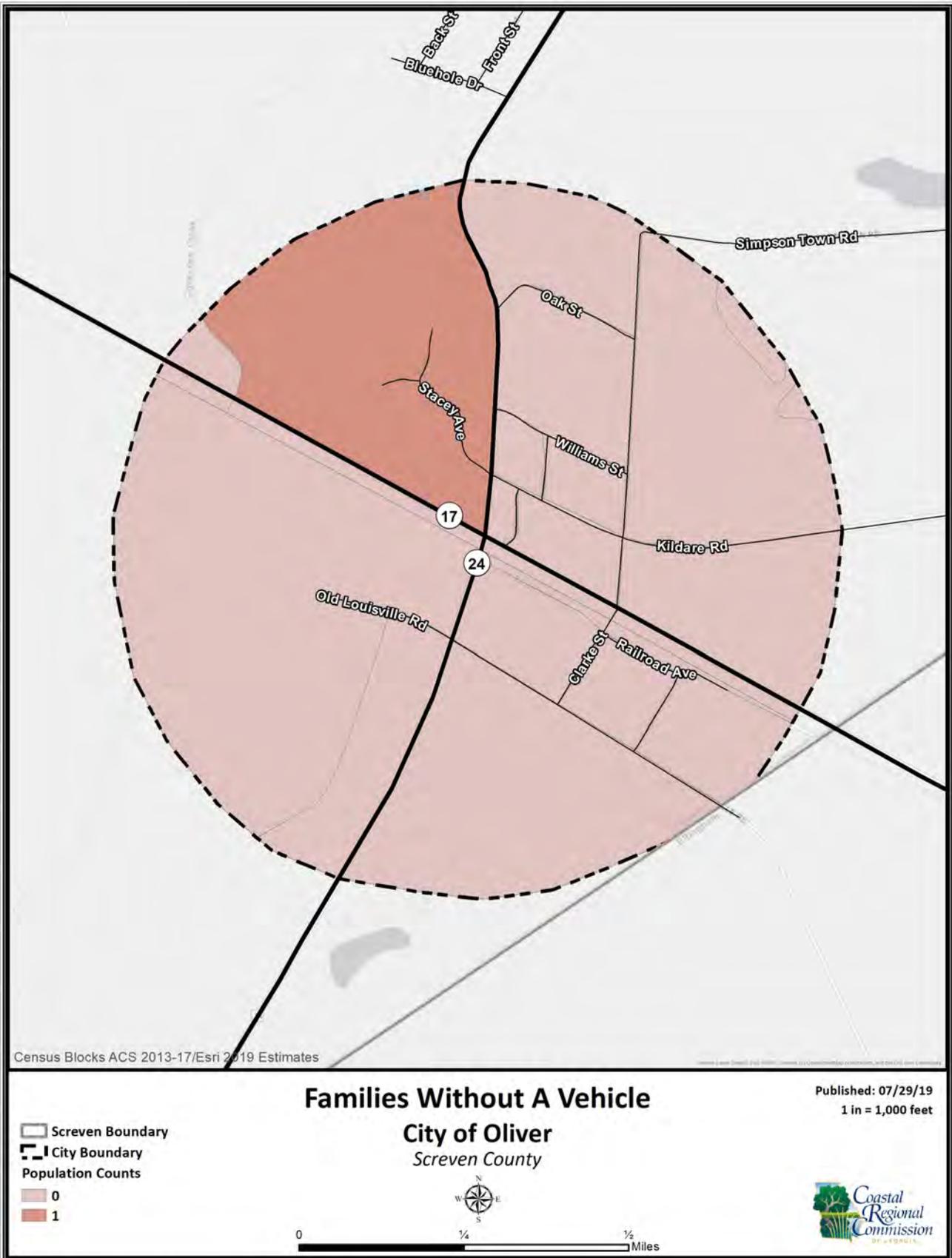
Screven County

Published: 07/25/19
 1 in = 1,000 feet

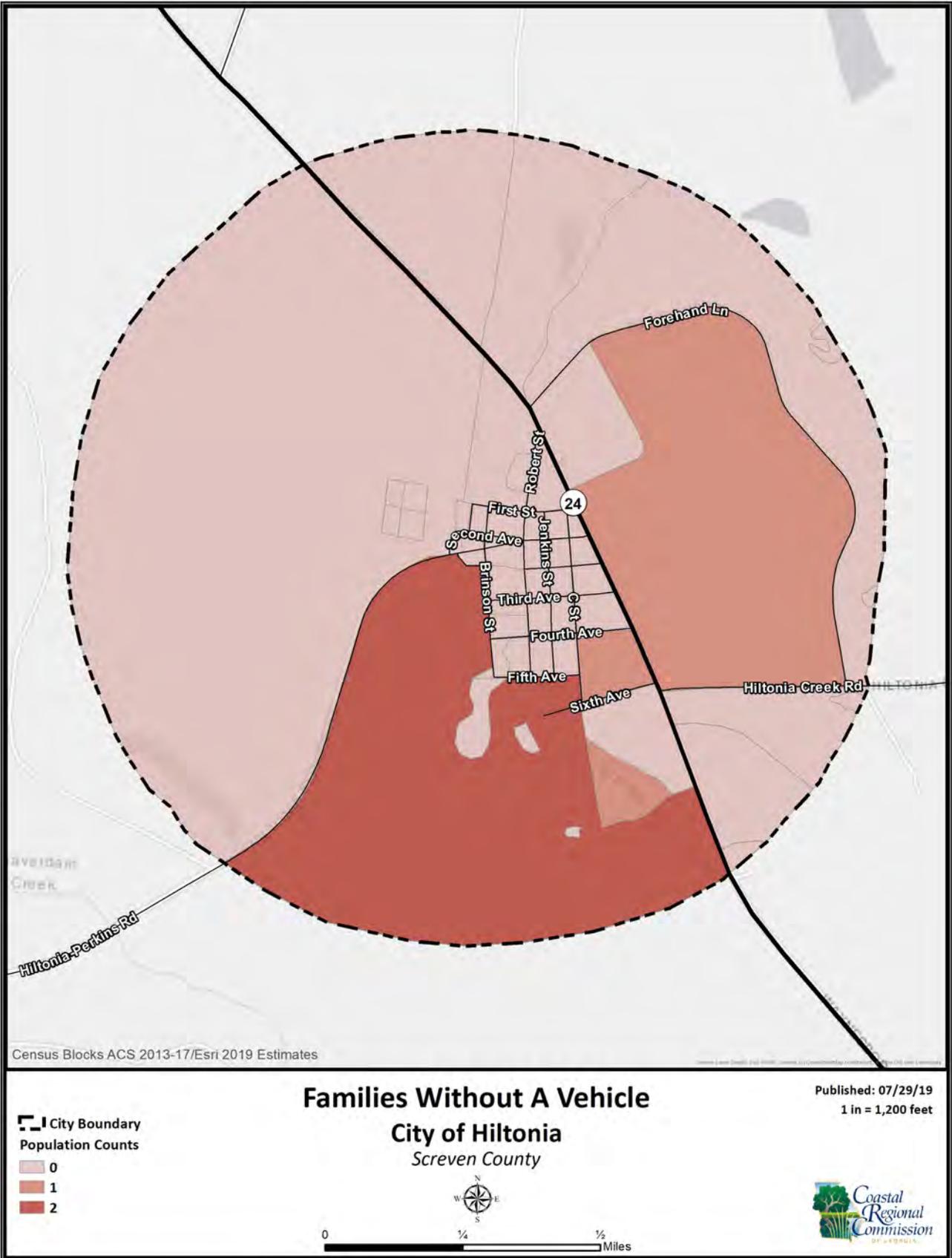
City Boundary
 Population Counts
 0



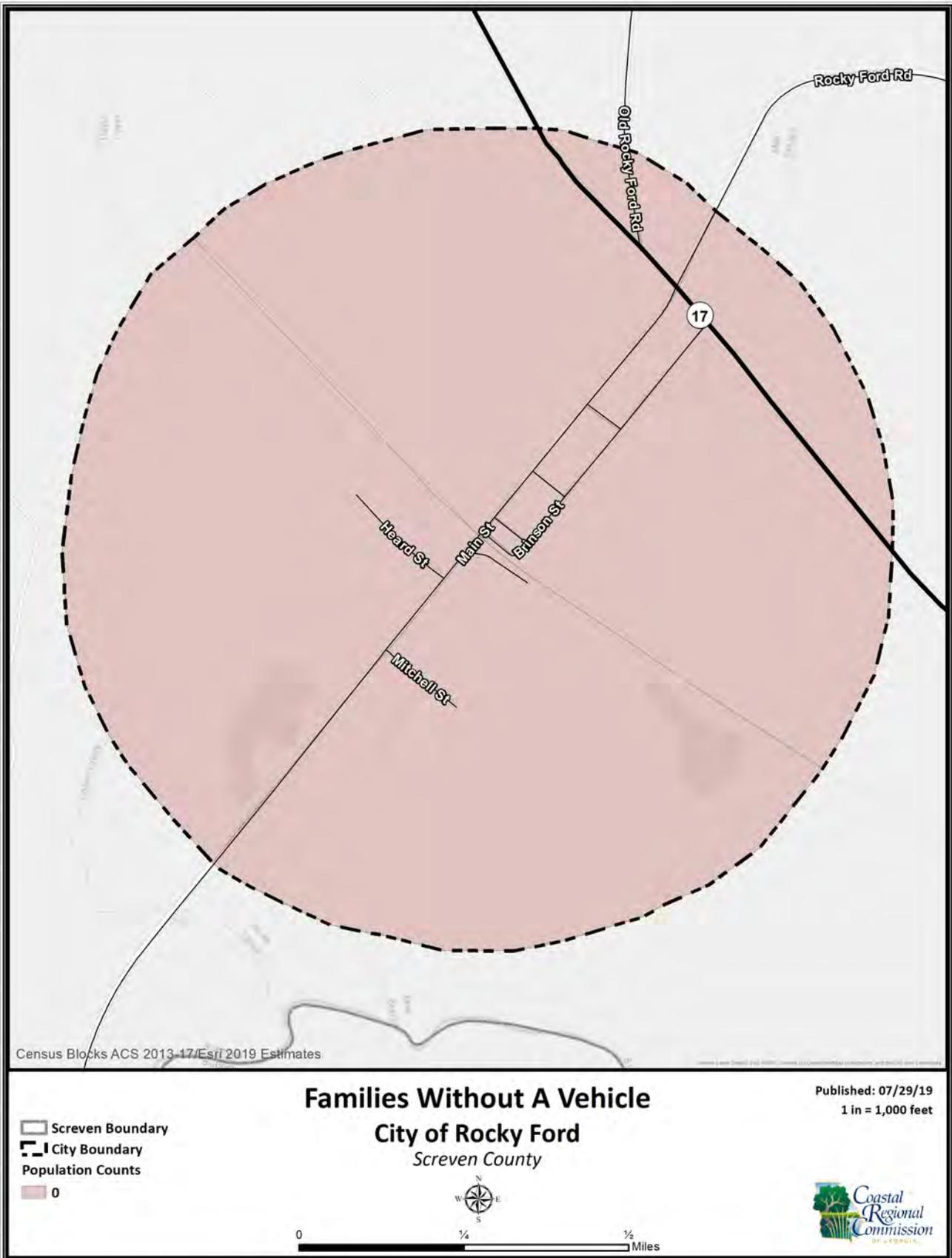
Produced in 2019 by the Coastal Regional Commission (CRC). All information published in this product is for reference use only. Therefore, CRC will not be held liable for any errors or omissions. The data and related graphics are not legal documents and should not be used in any legal proceeding. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the product's information appropriately. Document Path: A:\gis_research\GIS\2019\2019FinalMap\Newington_Families_Without_Vehicles_3x11_Final.mxd



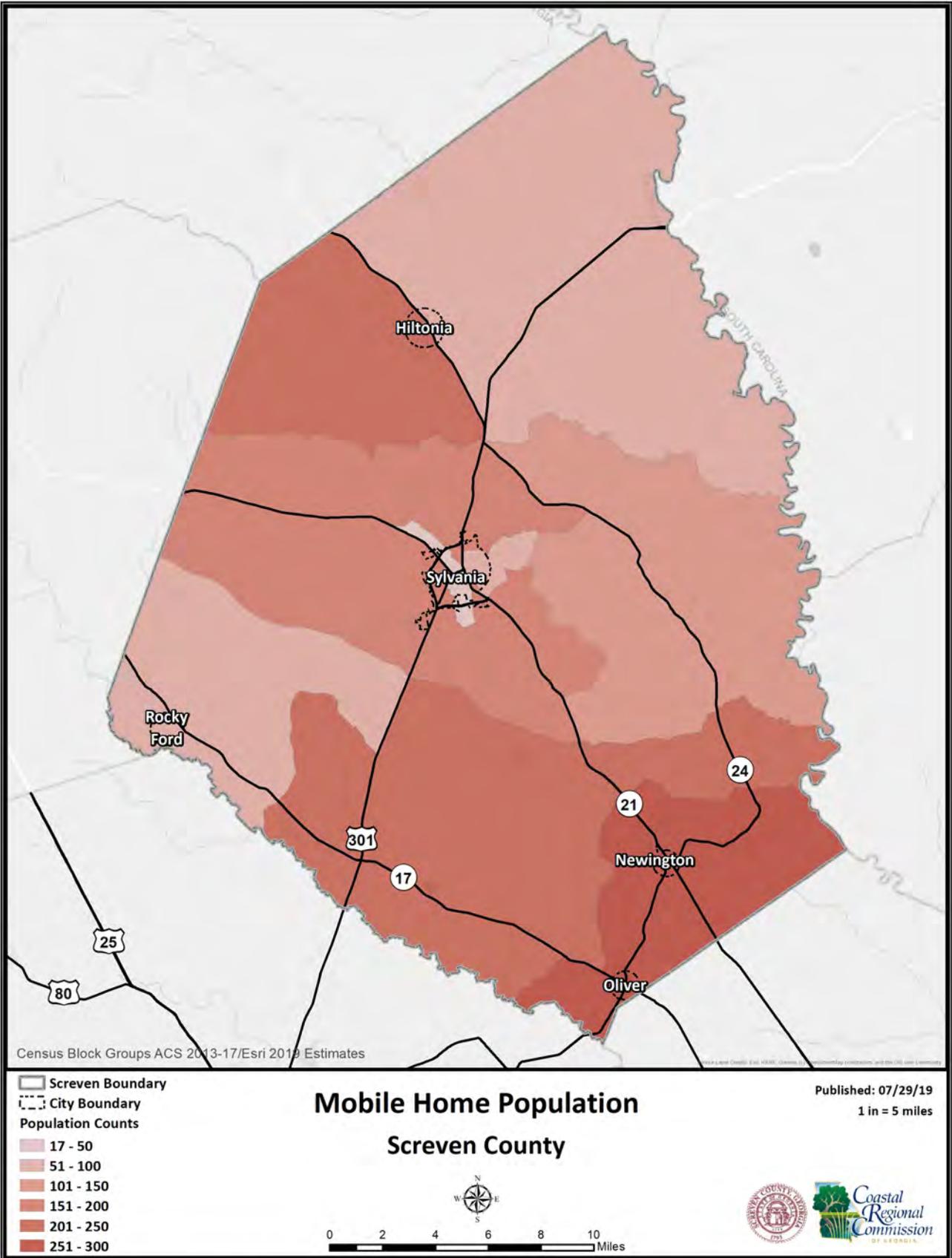
Produced by 2019 by the Coastal Regional Commission (CRC) 011. All information published in this product is for reference use only. Therefore, CRC 011 will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied on in such a manner. This information contained herein is, notwithstanding, and is not a warranty or any other form of liability. It is the responsibility of the user to use the product's appropriability. Document Path: A:\aig_a\scrc\011_P\2019JCS\ScreenComp_Plan_Map_2019\FinalMap\Oliver_Substance_3r11_Final.mxd



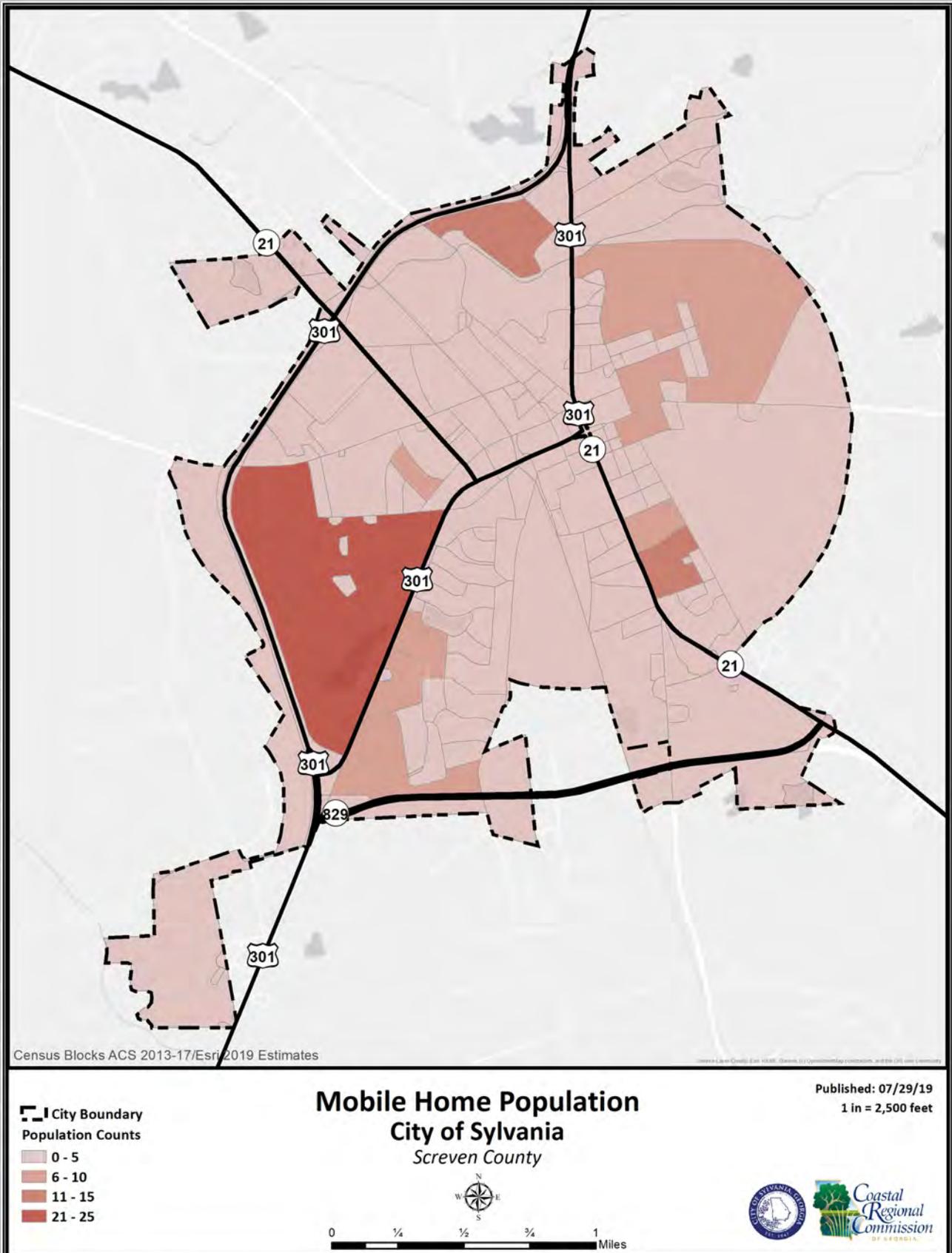
Produced in 2019 by the Coastal Regional Commission Staff Department (CRC-SC). All information published in this product is for reference use only. Therefore, CRC-SC will not be held liable for any errors or omissions in the data provided herein. The data and related graphics are not legal documents and should not be relied upon in any legal proceeding. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the products appropriately. Document Path: A:\gis_screven\scrcr\FY2019\GIS\ScreenComp_Plan_Map_2019\FinalMap_Hiltonia_ScreenComp_S111_Final.mxd



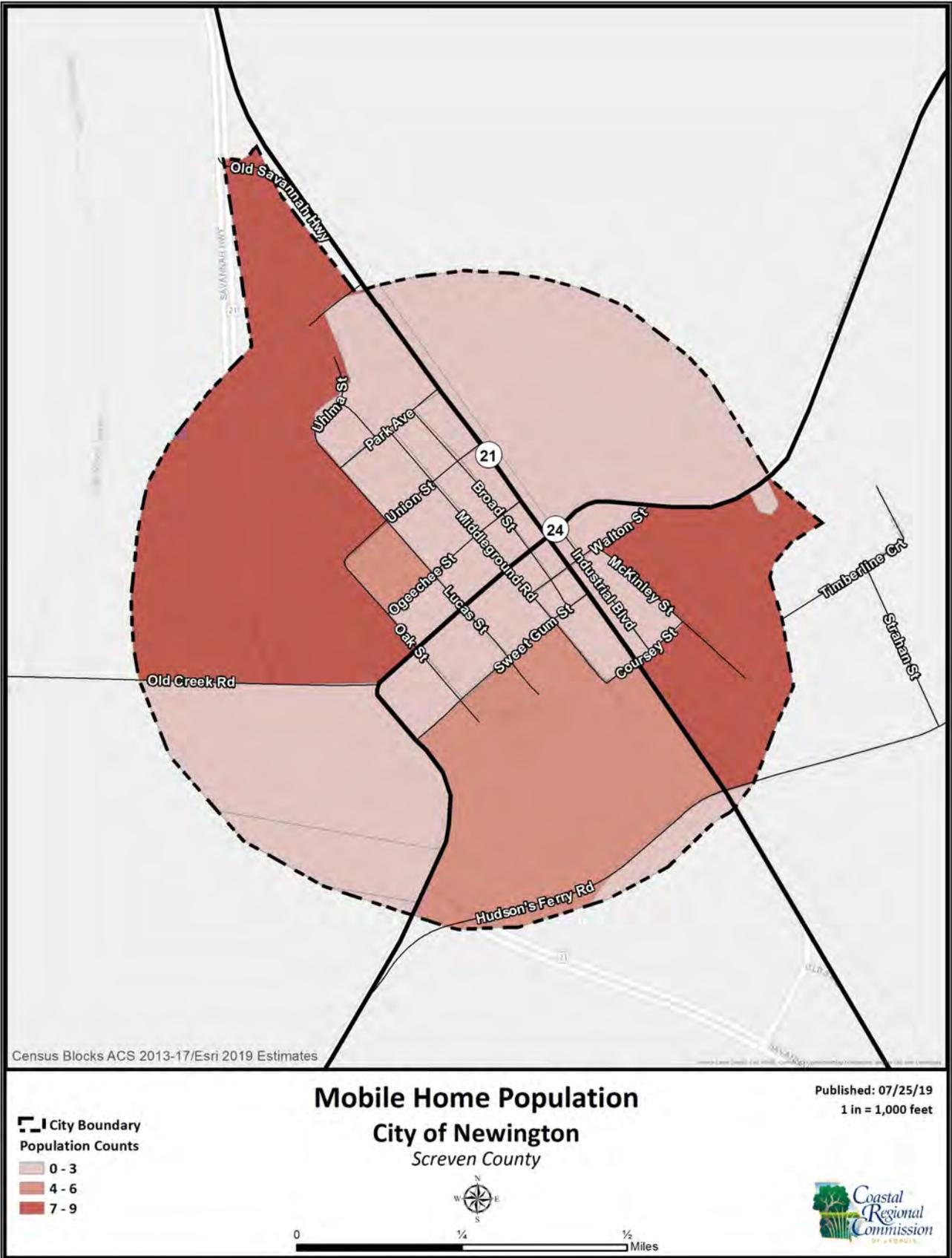
Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC-D). All information published in this product is for reference use only. Therefore, CRC-D will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in any legal proceeding. This information contained herein is considered dynamic and is subject to change over time. It is the responsibility of the user to use the product appropriately. Document Path: A:\aig_\aig\acs2013_17\20192020\ScreenComp_Plan_Map_2019\FinalMap_RockyFord_Nov2019_3x11_Four.mxd



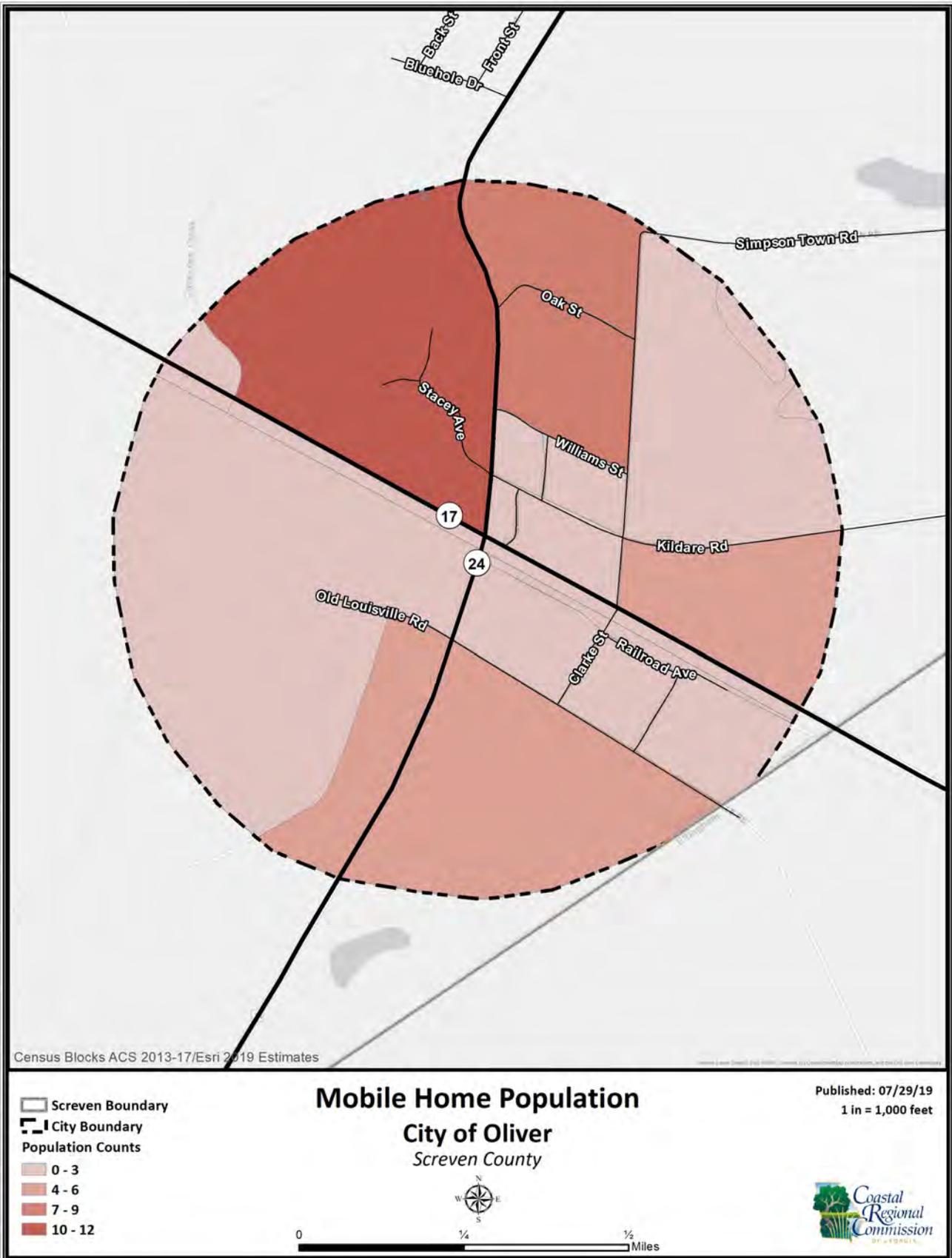
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's appropriately. Document Path: A:\gis_resources\GIS\2019\GIS\ScreenComp_Plan_Maps_2019\MapDocs\ScreenComp_Map_2019\MapDocs\ScreenComp_Map_2019.mxd



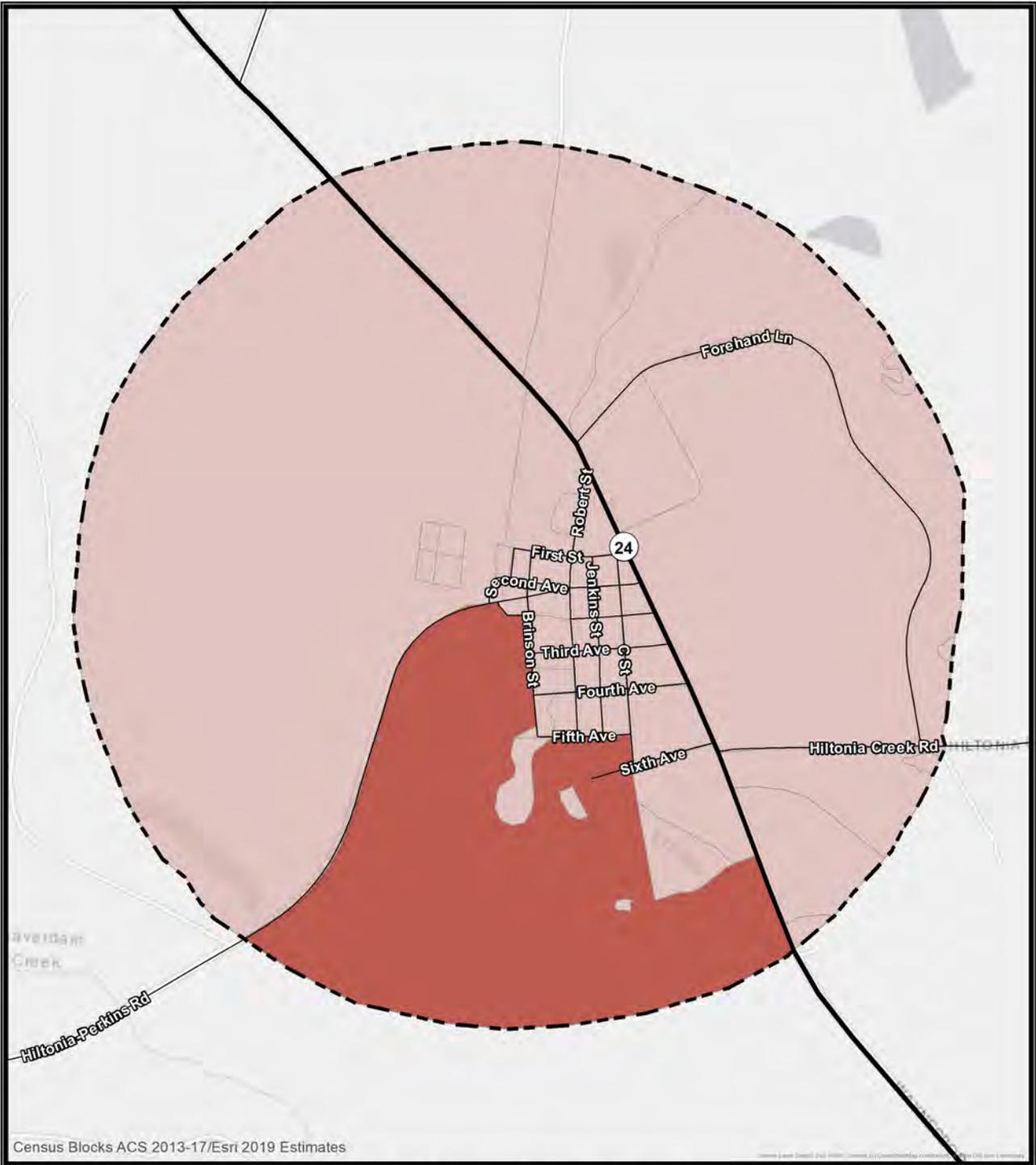
Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information portrayed in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. This information contained herein is considered dynamic, and will change over time. It is the responsibility of the user to use the product's information appropriately. Document Path: A:\apps_resources\GIS\2019\GIS\review\comp_Plan_Map_2019\map\map\sylvania_blockshades_8111_Final.mxd



Produced in 2019 by the Coastal Regional Commission Staff Department (CRC). All information published in this product is for reference use only. Therefore, CRC does not hold itself liable for any use of the data provided herein. The data and related graphics are not legal documents and should not be used in any legal proceeding. This information contained herein is, unless otherwise stated, the property of the user to use the product appropriately. Document Path: A:\gis_research\01_P\2019\GIS\LevelComp_Plan_Map_2019\FinalMapNewington_MobileHomes_0719_Final.docx



Produced by 2019 by the Coastal Regional Commission (CRC) 017. All information published in this product is for reference use only. Therefore, CRC 017 will not be held liable for any use of the data provided herein. The data and related graphics are not legal documents and should not be used in such a manner. This information contained herein is, in whole or in part, the property of the user to use the product appropriately. Document Path: A:\aig_resources\2019\20192020ScrevenComp_Plan_Map\2019FinalMapClient_Mobilehomes_0117_Final.mxd



Census Blocks ACS 2013-17/Esri 2019 Estimates

City Boundary
 Population Counts
 0 - 5
 11 - 15

Mobile Home Population City of Hiltonia Screven County

Published: 07/29/19
 1 in = 1,200 feet



Produced in 2019 by the Coastal Regional Commission GIS Department (CRC GIS). All information published in this product is for reference use only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in such a manner. This information contained herein is, considering dynamic and changing data, not a final design and it is the responsibility of the user to use the products appropriately. Document Path: A:\gis\arcgis\GIS\2019\GIS\ScreenComp_Plan_Map_2019\FinalMap_Hiltonia_Statistics_S11_Final.mxd



Produced in 2019 by the Coastal Regional Commission (CRC) Department (CRC, CR). All information presented in this product is for reference use only. Therefore, CRC, CR, and its staff do not bear liability for improper use of the data provided herein. The data and related graphics are not legal documents and should not be relied upon in any legal proceeding. This information contained herein is considered dynamic, and it is the responsibility of the user to use the product's appropriateness. Document Path: A:\aapl_screenshot_P\2019\2019ScrevenComp_Plan_Map_2019\FinalMapRockyFord_MobileHomes_0811_Final.mxd

ECONOMIC DEVELOPMENT

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

100%
ORGANIC



Economic Development

Economic development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, and responsibly produce and trade valuable goods and services. Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector.

Economic development is policy intervention with the goal of improving the economic and social well-being of its community. Economic growth is observable through productivity and the rise in the value of services produced. Increasing productivity can raise living standards because more income improves the ability to purchase goods and services, and improve housing and education.

According to the U.S. Census Bureau, the top three industries by employment for Screven County, Georgia are Retail Trade, Manufacturing, and Educational Services and Health Care and Social Assistance.

In order to continue and improve vitality in economic development, it is imperative that Screven County and the Cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford leverage these industries while developing new ones which are in line with the desires of the community.

In order to achieve the community goals as desired by Screven County County and the Cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford, the following policies will be utilized:

- County and Cities working with the Screven County Development Authority on efforts to promote business and industrial development and redevelopment.
- Supporting programs for retention, expansion, and creation of businesses that enhance our economic well-being.
- Accommodating new development while enhancing local assets.
- Considering the growth of the coastal region and its economic impacts.
- Promoting education and training opportunities for its citizens .
- Working together with other economic development agencies to develop ecotourism and heritage tourism.
- Directing future development in areas with adequate services and infrastructure.
- Encouraging collaboration between employers, employees, and existing educational facilities to establish an education quality, and sustaining workforce.
- Collaborating on a multi-jurisdictional level to promote tourism throughout the region.
- Nurturing an employment section that provides high earnings and wages.



ECONOMIC BASE

8.1

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

Industry Type	Screven County		
	2000	2010	2017
Total Employed (16 years and over Civilian Labor Force)	5,941	5,107	5,631
Agriculture, forestry, fishing and hunting, and mining	5.3%	5.7%	3.8%
Construction	5.0%	6.0%	7.5%
Manufacturing	29.8%	23.4%	17.6%
Wholesale trade	1.5%	2.1%	0.6%
Retail trade	11.3%	8.3%	12.6%
Transportation and warehousing, and utilities	7.1%	5.4%	9.1%
Information	0.8%	2.1%	1.6%
Finance and insurance, and real estate and rental and leasing	2.5%	3.4%	2.9%
Professional, scientific, and management, and administrative and waste management services	3.9%	4.7%	6.7%
Educational services, and health care and social assistance	18.1%	25.1%	20.6%
Arts, entertainment, and recreation, and accommodation and food services	5.5%	5.2%	6.5%
Other services, except public administration	3.6%	5.4%	6.3%
Public administration	5.6%	3.1%	4.1%

U.S. Census Bureau



UNEMPLOYMENT RATE

8.2

In 2010, the economic recession of 2008 resulted in a higher unemployment rate for the county at 17 percent. In 2017, Screven County's unemployment rate decreased to 6.2 percent, which was lower than the state of Georgia (7.5 percent) and the United States (6.6 percent).

Unemployment Rate (Civilian Labor Force)			
	2000	2010	2017
Screven County	5.0%	17.0%	6.2%
Georgia	3.6%	8.8%	7.5%
U.S.	3.7%	7.9%	6.6%

U.S. Census Bureau

OCCUPATION

8.3

The US Census reports five primary occupation types and the trends of total employed in each occupation for Screven County.

27.8%

**Management, Business,
Science, and Arts**

Screven County: Occupation

Occupation Type	2000	2010	2017
Total Employed	5,941	5,107	5,631
Management, Business, Science, and Arts	21.7%	24.1%	27.8%
Services	15.4%	18.4%	16.0%
Sales and Office	20.1%	21.1%	22.6%
Natural Resources, Construction, and Maintenance	14.0%	12.5%	11.6%
Production, Transportation, and Material Moving	28.8%	24.0%	22.0%

U.S. Census Bureau



CLASS OF LABOR FORCE 8.4

In 2017, Screven County class of labor force includes 77.5 percent private and salary workers, 16.2 percent government workers, and 6.1 percent self-employed workers.

Screven County: Class of Labor Force

Class of Labor Force	2000	2010	2017
Total Employed	5,941	5,107	5,631
Private Wage and Salary Workers	75.8%	73.1%	77.5%
Government Workers	19.1%	19.6%	16.2%
Self-Employed Workers	4.8%	6.4%	6.1%
Unpaid Family Workers	0.3%	0.9%	0.2%

U.S. Census Bureau

77.5%
PRIVATE WAGE AND SALARY

PLACES OF EMPLOYMENT 8.5

In 2015, Screven County had 82 percent of its working class working outside of the county.

Location of Workforce	2015
Sylvania, GA	18.1%
Statesboro, GA	12.0%
Augusta-Richmond County	4.4%
Kingsland, GA	2.6%
Martinez CDP, GA	0.9%
Waynesboro, GA	2.2%
Savannah, GA	1.6%
Macon-Bibb County, GA	1.1%
Newington, GA	1.1%
Millen, GA	0.9%
Other Locations	55.2%

U.S. Census Bureau

82.0%
WORK OUTSIDE COUNTY

WORKFORCE DEVELOPMENT ISSUES

8.6

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

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

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



Coastal Workforce

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

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

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



Department of Community Affairs Economic Development

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

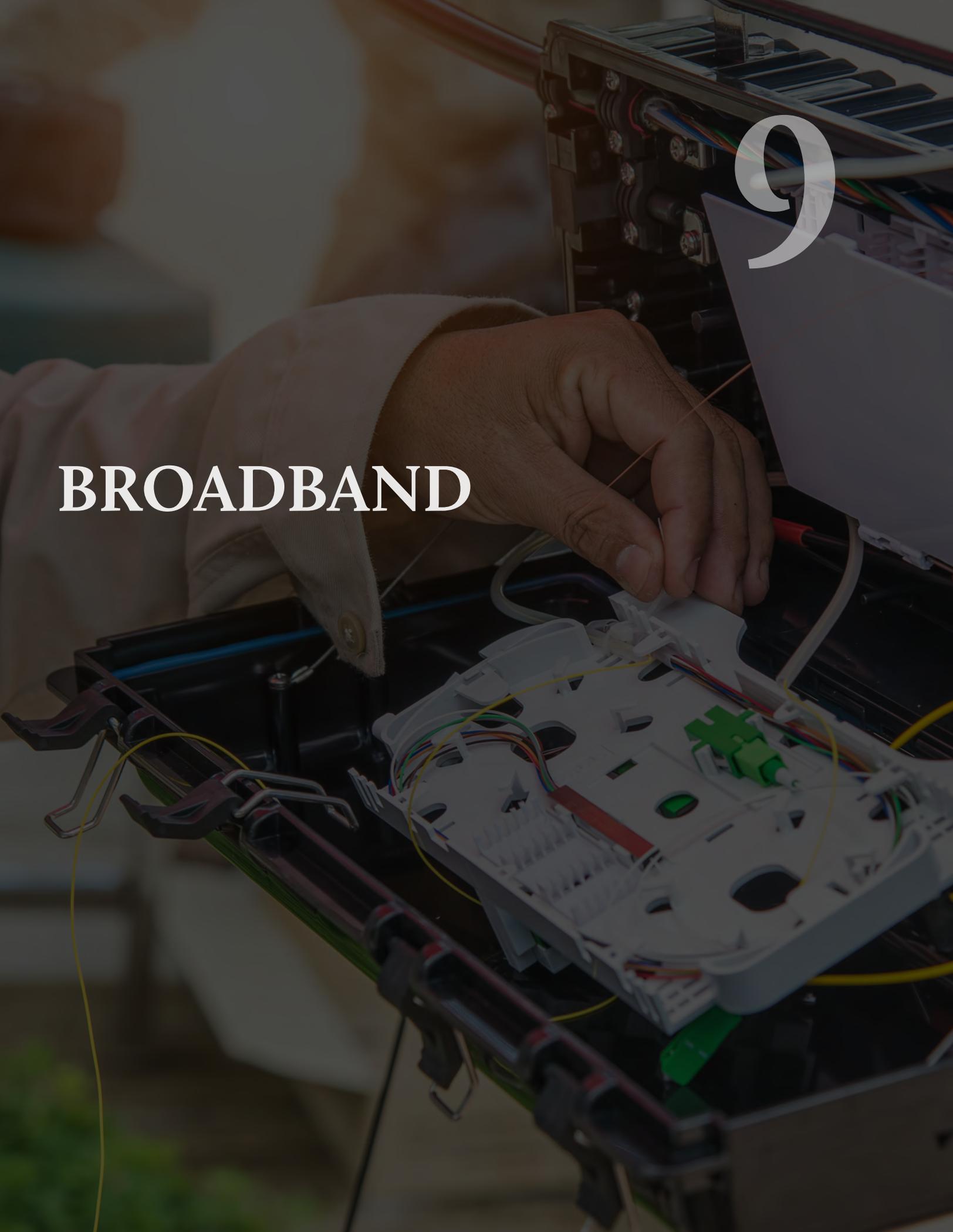


U.S. Department of Agriculture Rural Development

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

9

BROADBAND



Broadband

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for those communities which offer high speed connectivity, and conversely, a detriment to economic development for those areas lacking the infrastructure. The Screven County Joint Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Local Comprehensive Planning.

On May 7, 2018, Gov. Nathan Deal signed into law Senate Bill 402, the “Achieving Connectivity Everywhere (ACE) Act.” This legislation outlines a multi-agency strategy to provide for planning, incentives and deployment of broadband services to unserved areas throughout the state. One provision of the ACE Act requires the incorporation of a Broadband Services Element in the Local Comprehensive Plan of each local government in the state. This new legal requirement necessitates amendments to the minimum standards that DCA uses to implement the statute. The new requirements to address broadband went into effect on Oct. 1, 2018. Specifically, each local government must include in its Local Comprehensive Plan an action plan for the promotion of the deployment of broadband services by broadband service providers into unserved areas within its jurisdiction.

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

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





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

Further, the Council proposed modernizing the state and local tax structure and expanding the ability of rural utilities to provide broadband services. The combined effect would create state funding for grants available for broadband deployment to under-served areas. Specific recommendations were as follows.

Eliminate:

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

Replace with:

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

Expansion of Providers:

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

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

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

Assessment of Under-served Areas in Screven County

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

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

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

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

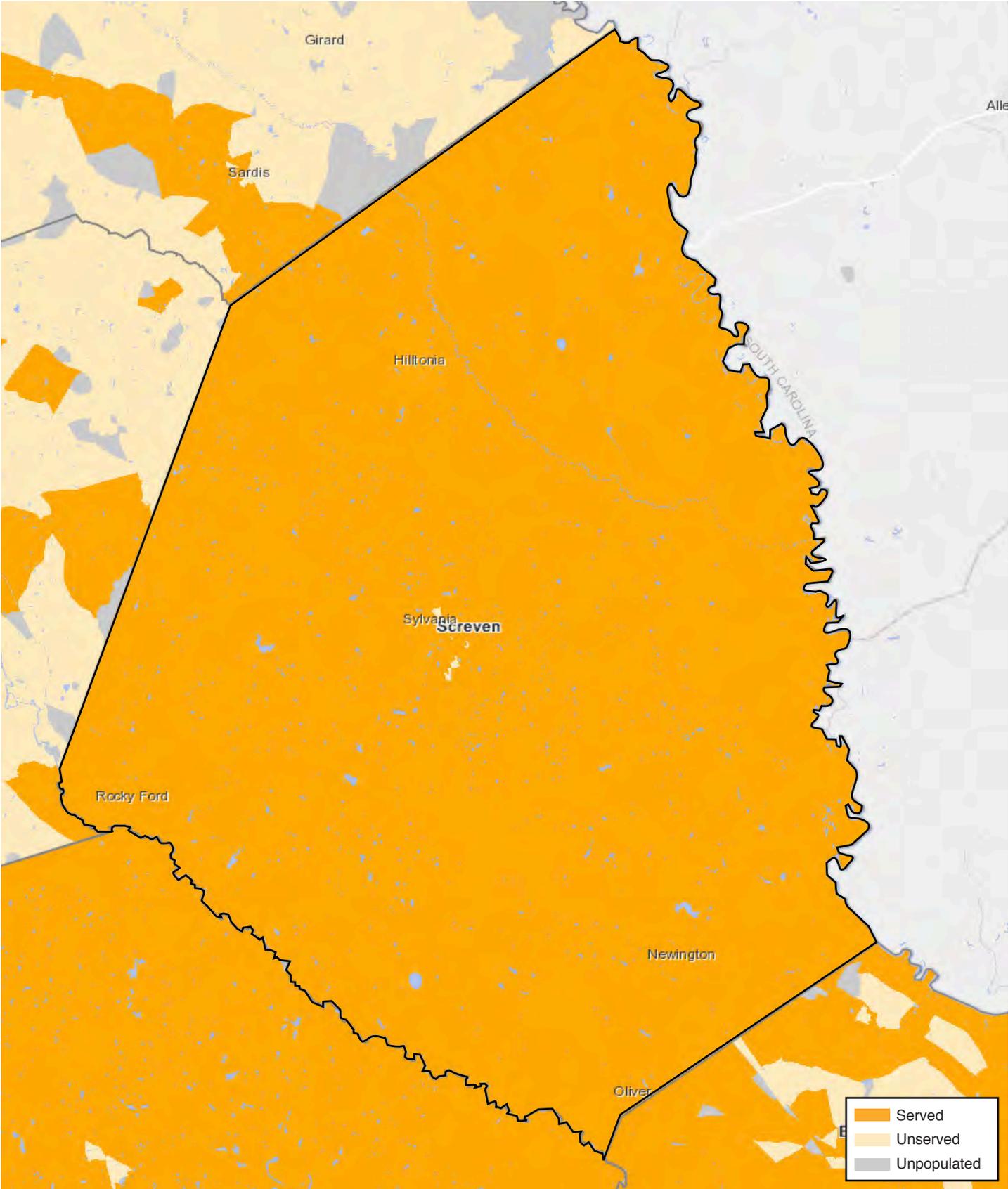
According to data obtained from the Department of Community Affairs (DCA), the statistics for Screven County are as follows:

Screven County

Percent Unserved Locations: 1%
Unserved Households: 82
Unserved Businesses: 1
Unserved Population: 206
Total Households: 6,739
Total Businesses: 163
Total Population: 14,593



Unserved Broadband in Georgia by County (Screven County)



Miles 0 2 4
Esri, HERE, Garmin, NGA, USGS, NPS | Federal Communications Commission (FCC), Georgia Broadband Center | Georgia Broadband Center
Federal Communications Commission (FCC Dec 2016), US Census Bureau (2010 Census), Georgia Broadband Center | Esri, HERE, NPS

Since the discovery of electricity, people all over the world have dreamed about the exciting possibilities of technology sure to be right around the corner. Each new invention or innovation brought increased excitement. What made electricity service vital to people and industry of the United States in the 20th century will make broadband service a necessity in the 21st century. We recognize high speed technology has developed in disparity across the nation and the state of Georgia largely due to population densities and cost-return on infrastructure investments. It is the goal of Screven County to determine the broadband infrastructure shortfall within the county and seek ways to improve its current position.

Broadband is defined by the Federal Communications Commission (FCC) as a minimum of 25 megabits per second (Mbps) download speed and 3 Mbps upload speed. It should be noted the broadband definition has changed twice since its inception in 1996 due to technology advancements. Broadband delivery methods include, but are not limited to, digital subscriber lines, cable modems, fiber, wireless, broadband over power lines, and satellites.

The Joint Comprehensive Plan for Screven County desire to be fully served by broadband capability through broadband deployment with service areas reaching the minimum speeds to be considered “Broadband Service.”

Screven County has chosen a multi-faceted approach and strategy to improve the availability of broadband and broadband deployment. The following items are possible actions steps the community can consider to increase economic, educational, and social opportunities for citizens and businesses through the deployment of universal broadband and other communication technologies.

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

10

COMMUNITY WORK PROGRAM

- 10.1 Implementation Program
- 10.2 Short Term Work Program
- 10.3 Report of Accomplishments





IMPLEMENTATION PROGRAM 10.1

The implementation program outlines a variety of action items that need to be undertaken by the County and the City to address needs and opportunities. These action items include policies, ongoing efforts, short term efforts, and long term efforts. Short term efforts are those that can be accomplished in the next five years and are included in the Short Term Work Program. Long term item efforts are those that may be accomplished beyond the 5 year immediate time frame or an opportunity may arise.

SHORT TERM WORK PROGRAM 10.2

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

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

Screven County Short Term Work Program 2020-2025

NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Modify subdivision regulations and planned development residential district to require the preservation of sensitive natural areas and conservation of open and green space.	2020-2025	County	Staff Time	General Fund
Continue enforcement of Part V Environmental standards related to groundwater recharge, river corridors and wetland protection.	2020-2025	County	Staff Time	General Fund
Continue use of flood hazard maps and continue participation in NFIP.	2020-2025	County	Staff Time	General Fund
Continue enforcement of erosion and sedimentation control regulations.	2020-2025	County	Staff Time	General Fund
PUBLIC SAFETY / FIRE DEPARTMENT				
Continue to equip County Fire Stations as necessary to maintain ISO rating.	2020-2025	County	\$175,000	General Fund
Continue to support volunteer fire departments.	2020-2025	County	Staff Time	General Fund
Replacement of Fire Trucks.	2020-2025	County	\$450,000	General Fund
Continue to build new fire station.	2020-2025	County	TBD	General Fund
EMERGENCY SERVICES				
Purchase 2 additional new ambulances.	2024	County	TBD	General Funds
PUBLIC WORKS / ROADS AND BRIDGES				
Continue to pave county roads.	2020-2025	County	1.5 Million	SPLOST
Continue to resurface county roads.	2020-2025	County	1.5 Million	SPLOST
PUBLIC WORKS / SANITATION				
Improve and consolidate larger and more convenient recycling centers that will reduce the number of locations.	2020-2025	County	TBD	General Fund
ECONOMIC DEVELOPMENT				
Utilize incentive packages to promote the County and existing industrial parks, and attract new businesses.	2020-2025	IDA	Staff Time	IDA / Grants
Continue to support efforts of the Screven County Chamber of Commerce.	2020-2025	County	Staff Time	General Fund
Continue support of Development Authority efforts for business and industry development.	2020-2025	County	Staff Time	General Fund
Work with educational partners to address workforce development challenges - preparing our students for the jobs available in Screven County.	2020-2025	County / IDA	TBD	General Fund

Screven County Short Term Work Program 2020-2025

HOUSING				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	County	Staff Time	General Fund
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	County	Staff Time	General Fund
Continue to support the local housing authority.	2020-2025	County	Staff Time	General Fund
Continue enforcement of the building and inspection regulations.	2020-2025	County	Staff Time	General Fund
Continue enforcement of manufacture home ordinance.	2020-2025	County	Staff Time	General Fund
INTERGOVERNMENTAL COORDINATION				
Pursue joint processes for collaborative planning and decision making.	2020-2025	County / Cities	Staff Time	General Fund
Explore establishing informal forum with local governments in order to provide for the exchange of information.	2020-2025	County / Cities	Staff Time	General Fund
Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices.	2020-2025	County / Cities	Staff Time	General Fund
TRANSPORTATION				
Continue to participate in the Coastal Regional Commission Regional Coaches Transit Plan.	2020-2025	County/CRC	TBD	General Fund
DEVELOPMENT PATTERNS				
Protect prime agricultural lands by directing the location of new development in a manner consistent with the Future Development Map.	2020-2025	County	Staff Time	General Fund
Concentrate new development around commercial nodes at major intersections; areas where adequate public facilities exist.	2020-2025	County	Staff Time	General Fund
Continue to enforce subdivision, zoning, and building construction codes.	2020-2025	County	Staff Time	General Fund

City of Sylvania Short Term Work Program 2020-2025

NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Develop a Land Use Plan for Old Recreation Dept.	2023-2024	City	TBD	TBD
Support the restoration of the historic theater building.	2020-2024	City/DDA	TBD	General Funds/ DDA
Support development of a new community center.	2022-2024	City	TBD	General Funds
Start Tree Replacement & Additional Tree Planting affecting City Property.	2023-2024	City	\$500	General Funds
Develop a Walking trail/multi-use trail system.	2023-2024	City	TBD	General Funds/ Grants
Make Energy Audits available to all Citizens' Homes and advertise more.	2020-2024	City	\$500	General Funds
Continue support & coordination to preserve Briar Creek Battlefield.	2020-2024	City	TBD	General Funds
Support Green Infrastructure.	2020-2024	City	TBD	General Funds
COMMUNITY FACILITIES AND SERVICES				
Street Resurfacing Program .	2020-2024	City	\$300,000	General Funds/ GDOT
City Cemeteries Resurfacing Roads.	2021,2023	City	\$75,000	General Funds/ County
Continue I/I Program to determine sewer and water line deficiencies.	2020-2024	City	\$75,000	General Funds
Continue Fire Hydrant Replacement.	2020-2024	City	\$10,000	General Funds
Water/Sewer Systems Upgrades through the replacement of the water and sewer lines in low income areas.	2020, 2022, 2024	City	\$1,000,000	General Funds/ Grants
Waste Water Plant Improvements to meet new permit levels.	2020-2024	City	\$1,000,000	General Funds/ GEFA
City Electric System Upgrade to include replacement of transformer, poles, replacing of lines.	2020-2024	City	\$500,000	General Funds
Natural Gas System Upgrade and extension to industrial park.	2020-2024	City	\$600,000	General Funds/ Grants
Develop Storm Water Management Plan to help minimize any additional stormwater runoff due to new development.	2024	City	TBD	General Funds
Remodel Public Safety Building & City Hall.	2020-2021	City	\$30,000	General Funds
ECONOMIC DEVELOPMENT				
Work with IDA, DDA, and Chamber to identify and develop opportunities to encourage economic growth .	2020-2024	City/IDA	Staff Time	General Funds/ IDA
Promote Downtown Commercial Infill Development through the DDA incentive plan.	2020-2024	City	\$20,000	General Funds/ DDA
Promote the City.	2020-2024	City	\$1,000	General Funds
Support the DDA.	2020-2024	City	\$150,000	General Funds

City of Sylvania Short Term Work Program 2020-2025

HOUSING				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Develop an Affordable Housing Program.	2023-2024	City	TBD	TBD
Obtain Grant Funds for Home Rehab.	2023-2024	City	TBD	Grants
Promote Infill Development by implementing incentives.	2023-2024	City	Staff Time	TBD
Improve Neighborhood Connectivity through sidewalks.	2023-2024	City	TBD	TBD
INTERGOVERNMENTAL COORDINATION				
Encourage Partnerships and Joint Action through quarterly meetings with County and Development Authority or more often if needed.	2020-2024	City/County/IDA	Staff Time	General Funds/ County/IDA
TRANSPORTATION				
Promote the expansion to four-lanes of U.S. Highway 301 from Statesboro to the South Carolina/Georgia line through a regional committee.	2020-2024	County to initiate a regional T-SPLOST	Staff Time	Regional
Promote walkability in the City by providing crosswalks, sidewalks & other bike & pedestrian updates.	2020, 2022, 2024	City	\$10,000	General Funds/ GDOT
Enhance entrance to City focusing on signage, landscaping and lighting.	2021,2023	City	\$50,000	General Funds/ GDOT
DEVELOPMENT PATTERNS				
Review Zoning Ordinance & Amend as Necessary.	2020-2024	City	Staff Time	General Funds

City of Newington Short Term Work Program 2020-2025

NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Work to create neighborhood activities, including development of parks, recreational activities and clean up as an effort to build civic involvement and community pride.	2020-2025	City	TBD	General Fund
Incorporate Green Infrastructure guidelines to developments, neighborhood parks and recreation areas.	2020-2025	City	Staff Time / TBD	General Fund
COMMUNITY FACILITIES AND SERVICES				
Make improvements to landscaping along Main Street.	2020-2025	City	TBD	General Fund
Build a walking trail in the Town Park.	2020-2025	City	TBD	General Fund
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride and utility improvements.	2020-2025	City	TBD	General Fund
PUBLIC SAFETY / POLICE DEPARTMENT				
Purchase 2 new tasers.	2020-2025	City	TBD	General Fund
PUBLIC SAFETY / FIRE DEPARTMENT				
Purchase additional fire fighting equipment.	2020-2025	City	TBD	General Fund
ECONOMIC DEVELOPMENT				
Choose business to recruit and support that best suit the community and provide employment options for Newington residents.	2020-2025	City	TBD	General Fund
Utilize incentive packages to promote Bypass, and to attract new businesses.	2020-2025	City	TBD	General Fund
Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area.	2020-2025	City	TBD	General Fund
Support entrepreneurship opportunities in Newington.	2020-2025	City	TBD	General Fund
HOUSING				
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	City	TBD	General Fund
Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	City	TBD	General Fund
WATER AND SEWER				
Make upgrades / improvements to wastewater treatment plant to meet new permit requirements.	2020-2025	City	TBD	General Fund
Incorporate practices and management from the Coastal Storm water Supplement.	2020-2025	City	TBD	General Fund

City of Newington Short Term Work Program 2020-2025

INTERGOVERNMENTAL COORDINATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	City / County	Staff Time	General Fund
Pursue joint processes for collaborative planning and decision making.	2020-2025	City / County	Staff Time	General Fund
Cooperate and integrate best practices and policies from the Coastal Regional Commission.	2020-2025	City / County / CRC	Staff Time	General Fund
TRANSPORTATION				
Actively explore the creation of bike/walking trails and the opportunities the rail line can bring.	2020-2025	City / CRC	TBD	General Fund
Research funding for Rails to Trails and greenway opportunities.	2020-2025	City / CRC	TBD	General Fund
Conduct a sidewalk study.	2020-2025	City / CRC	TBD	General Fund
DEVELOPMENT PATTERNS				
Explore annexation of additional areas adjacent to the Bypass.	2020-2025	City	Staff Time	General Fund
Consider adoption of community appearance ordinances - landscaping guidelines, litter and design controls, corridor management, etc.	2020-2025	City	Staff Time	General Fund
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2020-2025	City	TBD	General Fund
Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2020-2025	City	TBD	General Fund
Maintain original character of Town Center by permitting only compatible infill development and redevelopment.	2020-2025	City	Staff Time	General Fund
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.	2020-2025	City	TBD	General Fund

City of Oliver Short Term Work Program 2020-2025

NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Landscaping for City Hall.	2020-2025	City	TBD	General Fund
City beautification through landscaping.	2020-2025	City	TBD	General Fund
Update City's Christmas decorations.	2020-2025	City	TBD	General Fund
Consider findings of forthcoming Historic Resources survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances.	2020-2025	City	Staff Time	General Fund
Actively explore creating more recreational opportunities, including parks, playgrounds, and bike/walking trails.	2020-2025	City	Staff Time	General Fund
COMMUNITY FACILITIES AND SERVICES				
Make building improvements to City Hall.	2020-2025	City	Staff Time	General Fund
Continue to provide police protection.	2020-2025	City	TBD	General Fund
Replace street signs.	2020-2025	City	TBD	General Fund
Pave Schoolhouse Road.	2020-2025	City	TBD	General Fund
Update water lines.	2020-2025	City	TBD	General Fund
ECONOMIC DEVELOPMENT				
Utilize incentive packages to promote the City and nearby Parkway opportunities, and to attract new business.	2020-2025	City	TBD	General Fund
Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents.	2020-2025	Screven County Chamber of Commerce	TBD	General Fund
Use the CEDS as a guide for future development.	2020-2025	City / Chamber	TBD	General Fund
HOUSING				
Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	City	TBD	General Fund
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	City	Staff Time	General Fund

City of Oliver Short Term Work Program 2020-2025

INTERGOVERNMENTAL COORDINATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Pursue joint processes for collaborative planning and decision making.	2020-2025	City / County	TBD	General Fund
Work with County and other cities on implementing the CEDS.	2020-2025	City / County	Staff Time	General Fund
Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	City / County	Staff Time	General Fund
Work with County and other cities on collaborative process.	2020-2025	City / County	Staff Time	General Fund
Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning.	2020-2025	City / County / CRC	Staff Time	General Fund
DEVELOPMENT PATTERNS				
Adopt a zoning ordinance for the City of Oliver.	2020-2025	City	Staff Time	General Fund
Explore annexation of additional properties and areas.	2020-2025	City	TBD	General Fund
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2020-2025	City	TBD	General Fund
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.	2020-2025	City	TBD	General Fund

Town of Hiltonia Short Term Work Program 2020-2025

NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Actively explore options for creation of bike / walk trails.	2020-2025	Town	Staff Time	General Fund / Grants
Create neighborhood activities, including development of parks, recreation activities, and cleanup as a neighborhood effort to build civic involvement and community pride.	2020-2025	Town	Staff Time	General Fund
Explore programs and funding sources for the rehabilitation of designated historic sites and structures.	2020-2025	Town	Staff Time	General Fund / Grants
In conjunction with Screven County Library, establish a literacy program.	2020-2025	Town	Staff Time	General Fund
In conjunction with Screven County Community Collaborative and support, promote a technology bus that provides onsite education through computers.	2020-2025	Town	Staff Time	General Fund
Provide a historical sign for Town Hall.	2020-2025	Town	Staff Time	General Fund
Create a railroad trail.	2020-2025	Town	Staff Time	General Fund
Develop a community garden.	2020-2025	Town	Staff Time	General Fund
COMMUNITY FACILITIES AND SERVICES				
Renovate building for use as community center.	2020-2025	Town	\$150,000	General Fund / Private Funding
Renovate recently purchased property for use as town hall.	2020-2025	Town	TBD	General Fund
Upgrade drainage system.	2020-2025	Town	TBD	General Fund
Pave Third Avenue.	2020-2025	Town	TBD	General Fund
Expand sewer system.	2020-2025	Town	TBD	General Fund
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.	2020-2025	Town	Staff Time	General Fund
Enforce zoning codes and regulations to adequately address blighted areas.	2020-2025	Town	Staff Time	General Fund
Locate and map all customer water meters by GPS.	2020-2025	Town	Staff Time	General Fund
Locate and map sewage access points by GPS.	2020-2025	Town	Staff Time	General Fund
Explore the development of Town website.	2020-2025	Town	TBD	General Fund
Resurface Hiltonia-Perkins Road and Hwy 24.	2020-2025	Town	TBD	General Fund / GDOT
ECONOMIC DEVELOPMENT				
Provide incentives to encourage the rehabilitation of buildings in the downtown area.	2020-2025	Town	Staff Time	General Fund
Seek CDBG funds for youth center and housing rehabilitation.	2020-2025	Town	Staff Time	General Fund

Town of Hiltonia Short Term Work Program 2020-2025

HOUSING				
Acquire additional low income housing.	2020-2025	Town	TBD	General Fund
Encourage home ownership and maintenance or upgrade of existing properties.	2020-2025	Town	Staff Time	General Fund
Encourage public investments such as CDBG, CHIP, etc.	2020-2025	Town	Staff Time	General Fund
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	Town	Staff Time	General Fund
Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	Town	Staff Time	General Fund
INTERGOVERNMENTAL COORDINATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	Town	Staff Time	General Fund
Pursue joint processes for collaborative planning and decision making.	2020-2025	Town	Staff Time	General Fund
Explore more training opportunities for town officials.	2020-2025	Town	Staff Time	General Fund
TRANSPORTATION				
Actively explore options for alternative modes of transportation including walking and bicycle trails.	2020-2025	Town	Staff Time	General Fund
Cooperate with Coastal Regional Commission to promote the use of Coastal Regional Coach.	2020-2025	Town / CRC	Staff Time	General Fund
DEVELOPMENT PATTERNS				
Consider adoption of architectural and design overlay ordinances for important gateways and corridors..	2020-2025	Town	Staff Time	General Fund
Adopt community appearance ordinances; landscape guidelines, litter and design controls, corridor management, etc.	2020-2025	Town	Staff Time	General Fund
Maintain original character of Town by permitting only compatible infill development and redevelopment.	2020-2025	Town	Staff Time	General Fund
Protect prime agricultural lands by direction the location of new developments in a manner consistent with the Future Development Map.	2020-2025	Town	Staff Time	General Fund

Town of Rocky Ford Short Term Work Program 2020-2025

NATURAL, CULTURAL, AND HISTORIC RESOURCES				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Create walking track around softball field (loop).	2020-2021	Town	\$5,000	Grants / Donations
Create walking trail from Hwy 17 to railroad tracks.	2024	Town	TBD	Grants / Donations
Upgrade playground at Mel C. Mock Memorial Park.	2020-2021	Town	\$10,000	Grants
Build picnic shelter at Mel C. Mock Memorial Park.	2021	Town	\$10,000	Grants
Promote Community Events.	2020-2025	Town	Staff Time	General Fund
Create space in town hall for Historic Preservation Library.	2021	Town	Staff Time	General Fund / Donations
COMMUNITY FACILITIES AND SERVICES				
Conduct sidewalk study.	2020-2025	Town	Staff Time	General Fund
Identify and locate artesian wells.	2020-2025	Town	Staff Time	General Fund
Purchase property for staging vegetative debris.	2020	Town	TBD	General Fund
Clean and paint interior and exterior of water tower.	2020-2025	Town	\$58,000	Grants/ General Fund/SPLOST
Clean sewage drains.	2020-2025	Town	Staff Time	General Fund
Dredge all ditches.	2020-2025	Town	Staff Time	General Fund
Repave/Resurface Doster Lane.	2021	Town	\$15,000	LMIG
Repave Mitchell Street.	2021	Town	\$15,000	LMIG
Replace window units and install central Heat & AC in town hall.	2020	Town	TBD	General Fund/ SPLOST
ECONOMIC DEVELOPMENT				
Conduct economic leakage study.	2021	Town	TBD	General Fund
HOUSING				
Encourage home ownership and maintenance or upgrade of existing properties.	2020-2025	Town	Staff Time	General Fund
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.	2020-2025	Town	Staff Time	General Fund
Work with private, non-profit and other government organizations to promote greater housing diversity.	2020-2025	Town	Staff Time	General Fund

Town of Rocky Ford Short Term Work Program 2020-2025

INTERGOVERNMENTAL COORDINATION				
Action/Implementation Strategy	Timeframe	Responsible Party	Cost Estimate	Funding Source
Pursue joint processes for collaborative planning and decision making.	2020-2025	Town / County	TBD	General Fund
Work with County and other cities on implementing the CEDS.	2020-2025	Town / County	Staff Time	General Fund
Establish coordination mechanisms with other local governments in order to provide for the exchange of information.	2020-2025	Town / County	Staff Time	General Fund
Work with County and other cities on collaborative process.	2020-2025	Town / County	Staff Time	General Fund
Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning.	2020-2025	Town / County / CRC	Staff Time	General Fund
Explore training opportunities for town officials.	2020-2025	Town	Staff Time	General Fund
TRANSPORTATION				
Promote bicycle tourism.	2020-2025	Town	Staff Time	General Fund
Establish “pit stop” area at town hall for cyclists.	2020-2025	Town	Staff Time	General Fund
Work with Norfolk Southern to alleviate train blocking route downtown.	2020-2021	Town	Staff Time	General Fund
DEVELOPMENT PATTERNS				
Consider adoption of architectural and design overlay ordinances to establish a town center.	2020-2025	Town	Staff Time	General Fund
Consider adoption of community appearance ordinances - landscaping guidelines, litter and design controls, corridor management, etc.	2020-2025	Town	Staff Time	General Fund
Beautify entrances to town with landscaping.	2021	Town	Staff Time	General Fund
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.	2020-2025	Town	Staff Time	General Fund
Consider adoption of architectural and design overlay ordinances for important gateways and corridors.	2020-2025	Town	Staff Time	General Fund
Maintain original character of Town Center by permitting only compatible infill development and redevelopment.	2020-2025	Town	Staff Time	General Fund

REPORT OF ACCOMPLISHMENTS

10.3

Screven County Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
NATURAL, CULTURAL, AND HISTORIC SERVICES					
Consider findings of the forthcoming Historic Resource survey, and continue to identify valuable natural and historic resources and implement measures to protect them through local inventories, assessments and ordinances.	X				
Modify subdivision regulations and planned development residential district to require the preservation of sensitive natural areas and conservation of open and green space.		X			
Continue enforcement of Part V Environmental standards related to groundwater recharge, river corridors and wetland protection.		X			
Continue use of flood hazard maps and continue participation in NFIP.		X			
Continue enforcement of erosion and sedimentation control regulations.		X			
COMMUNITY FACILITIES AND SERVICES					
Complete construction and operation of two manned recycling centers.				X	Change in political will
Continue to use existing predevelopment review checklist that evaluates development projects for impact on public facilities and services.				X	No longer required
Explore funding sources for well-care project.				X	Funding never became available
PUBLIC SAFETY-POLICE DEPARTMENT					
Purchase 2 new patrol vehicles and replace old vehicle.	X				
PUBLIC SAFETY-FIRE DEPARTMENT					
Continue to equip County Fire Stations as necessary to maintain ISO rating.		X			
Continue to support volunteer fire departments.		X			
Construct 2 new Fire Stations in areas not currently covered.	X				
Replacement of Fire Trucks.		X			
EMERGENCY SERVICES					
Purchase 2 new ambulances.	X				

Screven County Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
PUBLIC WORKS / ROADS AND BRIDGES					
Resurface - Pave County Roads.		X			
Purchase new service truck.	X				
Purchase new tractor and mower.	X				
Purchase 1 new D-6K Bulldozer.	X				
PUBLIC WORKS / SANITATION					
Purchase 2 new roll on trucks.	X				
Purchase van for litter detail.	X				
Purchase new trash truck.	X				
Purchase new flat bed truck.				X	No longer needed
Construct 4 new recycling centers (1 per designated year).				X	Change in political will
ECONOMIC DEVELOPMENT					
Utilize incentive packages to promote the County and existing industrial parks, and attract new businesses.		X			
Continue to support efforts of the Screven County Chamber of Commerce.		X			
Develop a plan to promote agri-tourism opportunities and alternative fuels through educational programs, special events, festivals, farm tours, etc.				X	Lack of funding and time to complete
Continue support of Development Authority efforts for business and industry development.		X			
Work with educational partners to address workforce development challenges - preparing our students for the jobs available in Screven County.		X			
HOUSING					
Work with private, non-profit and other government organizations to promote greater housing diversity.		X			
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.		X			
Continue to support the local housing authority.		X			
Continue enforcement of the building and inspection regulations.		X			
Continue enforcement of manufacture home ordinance.		X			

Screven County Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
INTERGOVERNMENTAL COORDINATION					
Pursue joint processes for collaborative planning and decision making.		X			
Explore establishing informal forum with local governments in order to provide for the exchange of information.		X			
Study and explore the adequacy of existing regional facilities and opportunities for increased regional practices.		X			
TRANSPORTATION					
Continue to participate in the Coastal Regional Commission Regional Coaches Transit Plan.		X			
Continue to support effort to 4-lane Highway 301 from South Carolina to Florida.				X	Lack of political support
DEVELOPMENT PATTERNS					
Protect prime agricultural lands by directing the location of new development in a manner consistent with the Future Development Map.		X			
Concentrate new development around commercial nodes at major intersections; areas where adequate public facilities exist.		X			
Continue to enforce subdivision, zoning, and building construction codes.		X			

City of Sylvania Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
NATURAL, CULTURAL, AND HISTORIC SERVICES					
Promote the Battle of Brier Creek & 13th Colony Trail Development through promotional materials.	X				Mural in downtown with an information sign
Develop a Land Use Plan for Old Recreation Dept.			X		Lack of Funding
Develop Seating for Outdoor Theater.			X		Lack of Funding
Start Tree Replacement & Additional Tree Planting.					
(Tree Planting Program) affecting City Property.		X			Connection with Garden Club
Develop a Walking, Exercise & Bike Trail(s).			X		Due to reduced staff and funding
Make Energy Audits available to all Citizens' Homes and do more to Advertise this Service.		X			
Support Green Infrastructure.		X			
COMMUNITY FACILITIES AND SERVICES					
Continue Drop-off Centers (2) for co-mingled recyclable waste materials, and separation of recyclables by inmate labor at the Transfer Station.				X	County removed recycle centers in 2018
Street Resurfacing Program - 5 Miles.		X			
City/County Cemeteries Resurfacing.			X		No longer county involved just city owned/operated
Continue I/I Program.		X			
Continue Fire Hydrant Replacement.		X			
Water/Sewer Systems Upgrades replacement of cemetery lift station and sewer lines on Cail, Thompson and Randall Streets.	X				
Waste Water Plant improvements to include replacement of clarifiers and aerators.	X				
City Electric System Upgrade to include replacement of transformer, poles, replacing of lines.		X			
Natural Gas System Upgrade to include replacement of gas meters and lines.	X				
Develop Storm Water Management Plan to help minimize any additional stormwater runoff due to new development.			X		Lack of Funding
Remodel Public Safety Building.			X		Lack of Funding
Support broadband expansion.	X				City has broadband

City of Sylvania Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
DEVELOPMENT PATTERNS					
Review Zoning Ordinance & Amend as Necessary.		X			
INTERGOVERNMENTAL COORDINATION					
Encourage partnerships and joint action through quarterly meetings with county and development authority or more often as needed.		X			
TRANSPORTATION					
Promote the four-laning of U.S. Highway 301 from Statesboro to S Carolina/Georgia line through a regional committee.			X		Due to lack of funding and regional T-splot not passing
Sidewalk and Bike Path Improvements.		X			
Enhance entrance to city through Gateway Grant focusing on the 21 South entrance to the City.	X				Completed landscaping portion and in 2019 will complete signage
HOUSING					
Develop an Affordable Housing Program.			x		Funding and Staff Reductions
Obtain Grant Funds for Home Rehab.			x		Funding and Staff Reductions
Promote Infill Development by implementing incentives.				x	Funding
Improve Neighborhood Connectivity.			x		Completed Pedestrian Network Guide - CRC
ECONOMIC DEVELOPMENT					
Work with IDA to Recruit Industry.		x			
Promote Commercial Infill Development.		x			Completed a downtown incentive plan
Promote the City.		x			Still support at reduced funding levels
Support the DDA.		x			Still support at reduced funding levels
Continue Downtown Revolving Loan Fund.				x	City does not have a revolving loan fund

City of Newington Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
NATURAL, CULTURAL, AND HISTORIC SERVICES					
Work to create neighborhood activities, including development of parks, recreational activities and clean up as an effort to build civic involvement and community pride.		X			
Incorporate Green Infrastructure guidelines to developments, neighborhood parks and recreation areas.		X			
COMMUNITY FACILITIES AND SERVICES					
Finish installing new and additional brackets on polls for lights and banners.	X				
Make improvements to landscaping along Main Street.		X			
Build a basketball court at Town Park.	X				
Build a walking trail in the Town Park.		X			
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride and utility improvements.		X			
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services.				X	Lack of funding
PUBLIC SAFETY-POLICE DEPARTMENT					
Replace Mobile Radio Unit 2.				X	No unit 2
Replace Camera System Unit 2.				X	No unit 2
Purchase 2 new Tasers.		X			
PUBLIC SAFETY-FIRE DEPARTMENT					
Purchase additional fire fighting equipment.		X			
PUBLIC WORKS					
Purchase 1 dump truck.				X	Lack of funding
Maintain current facilities.	X				
WATER AND SEWER					
Make upgrades / improvements to wastewater treatment plant to meet new permit requirements.		X			
Incorporate practices and management from the Coastal Storm water Supplement.		X			
TRANSPORTATION					
Actively explore the creation of bike/walking trails and the opportunities the rail line can bring.		X			
Research funding for Rails to Trails and greenway opportunities.		X			
Conduct a sidewalk study.		X			

City of Newington Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
ECONOMIC DEVELOPMENT					
Choose business to recruit and support that best suit the community and provide employment options for Newington residents.		X			
Utilize incentive packages to promote Bypass, and to attract new businesses.		X			
Survey the local workforce to determine the composition, level of worker satisfaction, and commuting patterns, etc., of the local labor force to better address existing needs.				X	Lack of funding and time to complete
Investigate available programs and funding sources to stimulate the rehabilitation of buildings in the downtown area.		X			
Support entrepreneurship opportunities in Newington.		X			
HOUSING					
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.		X			
Work with private, non-profit and other government organizations to promote greater housing diversity.		X			
INTERGOVERNMENTAL COORDINATION					
Establish coordination mechanisms with other local governments in order to provide for the exchange of information.		X			
Pursue joint processes for collaborative planning and decision making.		X			
Cooperate and integrate best practices and policies from the Coastal Regional Commission.		X			
DEVELOPMENT PATTERNS					
Adopt a zoning ordinance for the town of Newington.			X		Lack of funding and time to complete
Explore annexation of additional areas adjacent to the Bypass.		X			
Consider adoption of community appearance ordinances - landscaping guidelines, litter and design controls, corridor management, etc.		X			
Update zoning ordinances for the Town of Newington.				X	No zoning ordinance
Consider adopting form-based codes, including building setbacks to allow for greenspace.				X	No zoning ordinance
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.		X			
Consider adoption of architectural and design overlay ordinances for important gateways and corridors.		X			
Maintain original character of Town Center by permitting only compatible infill development and redevelopment.		X			
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.		X			

City of Oliver Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
NATURAL, CULTURAL, AND HISTORIC SERVICES					
Landscaping for City Hall.		X			
City beautification through landscaping.		X			
Update City's Christmas decorations.		X			
Consider findings of forthcoming Historic Resources survey initiated by the County and continue to identify valuable natural and historic resources and take measures to protect them through local inventories, assessments and ordinances.		X			
Actively explore creating more recreational opportunities, including parks, playgrounds, and bike/walking trails.		X			
COMMUNITY FACILITIES AND SERVICES					
Make building improvements to City Hall.		X			
Continue to provide police protection.		X			
Replace street signs.		X			
Pave Williams Street.	X				
Pave Schoolhouse Road.		X			
Update water lines.		X			
ECONOMIC DEVELOPMENT					
Utilize incentive packages to promote the City and nearby Parkway opportunities, and to attract new business.		X			
Choose businesses to recruit and support that best suit the community and provide employment options for Oliver residents.		X			
Use the CEDS as a guide for future development.		X			
HOUSING					
Work with private, non-profit and other government organizations to promote greater housing diversity.		X			
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.		X			
INTERGOVERNMENTAL COORDINATION					
Pursue joint processes for collaborative planning and decision making.		X			
Work with County and other cities on implementing the CEDS.		X			
Establish coordination mechanisms with other local governments in order to provide for the exchange of information.		X			
Work with County and other cities on collaborative process.		X			
Cooperate with the CRC for implementation of best practices for Green infrastructure, and regional planning.		X			

City of Oliver Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
DEVELOPMENT PATTERNS					
Adopt a zoning ordinance for the City of Oliver.		X			
Explore annexation of additional properties and areas.		X			
Concentrate new development around commercial nodes at major intersections; and areas where adequate public facilities exist.		X			
Protect prime agricultural lands by directing the location of new developments in a manner consistent with the Future Development Map.		X			

Town of Hiltonia Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
NATURAL, CULTURAL, AND HISTORIC SERVICES					
Continue to upgrade town parks.	X				
Actively explore options for creation of bike / walk trails.		X			
Create neighborhood activities, including development of parks, recreation activities, and cleanup as a neighborhood effort to build civic involvement and community pride.		X			
Explore programs and funding sources for the rehabilitation of designated historic sites and structures.		X			
Town Council will work to develop community activities for whole family including development of parks, recreation activities, cleanup as a community effort, monthly or quarterly newsletters and refurbishing houses in park area.	X				
Raise public awareness and have educational information on importance of recycling.	X				
In conjunction with Screven County Library, establish a literacy program.		X			
In conjunction with Screven County Community Collaborative and support, promote a technology bus that provides on-site education through computers.		X			
COMMUNITY FACILITIES AND SERVICES					
Renovate building for use as community center.			X		Lack of funding and political will
Renovate recently purchased property for use as town hall.		X			
Upgrade drainage system.		X			
Pave Third Avenue.			X		Lack of funding
Complete resurfacing Forehand Lane.	X				
Expand sewer system.			X		Lack of need
Provide additional recreational facilities.	X				
Support and encourage infrastructure improvements such as sidewalks, civic projects for beautification and pride, and utility improvements.		X			
Develop pre-development review checklist that evaluates development projects for impact on public facilities and services.				x	Lack of funding
Enforce zoning codes and regulations to adequately address blighted areas.		X			
Locate and map all customer water meters by GPS.		X			
Locate and map sewage access points by GPS.		X			
ECONOMIC DEVELOPMENT					
Provide incentives to encourage the rehabilitation of buildings in the downtown area.		X			
Seek CDBG funds for youth center and housing rehabilitation.			X		Lack of funding

Town of Hiltonia Report of Accomplishments 2014-2019

Activity	Completed	Underway	Postponed	Not Accomplished	Explanation
HOUSING					
Acquire additional low income housing.		X			
Encourage home ownership and maintenance or upgrade of existing properties.		X			
Encourage public investments such as CDBG, CHIP, etc.		X			
Investigate available programs and funding sources to stimulate redevelopment and revitalization where appropriate.		X			
Work with private, non-profit and other government organizations to promote greater housing diversity.		X			
INTERGOVERNMENTAL COORDINATION					
Establish coordination mechanisms with other local governments in order to provide for the exchange of information.		X			
Pursue joint processes for collaborative planning and decision making.		X			
Explore more training opportunities for town officials.		X			
TRANSPORTATION					
Actively explore options for alternative modes of transportation including walking and bicycle trails.		X			
DEVELOPMENT PATTERNS					
Consider adoption of architectural and design overlay ordinances for important gateways and corridors.		X			
Adopt community appearance ordinances; landscape guidelines, litter and design controls, corridor management, etc.		X			
Enhance the entranceway to Hiltonia's Town Center with streetscape improvements.	X				
Maintain original character of Town by permitting only compatible infill development and redevelopment.		X			
Protect prime agricultural lands by direction the location of new developments in a manner consistent with the Future Development Map.		X			



APPENDIX

SCREVEN COUNTY - SWOT ANALYSIS

STRENGTHS

Internal, positive attributes of your environment. These are things that are within your control and helpful to achieving an objective.

Community Pride
Room to grow
Good quality of life (Country living)
Quiet / Peaceful
Great Schools
Abundance of available land
Rural charm
Good infrastructure - Industrial Park, Boradband
GSU and Ogeechee Tech
Two rivers that border county
Tourism
Low Crime
State Roads

WEAKNESSES

Internal, negative factors that detract from your strengths. These are things that you might need to improve on.

County and City do not work well together
No jobs
No group involvement
Travel / Cars
Weak Tax Base
Lack of Industry / Small Business
Lack of High Paying Jobs
Limited Income
Population travels out of county for work
Poorly maintained local roads

OPPORTUNITIES

External factors in your environment that are likely to contribute to your success.

Industrial Development
GSU
Ogeechee Tech
Small business growth
Working together (City and County) to get jobs
Grants
Empty buildings / Infill
Working with other counties

THREATS

External factors that you have no control over. Consider putting in place contingency plans for dealing with them if they occur.

Lack of growth, people leaving area
Companies turn down because of separation of City and County
Lack of Industry
Lack of Income opportunities
Declining school enrollment

CITY OF SYLVANIA - SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<p>Internal, positive attributes of your environment. These are things that are within your control and helpful to achieving an objective.</p> <p>Friendly Community and everyone comes together when needed Low Crime Rate Class 2 ISO rating Fire Dept. Peaceful Good / Safe Schools Historic Downtown Transport for Elderly Sense of Community Beautiful Downtown Slow pace of living Viable workforce Available broadband Education One stop shop utilities (Water, Sewer, Gas, Electric, Sanitation) High Level of Public Safety (Fire and Police) 4 Lane Highway Established downtown (Historic) with DDA Cooperation between City and IDA to work toward job growth School System</p>	<p>Internal, negative factors that detract from your strengths. These are things that you might need to improve on.</p> <p>Road Improvements throughout City and County Attract more businesses Code Enforcement Lack of Jobs Aging sewer infrastructure Revenue stream for projects Roads and Streets Low Cost Housing - Availability Lack of Jobs - Citizens not returning to City /County Excess Electricity Infrastructure needs and funding (Water, Roads) Better community events and activities Travel out of town for work Walkability downtown (improve sidewalks)</p>
OPPORTUNITIES	THREATS
<p>External factors in your environment that are likely to contribute to your success.</p> <p>Grants Highway between Savannah and Augusta Retail Residential Development Retail Downtown and Apartments upstairs (Mixed Use Development) Land for expanding industry Industrial Park 4 Lane Highway Port of Savannah Mixed Use downtown Open Stores available Walking Trails Railroad Federal Opportunity Zone Wayfinding Signage Downtown Infill Senior Living</p>	<p>External factors that you have no control over. Consider putting in place contingency plans for dealing with them if they occur.</p> <p>Natural Disasters Unfunded mandates Large trucks hurting downtown infrastructure 65+ get property tax exemption Environmental Regulations Bypass that limits thru-traffic</p>



TOWN OF NEWINGTON - SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<p>Internal, positive attributes of your environment. These are things that are within your control and helpful to achieving an objective.</p> <p>Water and Sewage Service Local high speed internet Dollar General Small town community Low crime Sense of community both in town and in the surrounding area</p>	<p>Internal, negative factors that detract from your strengths. These are things that you might need to improve on.</p> <p>Travel out of town for work and shopping Limited income Blight Education No Zoning</p>
OPPORTUNITIES	THREATS
<p>External factors in your environment that are likely to contribute to your success.</p> <p>Small Town Business Growth</p>	<p>External factors that you have no control over. Consider putting in place contingency plans for dealing with them if they occur.</p> <p>Blight Elderly population Funding Poverty Lack of jobs</p>

CITY OF OLIVER - SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<p>Internal, positive attributes of your environment. These are things that are within your control and helpful to achieving an objective.</p> <p>Historical Significance Small town feel Low Crime Rate Law Enforcement 3% Increased Growth Balanced Growth Rural Views / Farms</p>	<p>Internal, negative factors that detract from your strengths. These are things that you might need to improve on.</p> <p>Blight / Underutilized Parcels No sewer Internet is DSL Limited Income Travel out of town for work No design guidelines No zoning ordinance</p>
OPPORTUNITIES	THREATS
<p>External factors in your environment that are likely to contribute to your success.</p> <p>Property Value Increase Residential Development Commercial Development 4-H and Cooperative Extension partnerships Small Business Growth Infill Market as bedroom community</p>	<p>External factors that you have no control over. Consider putting in place contingency plans for dealing with them if they occur.</p> <p>Blight Funding Lack of skilled workforce Drug use</p>

CITY OF HILTONIA - SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<p>Internal, positive attributes of your environment. These are things that are within your control and helpful to achieving an objective.</p> <p>Hwy 24 Zoning and Ordinances Public Safety Redevelopment Authority Intergovernmental Agreements</p>	<p>Internal, negative factors that detract from your strengths. These are things that you might need to improve on.</p> <p>No commerce Blight (have cleaned up, but there is more) Low income families Minimal revenue No code enforcement No property tax Broadband Unidentified parcels Underutilized parcels</p>
OPPORTUNITIES	THREATS
<p>External factors in your environment that are likely to contribute to your success.</p> <p>Retail / Infill (Dollar General) Gas Station (Infill, available) New Town Hall</p>	<p>External factors that you have no control over. Consider putting in place contingency plans for dealing with them if they occur.</p> <p>Crime Drugs Poverty Lack of funding / development Leakage (SC/GA border, Savannah Ports, Vogtle) Park abuse - needs patrol, cameras</p>

CITY OF ROCKY FORD - SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<p>Internal, positive attributes of your environment. These are things that are within your control and helpful to achieving an objective.</p> <p>Active Community Public Safety Recreation Department (parks, events, tournaments) Downtown Feel Historical Significance (downtown and old Rocky Ford bridge) Ogeechee River</p>	<p>Internal, negative factors that detract from your strengths. These are things that you might need to improve on.</p> <p>Limited funding Minimal revenue Broadband Blight Underutilized parcels No code enforcement Limited / Low Income No Design Guidelines</p>
OPPORTUNITIES	THREATS
<p>External factors in your environment that are likely to contribute to your success.</p> <p>Artesian Wells Georgia State University Ogeechee Tech</p>	<p>External factors that you have no control over. Consider putting in place contingency plans for dealing with them if they occur.</p> <p>Railroad crossing - constantly blocking tracks Residents travel out of town for work</p>

FIRST PUBLIC HEARING

PUBLIC NOTICE

The Screven County Board of Commissioners will hold a Public Hearing on Tuesday, November 13, 2018 at 9:00 A.M., during their regular meeting in the Commissioners' Meeting Room in the Screven County Courthouse, located at 216 Mims Road, Sylvania, Georgia 30467.

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

PUBLIC HEARING

The City of Sylvania, Georgia will hold a Public Hearing on November 6, 2018 at 6:00 p.m. during their regular Council Meeting at City Hall, located at 104 South Main Street, in Sylvania, Georgia 30467. The purpose of this hearing is to brief the community on the process used to develop the comprehensive plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

PUBLIC NOTICE

The Newington Town Council will hold a Public Hearing on Thursday, December 13, 2018 at 6:30 pm at the Newington Town Hall.

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

Public Notice

The Town of Rocky Ford, Georgia will hold a Public Hearing on December 11, 2018 at 6:00 PM during their regular Council Meeting at Rocky Ford Town Hall 160 Main Street Rocky Ford, GA 30455.

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

Public Notice

The City of Hiltonia, Georgia will hold a Public Hearing on December 10, 2018 at 7:00 PM during their regular Council Meeting at Hiltonia Town Hall 140 2nd Ave, Hiltonia, GA 30467.

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

Public Hearing

The City of Oliver, Georgia will hold a Public Hearing on December 4, 2018 at 6:00 P.M. during their regular Council Meeting at Oliver City Hall, 6969 Effingham Highway, Oliver, Georgia.

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

SECOND PUBLIC HEARING

Public Notice

The City of Oliver will hold a public hearing on Tuesday, August 20, 2019, at 6:00 P.M. The meeting will take place at Oliver City Hall located at 6069 Oliver Highway, Oliver, Ga.

The purpose of this hearing is to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request from the Clerk and upon request by contacting the Coastal Regional Commission.

Public Notice

**Town of Newington, Georgia
Draft Comprehensive Plan Public Hearing on
Thursday, August 22nd, 2019 at 6:30 PM
Newington Town Hall,
201 Church Street, Newington, GA**

The Newington Town Council will hold a public hearing on the Draft Version of the Screven County, Cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford Joint Comprehensive Plan on **Thursday, August 22nd, 2019 at 6:30pm** at the **Newington Town Hall located at 201 Church Street, Newington, GA.** The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at the Town Hall and upon request by contacting the Coastal Regional Commission.

Public Notice

**Screven County, Georgia
Draft Comprehensive Plan Public Hearing on
Monday, August 26th, 2019 at 6:00 PM
Hiltonia Town Hall,
140 2nd Ave, Hiltonia, GA 30467**

The Hiltonia Town Council will hold a public hearing on the Draft Version of the Screven County, Cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford Joint Comprehensive Plan on **Monday, August 26th, 2019 at 6pm** at the **Hiltonia Town Hall located at 140 2nd Ave, Hiltonia GA.** The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at the Clerk and upon request by contacting the Coastal Regional Commission.

Public Notice

**Screven County, Georgia
Draft Comprehensive Plan Public Hearing on
Wednesday, August 21st, 2019 at 6:00 PM
Rocky Ford Town Hall,
160 Main St, Rocky Ford, GA 30455**

The Rocky Ford Town Council will hold a public hearing on the Draft Version of the Screven County, Cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford Joint Comprehensive Plan on **Wednesday, August 21st, 2019 at 6pm** at the **Rocky Ford Town Hall located at 160 Main Street, Rocky Ford GA.** The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at the Clerk and upon request by contacting the Coastal Regional Commission.

SECOND PUBLIC HEARING

**Public Notice
City of Sylvania, Georgia
Draft Comprehensive Plan
Public Hearing on**

**Tuesday, August 20th, 2019 at 6:00 PM
City of Sylvania Mayor and Council,
104 S. Main Street, Sylvania, GA**

The City of Sylvania Mayor and City Council will hold a public hearing during their regular meeting on the Draft Version of the Screven County, Cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford Joint Comprehensive Plan on Tuesday, August 20th, 2019 at 6pm at the City of Sylvania City Hall, located at 104 South Main Street, Sylvania, GA.

The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at the City Clerk and upon request by contacting the Coastal Regional Commission.

**Public Notice
Screven County, Georgia
Draft Comprehensive Plan Public Hearing on
August 27th, 2019 at 8:00 A.M.**

The Screven County Board of Commissioners will hold a public hearing during their regular meeting on the Draft Version of the Screven County, Cities of Sylvania, Newington, Oliver, Hiltonia, and Rocky Ford Joint Comprehensive Plan on **August 27th, 2019 at 8:00A.M.** at the **Screven County Courthouse, located at 216 Mims Road, Sylvania, GA.** The purpose of the Public Hearing will be to solicit comments from residents and property owners on the Draft Comprehensive Plan. The Draft Comprehensive Plan will be available for review by the public upon request at the Town Hall and upon request by contacting the Coastal Regional Commission.