

MAP OF SCREVEN COUNTY GEORGIA

SCALE IN MILES

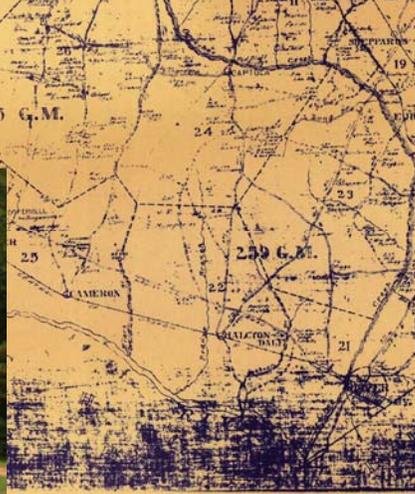
PUBLISHED BY
THE HUDGINS COMPANY,
Atlanta, Ga.

NAMES AND NUMBERS SCHOOL DISTRICTS

- 1 SYLVANIA
- 2 HOOK
- 3 McDONALD
- 4 WALKER
- 5 KIMPT
- 6 LYNCH
- 7 JACKSON
- 8 FRIENDSHIP
- 9 MERCER
- 10 KILWOOD
- 11 PINE GROVE
- 12 WOODHILL
- 13 WILSON
- 14 MAPLE BRANCH
- 15 RYAN
- 16 BLUE SPRINGS
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- 49
- 50
- 51
- 52
- 53
- 54
- 55
- 56
- 57
- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- 66
- 67
- 68
- 69
- 70
- 71
- 72
- 73
- 74
- 75
- 76
- 77
- 78
- 79
- 80
- 81
- 82
- 83
- 84
- 85
- 86
- 87
- 88
- 89
- 90
- 91
- 92
- 93
- 94
- 95
- 96
- 97
- 98
- 99
- 100



Screven County Community Assessment Joint Comprehensive Plan 2008 - 2028



**Screven County and Towns of Hiltonia, Newington and
Rocky Ford, and City of Oliver**
Joint Comprehensive Plan
2008 to 2028
Community Assessment

Prepared by:



127 F Street

Brunswick, Georgia 31520

Telephone (912) 264-7363

Website: www.coastalgeorgiadc.org

Screven County and Towns of Hiltonia, Newington and Rocky Ford, and City of Oliver

Joint Comprehensive Plan

Community Assessment

Screven County Board of Commissioners

Stan Sheppard, Chairman
Will Boyd, Commissioner
Gregg Ellison, Commissioner
Mickey Evans, Commissioner
Dennis Lawton, Commissioner
J. C. Warren, Commissioner
Roland Stubbs, Commissioner

Hiltonia Town Council

Gerry Forehand, Mayor
Vivian Forehand, Council member
Mary Williams, Council member
Eddie Walker, Council member
Johnny Holmes, Council member
Jerald Newton, Council Member
Ethel Cooper, Council Member

Oliver City Council

Justine Brown, Mayor
Marvin Mock, Council Member
Early Milton, Council Member
Gary Curtis, Council Member
Barbara Lee, Council Member
Kathy Weinrick, Council Member

Newington Town Council

J. Donald Scott, Mayor
Jeanette Clay, Council Member
Albert S. Perkins, Council Member
Alvin J. "Jack" Mock, Jr., Council Member
Jean Perkins, Council Member
Ed Spirko, Council Member

Rocky Ford Town Council

James W. Hankinson, Mayor
Thad Simmons, Council Member
Ralph Mock, Council Member
Barry Durdan, Council Member
Fred Ruffin, Council Member
Larry Ward, Council Member

Screven County Joint Comprehensive Plan Steering Committee

Stan Sheppard, Chairman, Screven County
Roland Stubbs, Commissioner, Screven County
Gerry Forehand, Mayor, Town of Hiltonia
J. Donald Scott, Mayor, Town of Newington
Justine Brown, Mayor, City of Oliver
James Hankinson, Mayor, Town of Rocky Ford
Rick Jordan, Screven County Manager
Nancy Edenfield, Screven County Chamber of Commerce
Gayle Boykin, Screven County Economic Development Authority
Dr. Whit Myers, Superintendent, Screven County Schools

Coastal Georgia Regional Development Center Project Team

Allen Burns
Executive Director
Tricia Reynolds, AICP
Director of Planning & Government Services

Planning & Government Services Staff

Eric VanOtteren, AICP, Senior Planner
Patricia Barefoot, Historic Preservation Planner
Michele Canon, Planner II
J. Paul Sansing, Planner I
Ron Sadowski, GIS Technician
Reggie Allen, Assistant GIS Technician

Administrative Services Staff

Colletta Harper, Administrative Services Director
Rachel Green, Secretary
Beth Kersey, Administrative Secretary

Table of Contents

ACKNOWLEDGEMENTS	1
PART I. COMMUNITY ASSESSMENT	1
1 Introduction	1
1.1 Screven County	1
1.2 Comprehensive Planning in the State of Georgia	2
2 Executive Summary	4
2.1 Screven County	4
2.2 Town of Hiltonia	4
2.3 Town of Newington	5
2.4 City of Oliver	5
2.5 Town of Rocky Ford	5
3 Potential Issues and Opportunities	7
3.1 Screven County	7
3.2 Town of Hiltonia	9
3.3 Town of Newington	11
3.4 City of Oliver	12
3.5 Town of Rocky Ford	13
4 Existing Development Patterns	15
4.1 Existing Land Use	16
4.2 Proposed Character Areas and Areas Requiring Special Attention.....	16
4.3 Screven County Character Areas.....	17
4.4 Town of Hiltonia Character Areas	17
4.5 Town of Newington Character Areas.....	18
4.6 City of Oliver Character Areas.....	18
4.7 Town of Rocky Ford Character Areas.....	18
4.8 Areas Requiring Special Attention.....	18
5 Quality Community Objectives.....	29
5.1 Screven County	29
5.2 Town of Hiltonia	30
5.3 Town of Newington	30
5.4 City of Oliver	31
5.5 Town of Rocky Ford	31
6 Supporting Analysis of Data and Information	33
6.1 Existing Development Patterns	33

6.2	Population.....	34
6.3	Housing	36
6.4	Economic Development	37
6.5	Natural and Cultural Resources	39
6.6	Community Facilities and Services	39
6.7	Intergovernmental Coordination.....	39

Acknowledgements

The development of a comprehensive plan is a significant endeavor. The journey could not have come this far without the contribution of many individuals that are committed to the prosperous future of Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver. It is difficult to recognize everyone who has given of their time and knowledge. The writers wish to express their appreciation for the assistance given by many individuals, and agencies for which there is not space to individually acknowledge their contributions.

The Coastal Georgia Regional Development Center would like to thank the Screven County Commissioners, the Town and City Councils of Hiltonia, Newington, Oliver and Rocky Ford for engaging our organization in the project. The writers greatly appreciated the commitment of time and energy for the many contributions made by these individuals. The CGRDC is pleased to have the opportunity to assist and support Screven County in this project. The partnership that has developed will benefit the County, the Towns and City, and the Coastal Georgia region at-large. The members of the Joint Steering Committee played, and will continue to play, a valuable role in guiding this project. The writers would like to thank each member of the Joint Steering Committee for their continued commitment to this project.

Thank you.

Part I. Community Assessment

This Community Assessment, component one of three components of the Screven County Joint Comprehensive plan, is divided into two documents: this document, and a Technical Appendix document, that is bound separately.

This document presents an initial list of issues and opportunities for each jurisdiction, a discussion of existing development patterns, an assessment of each jurisdiction's achievement of the Quality Community Objectives, and a summary of the Technical Appendix data.

The Technical Appendix conducts a review of important data in the following areas:

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

The Technical Appendix also presents the Quality Community Objective Local Assessment and the methodology used in the existing development patterns section.

Concurrently with this Community Assessment, Screven County; the Towns of Hiltonia, Newington, and Rocky Ford; and the Cities of Sylvania and Oliver are updating their Service Delivery Strategy and their Solid Waste Management Plan. The Community Agenda, component three of the comprehensive plan will present a new five-year Short Term Work Program.



1 Introduction

Screven County began this comprehensive planning project at a Kick-Off meeting convened on August 14, 2007. The project includes the unincorporated portion of the County, the Towns of Hiltonia, Newington, and Rocky Ford, and the City of Oliver. The City of Sylvania has undertaken a separate comprehensive planning effort. This component, the Community Assessment is made up of two separate documents:

- An Executive Summary; and
- A Technical Appendix

The Executive Summary is a synopsis of the data presented in the Technical Appendix in addition to an initial list of issues and opportunities, a description of existing development patterns, and an analysis of the Quality Community Objectives.

The Technical Appendix analyzes data related to existing development patterns, to the Quality Community Objectives, and to six elements: population; economic development; housing; natural and cultural resources; community facilities and services; and intergovernmental coordination.

The document often presents the jurisdictions independently. However, in a few instances, a unified analysis was more appropriate.

1.1 Screven County

Screven County was created on December 14, 1793. It was the 14th county formed in

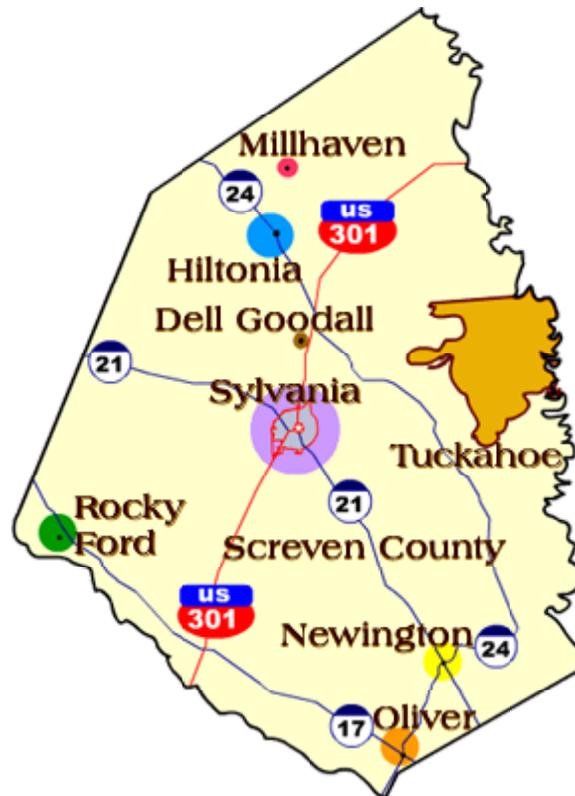
Georgia, and was named for Revolutionary War General James Screven. The original inhabitants of the area were Yuchi Indians. The first European settlers of Screven County were Germans who arrived in 1751. They were followed two years later by native-born American settlers who came mainly from the Carolinas and Virginia.

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. Some of the festivals in Screven County include the Screven County Livestock Show and the Christmas Open House.

Screven County includes the following cities and towns:

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

As of the 2000 Census, there were 15,374 people, 5,797 households, and 4,104 families residing in Screven County. The population density was 24 people per square mile. There were 6,853 housing units at an average density of 11 units per square mile. The racial makeup of the county was 53.56 percent White, 45.29 percent Black or African American, 0.14 percent Native American, 0.26 percent Asian, 0.05 percent Pacific Islander, 0.20 percent from other races, and 0.49 percent from two or more races. 0.96 percent of the population was Hispanic or Latino of any race.

There were 5,797 households, out of which 33.70 percent had children under the age of 18 living with them; 48.00 percent were married couples living together; 18.30 percent had a female householder with no husband present; and, 29.20% were non-families. 26.50 percent of all households were made up of individuals and 11.40 percent had someone living alone who was 65 years of age or older. The average household size was 2.60 and the average family size was 3.14.

The county's population age was diverse. Approximately 28% were under the age of 18; 8.90% from 18 to 24; 26.50% from 25 to 44; 22.70% from 45 to 64; and, 14.00% were 65 years of age or older. The median age was 36 years. For every 100 females there were 91.40 males. For every 100 females age 18 and over, there were 86.80 males.

The median income for a household in the county was \$29,312, and the median income for a family was \$34,753. Males had a median income of \$30,228 versus \$20,154 for females. The per capita income for the county was \$13,894. About 15.50 percent of families and 20.10 percent of the population were

below the poverty line, including 22.40 percent of those under age 18 and 25.50 percent of those aged 65 or over.

Some notable past residents of Screven County include:

- John Abbot, Naturalist who wrote *The Natural History of the Rarer Lepidopterous Insects of Georgia*
- Edward Junius Black, U.S. House of Representatives 1839
- Lee "Rod" Berger, Explorer and renowned paleoanthropologist
- Bucky Dent, major league baseball star who played as shortstop for the New York Yankees was born in Savannah, Georgia but spent his early years in Sylvania
- John R. McKinney, Georgia's most decorated World War II hero
- Dr. Francys Johnson, Senior NAACP official

Screven County claims a number of interesting sites: one of the nation's largest persimmon trees, located in the Tuckahoe Wildlife Management Area; Robbin's Grist Mill, built in 1803 and located south of Sylvania; Millhaven Plantation, one of the largest farms east of the Mississippi River; and the artesian wells at Rocky Ford. The first Georgia visitors' center was built in Screven County in 1962.¹

1.2 Comprehensive Planning in the State of Georgia

A Comprehensive Plan, in the State of Georgia, is composed of three components:

1. Community Assessment
2. Community Participation Program
3. Community Agenda

¹ The New Georgia Encyclopedia,
<http://www.georgiaencyclopedia.org>

This document represents the first component, the Community Assessment. The purpose of a Community Assessment is to present a factual foundation upon which the rest of the comprehensive plan is built. The assessment considers specific data categories and addresses a 20-year planning period. The scope of this plan is the period 2008 to 2028. The goal of this Comprehensive Plan is the articulation of an achievable vision for the future of Screven County.

The State of Georgia requires that Screven County prepare a Comprehensive Plan once every ten years. Further, Screven County is directed by the Department of Community Affairs (DCA) to complete a Basic level plan. A Basic level Community Assessment is fundamentally an environmental scan of the community, considering both physical and demographic data, with detail in the form of descriptive maps and a comprehensive evaluation of the local transportation system.

The Community Assessment is a concise and informative report used to inform decision-making by stakeholders during development of the Community Agenda portion of the planning process.

The Community Participation program is the second component of a Comprehensive Plan. It describes steps that are taken by Screven County to ensure adequate public and stakeholder involvement in the preparation of the third component, the Community Agenda.

The Community Agenda is the third component of the Comprehensive Plan, and the most important. In this component, Screven County is charged with creating a vision for the future of the county, as well as a strategy for achieving this vision. The Community Agenda provides guidance for the future decision-making on behalf of the county.

2 Executive Summary

Screven County is at a critical juncture in what will become its history. The Savannah River Parkway is nearing completion. High rates of growth are present in at least two surrounding counties, Effingham and Bulloch. The key question is when and how will this growth impact Screven County and its small municipalities?

2.1 Screven County

Some of the key issues for Screven County include:

- The pending potential for accelerated growth in the county, especially in the southern end around Newington and Oliver.
- The aging population and the declining number of school age children and young people.
- The County's ability to capitalize on historical, cultural, and natural resources.
- Will Screven County become a bedroom community to Augusta and Savannah, or will it become a more diverse economic area?

Trends related to the population, including age of the population in the county, towns, and cities, will play an important role in planning for the future. Population decreased in all of the incorporated municipalities (average 18 percent decrease) and increased in the unincorporated area (average 23 percent increase). A population

study completed by Georgia Tech² projects a growth rate of 74 percent over the next 20-years, while the Census Bureau predicts a growth rate of 29 percent.

The Media Age of the county's population increased from 29 years of age in 1980 to 36.2 in 2000. From 1980 to 2000 the average household decreased from 2.9 to 2.6 persons per household. The Town of Hiltonia is the only exception to this trend, retaining an average household size of 3.14 persons.

The unincorporated area of the county saw an increase in the population segment Over 65 of 27.6 percent. The incorporated municipalities saw a 2 percent increase in this category, while experiencing an overall decline in population. The only exceptions to this trend are an increase in the Under 18 category in the City of Oliver, and person between the age of 35 and 44

2.2 Town of Hiltonia

The Town of Hiltonia is a family-oriented place with a park and three churches. It is the northern most municipality in the county, located on State Route 24 approximately 10 miles north of Sylvania, and 61 miles southeast of Augusta. Key issues for the Town of Hiltonia include a declining population and loss of viable economic opportunities. It is located close to the two major plantations in the county.



² Georgia Coast 2030: Populations Projections for the 10-County Coastal Region, Center for Quality Growth and Regional Development at the Georgia Institute of Technology, September 2006.

2.3 Town of Newington

The Town of Newington recently (Fall 2007) experienced the completion of the Savannah Parkway bypass. Located just off the Savannah River Parkway (State Route 21), this major highway may bring growth pressures that will be initially evident in southern Screven County.

Key issues and opportunities for the Town of Newington include maintaining the viability of the few businesses on old Route 21 through the Town, and appropriately planning for growth as Savannah commuters look further north for a quality of life they enjoy.

2.4 City of Oliver

The City of Oliver is located in the southern end of the county, four miles southwest of Newington and will likely feel the pressure of growth sooner than the rest of the county, except for the City of Sylvania. The City of Oliver is located on State Routes 17 and 24 approximately 20 miles from Statesboro. Key issues and opportunities for the city include preparation for growth that may occur in the near future, and maintaining economic viability.

2.5 Town of Rocky Ford

The Town of Rocky Ford is one-half mile north of the Ogeechee River and is located on a main railroad line. Like the other towns in the county it is declining in population and the average age of the town is increasing. Many years ago Rocky Ford was the county seat before it moved to Sylvania. The town is located just off State Route 17, 19 miles from Statesboro and 22 miles from Sylvania. Key issues and opportunities include creating some economic viability and maintaining a sense of place.

3 Potential Issues and Opportunities

The following discussions in this section present a list of potential issues and opportunities obtained from discussions with local leaders, and typical issues and opportunities provided in the *State Planning Recommendations* that may be applicable to Screven County and the three towns (Hiltonia, Newington, and Rocky Ford) and one city (Oliver). One goal of this community assessment is to yield a list of potential issues and opportunities for further examination. This list will be modified based on stakeholder input received during preparation of the Community Agenda.

Key Issues facing the county include:

- Population shifts are occurring: an increasing median age, a declining number of school age children, and an increasing senior population (over 65).
- Screven County is becoming a bedroom community: increasing commuter times, lower property values than surrounding counties, and no growth in living wage jobs within the county.
- A rich cultural heritage that has not been developed: a largely unidentified revolutionary war site, an unrealistic dearth of National Register properties, and the lack of a survey of historic places.

3.1 Screven County

Screven County has not experienced growth at the rate that its neighboring counties have experienced. This offers the county an opportunity to guide its future as growth and development impact the county.

3.1.1 Existing Development Patterns

Issues

- Screven County and the City of Sylvania are the only jurisdictions with zoning ordinances. The Town of

Hiltonia has passed a zoning ordinance. Zoning patterns along the contiguous boundary between the City and the County are not complementary.

- The County would like to control the location of future development.

Opportunities

- Screven County is updating its zoning ordinance.
- The airport industrial park is a mega-site, close to a gas line, and accessed from a paved road off of State Route 21. It is not developed.
- The County and Sylvania have discussed forming a joint Planning Commission.
- Highway 21, the Savannah River Parkway, presents development opportunities.

3.1.2 Population

Issues

- Many young people leave the County after high school and do not come back after college.
- Growth is mainly occurring around Sylvania and the southeast part of the County.
- Enrollment in the Screven County School System has been declining.

Opportunities

- Screven County is well situated between Savannah and Augusta to attract active adults.
- The median age of residents is increasing (36 years in 2000).

3.1.3 Economic Development

Issues

- Screven County lacks sufficient jobs or economic opportunities for local residents.
- There are not enough jobs or the right kind of jobs to attract college graduates back to the County.

- The road to the County airport is maintained by the county.
- People go to Statesboro and Savannah to shop.
- We do not have a vision for the future economic development of the county.

Opportunities

- The two railroad lines offer opportunity for development.
- The County is served by two economic development agencies: the Screven County Industrial Development Authority and the Chamber of Commerce.
- The Savannah River Parkway, currently being developed, may make the County more attractive to commercial uses such as warehousing and transportation.
- Wildlife management areas and the Savannah River present opportunities for the County to develop economic vitality through outdoor activities.
- The County airport has two, lighted 5,000 foot runways.
- There are several potential industrial park sites.

3.1.4 Housing

Issues

- Lot size requirements should be established to encourage developers to build more houses on lots in places served by water and sewer.
- Some neighborhoods in the county are in need of revitalization.
- There is no county-wide water or waste water system to support higher density housing.

Opportunities

- The County is amending its ordinances to encourage developers to build quality, affordable houses.
- The county is ahead of developers and has time to develop growth plans.
- Single-family house represent a significant portion of the housing.

3.1.5 Natural and Cultural Resources

Issues

- The County needs to expand promoting its historical sites like the Brier Creek Revolutionary war battlefield and Jacksonboro. Citizens are unaware of the natural and cultural resources and their significance.
- The public lands near the Savannah River are underdeveloped for public access.
- There are important agri-tourism opportunities that are undeveloped in the county.
- There is inadequate organized recreational space in the county.
- The county has not passed legislation to protect historical and cultural resources.

Opportunities

- Screven County has a centralized recreational facility.
- Much of the county is very rural, with small village hamlets, attractive farms and scenic views.
- There are a few boat ramps on the Savannah River maintained by the Department of Natural Resources.

3.1.6 Community Facilities and Services

Issues

- The county and municipalities should work together on public works projects.
- Most of the unincorporated area of the county is not served by public facilities, and the cost of providing public services and facilities for new development typically exceeds the revenue from the development.

Opportunities

- County policies promoting extension of public facilities would

resist unorganized sprawl of development, by encouraging development in areas where water and sewer are available.

3.1.7 Intergovernmental Coordination

Issues

- The County and the municipalities should better take better advantage of opportunities to work together.
- There are conflicts between the City of Sylvania and Screven County in development plans and provision of some public services.

Opportunities

- The County coordinates and cooperates with jurisdictions throughout the region.
- The County plans with adjacent jurisdictions for areas near mutual boundaries.
- Screven County shares plans and planning activities with neighboring jurisdictions.
- The County promotes partnerships between local government and community stakeholder groups.

3.1.8 Transportation

Issues

- There is no public transportation in Screven County.
- The community lacks a local trail network.
- Streets are designed in a manner that does not promote pedestrian and bike activity.
- The county needs to improve the road system, and specifically the transportation corridors.

Opportunities

- The County is crossed by U.S. Route 301 and Georgia Highway 21.
- The County is served by Norfolk Southern Railroad and a state owned short line railroad.

- The Savannah River Parkway is under development.

3.2 Town of Hiltonia

3.2.1 Existing Development Patterns

Issues

- The town does not have a central area that creates a sense of place, or gateways to identify the town.
- Twenty years ago plots were sold, but not recorded.
- The majority of the town is comprised of traditional neighborhoods that are in decline.

Opportunities

- The Town has adopted a zoning ordinance and employs a part-time inspector/code enforcement officer. The town's code follows the county's code.
- There are two neighborhoods: Forehand Square and New Hiltonia.

3.2.2 Population

Issues

- The population of the town is declining.
- The number of residents over the age of 65 is increasing.

Opportunities

- There is a mix of family types and age of families.
- There is adequate capacity to expand sewer and water.
- Limited efforts exist in small business development.

3.2.3 Economic Development

Issues

- There is no vision to guide economic development, or reinforce the sense of space.

- There are no resources in the town with which to undertake economic development, including small business development.
- There is scarce available workforce to support industry.

Opportunities

- Large scale farming is becoming the norm with the number of smaller farms declining.
- It is both an issue and an opportunity that there are empty buildings on Main Street.

3.2.4 Housing

Issues

- There are a significant amount of dilapidated structures.
- There have been no new stick-built homes in the town in recent years. New housing has come from the placement of mobile homes.

Opportunities

- The town is working to create a family oriented atmosphere.
- There is adequate service capacity to support expanded water and sewer service.

3.2.5 Natural and Cultural Resources

Issues

- There are no funds to develop natural and cultural resources in the town.
- There are no social opportunities for youth in the community. The three churches in town are the only sources for social opportunities.
- A means of protecting the historic structures and cultural aspects of the community.

Opportunities

- There are opportunities in Hiltonia to promote historic interest: the Limerick house and the old train depot.

- The town owns two parks and has been landscaping and adding amenities to one area.
- The town is located near Brier Creek and Beaver Dam Creek (neither are within the town limits).

3.2.6 Community Facilities and Services

Issues

- Some parts of the Town are not adequately served by water and sewer. Sewer is not available on the northeast side of SR 24. Water is available in the northeast side of SR 24.
- The town has very limited resources with which to support town services.

Opportunities

- Hiltonia has adequate water and sewer capacity.
- The town owns one building, the Town Hall.
- The town employs one officer for police protection.

3.2.7 Intergovernmental Coordination

Issues

- Hiltonia does not collaborate with adjacent jurisdictions to plan for areas near mutual boundaries.

Opportunities

- Elected officials could participate in more training opportunities offered by DCA, GMA, and other organizations.
- The Town has a good relationship with the County and the County helps with maintaining roads, cutting ditches, and other items.

3.3 Town of Newington

3.3.1 Existing Development Patterns

Issues

- The Town does not have a zoning ordinance.
- Land along SR 21 by-pass is owned by two individuals and the owners are reluctant to sell land.
- There is interest in annexing land along the SR 21 By-pass but help is needed with the process.
- There are potentially effective ordinances on the books but they are not being enforced.

Opportunities

- Newington is a pleasant small rural town.

3.3.2 Population

Issues

- The population of the town is declining.
- The number of residents over the age of 65 is increasing.
- Growth resulting from the completion of the Savannah River Parkway may be a few years away.

3.3.3 Economic Development

Issues

- The Bank of Newington and Planter's Telephone are the only major employers in town.

Opportunities

- Planter's Telephone is committed to Newington.
- State Route 21 could bring new businesses and residents to Newington.
- The town is located on a railroad line and has land available for development. Newington and the railroad are in close proximity to the Savannah River Parkway.

Housing

Issues

- The completion of SR 21 may spur new housing development.
- There is some dilapidated housing.
- There is not a variety of housing options in the town.

Opportunities

- The majority of housing in Newington is well kept.

3.3.4 Natural and Cultural Resources

Issues

- There are no historic sites in Newington.

Opportunities

- There are no environmental pollution problems in Newington.

3.3.5 Community Facilities and Services

Issues

- The waste water treatment plant is at capacity.
- The School System should start thinking about building an elementary school in Newington.

Opportunities

- All streets are paved in Newington.
- All houses are served by water and sewer.

3.3.6 Intergovernmental Coordination

Opportunities

- Screven County cooperates with Newington by providing a Deputy Sheriff to patrol town, subsidizing the fire department and providing trash collection.
- The Newington and Oliver Fire Departments work together, and

Sylvania Fire Department responds when needed.

3.3.7 Transportation

Opportunities

- Route 21 could bring new businesses and residents to Newington.

3.4 City of Oliver

3.4.1 Existing Development Patterns

Issues

- The City does not have zoning or land development ordinances.
- There are many vacant houses.
- There are too many mobile homes.

Opportunities

- There is a 150 acre subdivision proposed for land in Oliver, Screven County and Effingham County. Oliver would like to annex the land in Screven County but needs help.

3.4.2 Population

Issues

- The number of residents over the age of 65 is increasing. Oliver's population contains few mid to young aged citizens.

Opportunities

- The City is expecting growth stimulated by the Savannah River Parkway.

3.4.3 Economic Development

Issues

- Most people must commute to Statesboro and Savannah for work.
- The only commercial businesses are a small mechanic shop and a saw mill.

Opportunities

- A mini market is proposed to be built in Oliver.

- The city is located on a main railroad line (Norfolk Southern) and has land available for development.

3.4.4 Housing

Issues

- There are too many vacant houses in Oliver.

Opportunities

- The City of Oliver and the Town of Newington are in the path of growth in housing.

3.4.5 Natural and Cultural Resources

Issues

- There are historic buildings that are not protected.

Opportunities

- There are no environmental pollution problems in Oliver.

3.4.6 Community Facilities and Services

Issues

- Many streets in Oliver are unpaved.
- Oliver needs a sewer system to attract new development.
- There are no community recreational activities for children. Oliver does not have a park or playground.

Opportunities

- All houses are served by water, thus providing opportunity for further growth.

3.4.7 Intergovernmental Coordination

Opportunities

- The Oliver and Newington Fire Departments work together.

- The County and the Town work together.

3.4.8 Transportation

Issues

- State Route 17 is undeveloped through the Town.

Opportunities

- Oliver is well situated at the crossroads of Routes 17 and 24.

3.5 Town of Rocky Ford

3.5.1 Existing Development Patterns

Issues

- There are limited available and buildable lots in the town.
- The town has not adopted zoning ordinances.
- There is no gateway to the city to create a sense of place.

3.5.2 Population

Issues

- The population of the town is declining.

Opportunities

- The number of residents over the age of 65 is increasing. Majority of the residents are retired and retired folks return to the town to live.

3.5.3 Economic Development

Issues

- There are limited resources in the town with which to undertake economic development.

Opportunities

- The town has a vision to develop small industry but has limited resources.
- The town is located on a main railroad line (Norfolk Southern) and has land available for development.

3.5.4 Housing

Issues

- There is a lack of stick-built single-family homes in the town.
- Housing opportunities are limited in the city.

3.5.5 Natural and Cultural Resources

Opportunities

- The Ogeechee River passes south of the town. The town would like to develop boat access to the Ogeechee River.

3.5.6 Community Facilities and Services

Issues

- The town does not provide sewer collection and treatment.

Opportunities

- The county provides fire services from a town owned building which the town leases to the county.
- The town has a water system.
- The town provides limited recreational activities and operates a recreational complex.
- The town has a police department.

3.5.7 Intergovernmental Coordination

Issues

- The town does not utilize the county for building inspection and permitting.

Opportunities

- The county provides fire and garbage collection for the town.
- Screven County provides police protection when no one is on duty in the town.

3.5.8 Transportation

Issues

- There are no paved sidewalks in the town.

Opportunities

- State Route 17 passes through the northeast side of the town.
- There is an active railroad crossing in the middle of town.

4 Existing Development Patterns

The existing development patterns in a community help define its sense of place along with other factor like building form and style of architecture. Sense of place is dependent on human engagement for its existence. The existing development patterns in a community help define how people will engage themselves in the community. This analysis of existing development patterns includes three parts: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

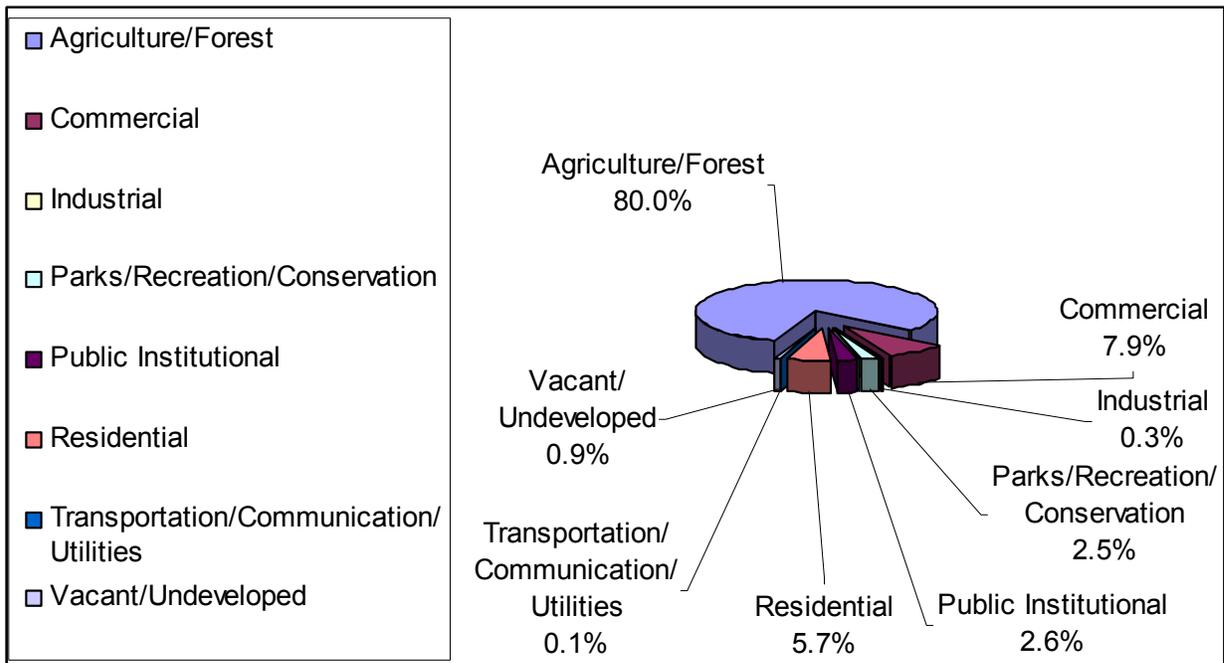
The purpose of analyzing existing land use is to enhance the community’s understanding of the geographic distribution of land uses and determine the direction in which Screven County and Hiltonia, Newington, Oliver and Rocky Ford are growing. The process of developing a land use plan involves the analysis of existing land use patterns, and current and future available public services and facilities.

The analysis will further explore the physical issues and opportunities that are related to land development and serve as the foundation for long-range growth and development in Screven County and the Towns and City.

The Georgia Department of Community Affairs (DCA) states in its Local Planning Requirements that a community’s planning goals and objectives should assure land use planning coordination in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing. Elements in the Technical Appendix with strong reliance upon the Analysis of Existing Development Patterns include Population, Housing, Community Facilities and Services, Natural and Cultural Resources.

The existing land use map is a true representation of current conditions on the ground during the preparation of this

Figure LU-1. Existing Land Uses in Screven County



Source: Existing Land Use Map, Screven County

Community Assessment. The Figure LU-1, below, shows the percentages of type of land uses in Screven County. The existing land use map (located in the Technical Appendix – Map LU-1) and this Figure have both been prepared based on information available as of December 31, 2007.

4.1 Existing Land Use

Existing development patterns have a direct impact on determining future growth. The largest land use in Screven County is Agriculture/Forestry (80.0 percent); followed by Commercial (7.9 percent) and Residential (5.7 percent). The Residential category is predominately detached single-family structures. Figure LU-1 shows the amount of land allocated for each land use in Screven County. The Existing Land Use map, in the Technical Appendix, illustrates the geographical dispersion of land uses in Screven County.

Since the area occupied by the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver are small in comparison to the county overall, they are included in the overall land use calculation and this discussion combines the county, towns, and city (excluding the City of Sylvania).

At present, very little new development is occurring in Screven County. In order to promote quality community growth, a mixed balance of land use should be maintained to provide for the cost effective delivery of services and infrastructure. Commercial and industrial land uses remain very low in comparison to other categories. Primarily, these areas are scattered along major roads such as U.S. Highway 301, Georgia State Routes 21 and 17, and include both commercial and light to medium industries.

Recommended minimums for the amount of park space run between two acres and five acres per 1,000 people depending on the size and purpose of the park or facility. Nationally, recommendations range from a minimum of three acres for neighborhood parks to 20 to 30 acres for a community park.

Screven County contains 10,227 acres of parks, recreation, and conservation land uses. The Tuckahoe Wildlife Management Area borders the Savannah River and contains 15,100 acres. The WMA is included in the Public Institutional land use category. However, neither Parks/Recreation/Conservation nor Public Institutional completely account for the total acreage of the WMA. The Screven County Recreation Department manages 105 acres of park land. A population of 15,430 suggests that

The existing land use table (LU-1) shows Screven County is predominately an agricultural county with 80 percent of its land in Agriculture/Forest designation. Many of the land tracts in the county are of significant size and may be available in the future for development of all types, or retained in agriculture and other rural residential land uses.

4.2 Proposed Character Areas and Areas Requiring Special Attention

The Screven County Joint Comprehensive Plan Steering Committee in conjunction with the Coastal Georgia Regional Development Center has delineated character areas and Areas Requiring Special Attention based on the definition and criteria of character areas. The character areas and Areas Requiring Special Attention are shown on Map LU-1 for Screven County and the following maps for the municipalities. These areas possess individually unique characteristics; and therefore, policies and implementation strategies may be specifically formulated for each.

A Character Area is a specific geographic area located within the community that has unique or special characteristics to be preserved or enhanced; has potential to evolve into a unique area; or, requires special attention due to unique development issues. Each character area may be a

planning sub-area within the community requiring a more focused planning effort.

Areas Requiring Special Attention are discussed along with Character Areas for the County and are include on the Character Area Map, LU-1. The Areas Requiring Special Attention for the municipalities will be discussed in section - Areas Requiring Special Attention.

4.3 Screven County Character Areas

The Steering Committee identified the following Character Areas within the county. The majority of the area in the county was identified as agricultural. While some rural residential land use is evident in this area, the committee chose to identify the combined land uses as agricultural to reflect the importance of this activity in the county.

- **Agriculture:** This area includes agricultural uses and associated commercial and light industrial uses; rural residential land and some commercial and light industrial uses. This area includes the large plantations in the northern end of the county as well as large tracts throughout the county.
- **Commercial Corridor:** This area encompasses land uses adjacent to State Route 17 from the City of Oliver to State Route 301. The land uses will include commercial, light industrial, and residential.
- **Conservation:** This area identifies the preference of low-intensity use corridors along the Savannah River and the Ogeechee River. Within this area is consideration for public access to the rivers. This area also includes the Briar Creek Battlefield site.
- **Highway Corridor:** This area encompasses land uses adjacent to State Routes 21 and 301 from the county line to the city line of Sylvania. The land uses will include commercial, light industrial, and residential. This area represents a higher intensity of these

uses than found in the Commercial Corridor area.

- **Industrial:** This area represents single use of the airport. This area also represents an important resource for the county.
- **Rural Village:** This category includes the area within the four small municipalities within the county. Within the small towns and city smaller Character Areas have been individually identified.
- **Suburban Area Developing:** This category represents areas in which the county encourages suburban development.

4.4 Town of Hiltonia Character Areas

Within the Town of Hiltonia, five Character Areas are identified. The most significant land use and Character Area is Agriculture.

Agriculture: The area encompasses the undeveloped portion of the town and surrounds the other Character Areas.

Rural Village: This category identifies an area in the village that encompasses housing.

Suburban Area Developing: The area takes in the corridor along State Route 24 that includes both housing and commercial uses.

Traditional Neighborhood, Declining: This area includes approximately eight blocks in the oldest section of town that are important to the fabric of the town. The housing is in poor condition.

Traditional Neighborhood, Stable: The area includes approximately six blocks that surround the Traditional Neighbor, Declining character area. The housing is in better condition and does not seem to be declining.

4.5 Town of Newington Character Areas

Two of the more critical areas in the town of Newington are the Savannah River Parkway and the old town center. The majority of the remained of the town is identified as residential. There are five Character Areas identified in the Town of Newington.

Agriculture: This area identifies a smaller portion of the town located north of the town center and State Route 21.

Highway Corridor: This area encompasses two different corridors in the town: the Savannah River Parkway and State Route 21 through the town. The town has identified these areas together because they will require similar implementation measures.

Residential: The majority of the town, including most of the housing, is included in this category.

Commercial: A small commercial is identified on the Westside of the bypass behind the Highway Corridor Character Area.

Town Center: This area encompasses approximately eight blocks that take in the old town center.

4.6 City of Oliver Character Areas

There are four Character Areas identified in the city. A fifth Character Area has been considered, but not identified. It is a corridor along State Route 17 and the railroad tracks. Presently, there are no commercial uses along this corridor. This corridor represents a valuable asset to the community.

Agriculture: This area forms a crescent shape on the west and northern perimeter of the city that is largely undeveloped.

Commercial: This area encompasses two separate areas in the city, representing specific commercial uses.

Residential: The area includes all the current residential development in the city.

Rural Residential: This area encompasses less than one-quarter of the land in the City in the northeast corner that is undeveloped.

4.7 Town of Rocky Ford Character Areas

There are five Character Areas identified in the town of Rocky Ford. The town is surrounded on the south and west sides by the conservation character area defined for Screven County. A majority of the town is included in the Agricultural Character Area and the same county Character Area surrounds the remainder of the town. The linear corridor of the railroad is an important asset in the community, and while not identified as a Character area, it does represent a potential area of future commercial or industrial development.

Agriculture: This area takes in the majority of the town and surrounds the Town Center and Rural Residential areas.

Conservation: This area joins the Conservation Character Area on the west side of the town.

Rural Residential: This area includes the majority of housing in the town and is linear in nature following the street.

Suburban Area Developing: This linear corridor area follows State Route 17 through the northern side of the town.

Town Center: This area encompasses the central portion of the town surrounding the railroad tracks and Rocky ford Road.

4.8 Areas Requiring Special Attention

During the process of analyzing existing development patterns and trends, and the Character Areas, each jurisdiction was asked to identify Areas Requiring Special Attention. Areas Requiring Special Attention are defined as areas that should be given special consideration in order to maintain unique characteristics.

In consultation with the Screven County Steering Committee, the following Areas Requiring Special Attention were identified for the county and unincorporated areas. The Areas Requiring Special Attention are identified on the same map as the Character Areas.

The Steering Committee determined that the municipalities each represent an Area Requiring Special Attention. Specific Areas Requiring Special Attention were not identified inside the municipalities due to their small size and relevant issues. However, the following paragraphs provide important aspects that were discussed in relation to the small municipalities.

The Town of Hiltonia identified a small linear commercial area along State Route 24 as an area in need of special attention. Throughout the town, the number of dilapidated buildings and poor housing conditions was also identified.

The Town of Newington identified the Savannah River Parkway bypass and its old town center as critical areas in need of special attention. Attention must be given to the old town center to prevent its demise due to the bypass.

The City of Oliver identified general housing conditions as a critical issue. The generally poor condition of housing in the city was further identified as an issue. The railroad was also identified as a valuable resource in the city.

The Town of Rocky Ford identified the railroad as an important resource in the town. Lack of housing in the town was also identified as an issue.

4.8.1 Areas of Significant Natural Resources

Screven County has a wealth of natural resources, in the form of wetlands and forests. The Tuckahoe Wildlife Management Area along the Savannah River is a 15,100 state-owned preserve for hunting and fishing. Other activities in Tuckahoe WMA include hiking, bird watching, mountain biking, and horseback riding. Primitive camping is also permitted. The sparsely developed WMA includes five boat ramps on the Savannah River. Two of the ramps are fully accessible and two allow primitive camping. Tuckahoe WMA is located on

Brannen's Bridge Road in east central Screven County.

Except for the boat landings, much of the Savannah River is inaccessible in Screven County. In addition to the boat landings in the Tuckahoe WMA, is Blue Springs Landing on Blue Spring Road off Highway 24 north of Newington.

The Steering Committee identified important natural resources in the Conservation Character Areas defined along both the Savannah River and the Ogeechee River. These areas will require additional planning to protect from expanding encroachment.

Policies should be continually developed to protect these significant natural resource areas. In addition, the County should work to strengthen and enforce current state and local regulations.

4.8.2 Areas of Significant Cultural Resources

Screven County has a number of historic and cultural resources scattered throughout the County. These resources play important roles in the economy of the county, both historically and in the present day.

- The Wade Plantation, established in 1823, is one of the largest irrigated pecan orchards in the south. The plantation grows corn, soybeans, wheat, and other crops. Brick Church is located on the Wade Plantation, established in 1827 and is the oldest Methodist Church in Screven County. The plantation is located on U. S. 301 North near the Georgia/South Carolina border.³
- The Millhaven Plantation is the largest plantation east of the Mississippi River. The plantation is one of the south's leading turf farms.

³ Screven County Chamber of Commerce website: www.screvencounty.com

Millhaven is located in northern Screven County near the Wade Plantation.⁴ “Located on lands once occupied by the Euchee Indians, Millhaven was established in 1796, about the time the Colony of Georgia was being settled. Today, Millhaven is a modern diversified farming operation with 13,000 acres of timber, 10,000 acres of cropland, pastures and orchards, and another 1,000 acres of deep sand soils for "certified" turfgrass production.⁵

- Brier Creek Battlefield is the site of the March 3, 1779 Revolutionary War Battle of Brier Creek. The site includes breastworks and a detailed historical marker on Brannen's Bridge Road at Brier Creek, 11 miles NE of Sylvania. In the battle also known as Briar Creek, British forces defeated American forces made up of mostly Georgia and North Carolina militia.⁶
- Little Ogeechee Baptist Church, 225 Old Louisville Road, Oliver was formed in 1790. “There was also a church cemetery that was enclosed by a fence. The first pastor of this church was William Cone of Bulloch County. It was said that in the first years of the church the pastor swam his horse across the river because there were no bridges or ferries at that time. The church has grown a lot from the small log meeting house it was.”⁷
- The abandoned town of Jacksonboro, or Jacksonborough, was founded in 1794 as a coach stop halfway between Augusta and Savannah. It was established as Screven County seat on February 1, 1797 and named for

⁴ Same.

⁵ www.millhavenplantation.com

⁶ From “Georgia and the American Revolution” on ourgeorgiahistory.com

⁷ "The History of Screven County" Dixon Hollingsworth

Georgia's Governor, General James Jackson (1757-1806). It was incorporated as a town February 16, 1799 (until July 1, 1995). In 1847, the county seat was moved to Sylvania because of the curse put on the residents of Jacksonborough by itinerant minister Lorenzo Dow in 1830. The Dell Goodall House (c. 1815) is the only remaining structure.⁸

4.8.3 Areas in Need of Redevelopment

As the County grows, older areas should be constantly revisited with an eye for redevelopment. Currently, the U. S. 301 corridor, south of Sylvania, needs immediate redevelopment attention. These areas are shown on Map LU-1 and included in the Highway Corridor Character Area.

In addition, the municipalities represent areas in need of redevelopment and revitalization. The declining population and lower income of many residents suggest measures should be identified to reverse current trends where needed.

4.8.4 Areas of Rapid Development/Change of Use

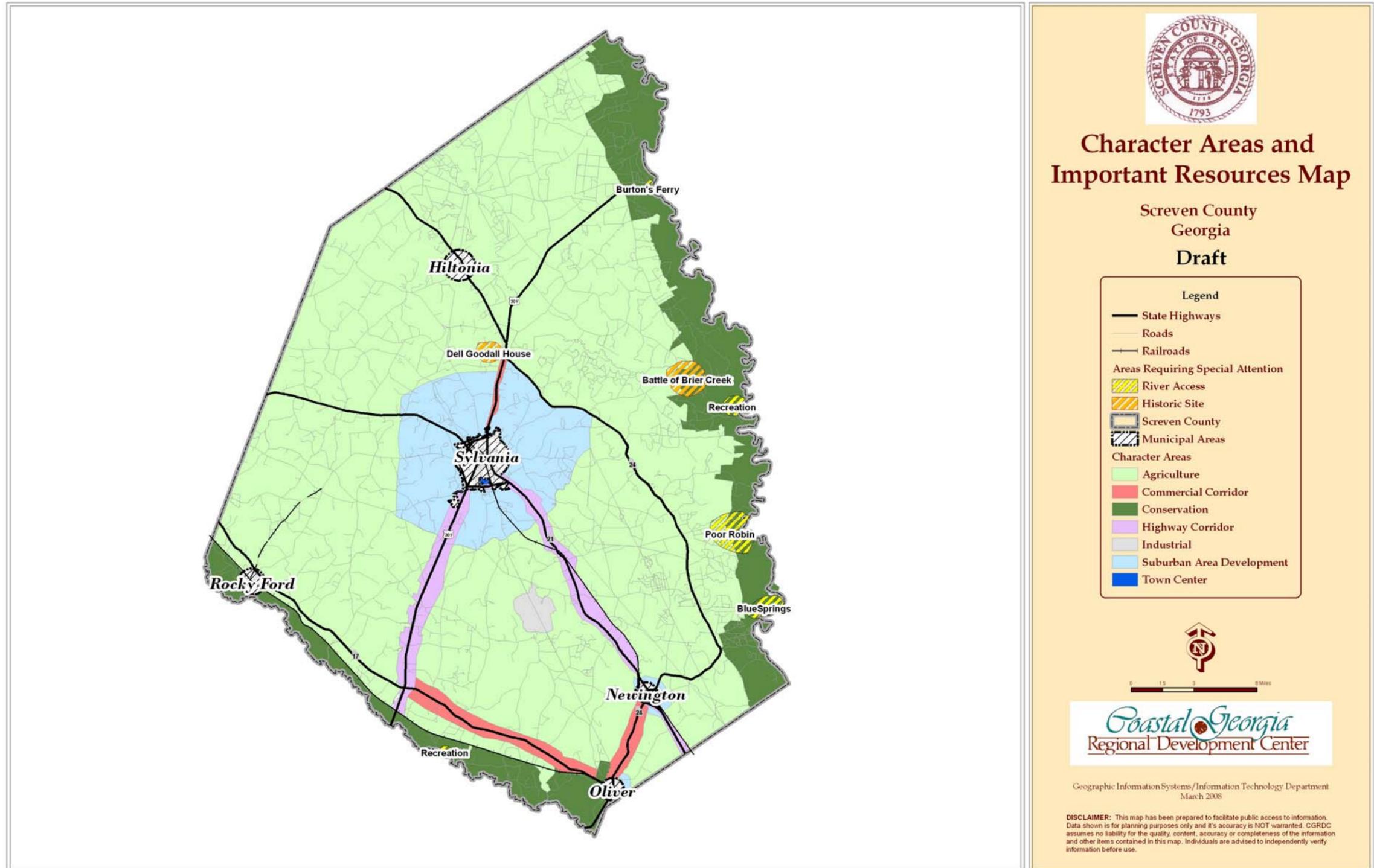
Screven County has not experienced significant growth in many years. The increased rate of growth evident in Effingham County suggests the potential of suburban flight to find a lower cost of living and a preferred quality of live. The areas that are experiencing the highest development pressure are along the rivers and in the southern portion of the county.

⁸ Information obtained from the Georgia Historical Commission, www.kenkrakow.com, and the Screven County Chamber of Commerce.

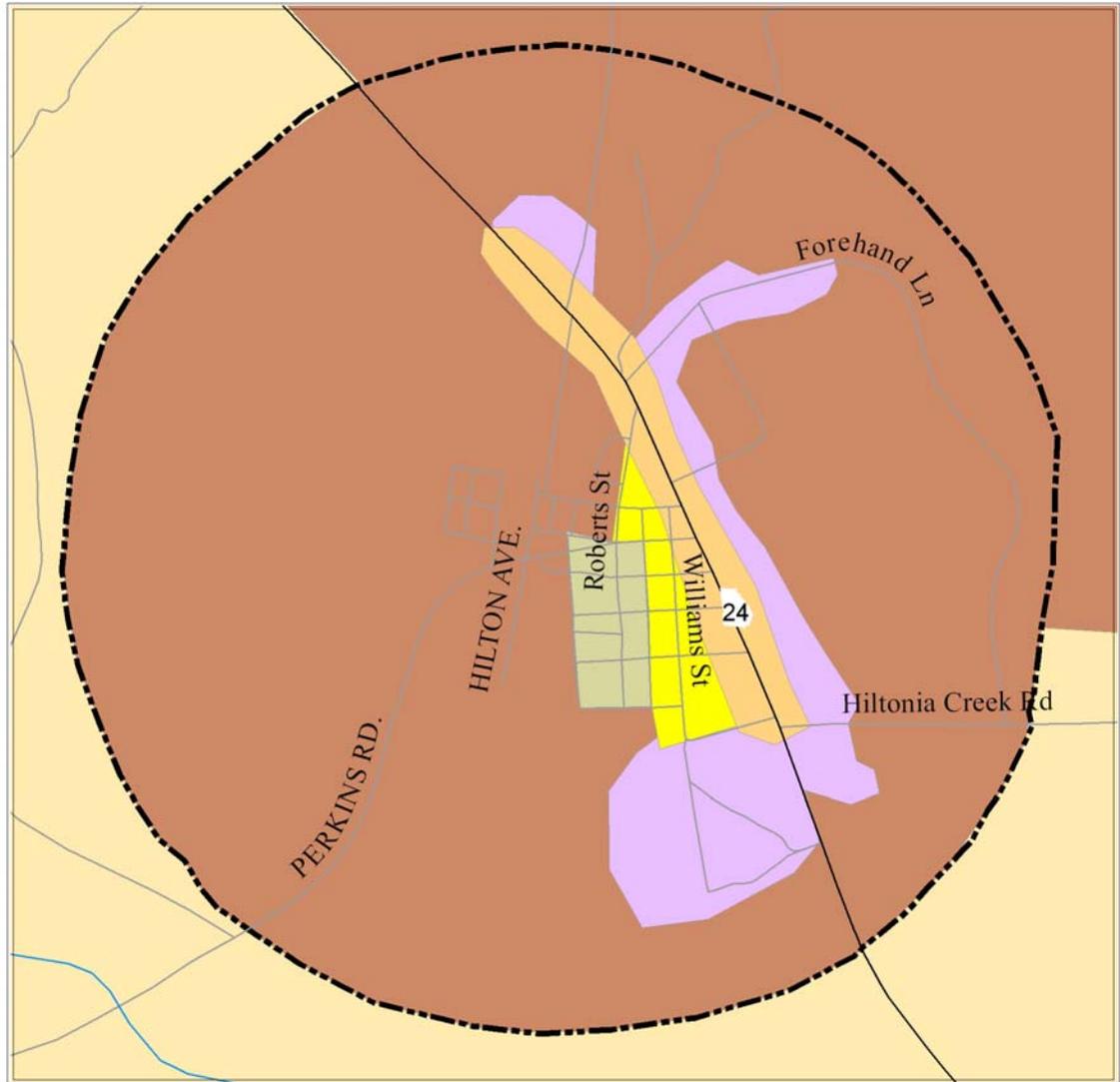
4.8.5 Areas of Significant Disinvestment

Areas of Significant Disinvestment are located in Oliver, Rocky Ford and Hiltonia. The County and local governments should cooperate and collaborate to formulate a redevelopment plan to address the needs of these areas, specifically focusing on dilapidated structures, mobile homes, and general aesthetics.

Map LU-1: Screven County-Character Areas and Areas Requiring Special Attention



Map: Hiltonia-Character Areas and Areas Requiring Special Attention



Legend

- Streams
- Railroads
- State Highways
- Roads
- ▭ City Limits
- Character Areas**
- Agriculture
- Commercial Corridor
- Conservation
- Highway Corridor
- Industrial
- Rural Residential
- Rural Village
- Suburban Area Development
- Town Center
- Traditional Neighborhood Declining
- Traditional Neighborhood Stable



Planning & Government
 Services Department
 February 2008

DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. CGRDC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.

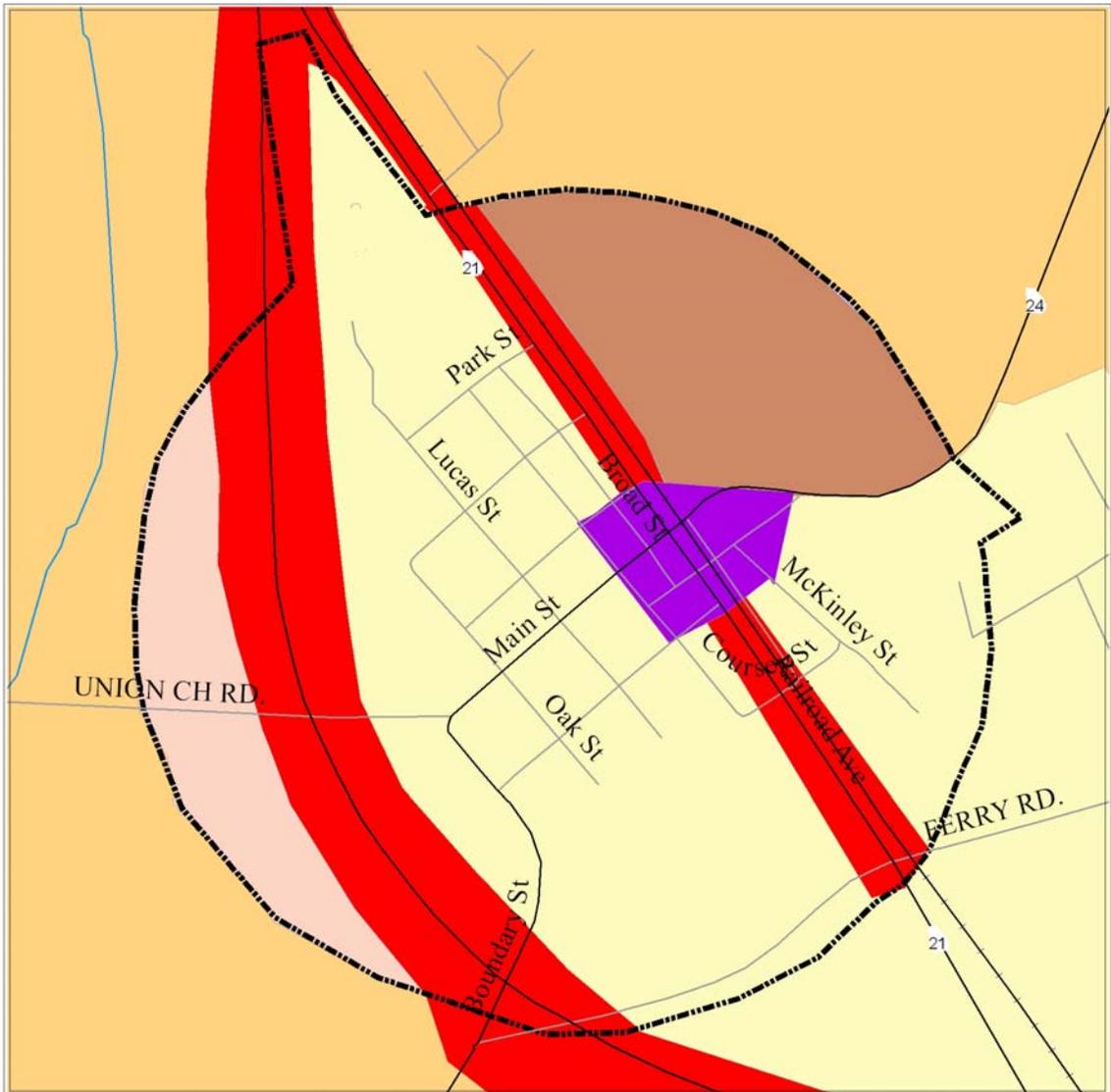
Character Areas Map

City of Hiltonia
 Screven County
 Georgia

Draft



Map: Newington-Character Areas and Areas Requiring Special Attention



Legend

- Streams
- Railroads
- State Highways
- Roads
- City Limits
- Character Areas**
- Agriculture
- Commercial
- Commercial Corridor
- Conservation
- Highway Corridor
- Industrial
- Residential
- Rural Residential
- Rural Village
- Suburban Area Development
- Town Center
- Traditional Neighborhood Declining
- Traditional Neighborhood Stable



Coastal Georgia
Regional Development Center

Planning & Government
Services Department
February 2008

Character Areas Map

City of Newington
Scriven County
Georgia

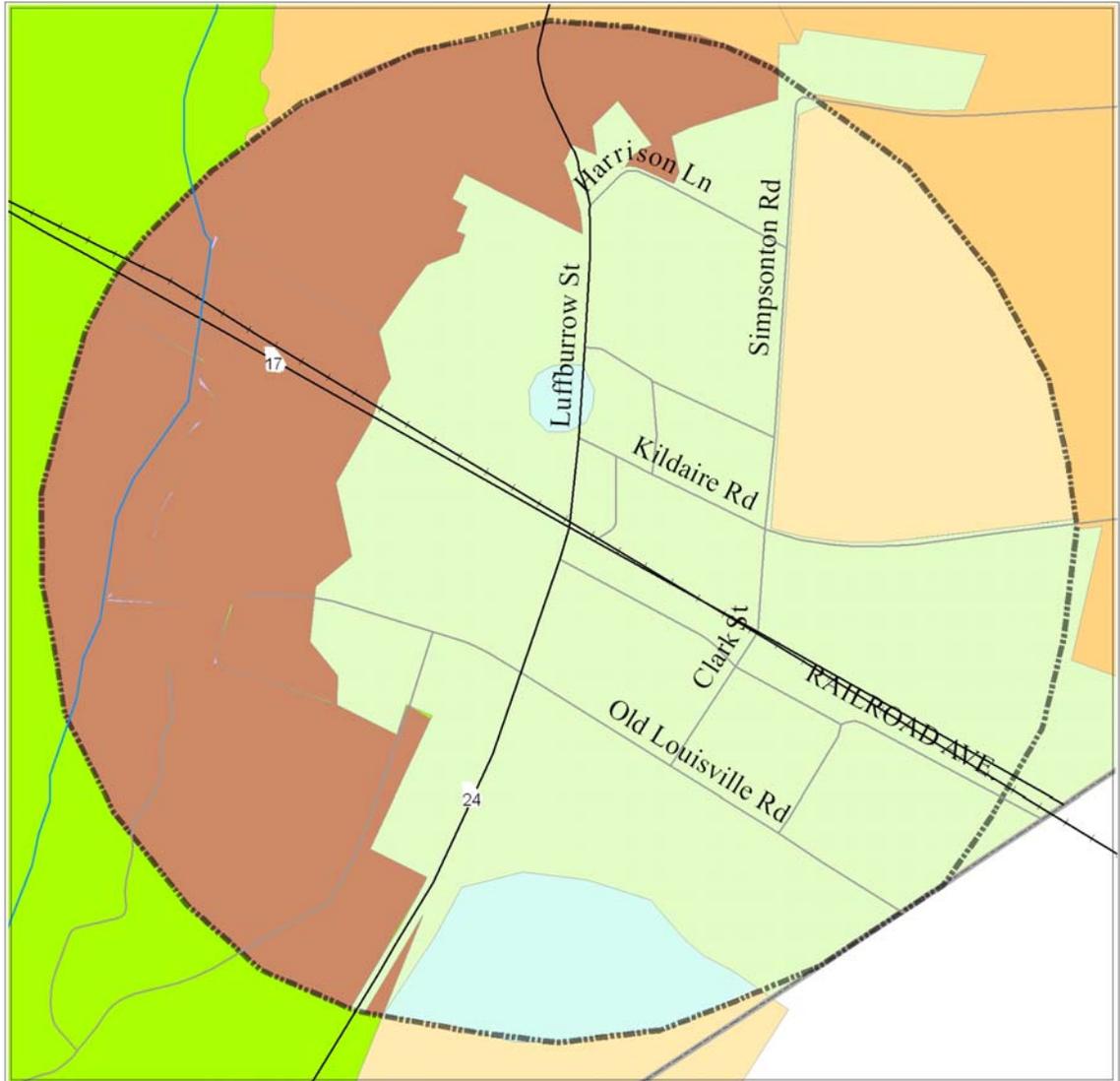
Draft



DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. CGRDC disclaims no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.



Map: Oliver-Character Areas and Areas Requiring Special Attention



Legend

- Streams
- Railroads
- State Highways
- Roads
- City Limits
- County Boundary
- Character Areas**
- Agriculture
- Commercial
- Commercial Corridor
- Conservation
- Highway Corridor
- Industrial
- Residential
- Rural Residential
- Rural Village
- Suburban Area Development
- Town Center
- Traditional Neighborhood Declining
- Traditional Neighborhood Stable



Planning & Government
 Services Department
 February 2008

DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. CORDC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.

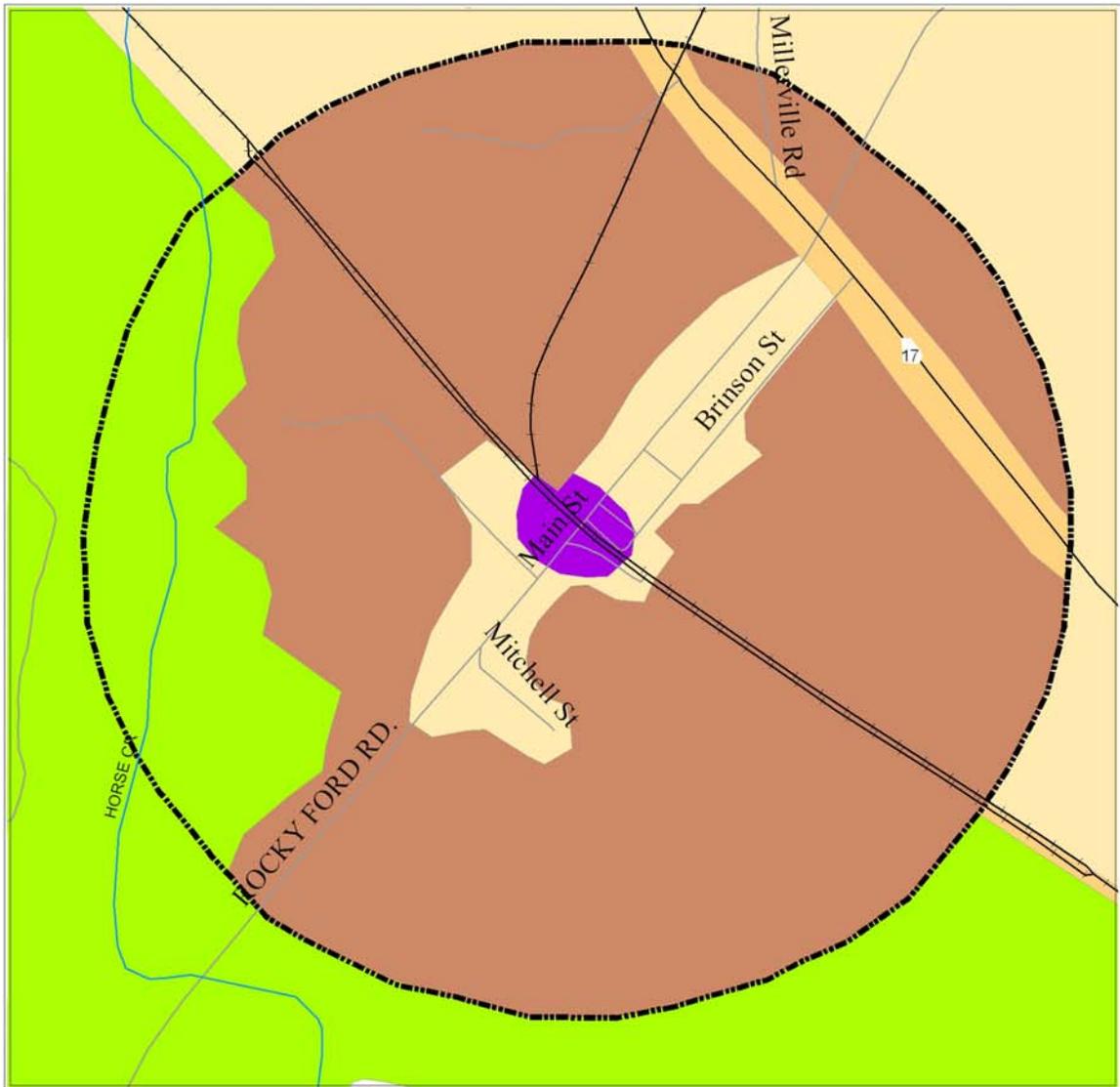
Character Areas Map

City of Oliver
 Screven County
 Georgia

Draft



Map: Rocky Ford-Character Areas and Areas Requiring Special Attention



- Legend**
- Streams
 - Railroads
 - State Highways
 - Roads
 - ⬜ City Limits
 - Character Areas**
 - Agriculture
 - Commercial Corridor
 - Conservation
 - Highway Corridor
 - Industrial
 - Rural Residential
 - Rural Village
 - Suburban Area Development
 - Town Center
 - Traditional Neighborhood Declining
 - Traditional Neighborhood Stable



Planning & Government
 Service Department
 February 2009

DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and it's accuracy is NOT warranted. CGRDC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.

Character Areas Map

City of Rocky Ford
 Screven County
 Georgia

Draft



5 Quality Community Objectives

The QCO (Quality Community Objectives) were adopted by the Board of the Department of Community Affairs in 1999 as a statement of the “development patterns and options that will help Georgia preserve its unique cultural, natural, and historic resources while looking to the future and developing to its fullest potential.” An assessment of a local jurisdiction’s actions in four areas is required as part of the Comprehensive Plan Community Assessment. The four areas are: Development Patterns, Resource Conservation, Social and Economic Development, and Governmental Relations. These four areas are broken down further into specific areas of impact. The State of Georgia requires communities to assess their current policies and practices to determine alignment with the QCO.

The QCO have been created to apply to a broad range of jurisdictions from Atlanta to Hiltonia. Obviously, a large metropolitan area will address a much more detailed implementation of the objectives. It is necessary to broadly define the QCO in rural communities. Some of the objectives may not apply in rural communities. In the following paragraphs Screven County, the City of Oliver, and the Towns of Hiltonia, Newington, and Rocky ford are evaluated in terms of their implementation of these objectives.

The QCO are a series of guidelines for Georgia jurisdictions to use to guide community development. These guidelines are evaluated separately for each jurisdiction. Several of the objectives have limited application in this rural county, and its small city and towns.

5.1 Screven County

Screven County’s actions and development patterns related to the QCO are described below. The QCO Local Assessment is included in the Community Assessment Technical Appendix. Answers are provided to

a list of questions that may be used to evaluate the county’s practices against the QCO.

5.1.1 Development Patterns

The development pattern evident in Screven County is agriculturally based. The largest majority of land uses are agricultural and dispersed, rural residential single-family housing. The extent of traditional suburban neighborhoods is very limited. There are four small municipalities with clustered housing. The County has several large farms. The County does have a zoning ordinance that is based in this agricultural heritage and on traditional Euclidian practices of separation of land uses.

The image of the county is largely established by its agricultural heritage and the one larger city, Sylvania. The county is taking steps to protect areas of the community that are important to its history and heritage. There are no transportation options other than the automobile.

5.1.2 Resource Conservation

The county has taken limited steps to conserve and preserve its important cultural and natural resources. Steps are currently underway to protect the Briar Cliff Battlefield site in the Tuckahoe Wildlife Management Area. The county is looking to complete a survey of historical resources.

The County recreation department manages a 105 acre park offering a variety of options. Land use measures are in place to protect the natural resources in the county.

5.1.3 Social and Economic Development

The county is experiencing an increasing average age of its residents and a decreasing number of youth and children. The county is potentially looking at an accelerating population growth rate, but today has not experienced high growth pressures. The county has current 20-year growth projections, and considers the projections when making decisions. In this comprehensive plan, in the

Community Agenda phase, the county will indicate where it would like to see future development occur.

There is an Industrial Development Authority active in the county that is seeking to expand job opportunities. There is not one single large employer in the county. A number of workforce training opportunities are available in the neighboring community of Statesboro.

The county offers a variety of housing opportunities from the more compact environment in one of its small towns to rural residential housing in the unincorporated county.

5.1.4 Governmental Relations

The county works with local governments to create regional solutions. The county has a couple of open issues with the City of Sylvania which may be resolved in the future. The county IDA participates in regional economic development organizations.

5.2 Town of Hiltonia

Hiltonia is a very small town that is working to improve its image and address the most basic QCO guidelines. The majority of the QCO do not apply to the town.

5.2.1 Development Patterns

Hiltonia is the largest of the small towns in the county and in some regards the most rural by location. The town recently adopted a basic zoning code that separates uses. Primary educational opportunities are located in the City of Sylvania, about 11 miles away. The town originally developed on a block pattern with limited commercial located on State Route 24 outside the block pattern.

There are opportunities for infill development, and redevelopment in the town. There are no really distinctive characteristics about the town. The automobile is the only transportation option.

5.2.2 Resource Conservation

There are some land use regulations that will protect the natural resources in the town. The town does not have a greenspace plan or a designated historic district.

5.2.3 Social and Economic Development

The town is part of the Screven County population projections. Local officials understand the development process, and have recently adopted a zoning ordinance. The town works with the county IDA regarding economic development opportunities. There are very limited job opportunities in the town.

The town offers limited housing options. Public water and sewer are available. There is land available for infill and housing development.

5.2.4 Governmental Relations

The town works well with the county and does participate in regional activities. The town leaders work well with other jurisdictions in the county, and meet regularly with other jurisdictions.

5.3 Town of Newington

Newington is the largest of the southern Screven County towns with a population of 322, noted in the 2000 Census. It is the town most likely to be initially impacted by growth from Savannah because of its location on the Savannah River Parkway.

5.3.1 Development Patterns

There is a nucleus of housing and commercial uses in the center of town. The recently constructed bypass will create opportunities for commercial development away from the town center. The town does not currently have a zoning code, but has some ordinances in place to control development.

The existing housing developed on a grid pattern of streets. The existing housing pattern represents traditional neighborhoods with land

available for infill. The town provides water and sewer to all areas with the town limits.

The town is not well marked on the Savannah River Parkway and has little that distinguishes it from other places. There are some sidewalks that allow people to walk around the town.

5.3.2 Resource Conservation

There is much the town may do to preserve the natural and cultural assets within town limits. There are currently no ordinances identifying, conserving, or protecting important areas in the town.

5.3.3 Social and Economic Development

The town is not prepared for growth and does not have ordinances that will guide development that respects the character of the town. The town works with the county economic development organization to encourage new businesses. Housing choices are limited and there are a small number of jobs in the town.

5.3.4 Governmental Relations

As it is able, the town works with the county and other towns and cities to efficiently provide public services. The town leaders think regionally and are concerned about meeting the needs of its residents. The town leaders meet with jurisdictions to maintain contact and build connections.

5.4 City of Oliver

The City of Oliver has limited resources with which to prepare for potential growth. The City is the smaller of the jurisdictions in south Screven County.

5.4.1 Development Patterns

Existing development has occurred in a more suburban fashion in the community with no sidewalks and no grid pattern to existing streets. The city is bisected by a main railroad line. There is opportunity for infill development.

The city is barely noticeable as one travels along State Route 17. There is some beautiful architecture and historic housing in the town. The city is reliant on the surrounding region for jobs. The city offers little employment and is connected to the surrounding community for employment.

5.4.2 Resource Conservation

The City has not identified historical and cultural resources within the city limits, and has not adopted ordinances to protect these important resources.

5.4.3 Social and Economic Development

City residents are aware of this comprehensive planning process and are considering the potential growth that may occur. There is vacant land available for development. The proximity of the main railroad line and State Route 17 offers opportunity for commercial development.

The city offers limited housing and very few employment opportunities. The city does allow development of multi-family and is looking for opportunities.

5.4.4 Governmental Relations

The city works with other local governments including the county to meet the needs of its citizens. City leaders think regionally and look to expand the opportunities available within the city limits.

5.5 Town of Rocky Ford

Rocky Ford is a quiet, small town; the smallest of towns in Screven County. Its location is defined by the crossroads of State Route 17, Rocky Ford Road, and the main Norfolk-Southern railroad line. Growth is not pending for this town like the jurisdictions in southern Screven County.

5.5.1 Development Patterns

The town reflects the development pattern of a whistle stop community, more than a

traditional neighborhood with grid pattern streets. Much of the eastern area of the town is conservation designation and traversed by Horse Creek. The town has a nucleus of an identity created by the town park and other historic buildings in the town center.

5.5.2 Resource Conservation

The town has not taken steps to protect its historical and cultural resources. The town is committed to supporting its small park and developing the assets of the Ogeechee River and Horse Creek.

5.5.3 Social and Economic Development

The town's small size limits its ability to take necessary actions to encourage housing and employment opportunities. The town is located approximately 20 miles from both Sylvania and Statesboro.

5.5.4 Governmental Relations

The town participates in county activities as it can and has participated in the development of this comprehensive plan.

6 Supporting Analysis of Data and Information

The following pages are an analysis of supporting data and information presented in the Technical Appendix. The pertinent data and analysis of selected trends for Screven County are summarized. See the Technical Appendix for detailed information from Census 2000 data, interviews, and other research conducted for Screven County, the Town of Hiltonia, the Town of Newington, the City of Oliver and the Town of Rocky Ford Joint Comprehensive Plan Community Assessment. Only the evaluation and data necessary to substantiate important trends and character areas are presented in this analysis. At times, data for the City of Sylvania appears in tables but does not appear in the text. Though Sylvania is not part of this comprehensive planning effort, in order to completely analyze data for the incorporated and unincorporated areas of Screven County, the County's population center must be taken into consideration.

The community is directed by the Department of Community Affairs to employ a 20-year planning period. This planning period allows the community and the analytical team to evaluate significant trends. It also encourages the community to look far enough into its future to potentially guide these trends.

There are a number of trends identified that affect Screven County and all the municipalities in the County. Unlike neighboring counties to the south and east, Screven County has been experiencing slow growth. However, with the nearing completion of the Savannah River Parkway (Georgia State Highway 21), Screven County and the Town of Newington and the Cities of Oliver and Sylvania are anticipating increased residential growth. Decision makers may review the section Identification of Issues and Opportunities for a list of issues and opportunities specific to each jurisdiction. The trends in common for Screven County, the Towns of Hiltonia, Newington, and Rocky

Ford, and the City of Oliver are summarized in the following statements:

- The agricultural beauty and uniqueness of the area may be threatened by development patterns that are inconsistent with quality growth principles and natural and cultural resource protection.
- Economic development efforts, specifically job creation is essential to keep Screven County from becoming a "bedroom" community of Savannah.
- Maintaining housing choice and affordability is vital to the diversity and livability of the community.
- Development sensitive to and protection of natural and cultural resources is critical to sustaining viability and desirability of the jurisdictions.
- Public resources could be used more effectively if the County and local governments have coordinated and mutually supportive policies, as well as open communications between all jurisdictions.

The policies through which community leaders choose to address these trends will determine the way in which Screven County, Hiltonia, Newington, Oliver and Rocky Ford will build their communities and neighborhoods.

6.1 Existing Development Patterns

The existing development patterns in a community reveal much about an existing zoning code and its application. They also reveal much about the heritage of the county. Screven County is an agricultural county with one developed city. The county also includes three small towns and one small city that may be best described as crossroads communities. Within the last year, a bypass was completed for State Route 21 around the Town of Newington. A detailed analysis of existing development patterns can be found later in this appendix.

Land use in Screven County is classified into eight categories:

- Agriculture/Forest
- Commercial
- Residential
- Public Institutional
- Parks/Recreation/Conservation
- Vacant/Undeveloped
- Industrial
- Transportation/Communication/Utilities

Table LU-1 suggests the majority of the developed land uses in the county can be found outside the City of Sylvania. This may be somewhat misleading, when acreage is the sole consideration. The county data includes several entities with a large number of acres such as a plantation. The largest land use in the small towns and city is Residential.

Table LU-1
Existing Land Uses in Screven County and the City of Sylvania (number of acres)

Land Use Classification	Screven County	City of Sylvania
Agriculture/Forest	323,824	1,275
Commercial	32,088	177
Residential	22,946	1,008
Public Institutional	10,615	252
Parks/Recreation/Conservation	10,227	83
Vacant/Undeveloped	3,475	182
Industrial	1,130	136
Transportation/Communication/Utilities	415	357
Total	404,721	3,470

Source: Existing Land Use Map, Screven County

There are several important land uses in the County:

- The Tuckahoe Wildlife Management Area.
- The Millhaven Plantation, one of the largest farms east of the Mississippi River.
- Public access to the Ogeechee River and the Savannah River.
- Agricultural activities throughout the county.

6.2 Population

The population of Screven County has fluctuated since the 1970s, growing at a rate of 11 percent that decade. The 1980s saw a one percent decline, only to grow by 11 percent in the 1990s. Though the population of Screven

County has increased since 1980, the growth has largely been in the unincorporated areas of the County. The only incorporated place in this Assessment to experience an increase in population between 1980 and 2000 was the City of Oliver. The Towns of Hiltonia, Newington and Rocky Ford all experienced double digit declines in population during the same period. In 2000, almost 70 percent of Screven County's population lived outside the cities and towns. In 2005, Screven County had an estimated population of 15,430⁹, which is an increase of only 56 persons since 2000.

Though the Savannah River Parkway could have a tremendous impact on population and job growth, there is no supporting evidence that the county's small population growth is driven by the net gain in people moving into the county, referred to as in-migration. The quality of life and lifestyle could be attractors for people moving to the area from Chatham and Effingham Counties, but that has not been experienced at this time. Some growth is occurring, and there appears to be growing interest by residential developers in the southern end of the county, on the outskirts of the Sylvania city limits, and in and near Oliver and Newington.

Other demographic changes to the population in Screven County include the increase in the median age since 1980, rising from 29 years of age in 1980 to 36.2 in 2000. In addition, the average household size decreased between 1980 and 2000. In 1980 the average household size was 2.9 persons per household. By 2000, the number decreased to 2.6 persons per household. Hiltonia is the only exception to this trend, where the household size in 2000 was the same as in 1980. Screven County is also getting older with the greatest increase occurring in the incorporated towns and cities. In 1980, 17 percent of the population in the incorporated areas was over the age of 65 years, increasing to 21 percent by 2000. In the same time period, the percentage of persons over 65 in the unincorporated areas of the

County increased by one percent. This change occurred at the same time the incorporated areas were losing overall population. During this same time period, the percentage of persons under the age of 18 years in Screven County decreased from 31 percent of the total population to 28 percent, again mostly in the incorporated areas of the County.

The racial make-up of Screven County between 1980 and 2000 follows a similar trend found in the overall population in that the number of both Black and White persons declined in the incorporated areas of the County while increasing in the unincorporated areas. However, as a percentage of the total population, all racial segments were relatively stable exhibiting only one or two percentage point changes.

Screven County was slightly more racially and ethnically diverse in 2000 than at any time previously. While this might sound significant, races other than black or white still only make up one percent of Screven County's population. The same trend was exhibited in the changes to the Hispanic population in Screven County. Though the number of persons claiming Hispanic ethnicity declined from 153 in 1980 to 147 in 2000, it has spread into more areas of the County in that twenty year period. Newington and Oliver experienced the greatest increases in Hispanic persons from no one claiming Hispanic ethnicity to 10 persons and 7 persons, respectively. Although the evidence is only anecdotal, Newington's and Oliver's proximity to Effingham County, which had a 400 percent increase in Hispanic persons between 1980 and 2000, could explain this change. Hispanic persons accounted for less than one percent of the total population of Screven County in 2000.

The Median Household Income for Screven County increased by nearly 43 percent between 1990 and 2000. Though Hiltonia, Newington, Oliver and Rocky Ford saw a similar increase of 42.2 percent in the same period, their median household income was 75 percent that of the Screven County Median Household Income. The 43 percent increase in

⁹ www.dataplace.org estimate.

median household income in Screven County is comparable to the 46 percent increase for the state of Georgia between 1990 and 2000; however, this still represented only 69 percent of Georgia's in 2000, down slightly from the 70 percent in 1990. The towns and city covered in this Assessment had a median household income 52 percent that of Georgia in 2000. According to one estimate, the 2003 median household income for Screven County was \$28,726, indicating a 2 percent decline since 2000. Without additional estimates or projections, future trends cannot be inferred. However, if past performance is an indicator, median household income can be expected to increase in the future.

As the median household income has increased between 1990 and 2000, the distribution of incomes becomes more balanced between 1990 and 2000. In 1990, more than 26 percent of households in Screven County had income less than \$10,000 annually. By 2000, less than 20 percent of all households had annual income below \$10,000. Due to factors such as inflation and the consumer price index, evaluating household income distribution at two different times might not accurately portray the income distribution. Between 1990 and 2000, the total number of persons living below the poverty level in Screven County decreased by 71 percent. The incorporated areas of the County also experienced a large decrease in persons living in poverty during the same time period, but at a lower rate of 66 percent. The disparity between incorporated and unincorporated areas of the County is greatest for persons under the age of 12, and levels out until the segment of the population over 75 years of age. Many of the persons under five living in poverty in the incorporated areas of the County in 1990 were still living in poverty ten years later when they were in the six to eleven years old category.

Over the past twenty years, the level of educational attainment in Screven County has increased significantly, with the greatest improvement in the number of persons with at least some college. In 1980, 715 persons had completed at least some college, whereas in 2000, the number increased more than 200

percent to 1,482. The number of college graduates also increased substantially gaining 332 persons between 1980 and 2000 for an increase of 93 percent in that time period.

Although the number of persons with a high school diploma increased within all areas of the County, the loss of population in the towns and cities in Screven County may be the most significant contributing factor to the relatively small increase in the number of persons with college degrees. In 2000, the percentage of persons with a college degree in Hiltonia, Newington, Oliver and Rocky Ford was 6.2 percent, while that percentage was 12 percent in the unincorporated areas of the County.

County school enrollment data from the past ten years shows total enrollment increasing by 0.5 percent between fall 1994 and spring 2000. However, it decreased 5.5 percent between fall 2000 and spring 2006. According to the Screven County Board of Education, enrollment has been decreasing an average of 30 students per year, with a precipitous decline of nearly 100 in the 2006/2007 school year.

6.3 Housing

Housing in Screven County in 2000 was largely composed of detached single-family homes (56 percent) and manufactured homes (37.2 percent). The same is true for the cities and towns, as well as the unincorporated areas of the County. Surprisingly, single-family dwellings represented 95.5 percent of the housing units in the incorporated areas in 2000; slightly higher than the 95.3 percent in the unincorporated areas. More than 80 percent of all multiple unit dwellings in Screven County were located in the unincorporated areas in 2000. This lack of diversity in housing type limits the options for families and individuals of a variety of incomes, ages and family composition to find adequate housing in Screven County.

Between 1980 and 2000, the total number of housing units in Screven County increased 24.5 percent, adding 1,349 units. In that time 1,592 mobile homes were added, but 222 single-family detached and attached dwellings were lost. The cities and towns lost 87 single-

family detached and attached dwellings, while the unincorporated area lost 135 dwellings. During the same period the number of multiple unit dwellings decreased 12.3 percent in the County and 25.5 percent in the cities and towns for a net loss of 48 units.

Hiltonia, Newington, Oliver and Rocky Ford have experienced a decrease in the number of single-family detached dwellings and an increase in the number of mobile homes. Oliver is the only place to witness an increase in the total number of housing units between 1980 and 2000, with a 42 percent increase from 86 to 122. However, all the new units added were mobile homes.

The condition of the housing stock, while older, is in relatively good shape. The number of housing units lacking complete plumbing facilities in Screven County declined from 287 to 164 between 1990 and 2000. The steady increase of housing units with complete plumbing and kitchen facilities can be attributed to the new housing built with modern amenities, the demolition of older housing units, and the enforcement of housing codes that brought existing homes up to modern standards of quality.

Between 1990 and 2000, the number of owner occupied housing units in Screven County increased 21.4 percent and the number of renter occupied units decreased 3.4 percent. This trend is consistent with the reduction in the number of multiple unit structures noted previously. The rate of homeownership increased consistently between 1990 and 2000 throughout all areas of the County except in Hiltonia where it declined 1 percent in 2000. The rate of owner-occupancy in 2000 for the four incorporated places in this Community Assessment was more than 72 percent, which was higher than the 68 percent rate in the unincorporated areas and the 66 percent for Screven County.

The median property value in Screven County increased more than 58 percent during the 1990s from \$40,800 to \$64,600. One estimate of median house value in Screven County in 2005 was \$94,717. However, property value increases were not consistent throughout the

County, with Hiltonia experiencing a threefold property value increase, while property values in Oliver increased on 13 percent. Overall, property values in the incorporated and unincorporated places of Screven County increased similarly at 54.3 percent and 56.5 percent, respectively. Screven County and its subdivisions had significantly lower housing values (less than 60 percent for the county and less than 30 percent for Rocky Ford) than the State of Georgia and the United States in 2000.

Though the number of housing units in Screven County grew by over 24 percent between 1990 and 2000, the number of jobs grew by 5.6 percent in the same period. More than 13 percent of Screven County residents worked outside the county in 2000. Because many of the region's largest employers are outside of the county, Screven County is becoming a bedroom community for Savannah and Statesboro.

The low jobs/housing ratio indicates there is a need for additional jobs in the County. As more jobs may be created, there will be two key barriers to living in the County: housing options and availability of those options. A rising concern is affordability. While housing in Screven County remains largely affordable to residents and commuters, the cost of housing may be pushed up as the demand of housing increases.

6.4 Economic Development

In 2000, 70 percent of employment opportunities in Screven County were concentrated in four sectors: manufacturing, retail, service, and state and local government. However, the services sector is the only segment of the economy expected to grow in the near term. Unfortunately, this growth is likely to be offset by decreases in other sectors, most noticeably the higher paying manufacturing jobs. Between 1990 and 2000, the number of persons in Screven County over the age of 16 in the labor force increased from 6,036 to 6,569. According to the Georgia Department of Labor, there were 7,275 persons in the labor force in June 2007 in Screven County. However, during the 1990s the

number of persons in the labor force as a percent of the total population over 16 declined from 59 percent to 57 percent, which is typical for an area with an aging population. When comparing the size of the labor force with the total population in the incorporated areas of Screven County, the ratio increased from 51 percent to 54 percent between 1990 and 2000, which could be indicative of the number of low-income persons still working beyond the normal retirement age of 65.

Employment in Screven County has changed significantly over the last 25 years, moving away from agriculture and manufacturing and toward professional and service jobs. Although more than one third of all persons employed in Screven County were working in manufacturing or agricultural related industries in 2000, almost 50 percent were employed in those industries in 1980. Between 1980 and 2000, education and health employment increased from 12 percent of the workforce to 18 percent and transportation and warehousing jobs increased from 3 percent to 7 percent. Employment gains between 1980 and 2000 occurred in industrial sectors except manufacturing, agricultural related, and wholesale trade which declined by more than 70 percent. Screven County has been following a similar trend in employment by industry as the State of Georgia.

The county experienced unemployment rates just below 6.0 percent during the past five years. According to Georgia Department of Labor statistics, Screven County had an unemployment rate of 5.3 percent in June 2007, with a total labor force of 7,275. According to the U. S. Census, the average unemployment rate for Screven County in 2000 was 9.4 percent.

In 1990, 96 percent of Screven County residents in the labor force worked in Georgia, while only 64 percent stayed in Screven County to work, with only a one percent increase in those leaving Screven County to work in 2000. Almost one-half of the residents living in the towns and cities of Screven County worked outside the County in 2000. The percentage of Screven County residents

living in the unincorporated areas of the County and working outside the County was 36 percent in 2000. Though fewer Screven County residents were working outside of Georgia in 2000 than in 1990, more residents were leaving their place of residence to work in 2000 than in 1990.

Commuting patterns indicate workers in Screven County were spending more time commuting to their place of employment in 2000 than in 1990. The mean travel time for a Screven County resident was 30 minutes in 2000. In 1990, 59 percent of commuter travel to work was more than 15 minutes, which increased to 69 percent in 2000. More than one-quarter of all workers in Screven County commuted longer than one hour to their jobs in 2000.

In 1999, full-time workers in Screven County were earning about three-quarters of the average worker was earning in the neighboring Effingham County, and less than 80 percent that of the income of the average worker in Georgia or the United States. The disparity decreases for less than full-time workers. However, female workers in Screven County earn 25 percent less than the average female working in the United States. On the other hand, the difference between what female workers earned in Screven County compared to its neighbors in Bulloch and Effingham Counties was 10 percent less and 15 percent less, respectively. The greatest disparity was in Hiltonia where the average earnings for a full-time worker were two-thirds that of Screven County, and 54 percent of what the average Georgian earned in 1999.

The County must consider its role in the region and consider whether it wants to become a bedroom community or a destination for commercial and industrial activities, if long-term economic improvement is to occur. Significant effort will need to be expended to create enough jobs in the county to support the labor force and increase prosperity.

It is fitting to analyze a group of counties as a functional economic area consisting of a home county – in this case Screven County – and neighboring counties. This is because people's

commuting and shopping patterns always spill out into neighboring counties. This is especially true in Georgia as well as Screven County, because the counties are geographically small and cross-county commerce is commonplace. Commuting patterns, as described previously, indicate that a growing proportion of residents are working outside the county. The region has a diverse economy with no single industry accounting for more than 21 percent of the economy. Between 2003 and 2004, the regional economy created 4,882 jobs, with the most important industries to the region being Trade, Transportation, and Utilities. Other important industries in the region include Education and Health Services, and Professional and Business Services. Manufacturing remains significant, but is declining. The forestry industry is in a state of transition.

6.5 Natural and Cultural Resources

The most important natural resources in the county are the Savannah River, and the Tuckahoe Wildlife Management Area, located on the eastern boarder of the county, and on the Ogeechee River on the south-western boarder. Six water bodies in Screven County are included on the 2006 305(b)/303(d) list. This means they need protection from development pressures that can cause poor water quality. The end goals should be the removal of these water sources from this list.

Screven County claims a number of interesting sites: one of the nation's largest persimmon tree, located in the Tuckahoe Wildlife Management Area; Robbin's Grist Mill, built in 1803 and located south of Sylvania; Millhaven Plantation, one of the largest farms east of the Mississippi River; and the artesian wells at Rocky Ford. The first Georgia visitors' center was built in Screven County in 1962.¹⁰

¹⁰ The New Georgia Encyclopedia,
<http://www.georgiaencyclopedia.org>

Screven County has a rich history that is detailed in the Cultural section of this assessment. Screven County was created in 1793 by an Act of the Georgia legislature. It is named for the ill fated patriot, General James Screven of Revolutionary War fame. Jacksonborough and the Goodall house have important places in the county's history.

6.6 Community Facilities and Services

Screven County does not currently provide water or waste water treatment to the unincorporated areas of the County. Hiltonia, Newington, Oliver and Rocky Ford all provide water service to their residents. Newington also provides wastewater treatment services but is currently at full capacity. Sylvania provides water and wastewater services to unincorporated areas of Screven County just outside its corporate limits and the Screven County Recreation Center.

The Screven County Board of Education operates three public schools, all of which are located in the City of Sylvania. In addition, the Screven County School system operates a Performance Learning Center for special needs students. There are currently no neighborhood schools outside Sylvania. Since student enrollment has declined an average of 30 students per year for the past several years, the existing facilities will adequately serve Screven County for the foreseeable future. Enrollment projections by the Board of Education anticipate the enrollment decline to continue through at least the 2009/2010 school year.

6.7 Intergovernmental Coordination

Screven County has engaged in several intergovernmental agreements between the towns and cities. The county provides police and/or fire services to the towns of Rocky Ford, Hiltonia, Oliver, and Newington. There are additional areas of service that can be negotiated with the City of Sylvania. Joint commissions and authorities include the Sylvania/Screven County Recreation

Commission, Screven County Hospital
Authority, Jenkins/Screven County Library
System, Sylvania/Screven County Airport
Authority, and the Screven County Industrial
Development Authority.

**Screven County Joint Comprehensive Plan
Towns of Hiltonia, Newington, Rocky Ford and City of
Oliver
2008 to 2028
Community Assessment – Technical Appendix**

Prepared by:



127 F Street
Brunswick, Georgia 31520
Telephone (912) 264-7363
Website: www.coastalgeorgiadc.org

**Screven County and Towns of Hiltonia, Newington, Rocky
Ford and City of Oliver**

Joint Comprehensive Plan

Community Assessment – Technical Appendix

Screven County Board of Commissioners

Stan Sheppard, Chairman
Will Boyd, Commissioner
Gregg Ellison, Commissioner
Mickey Evans, Commissioner
Dennis Lawton, Commissioner
J. C. Warren, Commissioner
Roland Stubbs, Commissioner

Hiltonia Town Council

Gerry Forehand, Mayor
Vivian Forehand, Council member
Mary Williams, Council member
Eddie Walker, Council member
Johnny Holmes, Council member
Jerald Newton, Council Member
Ethel Cooper, Council Member

Oliver City Council

Justine Brown, Mayor
Marvin Mock, Council Member
Early Milton, Council Member
Gary Curtis, Council Member
Barbara Lee, Council Member
Kathy Weinrick, Council Member

Newington Town Council

J. Donald Scott, Mayor
Jeanette Clay, Council Member
Albert S. Perkins, Council Member
Alvin J. “Jack” Mock, Jr., Council Member
Jean Perkins, Council Member
Ed Spirko, Council Member

Rocky Ford Town Council

James W. Hankinson, Mayor
Thad Simmons, Council Member
Katherine Roland , Council Member
Barry Durdan, Council Member
Fred Ruffin, Council Member
Patricia Collins, Council Member

Joint Comprehensive Plan Steering Committee

Stan Sheppard, Commissioner Chairman, Screven County
Roland Stubbs, Commission, Screven County
Gerry Forehand, Mayor, Town of Hiltonia
J. Donald Scott, Mayor, Town of Newington
Justine Brown, Mayor, City of Oliver
James Hankinson, Mayor, Town of Rocky Ford
Rick Jordan, Screven County Manager
Nancy Edenfield, Screven County Chamber of Commerce
Gayle Boykin, Screven County Economic Development Authority
Dr. Whit Myers, Superintendent, Screven County Schools

Coastal Georgia Regional Development Center Project Team

Allen Burns
Executive Director

Tricia Reynolds, AICP
Director of Planning & Government Services

Planning & Government Services Staff

Eric VanOtteren, AICP, Senior Planner
Kevin Vienneau, Senior Planner
Patricia Barefoot, Historic Preservation Planner
Michele Canon, Planner II
J. Paul Sansing, Planner I
Mary Beth Bass, Planner I
Chris Chalmers, GIS/IT Manager
David Dantzler, GIS Analyst
Ron Sadowski, GIS Technician
Reggie Allen, GIS Specialist

Administrative Services Staff

Colletta Harper, Administrative Services Director
Rachel Green, Secretary
Beth Kersey, Administrative Secretary

Table of Contents

PART III. COMMUNITY ASSESSMENT – TECHNICAL APPENDIX	1
1 Existing Development Patterns	2
1.1 Methodology.....	4
1.2 Criteria for Areas Requiring Special Attention	5
2 Analysis of Consistency with Quality Community Objectives	6
2.1 Screven County	6
2.2 Town of Hiltonia	14
2.3 Town of Newington.....	22
2.4 City of Oliver.....	30
2.5 Town of Rocky Ford.....	38
3 Population Element	48
3.1 Total Population	48
3.2 Other Factors	53
4 Economic Development Element.....	79
4.2 Labor Force	80
4.3 Employment by Industry	81
4.4 Employment Status and Commuting Patterns	86
4.5 Wages and Personal Income.....	90
4.6 Economic Resources (Development Agencies, Programs, Tools, Education, Training).....	93
4.7 Regional Economy	96
5 Housing Element.....	99
5.1 Housing Types and Mix	99
5.2 Age of Housing.....	105
5.3 Condition of Housing	106
5.4 Housing Occupancy and Vacancy	109
5.5 Cost of Housing.....	112
5.6 Special Housing Needs.....	115
6 Natural Resources and Cultural Resources Element	120
6.1 Natural Resources Element.....	120
6.2 Cultural Resources Element	123
7 Community Facilities and Services Element.....	135
7.1 Water Supply Distribution and Treatment.....	137
7.2 Sewerage System and Wastewater Treatment	137

7.3	Other Community Facilities and Services	143
7.4	Consistency with Service Delivery Strategy	148
8	Intergovernmental Coordination Element.....	151
8.1	Adjacent Local Governments	153
8.2	Independent Special Authorities and Districts	153
8.3	School Boards	154
8.4	Independent Development Authorities and Districts.....	154
8.5	Federal, State, or Regional Programs and Activities	154

Part III. Community Assessment – Technical Appendix

This Technical Appendix is required to meet Georgia Department of Community Affairs (DCA) planning requirements. Screven County is required by DCA to prepare a comprehensive plan that meets the requirements prescribed for a Basic Planning Level. This Technical Appendix provides an indepth look at data from a number of sources including U.S. Census data, state, and local sources. The data is presented in the following areas:

- Existing Development Patterns
- Analysis of Consistency with Quality Community Objectives
- Population
- Housing
- Economic Development
- Community Facilities and Services
- Natural and Cultural Resources
- Intergovernmental Coordination

The data has been summarized in the section, Supporting Analysis of Data and Information. The summary attempts to briefly present important data and trends from each of these areas.

1 Existing Development Patterns

The purpose of analyzing existing land use is to enhance the community’s understanding of the geographic distribution of different land uses and determine the direction in which Screven County, Hiltonia, Newington, Oliver and Rocky Ford are growing. The Analysis of Existing Development Patterns serves as a statement of the standards and targets for residential population density and building intensity. The process of developing a land use plan involves the analysis of existing land use patterns, and current and future available public services and facilities. The analysis will further explore the physical environmental issues and opportunities that are related to land development, and the serve as the blueprint for long-range growth and development in Screven County and the Towns and City.

The Georgia Department of Community Affairs (DCA) states in its Local Planning Requirements that a community’s planning goals and objectives should be the assurance of land use planning coordination in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing. Elements in the Technical Appendix with strong reliance upon the Analysis of Existing Development Patterns include Population, Housing, Community Facilities and Services, and Natural and Cultural Resources.

The following analysis presents three components of existing development patterns: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

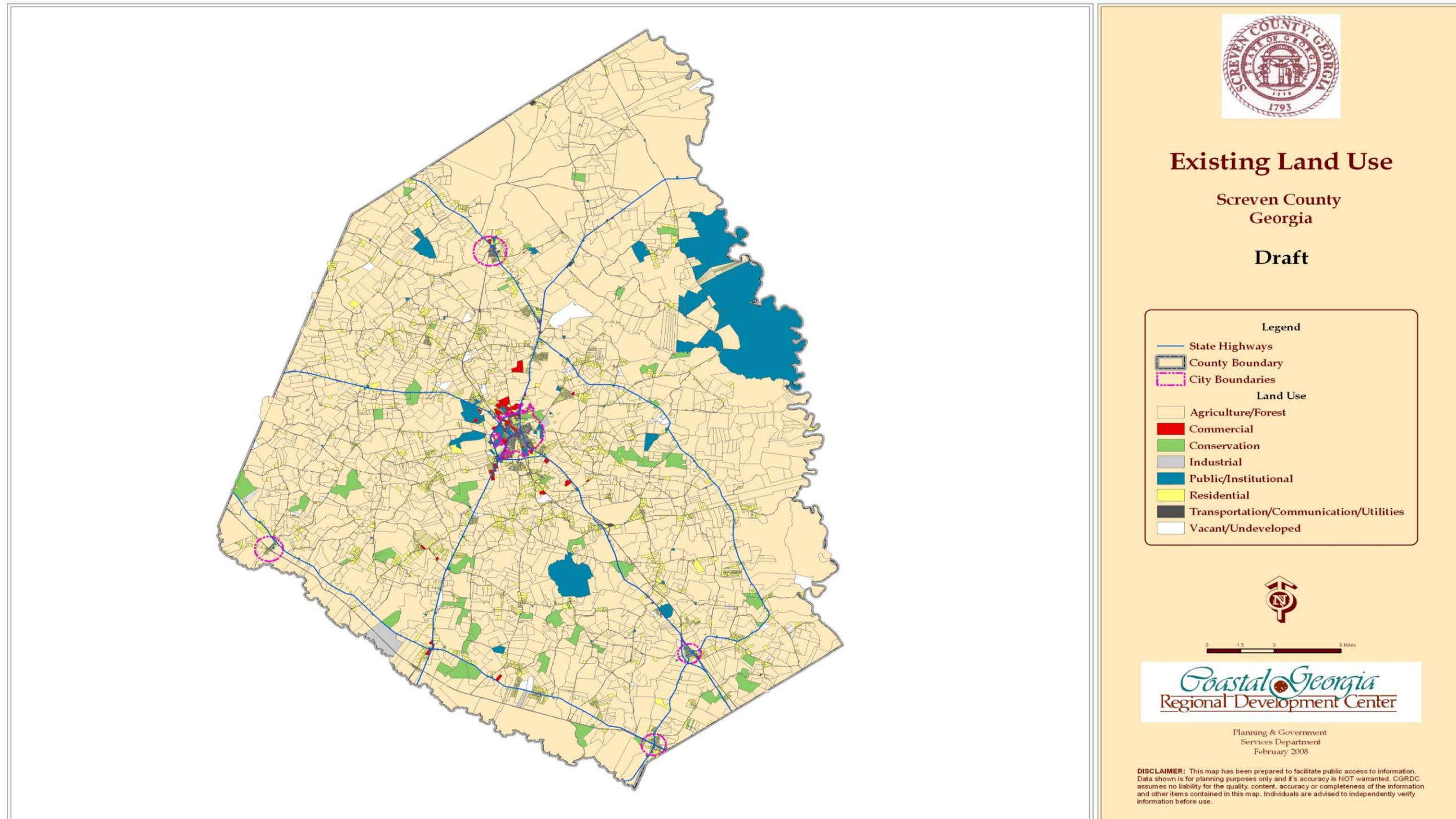
The existing land use map is a true representation of current conditions on the ground during the preparation of the Community Assessment. The existing land use map has been prepared based on information available as of December 31, 2007.

Table LU-2
Existing Land Uses in Screven County

Land Use Classification	Total Acres	Percent Of Total Acres
Agriculture/Forest	323,824	80.0
Commercial	32,088	7.9
Residential	22,946	5.7
Public Institutional	10,615	2.6
Parks/Recreation/Conservation	10,227	2.5
Vacant/Undeveloped	3,475	0.9
Industrial	1,130	0.3
Transportation/Communication/Utilities	415	0.1
Total	404,721	100.0

Source: Existing Land Use Map, Screven County

Map LU-1: Existing Land Use



1.1 Methodology

The Coastal Georgia Regional Development Center’s staff used the available Geographic Information Systems (GIS) parcel shapefile of Screven County produced by the County’s GIS Department to develop an existing land use map for the Community Assessment section of the Joint Comprehensive Plan. The land use information for each of the four jurisdictions was updated to the eight standard land use classifications described in the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standard and Procedures for Local Comprehensive Planning, Local Planning Requirements (Effective Date: May 1, 2005).

In addition, the community facilities point shapefile was used as a reference to augment the Public/Institutional category of the land use classification. The existing land use as shown on Map LU-1 shows all of the categories noted here, including community facilities. The location of the community facilities is specifically shown on the Community facilities map.

The land uses for each of the four jurisdictions are classified into the following eight standard categories as defined by the DCA rules:

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

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

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

Public/Institutional: This category includes certain state, federal, or local government uses in addition to institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, and military installations. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals. This category does not include facilities that are publicly owned, but are classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are included in the park/recreation/conservation category, and landfills are included in the Industrial category, and general office buildings containing government offices are included in the Commercial category.

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

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

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, and livestock production), agriculture, or commercial timber or pulpwood harvesting.

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

While the Department of Community Affairs' (DCA's) standard Land Use classifications provide for a category of mixed land use, such a category was not determined for each jurisdiction in Screven County.

1.2 Criteria for Areas Requiring Special Attention

- Areas Requiring Special Attention are identified based on the following criteria as specified in the DCA rules:
- Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development;
- Areas where rapid development or change of land uses is likely to occur;
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation;
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors);
- Large abandoned structures or sites, including those that may be environmentally contaminated;
- Areas with significant infill development opportunities (scattered vacant sites).

2 Analysis of Consistency with Quality Community Objectives

In 1999, the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural, and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community “you are here.” Each of the 15 Quality Community Objectives has a set of yes/no questions, with additional space available for assessors’ comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of “yes” answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. A number of “no” responses may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the County’s and the Towns’ and City’s policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as Screven County and the Towns of Hiltonia, Newington, and Rocky Ford, and the City of Oliver participate in the comprehensive planning process.

Information provided in the Quality Community Objective Assessment was obtained by surveys or interviews with local and county officials.

2.1 Screven County

2.1.1 Development Patterns

2.1.1.1 Traditional Neighborhoods

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

Statement	Yes	No
1 If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.	X	
2 Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X
3 We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4 Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5 We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6 Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X
7 In some areas, several errands can be made on foot, if so desired.		X
8 Some of our children can and do walk to school safely.		X
9 Some of our children can and do bike to school safely.		X
10 Schools are located in or near neighborhoods in our community.		X

2.1.1.2 Infill Development

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

Statement	Yes	No
1 Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2 Our community is actively working to promote brownfield redevelopment.		X
3 Our community is actively working to promote greyfield redevelopment.		X
4 We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5 Our community allows small lot development (5,000 square feet or less) for some uses.		X

2.1.1.3 Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal

points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement	Yes	No
1 If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X
2 We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X	
3 We have ordinances to regulate the aesthetics of development in our highly visible areas.	X	
4 We have ordinances to regulate the size and type of signage in our community.	X	
5 We offer a development guidebook that illustrates the type of new development we want in our community.	X	
6 If applicable, our community has a plan to protect designated farmland.	X	

2.1.1.4 Transportation Alternatives

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

Statement	Yes	No
1 We have public transportation in our community.		X
2 We require that new development connect with existing development through a street network, not a single entry/exit.		X
3 We have a good network of sidewalks to allow people to walk to a variety of destinations.		X
4 We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5 We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6 We have a plan for bicycle routes through our community.		X
7 We allow commercial and retail development to share parking areas wherever possible.	X	

2.1.1.5 Regional Identity

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

Statement	Yes	No
1 Our community is characteristic of the region in terms of architectural styles and heritage.		X
2 Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X
3 Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X
4 Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		X
5 Our community promotes tourism opportunities based on the unique characteristics of our region.		X
6 Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.		X

2.1.2 Resource Conservation

2.1.2.1 Heritage Preservation

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

Statement	Yes	No
1 We have designated historic districts in our community.		X
2 We have an active historic preservation commission.		X
3 We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

2.1.2.2 Open Space Preservation

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

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

2.1.2.3 Environmental Protection

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

Statement	Yes	No
1 Our community has a comprehensive natural resources inventory	X	
2 We use this resource inventory to steer development away from environmentally sensitive areas.	X	
3 We have identified our defining natural resources and taken steps to protect them.	X	
4 Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.	X	
5 Our community has a tree preservation ordinance that is actively enforced.	X	
6 Our community has a tree-replanting ordinance for new development.	X	
7 We are using stormwater best management practices for all new development.	X	
8 We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X	

2.1.3 Social and Economic Development

2.1.3.1 Growth Preparedness

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

Statement	Yes	No
1 We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X	
2 Our local governments, the local school board, and other decision-making entities use the same population projections.	X	
3 Our elected officials understand the land-development process in our community.	X	
4 We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X
5 We have a Capital Improvements Program that supports current and future growth.		X
6 We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X	
7 We have clearly understandable guidelines for new development.	X	
8 We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9 We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X	
10 We have a public-awareness element in our comprehensive planning process.	X	

- The County is in the process of reviewing and updating their development regulations and zoning code.

2.1.3.2 Appropriate Businesses

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

Statement	Yes	No
1 Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.	X	
2 Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.	X	
3 We recruit firms that provide or create sustainable products.	X	
4 We have a diverse jobs base, so that one employer leaving would not cripple our economy.	X	

2.1.3.3 Employment Options

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

Statement	Yes	No
1 Our economic development program has an entrepreneur support program.		X
2 Our community has jobs for skilled labor.	X	
3 Our community has jobs for unskilled labor.	X	
4 Our community has professional and managerial jobs.	X	

2.1.3.4 Housing Choices

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

Statement	Yes	No
1 Our community allows accessory units like garage apartments or mother-in-law units.	X	
2 People who work in our community can also afford to live in the community.	X	
3 Our community has enough housing for each income level (low, moderate and above average).	X	
4 We encourage new residential development to follow the pattern of our original town, continuing the existing street design, and maintaining small setbacks.		X
5 We have options available for loft living, downtown living, or “neo-traditional” development.		X
6 We have vacant and developable land available for multifamily housing.	X	
7 We allow multifamily housing to be developed in our community.	X	
8 We support community development corporations that build housing for lower-income households.	X	
9 We have housing programs that focus on households with special needs.		X
10 We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X	

2.1.3.5 Educational Opportunities

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

Statement	Yes	No
1 Our community provides workforce training options for its citizens.		X
2 Our workforce training programs provide citizens with skills for jobs that are available in our community.		X
3 Our community has higher education opportunities, or is close to a community that does.	X	
4 Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X

- Statesboro and Savannah offer numerous educational opportunities.

2.1.4 Governmental Relations

2.1.4.1 Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No
1 We participate in regional economic development organizations.	X	
2 We participate in regional economic development organizations.	X	
3 We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.		X
4 Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		X

2.1.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Yes	No
1 We plan jointly with our cities and county for comprehensive planning purposes.	X	
2 We are satisfied with our Service Delivery Strategy.	X	
3 We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to design region wide strategies.		X
4 We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X

2.2 Town of Hiltonia

2.2.1 Development Patterns

2.2.1.1 Traditional Neighborhoods

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

Statement	Yes	No
1 If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.	X	
2 Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.	X	
3 We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4 Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5 We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6 Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	
7 In some areas, several errands can be made on foot, if so desired.	X	
8 Some of our children can and do walk to school safely.		X
9 Some of our children can and do bike to school safely.		X
10 Schools are located in or near neighborhoods in our community.		X

2.2.1.2 Infill Development

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

Statement	Yes	No
1 Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X	
2 Our community is actively working to promote brownfield redevelopment.		X
3 Our community is actively working to promote greyfield redevelopment.		X
4 We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	X	
5 Our community allows small lot development (5,000 square feet or less) for some uses.	X	

2.2.1.3 Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal

points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement	Yes	No
1 If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X
2 We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.	X	
3 We have ordinances to regulate the aesthetics of development in our highly visible areas.	X	
4 We have ordinances to regulate the size and type of signage in our community.		X
5 We offer a development guidebook that illustrates the type of new development we want in our community.		X
6 If applicable, our community has a plan to protect designated farmland.		X

2.2.1.4 Transportation Alternatives

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

Statement	Yes	No
1 We have public transportation in our community.		X
2 We require that new development connect with existing development through a street network, not a single entry/exit.	X	
3 We have a good network of sidewalks to allow people to walk to a variety of destinations.		X
4 We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5 We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6 We have a plan for bicycle routes through our community.		X
7 We allow commercial and retail development to share parking areas wherever possible.		X

2.2.1.5 Regional Identity

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

Statement	Yes	No
1 Our community is characteristic of the region in terms of architectural styles and heritage.		X
2 Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	
3 Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X
4 Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		X
5 Our community promotes tourism opportunities based on the unique characteristics of our region.		X
6 Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.		X

2.2.2 Resource Conservation

2.2.2.1 Heritage Preservation

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

Statement	Yes	No
1 We have designated historic districts in our community.		X
2 We have an active historic preservation commission.		X
3 We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

2.2.2.2 Open Space Preservation

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

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

2.2.2.3 Environmental Protection

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

Statement	Yes	No
1 Our community has a comprehensive natural resources inventory.		X
2 We use this resource inventory to steer development away from environmentally sensitive areas.		X
3 We have identified our defining natural resources and taken steps to protect them.		X
4 Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		X
5 Our community has a tree preservation ordinance that is actively enforced.		X
6 Our community has a tree-replanting ordinance for new development.		X
7 We are using stormwater best management practices for all new development.		X
8 We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).	X	

2.2.3 Social and Economic Development

2.2.3.1 Growth Preparedness

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

Statement	Yes	No
1 We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X	
2 Our local governments, the local school board, and other decision-making entities use the same population projections.	X	
3 Our elected officials understand the land-development process in our community.	X	
4 We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X	
5 We have a Capital Improvements Program that supports current and future growth.		X
6 We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.	X	
7 We have clearly understandable guidelines for new development.	X	
8 We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9 We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	X	
10 We have a public-awareness element in our comprehensive planning process.	X	

2.2.3.2 Appropriate Businesses

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

Statement	Yes	No
1 Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X
2 Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X
3 We recruit firms that provide or create sustainable products.		X
4 We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X

2.2.3.3 Employment Options

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

Statement	Yes	No
1 Our economic development program has an entrepreneur support program.		X
2 Our community has jobs for skilled labor.		X
3 Our community has jobs for unskilled labor.		X
4 Our community has professional and managerial jobs.		X

2.2.3.4 Housing Choices

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

Statement	Yes	No
1 Our community allows accessory units like garage apartments or mother-in-law units.	X	
2 . People who work in our community can also afford to live in the community.	X	
3 Our community has enough housing for each income level (low, moderate and above average).		X
4 We encourage new residential development to follow the pattern of our original town, continuing the existing street design, and maintaining small setbacks.	X	
5 We have options available for loft living, downtown living, or “neo-traditional” development.		X
6 We have vacant and developable land available for multifamily housing.	X	
7 We allow multifamily housing to be developed in our community.	X	
8 We support community development corporations that build housing for lower-income households.	X	
9 We have housing programs that focus on households with special needs.		X
10 We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

2.2.3.5 Educational Opportunities

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

Statement	Yes	No
1 Our community provides workforce training options for its citizens.		X
2 Our workforce training programs provide citizens with skills for jobs that are available in our community.		X
3 Our community has higher education opportunities, or is close to a community that does.		X
4 Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X

- Statesboro and Savannah offer numerous educational opportunities.

2.2.4 Governmental Relations

2.2.4.1 Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No
1 We participate in regional economic development organizations.	X	
2 We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X
3 We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4 Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		X

2.2.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Yes	No
1 We plan jointly with our cities and County for comprehensive planning purposes.	X	
2 We are satisfied with our Service Delivery Strategy.	X	
3 We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to create region wide strategies.	X	
4 We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

2.3 Town of Newington

2.3.1 Development Patterns

2.3.1.1 Traditional Neighborhoods

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

Statement	Yes	No
1 If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.		X
2 Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.	X	
3 We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4 Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5 We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6 Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	
7 In some areas, several errands can be made on foot, if so desired.	X	
8 Some of our children can and do walk to school safely.		X
9 Some of our children can and do bike to school safely.		X
10 Schools are located in or near neighborhoods in our community.		X

2.3.1.2 Infill Development

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

Statement	Yes	No
1 Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2 Our community is actively working to promote brownfield redevelopment.		X
3 Our community is actively working to promote greyfield redevelopment.		X
4 We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5 Our community allows small lot development (5,000 square feet or less) for some uses.		X

2.3.1.3 Sense of Place

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

Statement	Yes	No
1 If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X
2 We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3 We have ordinances to regulate the aesthetics of development in our highly visible areas.		X
4 We have ordinances to regulate the size and type of signage in our community.		X
5 We offer a development guidebook that illustrates the type of new development we want in our community.		X
6 If applicable, our community has a plan to protect designated farmland.		X

- Newington is Small Town, USA.
- There are no historic sites in Newington-designated or otherwise.

2.3.1.4 Transportation Alternatives

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

Statement	Yes	No
1 We have public transportation in our community.		X
2 We require that new development connect with existing development through a street network, not a single entry/exit.		X
3 We have a good network of sidewalks to allow people to walk to a variety of destinations.	X	
4 We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5 We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6 We have a plan for bicycle routes through our community.		X
7 We allow commercial and retail development to share parking areas wherever possible.	X	

2.3.1.5 Regional Identity

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

Statement	Yes	No
1 Our community is characteristic of the region in terms of architectural styles and heritage.	X	
2 Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	X
3 Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X
4 Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		X
5 Our community promotes tourism opportunities based on the unique characteristics of our region.		X
6 Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.		X

2.3.2 Resource Conservation

2.3.2.1 Heritage Preservation

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

Statement	Yes	No
1 We have designated historic districts in our community.		X
2 We have an active historic preservation commission.		X
3 We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

2.3.2.2 Open Space Preservation

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

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

2.3.2.3 Environmental Protection

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

Statement	Yes	No
1 Our community has a comprehensive natural resources inventory.		X
2 We use this resource inventory to steer development away from environmentally sensitive areas.		X
3 We have identified our defining natural resources and taken steps to protect them.		X
4 Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		X
5 Our community has a tree preservation ordinance that is actively enforced.		X
6 Our community has a tree-replanting ordinance for new development.		X
7 We are using stormwater best management practices for all new development.		X
8 We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X

2.3.3 Social and Economic Development

2.3.3.1 Growth Preparedness

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

Statement	Yes	No
1 We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X
2 Our local governments, the local school board, and other decision-making entities use the same population projections.		X
3 Our elected officials understand the land-development process in our community.		X
4 We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X
5 We have a Capital Improvements Program that supports current and future growth.		X
6 We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X
7 We have clearly understandable guidelines for new development.		X
8 We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9 We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X
10 We have a public-awareness element in our comprehensive planning process.		X

2.3.3.2 Appropriate Businesses

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

Statement	Yes	No
1 Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X
2 Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible		X
3 We recruit firms that provide or create sustainable products.		X
4 We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X

2.3.3.3 Employment Options

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

Statement	Yes	No
1 Our economic development program has an entrepreneur support program.		X
2 Our community has jobs for skilled labor.		X
3 Our community has jobs for unskilled labor.		X
4 Our community has professional and managerial jobs.	X	

2.3.3.4 Housing Choices

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

Statement	Yes	No
1 Our community allows accessory units like garage apartments or mother-in-law units.		X
2 People who work in our community can also afford to live in the community.		X
3 Our community has enough housing for each income level (low, moderate and above average).	X	
4 We encourage new residential development to follow the pattern of our original town, continuing the existing street design, and maintaining small setbacks.	X	
5 We have options available for loft living, downtown living, or “neo-traditional” development.		X
6 We have vacant and developable land available for multifamily housing.		X
7 We allow multifamily housing to be developed in our community.		X
8 We support community development corporations that build housing for lower-income households.		X
9 We have housing programs that focus on households with special needs.		X
10 We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

2.3.3.5 Educational Opportunities

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

Statement	Yes	No
1 Our community provides workforce training options for its citizens.		X
2 Our workforce training programs provide citizens with skills for jobs that are available in our community.		X
3 Our community has higher education opportunities, or is close to a community that does.	X	
4 Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X

- Statesboro and Savannah offer numerous educational opportunities.

2.3.4 Governmental Relations

2.3.4.1 Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No
1 We participate in regional economic development organizations.	X	
2 We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X
3 We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4 Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	

2.3.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Yes	No
1 We plan jointly with our cities and County for comprehensive planning purposes.	X	
2 We are satisfied with our Service Delivery Strategy.	X	
3 We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to design region wide strategies.		X
4 We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

- Newington often works with Oliver, specifically the Fire Departments.

2.4 City of Oliver

2.4.1 Development Patterns

2.4.1.1 *Traditional Neighborhoods*

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

Statement	Yes	No
1 If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.		X
2 Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X
3 We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4 Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5 We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X
6 Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X
7 In some areas, several errands can be made on foot, if so desired.		X
8 Some of our children can and do walk to school safely.		X
9 Some of our children can and do bike to school safely.		X
10 Schools are located in or near neighborhoods in our community.		X

2.4.1.2 Infill Development

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

Statement	Yes	No
1 Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2 Our community is actively working to promote brownfield redevelopment.		X
3 Our community is actively working to promote greyfield redevelopment.		X
4 We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5 Our community allows small lot development (5,000 square feet or less) for some uses.		X

2.4.1.3 Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal

points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Statement	Yes	No
1 If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X
2 We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3 We have ordinances to regulate the aesthetics of development in our highly visible areas.		X
4 We have ordinances to regulate the size and type of signage in our community.		X
5 We offer a development guidebook that illustrates the type of new development we want in our community.		X
6 If applicable, our community has a plan to protect designated farmland.		X

2.4.1.4 Transportation Alternatives

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

Statement	Yes	No
1 We have public transportation in our community.		X
2 We require that new development connect with existing development through a street network, not a single entry/exit.		X
3 We have a good network of sidewalks to allow people to walk to a variety of destinations.		X
4 We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5 We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6 We have a plan for bicycle routes through our community.		X
7 We allow commercial and retail development to share parking areas wherever possible.		X

2.4.1.5 Regional Identity

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

Statement	Yes	No
1 Our community is characteristic of the region in terms of architectural styles and heritage.	X	
2 Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X	
3 Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X
4 Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		X
5 Our community promotes tourism opportunities based on the unique characteristics of our region.		X
6 Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.		X

2.4.2 Resource Conservation

2.4.2.1 Heritage Preservation

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

Statement	Yes	No
1 We have designated historic districts in our community.		X
2 We have an active historic preservation commission.		X
3 We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

2.4.2.2 Open Space Preservation

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

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

2.4.2.3 Environmental Protection

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

Statement	Yes	No
1 Our community has a comprehensive natural resources inventory.		X
2 We use this resource inventory to steer development away from environmentally sensitive areas.		X
3 We have identified our defining natural resources and taken steps to protect them.		X
4 Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		X
5 Our community has a tree preservation ordinance that is actively enforced.		X
6 Our community has a tree-replanting ordinance for new development.		X
7 We are using stormwater best management practices for all new development.		X
8 We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X

2.4.3 Social and Economic Development

2.4.3.1 Growth Preparedness

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

Statement	Yes	No
1 We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X
2 Our local governments, the local school board, and other decision-making entities use the same population projections.		X
3 Our elected officials understand the land-development process in our community.		X
4 We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X
5 We have a Capital Improvements Program that supports current and future growth.		X
6 We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X
7 We have clearly understandable guidelines for new development.		X
8 We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9 We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X
10 We have a public-awareness element in our comprehensive planning process.	X	

2.4.3.2 Appropriate Businesses

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

Statement	Yes	No
1 Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X
2 Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X
3 We recruit firms that provide or create sustainable products.		X
4 We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X

2.4.3.3 Employment Options

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

Statement	Yes	No
1 Our economic development program has an entrepreneur support program.		X
2 Our community has jobs for skilled labor.		X
3 Our community has jobs for unskilled labor.		X
4 Our community has professional and managerial jobs.		X

2.4.3.4 Housing Choices

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

Statement	Yes	No
1 Our community allows accessory units like garage apartments or mother-in-law units.		X
2 People who work in our community can also afford to live in the community.		X
3 Our community has enough housing for each income level (low, moderate and above average).		X
4 We encourage new residential development to follow the pattern of our original town, continuing the existing street design, and maintaining small setbacks.		X
5 We have options available for loft living, downtown living, or “neo-traditional” development.		X
6 We have vacant and developable land available for multifamily housing.	X	
7 We allow multifamily housing to be developed in our community.	X	
8 We support community development corporations that build housing for lower-income households.		X
9 We have housing programs that focus on households with special needs.		X
10 We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

2.4.3.5 Educational Opportunities

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

Statement	Yes	No
1 Our community provides workforce training options for its citizens.		X
2 Our workforce training programs provide citizens with skills for jobs that are available in our community.		X
3 Our community has higher education opportunities, or is close to a community that does.	X	
4 Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X

- Statesboro and Savannah offer numerous educational opportunities.

2.4.4 Governmental Relations

2.4.4.1 Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No
1 We participate in regional economic development organizations.	X	
2 We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X
3 We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.	X	
4 Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X	

2.4.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network. The city has bus service to serve the needs of seniors and handicapped individuals.

Statement	Yes	No
1 We plan jointly with our cities and County for comprehensive planning purposes.	X	
2 We are satisfied with our Service Delivery Strategy.	X	
3 We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.		X
4 We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	X	

- Newington often works with Oliver, specifically the Fire Departments.

2.5 Town of Rocky Ford

2.5.1 Development Patterns

2.5.1.1 *Traditional Neighborhoods*

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

Statement	Yes	No
1 If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.		X
2 Our community has ordinances in place that allow neo-traditional development “by right” so that developers do not have to go through a long variance process.		X
3 We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X
4 Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in the summer.		X
5 We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X	
6 Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X	
7 In some areas, several errands can be made on foot, if so desired.		X
8 Some of our children can and do walk to school safely.		X
9 Some of our children can and do bike to school safely.		X
10 Schools are located in or near neighborhoods in our community.		X

2.5.1.2 Infill Development

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

Statement	Yes	No
1 Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X
2 Our community is actively working to promote brownfield redevelopment.		X
3 Our community is actively working to promote greyfield redevelopment.		X
4 We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).		X
5 Our community allows small lot development (5,000 square feet or less) for some uses.		X

2.5.1.3 Sense of Place

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

Statement	Yes	No
1 If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics.		X
2 We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas.		X
3 We have ordinances to regulate the aesthetics of development in our highly visible areas.		X
4 We have ordinances to regulate the size and type of signage in our community.		X
5 We offer a development guidebook that illustrates the type of new development we want in our community.		X
6 If applicable, our community has a plan to protect designated farmland.		X

2.5.1.4 Transportation Alternatives

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

Statement	Yes	No
1 We have public transportation in our community.		X
2 We require that new development connect with existing development through a street network, not a single entry/exit.		X
3 We have a good network of sidewalks to allow people to walk to a variety of destinations.		X
4 We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X
5 We require that newly built sidewalks connect to existing sidewalks wherever possible.		X
6 We have a plan for bicycle routes through our community.		X
7 We allow commercial and retail development to share parking areas wherever possible.		X

2.5.1.5 Regional Identity

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

Statement	Yes	No
1 Our community is characteristic of the region in terms of architectural styles and heritage.		X
2 Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X
3 Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.).		X
4 Our community participates in the Georgia Department of Economic Development’s regional tourism partnership.		X
5 Our community promotes tourism opportunities based on the unique characteristics of our region.		X
6 Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, and education.		X

2.5.2 Resource Conservation

2.5.2.1 Heritage Preservation

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

Statement	Yes	No
1 We have designated historic districts in our community.		X
2 We have an active historic preservation commission.		X
3 We want new development to complement our historic development, and we have ordinances in place to ensure this.		X

2.5.2.2 Open Space Preservation

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

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

2.5.2.3 Environmental Protection

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

Statement	Yes	No
1 Our community has a comprehensive natural resources inventory.		X
2 We use this resource inventory to steer development away from environmentally sensitive areas.		X
3 We have identified our defining natural resources and taken steps to protect them.		X
4 Our community has passed the necessary “Part V” environmental ordinances, and we enforce them.		X
5 Our community has a tree preservation ordinance that is actively enforced.		X
6 Our community has a tree-replanting ordinance for new development.		X
7 We are using stormwater best management practices for all new development.		X
8 We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.).		X

2.5.3 Social and Economic Development

2.5.3.1 Growth Preparedness

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

Statement	Yes	No
1 We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X
2 Our local governments, the local school board, and other decision-making entities use the same population projections.		X
3 Our elected officials understand the land-development process in our community.		X
4 We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.		X
5 We have a Capital Improvements Program that supports current and future growth.		X
6 We have designated areas of our community where we would like to see growth, and these areas are based on a natural resources inventory of our community.		X
7 We have clearly understandable guidelines for new development.		X
8 We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X
9 We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X
10 We have a public-awareness element in our comprehensive planning process.		X

2.5.3.2 *Appropriate Businesses*

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

Statement	Yes	No
1 Our economic development organization has considered our community's strengths, assets and weaknesses, and has created a business development strategy based on them.		X
2 Our economic development organization has considered the types of businesses already in our community, and has a plan to recruit businesses and/or industries that will be compatible.		X
3 We recruit firms that provide or create sustainable products.		X
4 We have a diverse jobs base, so that one employer leaving would not cripple our economy.		X

2.5.3.3 Employment Options

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

Statement	Yes	No
1 Our economic development program has an entrepreneur support program.		X
2 Our community has jobs for skilled labor.		X
3 Our community has jobs for unskilled labor.		X
4 Our community has professional and managerial jobs.		X

2.5.3.4 Housing Choices

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

Statement	Yes	No
1 Our community allows accessory units like garage apartments or mother-in-law units.		X
2 People who work in our community can also afford to live in the community.		X
3 Our community has enough housing for each income level (low, moderate and above average).		X
4 We encourage new residential development to follow the pattern of our original town, continuing the existing street design, and maintaining small setbacks.		X
5 We have options available for loft living, downtown living, or “neo-traditional” development.		X
6 We have vacant and developable land available for multifamily housing.		X
7 We allow multifamily housing to be developed in our community.		X
8 We support community development corporations that build housing for lower-income households.		X
9 We have housing programs that focus on households with special needs.		X
10 We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X

2.5.3.5 Educational Opportunities

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

Statement	Yes	No
1 Our community provides workforce training options for its citizens.		X
2 Our workforce training programs provide citizens with skills for jobs that are available in our community.		X
3 Our community has higher education opportunities, or is close to a community that does.		X
4 Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X

- Statesboro and Savannah offer numerous educational opportunities.

2.5.4 Governmental Relations

2.5.4.1 Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Statement	Yes	No
1 We participate in regional economic development organizations.		X
2 We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X
3 We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, etc.		X
4 Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.		X

2.5.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Statement	Yes	No
1 We plan jointly with our cities and County for comprehensive planning purposes.		X
2 We are satisfied with our Service Delivery Strategy.		X
3 We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.		X
4 We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X

3 Population Element

The population element provides Screven County, the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver, the opportunity to inventory and assess trends and demographic characteristics of the area's population. This information will form the foundation for planning decisions on economic development, community facilities and services, transportation, housing, and land use. In addition, the element may be used as a basis for determining the desired growth rate, population densities, and development patterns that are consistent with the goals and policies established in other elements of the plan. Both past and present population data are analyzed to project future population. Characteristics that are analyzed in the population element include total population, age distribution, racial composition, and income. Because of the rapid growth apparent in coastal Georgia, the Coastal Georgia Regional Development Center (RDC) contracted with the Center for Quality Growth and Regional Development at the Georgia Institute of Technology (Georgia Tech) to conduct a population study for each of the counties in the RDC's region. The study produced population projections based on the 2000 Census Bureau count, and extrapolated based on building permit data, and local interviews. This study did not calculate population projects for Cities and Towns that had a population of less than 4,000. This data has been utilized where it is available for Screven County.

The historic data and future projections are from the Department of Community Affairs' Data View Sets, the U.S. Census Bureau, and the Georgia Tech population study. The information in these tables will be used to identify past, current, and future population trends.

3.1 Total Population

Total population includes the historic, current, and projected total population of the Towns of Hiltonia, Newington, and Rocky Ford; the City of Oliver; the unincorporated area of Screven County; Screven County; and the State of Georgia. To analyze comparative trends, population data from Screven County's neighboring counties of Bulloch, Burke, Effingham and Jenkins, as well as United States data, was utilized.

3.1.1 Historical Population Trends

According to DataPlace¹, Screven County had an estimated 2005 population of 15,430, representing an increase of 56 persons since 2000. Screven County has experienced a fluctuating growth rate since the 1970s. In the 1970s, Screven grew at a rate of 11 percent, followed by a one percent decline in the 1980s, and then returning to an 11 percent growth rate in the 1990s. Table P-1 shows that although the population of Screven County, as a whole, has increased since 1980, the growth has largely been in the unincorporated areas of the County. The City of Oliver's population had increased by almost six percent between 1980 and 2000. During the same period, the population in the Towns of Hiltonia, Newington and Rocky Ford experienced double digit declines. The population for all the cities and towns in Screven County declined 14.3 percent in that period. During the 1980s, the rate of decline was almost 15 percent; however, the rate of population loss slowed in the 1990's to 4.3 percent. The unincorporated areas lost 7.8 percent of its population during the 1980s but grew 17.4 percent between 1990 and 2000, for a net gain of 12.1 percent between 1980 and 2000. In 2000, greater than 70 percent (74.9 percent) of Screven County's population lived outside the cities and towns (See Chart P-1).

¹ www.dataplace.org.

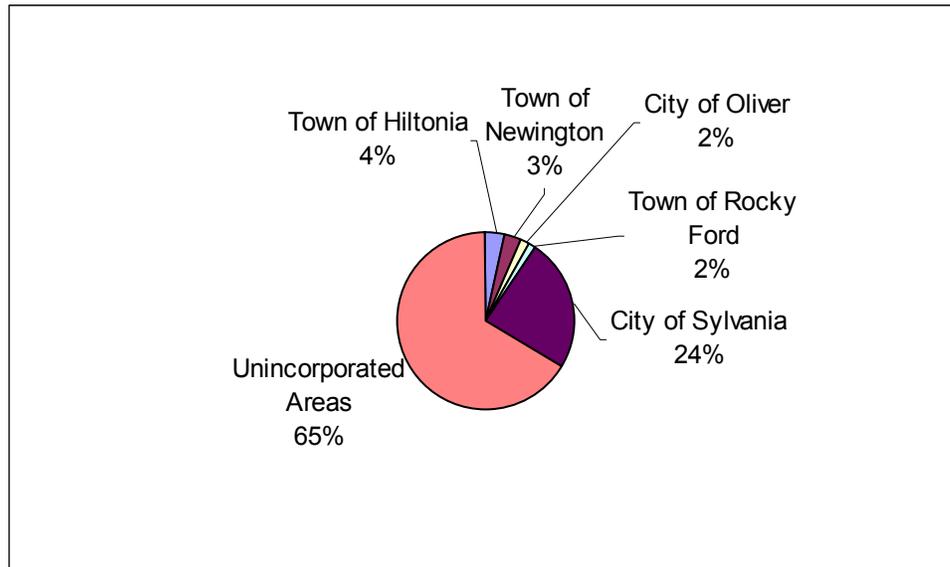
There is no supporting evidence that the county’s population growth is driven by a net gain in people moving into the county, referred to as in-migration.

**Table P-1
 Population Change, 1980 – 2000**

	Hiltonia	Newington	Oliver	Rocky Ford	Sylvania	Incorporated Areas	Screven County	Unincorporated Area	Percent in Unincorporated Area
1980	515	402	239	223	3,352	4,731	14,043	9,312	66.30
1990	402	319	242	197	2,871	4,031	13,842	9,811	70.90
2000	421	322	253	186	2,675	3,857	15,374	11,517	74.90
Percent Change 1980-1990	-21.5	-20.6	1.3	-11.7	-14.3	-14.8	-1.4	-7.8	
Percent Change 1990-2000	4.7	1	4.5	-5.6	-10.2	-4.3	11.1	17.4	
Percent Change 1980-2000	-18.3	-19.9	5.9	-16.6	-20.2	-18.5	9.5	23.7	

Source: U.S. Bureau of the Census

Chart P-1
Total Population 2000 Census:
Incorporated and Unincorporated Areas



Source: U.S. Bureau of the Census

Although Screven County has experienced population growth of 9.5 percent between 1980 and 2000, the State of Georgia and three of the four abutting counties have experienced significantly higher rates of growth in the same period. With a 56.4 percent increase in population between 1980 and 2000, Bulloch County has kept pace with the statewide growth rate of 50 percent for that period. However, Effingham County has grown by greater than 200 percent since 1980, while Burke County only increased 15 percent and Jenkins County actually witnessed a population decline of three percent. See Table P-2 for a comparison of population changes between Screven County with the four abutting Georgia Counties and the State of Georgia.

Table P-2
Population Comparison to Adjacent Counties with Percent Change 1980 - 2000

Total Population DCA	1980	1985	1990	1995	2000	Percent Change 1980 - 2000
Georgia	5,457,566	5,967,891	6,478,216	7,332,335	8,186,453	50.0
Bulloch County	35,785	39,455	43,125	49,554	55,983	56.4
Burke County	19,349	19,964	20,579	21,411	22,243	15.0
Effingham County	18,327	22,007	25,687	31,611	37,535	204.8
Jenkins County	8,841	8,544	8,247	8,411	8,575	-3.0
Screven County	14,043	13,943	13,842	14,608	15,374	9.5

Source: U.S. Bureau of the Census

3.1.2 Population Projections

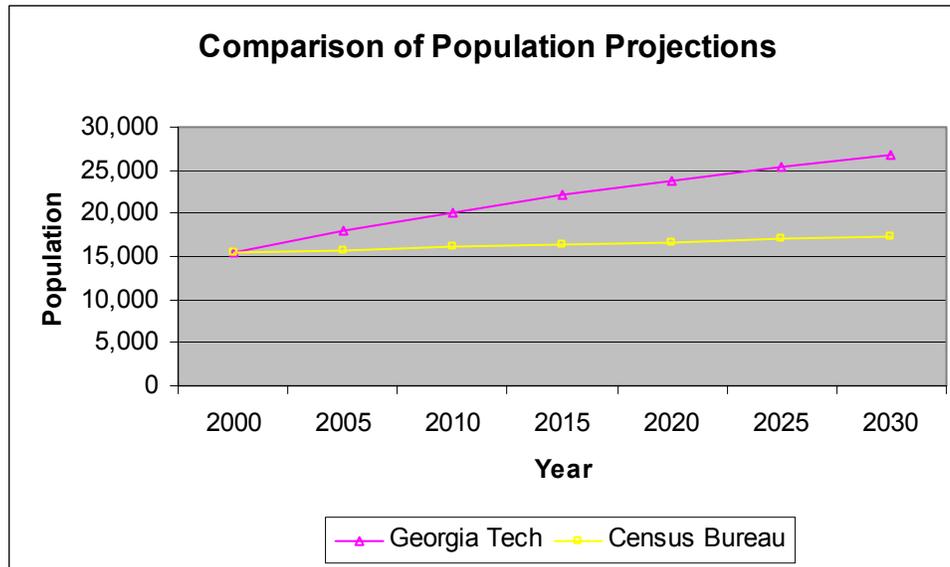
The Population Projections presented in this section are from the State of Georgia Department of Community Affairs (DCA) and the Georgia Institute of Technology² (Georgia Tech). According to the U.S. Census Bureau, projections are estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projected numbers are based on an estimated population consistent with the most recent decennial census as enumerated and projected forward using a variant of the cohort-component method. DCA used the U. S. Census Bureau methodology. Georgia Tech used the same methodology as well as adjusting its model with local data.

According to the projections from the Georgia Tech study, the county's population is expected to increase approximately 74 percent to more than 26,000 people in the next 20 years. The Georgia Tech projections differ markedly from the U.S Census Bureau projections for the same time frame. According to the Georgia Tech study, Screven County's population is projected to increase by 43.5 percent, from 15,374 people in 2000 to 22,070 in 2015. By 2030, the population is expected to reach 26,779, an increase of 74 percent over the 2000 population. In comparison, the DCA estimate for Screven County shows a 14 percent increase by the year 2015 to 13,170, and 28.7 percent by the year 2030, for a total population of 17,371. See Chart P-2 and Tables P-3 and P-4 for DCA and Georgia Tech population projections.

Following the trend discussed in the previous section, the U.S. Census predicts a population decrease in the towns of Hiltonia, Newington and Rocky Ford and an increase in population in the City of Oliver and the unincorporated areas of the county for a net increase of 13 percent for Screven County by 2030. However, Georgia Tech predicts a 74 percent increase for Screven County as a whole and all the incorporated and unincorporated areas of Screven County. This is because the projections for the incorporated areas employed the constant share method which holds proportional for each jurisdiction's share against the county's. The Georgia Tech forecast anticipates accelerated growth between 2005 and 2010 (more than 12 percent), followed by a declining rate of population growth. Another difference between the Georgia Tech and DCA projections are the percentage of the population residing in unincorporated areas. Georgia Tech predicts that in 2030, 75 percent of Screven County's population will live in the unincorporated areas, an increase of 5 percent from the current numbers. DCA expects 85 percent of the population to be living outside the cities and towns by 2030.

² Georgia Coast 2030: Populations Projections for the 10-County Coastal Region, Center for Quality Growth and Regional Development at the Georgia Institute Of Technology, September 2006.

**Chart P-2
 Population Projections, 2000 to 2030**



Source: U.S. Bureau of the Census (DCA DataViews) and Georgia Tech Study.

DataPlace® provided 2005 U.S. Census Bureau population estimates for Screven County (15,430), Hiltonia (405), Newington (319), Oliver (245), and Rocky Ford (185) fall between the predictions by the U.S. Census Bureau and the Georgia Tech population study. According to the 2005 estimates, Screven County has been growing more slowly than either prediction. The cities and towns have lost population at a slower rate than the U.S. Census predicted; whereas, the Georgia Tech study predicted all places to grow between 2000 and 2005.

Both the U.S. Census Bureau and the Georgia Tech Population Study are anticipating significant growth in Effingham, Bulloch, and Screven counties. The difference is the rate of that growth. As noted in the projections for Screven County and its municipalities, the Georgia Tech populations study projects considerably greater rates of growth than the U.S. Census Bureau. The U.S. Census Bureau is projecting Effingham County to grow by more than 41 percent from its estimated 2005 population of 46,924 to 66,347. The 2005 estimate is very close to the U.S. Census Bureau prediction made in 2000. If that estimate is accurate, Effingham County grew by more than 25 percent between 2000 and 2005. During the same period, Screven County has grown by less than one percent. Note, however, that the U.S. Census Bureau estimated Effingham County would only grow by 12.5 percent between 2000 and 2005. Where the Georgia Tech population study diverged considerably is in its estimation of Screven County’s population growth between 2000 and 2005. The Georgia Tech study projected an increase of more than 16 percent while the Census Bureau projected an increase of just two percent. The 2010 decennial census will show which set of projections are closer to the true growth rates from 2000 to 2010.

Table P-3
DCA Population Projections for Adjacent Counties: 2000 to 2030

	2000	2005	2010	2015	2020	2025	2030	Percent Change 2000 - 2030
Bulloch	55,983	61,033	66,082	71,132	76,181	81,231	86,280	54.1
Effingham	37,535	42,337	47,139	51,941	56,743	61,545	66,347	76.8
Screven	15,374	15,707	16,040	16,372	16,705	17,038	17,371	13.0

Source: U.S. Bureau of the Census

Table P-4
Georgia Tech Population Projections for Adjacent Counties: 2000 to 2030

	2000	2005	2010	2015	2020	2025	2030	Percent Change 2000 - 2030
Bulloch	55,983	65,445	68,618	72,388	75,507	79,475	82,111	46.7
Effingham	37,535	47,032	54,478	66,469	71,685	76,043	79,935	213.0
Screven	15,374	17,899	20,058	22,070	23,818	25,398	26,779	74.2

Source: U.S. Bureau of the Census

3.2 Other Factors

Other demographic factors, such as the aging of the population, increased racial diversity, and greater wealth and educational attainment, contribute to changes in Screven County. In addition, housing costs and availability, employment opportunities, public facilities and infrastructure, and transportation play a role in where people tend to settle. These topics will be discussed in other sections of this appendix.

A number of important demographic changes have accompanied the population growth in Screven County. For example, the median age (Table P-5) has increased steadily since 1980, from 29 years of age in 1980 to 32.9 in 1990 and 36.2 in 2000. More on the aging of the population will be discussed in the following section on Age Distribution.

**Table P-5
 Median Age in 2000**

	Both Sexes	Male	Female
Screven	36.2	34.4	37.8
Sylvania	42.1	37.4	45.0
Hiltonia	30.4	29.0	32.8
Newington	39.3	34.5	45.3
Oliver	35.5	35.3	36.5
Rocky Ford	43.5	40.3	46.7
Incorporated Areas	42.1	37.4	45.0
Unincorporated Areas	38.4	35.5	41.4

Source: U.S. Bureau of the Census

Another factor Screven County shares with the incorporated places is the decrease in the average household size between 1980 and 2000, shown in Table P-4. In 1980, the average household size in Screven County was 2.9 persons per household. By 2000, the number decreased to 2.6 persons per household. Except for Hiltonia, which saw a decrease between 1980 and 1995, but returned to its 1980 level of 3.14 persons per household in 2000, the other incorporated areas of Screven County experienced a decrease in the average size of households. The largest decrease occurred in Rocky Ford, where the average household size declined by one-third over the past 20 years.

**Table P-6
 Average Household Size: 1980 through 2000; 5 - Year Projections to 2030**

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Screven County	2.90	2.80	2.70	2.65	2.60	2.53	2.45	2.38	2.30	2.23	2.15
Hiltonia	3.14	3.02	2.89	3.02	3.14	3.14	3.14	3.14	3.14	3.14	3.14
Newington	2.77	2.62	2.47	2.41	2.35	2.25	2.14	2.04	1.93	1.83	1.72
Oliver	2.78	2.74	2.69	2.65	2.61	2.57	2.53	2.48	2.44	2.40	2.36
Rocky Ford	3.14	2.89	2.63	2.51	2.38	2.19	2.00	1.81	1.62	1.43	1.24
Sylvania	2.60	2.49	2.37	2.35	2.32	2.25	2.18	2.11	2.04	1.97	1.90
Incorporated Areas	2.89	2.75	2.61	2.59	2.56	2.48	2.40	2.32	2.23	2.15	2.07

Source: U.S. Bureau of the Census

3.2.1.1 Factors Affecting Population Growth

The quality of life and lifestyle were cited as attractors for people moving to the area. Another reason cited for recent population growth is the relocation of people from Chatham and Effingham Counties, primarily families and people whose children are beyond school age. Growth is occurring in the southern end of the county, on the outskirts of the Sylvania city limits, and in and near the City of Newington.

Other factors are also influencing population change. The Savannah River Parkway (further discussed in the Economic Development Section) could have a tremendous impact on population and job growth because it will allow easier access to Savannah and Augusta. A proposal to build two new nuclear plants at Vogel, if successful, may bring new residents to the county.

3.2.2 Age Distribution

3.2.2.1 Historical Trends

The changes in Age Distribution for the incorporated (including the City of Sylvania) and unincorporated areas of Screven County, shown in Table P-7, indicate that the County is getting older, with the greatest increase occurring in the unincorporated areas. The significance of this is that the incorporated areas lost population between 1980 and 2000, while the unincorporated areas of the county grew. During this time period, the percentage of persons under the age of 18 years in Screven County decreased from 31 percent of the total population to 28 percent. Although all areas of the County felt this decline, the incorporated areas experienced a greater reduction of persons under 18 (four percent of total population in cities and towns) than the unincorporated areas (three percent of total population outside cities and towns).

**Table P-7
 Population by Age 1980 - 2000 Change**

		Under 18	18 - 64	Over 65
Screven County	1980	4,372	7,820	1,851
Incorporated Areas		1,368	2,912	809
Unincorporated Areas		3,013	5,257	1,042
Screven County	2000	4,291	6,291	2,155
Incorporated Areas		945	2,087	825
Unincorporated Areas		3,346	6,841	1,330
Screven County	Percent Change 1980 - 2000	-1.9	-19.6	16.4
Incorporated Areas		-30.9	-28.3	2.0
Unincorporated Areas		11.1	30.1	27.6

Source: U.S. Bureau of the Census

The historical age distribution of the population in Screven County between 1980 and 2000 witnessed one broad age group increasing: those aged 65 and over. Within the 18 – 64 category, 18 to 34 year

olds decreased by more than 16 percent, while the 35 to 64 group increased 42 percent. The number of persons over 65 increased by 16.4 percent. All other segments declined from 1980 to 2000, except the age group between 5 and 13 years of age, which grew by 25 percent despite a two percent decrease in total persons under the age 18.

Except for persons over the age of 35, the trend for the different age categories in the incorporated (declining) and unincorporated areas (increasing) of the county were opposite. The City of Oliver is the only other exception in that it experienced an increase in persons under the age of 18, while the Towns of Hiltonia, Newington and Rocky Ford all lost population in this age group. In the broad categories of Under 18 and 18 to 64, the decreases for the incorporated areas of Screven County including Hiltonia, Newington, Oliver and Rocky Ford between 1980 and 2000 were 30.9 percent and 28.3 percent, respectively. In the unincorporated areas of the County, those same categories experienced increases of 11.1 percent for persons under the age of 18, and 30.1 percent for those between 18 and 65. The number of persons over 65 years of age increased by 16.4 in the incorporated areas from 809 in 1980 to 825 in 2000. The over 65 age group in the unincorporated areas increased 27.6 percent in the same time frame from 1,042 to 1,330. Tables P-8 and P-9 show the Age Distribution for the incorporated and unincorporated areas of Screven County for the years 1980 and 2000, respectively. Chart P-3 illustrates age distribution in 2000.

The incorporated areas of Hiltonia, Newington, Oliver and Rocky Ford have primarily seen an immigration of families and people whose children are beyond school age. The county has seen a slight increase in families with older children who are finished or have nearly completed school, and retirees.

**Table P-8
 Population by Age 1980 Census**

	Screven	Sylvania	Hiltonia	Newington	Oliver	Rocky Ford	Incorporated Areas	Unincorporated Areas
Category	1980	1980	1980	1980	1980	1980	1980	1980
0 – 4 Years Old	1,211	248	57	45	29	22	401	810
5 – 13 Years Old	2,064	423	100	43	23	24	613	1,451
14 – 17 Years Old	1,097	232	44	32	18	19	345	752
18 – 20 Years Old	727	135	31	19	15	13	213	514
21 – 24 Years Old	945	209	27	29	21	12	298	647
25 – 34 Years Old	2,069	470	73	54	36	37	670	1,399
35 – 44 Years Old	1,354	303	37	31	16	16	403	951
45 – 54 Years Old	1,344	345	42	37	24	16	464	880
55 – 64 Years Old	1,381	383	31	48	28	25	515	866
65 and over	1,851	604	73	64	29	39	809	1,042

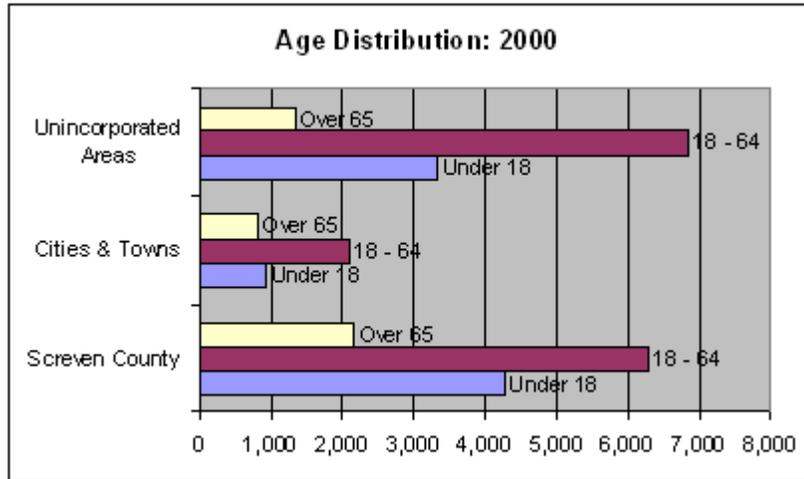
Source: U.S. Bureau of the Census

**Table P-9
 Population by Age 2000 Census**

	Screven	Sylvania	Hiltonia	Newington	Oliver	Rocky Ford	Incorporated Areas	Unincorporated Areas
Category	2000	2000	2000	2000	2000	2000	2000	2000
0 – 4 Years Old	1,012	158	30	18	19	3	228	806
5 – 13 Years Old	2,582	348	84	47	44	30	553	2,103
14 – 17 Years Old	697	101	27	12	17	7	164	557
18 – 20 Years Old	648	113	23	11	7	6	160	501
21 – 24 Years Old	718	122	24	23	15	5	189	549
25 – 34 Years Old	1,764	264	45	32	20	20	381	1,423
35 – 44 Years Old	2,312	348	51	44	54	23	520	1,869
45 – 54 Years Old	2,090	312	67	48	31	36	494	1,663
55 – 64 Years Old	1,396	262	27	26	11	17	343	1,081
65 and over	2,155	647	43	61	35	39	825	1,404

Source: U.S. Bureau of the Census

Chart P-3
Age Distribution: 2000



Source: U.S. Bureau of the Census

3.2.2.2 Projections

The Age Distribution projections in Tables P-10, P-11 and P-12 are from the U.S. Census. The Georgia Tech study does not include age cohort projections for the incorporated places of Screven County. Review of the DCA 2000 Census projection by the Coastal Georgia RDC finds the data divergent from the Georgia Tech summary population projections.

Table P-10
2000 Census Population Projections by Age in Incorporated Areas

	2000	2005	2010	2015	2020	2025	2030	Percent Change 2000 - 2030
0 – 4 Years Old	228	187	149	113	80	53	27	-88.2
5 – 13 Years Old	553	538	524	509	493	478	464	-16.1
14 – 17 Years Old	164	119	75	33	26	22	18	-89.1
18 – 20 Years Old	160	147	134	121	109	100	91	-43.2
21 – 24 Years Old	189	162	136	109	82	57	40	-79.9
25 – 34 Years Old	381	310	237	165	92	22	3	-99.3
35 – 44 Years Old	520	550	580	609	637	667	697	34
45 – 54 Years Old	494	502	511	516	524	532	541	9.5
55 – 64 Years Old	343	301	258	216	177	140	107	-31.2
65 and over	825	830	834	838	841	846	852	3.3

Source: U.S. Bureau of the Census

The U.S. Census predictions follow the trend established by the decennial censuses up to and including 2000. Although this is one way to make such predictions, the limitation to historical trends does not consider other circumstances governing population changes occurring throughout the South. Therefore, the only assumptions being made relative to the U.S. Census Population by Age Projections is that the overall population in Screven County will continue to get older; and the number of persons over 65 will grow at a faster rate than other segments.

Table P-11
2000 Census Population Projections by Age in Unincorporated Areas

	2000	2005	2010	2015	2020	2025	2030	Percent Change 2000 - 2030
0 – 4 Years Old	784	775	764	750	733	710	687	-12.4
5 – 13 Years Old	2,029	2,174	2,317	2,462	2,607	2,752	2,895	42.7
14 – 17 Years Old	533	478	422	364	271	175	79	-85.2
18 – 20 Years Old	488	481	475	468	460	449	439	-10
21 – 24 Years Old	529	499	469	439	409	377	338	-36.1
25 – 34 Years Old	1,383	1,378	1,375	1,370	1,367	1,361	1,304	-5.7
35 – 44 Years Old	1,792	2,002	2,211	2,422	2,633	2,843	3,052	70.3
45 – 54 Years Old	1,596	1,775	1,952	2,134	2,312	2,491	2,668	67.2
55 – 64 Years Old	1,053	1,099	1,146	1,191	1,234	1,275	1,312	24.6
65 and over	1,330	1,401	1,473	1,545	1,618	1,689	1,759	32.3

Source: U.S. Bureau of the Census

Table P-12
2000 Census Population Projections by Age, Screven County

	2000	2005	2010	2015	2020	2025	2030	Percent Change 2000 - 2030
0 – 4 Years Old	1012	962	913	863	813	763	714	-29.4
5 – 13 Years Old	2,582	2,712	2,841	2,971	3,100	3,230	3,359	30.1
14 – 17 Years Old	697	597	497	397	297	197	97	-86.1
18 – 20 Years Old	648	628	609	589	569	549	530	-18.2
21 – 24 Years Old	718	661	605	548	491	434	378	-47.4
25 – 34 Years Old	1,764	1,688	1,612	1,535	1,459	1,383	1,307	-25.9
35 – 44 Years Old	2,312	2,552	2,791	3,031	3,270	3,510	3,749	62.2
45 – 54 Years Old	2,090	2,277	2,463	2,650	2,836	3,023	3,209	53.5
55 – 64 Years Old	1,396	1,400	1,404	1,407	1,411	1,415	1,419	1.6
65 and over	2,155	2,231	2,307	2,383	2,459	2,535	2,611	21.2

Source: U.S. Bureau of the Census

3.2.3 RACE AND ETHNICITY

3.2.3.1 *Racial Composition*

Changes in the racial make-up of Screven County between 1980 and 2000 follow a similar trend found in the overall population in that the number of both Black and White persons declined in the incorporated areas of the County, but increased in the unincorporated areas. Between 1980 and 2000 the Black population in the incorporated areas declined 21 percent, while the White population declined more than 18 percent. However, as a percent of the total population of the cities and towns in Screven County, all racial segments were relatively stable. Fifty-five percent of the population in the incorporated areas was White in both 1980 and 2000. The Black population, as percentage of the total population in the incorporated areas, declined from 45 percent in 1980 to 43 percent in 2000. In the unincorporated areas of Screven County, the White population decreased from 54 percent of the total unincorporated population in 1980 to 53 percent in 2000. The Black population stayed at 46 percent of the total population in the unincorporated areas in 1980 and 2000. Regardless of declines in either the Black or White population segments, combined they represented 99 percent of the total County population in 2000, as was the case in 1980. Table P-13 shows the historical Racial Composition for Screven County and the Incorporated and Unincorporated Areas, as well as the percentage change between 1980 and 2000.

The most significant change between 1980 and 2000 is the increase of the Native American (733 percent), Asian (320 percent) and Other Races (973 percent). The growth of these population segments was experienced alike in the cities, towns, and unincorporated areas of Screven County. It should be noted that although the percentage increase of these races is significant, the numbers are still very small and represent just over one percent of the total County population.

**Table P-13
 Change in Racial Composition 1980 - 2000**

		White Alone	Black or African American Alone	American Indian and Alaska Native	Asian or Pacific Islander	Other Race
Incorporated Areas	1980	2,597	2,122	2	5	5
Screven County		7,635	6,379	3	15	11
Unincorporated Areas		5,038	4,257	1	10	6
Incorporated Areas	1990	2,232	1,779	9	7	4
Screven County		7,598	6,209	14	15	6
Unincorporated Areas		5,366	4,430	5	5	2
Incorporated Areas	2000	2,125	1,676	4	20	32
Screven County		8,234	6,963	22	48	107
Unincorporated Areas		6,109	5,287	18	28	75
Incorporated Areas	Percent Change 1980- 2000	-18.2	-21.0	100	300	540
Screven County		7.8	9.2	633	220	873
Unincorporated Areas		21.3	24.2	1700	180	1150

Source: U.S. Bureau of the Census

Within the Towns of Hiltonia, Newington, and Rocky Ford and the City of Oliver, there was a significant amount of variability in the changes to the racial composition between 1990 and 2000. Except for Rocky Ford, the towns and cities of Screven County became slightly more racially and ethnically diverse. While the Black and White population in Hiltonia, Newington and Rocky Ford declined, all three increased in the number of persons identified as American Indian, Asian or Other race between 1990 and 2000. Table P-14 shows the racial composition for the four incorporated areas covered by this Comprehensive Plan for the years 1990 and 2000, and the percent change between those years. As seen in Table P-15, the Georgia counties abutting Screven County have all

experienced an increasing racial and ethnic diversity, all at similar or greater rates than Screven County.

Table P-14
Racial Composition 1990 - 2000, Hiltonia, Newington, Oliver, Rocky Ford

	Hiltonia			Newington			Oliver			Rocky Ford		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
White Alone	146	122	16.4	231	225	-2.6	130	115	-11.5	122	127	4.1
Black or African American Alone	256	294	14.8	88	83	-5.7	104	128	23.1	75	59	21.3
American Indian and Alaska Native Alone	0	1	N/A	0	0	0	0	0	0	0	0	0
Asian or Pacific Islander	0	3	N/A	0	0	0	4	8	200.0	0	0	0
Other Race	0	1	N/A	0	14	N/A	4	2	-50.0	0	0	0

Source: U.S. Bureau of the Census

Table P-15
Historical Racial Composition: Screven County Compared to Adjacent Counties

		White Alone	Black or African American Alone	American Indian and Alaska Native	Asian or Pacific Islander	Other Race
Bulloch County	1980	26,039	9,556	19	91	80
Burke County		8,927	10,385	4	25	8
Effingham County		14,853	3,418	22	23	11
Jenkins County		5,192	3,640	1	6	2
Screven County		7,635	6,379	3	15	11
Bulloch County	1990	31,464	11,226	60	227	148
Burke County		9,762	10,756	13	27	21
Effingham County		21,906	3,620	54	60	47
Jenkins County		4,811	3,412	5	16	3
Screven County		7,598	6,209	14	15	6
Bulloch County	2000	38,460	16,101	72	476	874
Burke County		10,433	11,343	51	60	356
Effingham County		31,776	4,876	119	179	585
Jenkins County		4,827	3,472	13	26	237
Screven County		8,234	6,963	22	48	107
Bulloch County	Percent Change 1980-2000	47.7	68.5	378.9	523.1	1092.5
Burke County		16.9	9.2	1275.0	240.0	445.0
Effingham County		213.9	42.7	540.9	778.3	5318.2
Jenkins County		-7.0	-4.6	1300.0	4333.3	11850.0
Screven County		7.8	9.2	633.3	220.0	872.7

Source: U.S. Bureau of the Census

3.2.3.2 Hispanic Ethnic Composition

Although the Hispanic population has declined in Screven County (Table P-16) from 153 in 1980 to 147 in 2000, it has spread into more areas of the County in that 20-year period. Between 1980 and

2000, Newington and Oliver experienced the greatest increases in Hispanic persons from no one claiming Hispanic ethnicity to 10 persons and 7 persons, respectively. Although the evidence is only anecdotal, Newington’s and Oliver’s proximity to Effingham County, which had a 400 percent increase in Hispanic persons between 1980 and 2000, could explain this change. Of the five Georgia counties compared in Table P-17, only Screven County lost persons of Hispanic ethnicity between the years 1980 and 2000. Hispanic persons accounted for less than one percent of the total population of Screven County in 2000.

Table P-16
Change in Hispanic Ethnic Composition: 1980 – 2000

	1980	1985	1990	1995	2000	Percent Change 1980- 2000
Hiltonia	11	6	0	0	0	N/A
Newington	0	2	4	7	10	N/A
Oliver	0	5	9	8	7	N/A
Rocky Ford	0	0	0	0	0	N/A
Sylvania	38	21	3	14	25	-34.2
Incorporated Areas	49	34	16	29	42	-14.3
Screven County	153	102	51	99	147	-3.9
Unincorporated Areas	104	68	35	70	105	1.0

Source: U.S. Bureau of the Census

Table P-17
Hispanic Origin: Screven County Compared to Adjacent Counties

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Burke	269	168	67	192	316	328	340	351	363	375	387
Bulloch	335	348	360	706	1,052	1,231	1,411	1,590	1,769	1,948	2,128
Effingham	134	152	169	350	531	630	730	829	928	1,027	1,127
Jenkins	136	75	13	150	287	325	363	400	438	476	514
Screven	153	102	51	99	147	146	144	143	141	140	138

Source: U.S. Bureau of the Census

3.2.3.3 Projections

According to the projections by the U.S. Census, the incorporated areas of Screven County are expected to lose population over the next 30 years (Table P-18). Much of this loss is predicted to come from the Black (-40 percent) and White (-34 percent) segments of the population, while the American

Indian (275 percent), Asian (215 percent), and Other (231 percent) races are projected to grow slightly. Please note that the percentage declines are within the respective racial categories and not as a percentage of the total population. All population categories are anticipated to grow in the unincorporated areas of the County (Table P-19), with the Black and White populations growing by more than 25 percent each, the Asian population nearly doubling, and the American Indian and Other Races categories increasing more than 200 percent.

Table P-18
Racial Composition Projections in Incorporated Areas

	2000	2005	2010	2015	2020	2025	2030
White Alone	2,125	2,007	1,891	1,772	1,653	1,535	1,419
Black or African American Alone	1,676	1,565	1,454	1,342	1,230	1,119	1,008
American Indian and Alaska Native	4	5	7	7	8	9	11
Asian or Pacific Islander	20	24	28	31	35	39	43
Other Race	32	39	47	53	59	66	74

Source: U.S. Bureau of the Census

Table P-19
Racial Composition Projections in Unincorporated Areas

	2000	2005	2010	2015	2020	2025	2030
White Alone	6,109	6,377	6,643	6,911	7,180	7,448	7,714
Black or African American Alone	5,287	5,544	5,801	6,059	6,317	65	6,831
American Indian and Alaska Native Alone	18	22	25	29	33	37	40
Asian or Pacific Islander	28	32	37	42	46	50	55
Other Race	75	92	108	124	144	161	177

Source: U.S. Bureau of the Census

While Screven County is expected to grow at a slower pace than Bulloch (48 percent) and Effingham (80 percent) Counties in the next 30 years, its racial diversity is predicted to change at a similar rate (Table P-20). The American Indian, Asian and Other Races segments of the population are projected to grow more than 200 percent between 2000 and 2030.

In Table P-21, the U.S. Census is predicting the Hispanic population in Screven County to decrease six percent from 147 in 2000 to 138 in 2030. During the same period, the Hispanic population is

expected to grow more than 250 percent in Newington (from 10 to 25 persons) and Oliver (from 7 to 18 persons). Both Hiltonia and Rocky Ford are not expected to gain or lose persons claiming Hispanic ethnicity. The largest loss in persons of Hispanic ethnicity is projected in the unincorporated areas of the County at 15 percent. As noted earlier, these predictions are based on past trends and do not take into consideration the current nationwide direction in growth of the Hispanic population.

Table P-20
Hispanic Ethnic Composition Projections: 2000 to 2030

	2000	2005	2010	2015	2020	2025	2030
Hiltonia	0	0	0	0	0	0	0
Newington	10	13	15	18	20	23	25
Oliver	7	9	11	12	14	16	18
Rocky Ford	0	0	0	0	0	0	0
Sylvania	25	22	19	15	12	9	6
Incorporated Areas	42	44	45	45	46	48	49
Screven County	147	146	144	143	141	140	138
Unincorporated Areas	105	102	99	98	95	92	89

Source: U.S. Bureau of the Census

Table P-21
Racial Composition: Projections of Adjacent Counties: 2000 to 2030

	Category	2000	2005	2010	2015	2020	2025	2030
Bulloch County	White	38,460	41,565	44,671	47,776	50,881	53,986	57,092
	Black or African American	16,101	17,737	19,374	21,010	22,646	24,282	25,919
	American Indian and Alaska Native	72	85	99	112	125	138	152
	Asian or Pacific Islander	476	572	669	765	861	957	1,054
	Other Race	874	1,073	1,271	1,470	1,668	1,867	2,065
Burke County	White	10,433	10,810	11,186	11,563	11,939	12,316	12,692
	Black or African American	11,343	11,583	11,822	12,062	12,301	12,541	12,780
	American Indian and Alaska Native	51	63	75	86	98	110	122
	Asian or Pacific Islander	60	69	78	86	95	104	113
	Other Race	356	443	530	617	704	791	878
Effingham County	White	31,776	36,007	40,238	44,468	48,699	52,930	57,161
	Black or African American	4,876	5,241	5,605	5,970	6,334	6,699	7,063
	American Indian and Alaska Native	119	143	168	192	216	240	265
	Asian or Pacific Islander	179	218	257	296	335	374	413
	Other Race	585	729	872	1,016	1,159	1,303	1,446
Jenkins County	White	4,827	4,736	4,645	4,553	4,462	4,371	4,280
	Black or African American Alone	3,472	3,430	3,388	3,346	3,304	3,262	3,220
	American Indian and Alaska Native	13	16	19	22	25	28	31
	Asian or Pacific Islander	26	31	36	41	46	51	56
	Other Race	237	296	355	413	472	531	590
Screven County	White	8,234	8,384	8,534	8,683	8,833	8,983	9,133
	Black or African American	6,963	7,109	7,255	7,401	7,547	7,693	7,839
	American Indian and Alaska Native	22	27	32	36	41	46	51
	Asian or Pacific Islander	48	56	65	73	81	89	98
	Other Race	107	131	155	179	203	227	251

Source: U.S. Bureau of the Census

3.2.4 INCOME

3.2.4.1 Median Household Income

In 1990, the Median Household Income for Screven County was \$20,531, growing to \$29,312 in 2000, representing a nearly 43 percent increase over the 10-year period. The Towns of Hiltonia, Newington, and Rocky Ford and the City of Oliver combined had a similar increase of 42.2 percent in median household income between 1990 and 2000. The Towns and City median household income was 75 percent that of Screven County, remaining unchanged between 1990 and 2000. See Table P-22 for a comparison of median household incomes for Georgia, Screven County, Hiltonia, Newington, Oliver, and Rocky Ford.

Although Screven County’s 43 percent increase in median household income is comparable to the 46 percent increase for the State of Georgia between 1990 and 2000, Screven’s median household income was 69 percent that of Georgia’s in 2000, down slightly from the 70 percent in 1990. The towns and city covered by this Comprehensive Plan also lost ground in the 1990s with regard to median household income. In 1990, Hiltonia, Newington, Oliver, and Rocky Ford combined, had a median household income 53 percent that of Georgia. In 2000, not unlike the County as a whole, that amount was reduced by one percentage point to 52 percent.

According to The Georgia County Guide, 2007, Center for Agribusiness and Economic Development, UGA, Athens, the estimated 2003 median household income for Screven County was \$28,726, indicating a two percent decline since 2000. Without additional estimates or projections, future trends cannot be inferred. However, if past performance is an indicator, median household income can be expected to increase in the future.

Table P-22
Change in Median Household Income: 1990 to 2000

	Georgia	Screven County	Hiltonia	Newington	Oliver	Rocky Ford	Incorporated Areas	Unincorporated Areas
1990	29,021	20,531	9,869	13,036	20,313	18,750	15,492	16,719
2000	42,433	29,312	14,464	22,750	25,893	25,000	22,027	23,107
Percent Change 1990 - 2000	46.2	42.8	46.6	74.5	27.5	33.3	42.2	38.2

Source: U.S. Bureau of the Census

3.2.4.2 Household Income Distribution

As the median household income has increased between 1990 and 2000, the distribution of incomes became more balanced between 1990 and 2000. In 1990, more than 26 percent of households in Screven County had income less than \$10,000 annually. By 2000, less than 20 percent of all households had annual income below \$10,000. It is notable that from 1990 to 2000, a greater percentage of households in Screven County have incomes above \$35,000 annually. Apparent in

Tables P-23 and P-24, all areas of the County have experienced a growing number of households in the middle income range. This becomes more evident in the next section covering poverty.

Table P-23
Household Income Distribution as Percentage: 1990 and 2000

Category	Screven County		Incorporated Areas		Unincorporated Areas	
	1990	2000	1990	2000	1990	2000
Total	100.00	100.00	100.00	100.00	100.00	100.00
Income less than \$9999	26.30	19.30	33.74	23.00	25.83	25.35
Income \$10,000 - \$14,999	13.10	8.60	12.12	9.92	10.97	10.21
Income \$15000 - \$19,999	9.20	6.10	9.48	8.70	8.83	8.09
Income \$20,000 - \$29,999	19.20	16.80	16.84	17.36	17.34	17.00
Income \$30,000 - \$34,999	8.80	8.40	6.22	7.26	7.31	7.29
Income \$35,000 - \$39,999	3.80	6.40	4.72	7.60	6.12	6.24
Income \$40,000 - \$49,999	7.10	10.60	6.88	9.58	8.67	9.02
Income \$50,000 - \$59,999	4.30	6.50	3.36	5.42	4.77	5.09
Income \$60,000 - \$74,999	4.20	9.00	2.38	5.70	4.74	5.69
Income \$75,000 - \$99,999	2.70	5.50	2.26	3.36	3.22	3.71
Income \$100,000 - \$124,999	0.70	0.60	1.24	0.76	1.02	0.87
Income \$125,000 - \$149,999	0.20	0.90	0.14	0.96	0.59	0.67
Income above \$150,000	0.30	1.40	0.66	0.26	0.56	0.77

Source: U.S. Bureau of the Census

Table P-24
Household Income Distribution as Percentage: Incorporated Area 1990 and 2000

Income Category	Hiltonia		Newington		Oliver		Rocky Ford		Sylvania		Screven County		Incorporated Areas	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
less than \$9,999	50.4	36.8	36.0	17.4	27.1	25.8	23.2	17.9	32.0	17.3	26.3	19.3	33.7	23.0
\$10,000 - \$14,999	11.3	14.3	18.9	13.5	10.6	9.3	11.0	5.1	8.8	7.4	13.1	8.6	12.1	9.9
\$15,000 - \$19,999	9.8	7.5	4.5	12.3	11.8	8.2	17.1	6.4	4.2	9.3	9.2	6.1	9.5	8.7
\$20,000 - \$29,999	15.8	9.8	13.5	17.4	15.3	11.3	19.5	28.2	20.1	20.1	19.2	16.8	16.8	17.4
\$30,000 - \$34,999	3.0	9.0	2.7	5.8	5.9	5.2	13.4	10.3	6.1	6.0	8.8	8.4	6.2	7.3
\$35,000 - \$39,999	4.5	4.5	0.0	5.8	4.7	14.4	9.8	7.7	4.6	5.6	3.8	6.4	4.7	7.6
\$40,000 - \$49,999	3.8	6.0	11.7	13.5	9.4	10.3	3.7	9.0	5.8	9.1	7.1	10.6	6.9	9.6
\$50,000 - \$59,999	1.5	4.5	4.5	3.9	3.5	2.1	2.4	11.5	4.9	5.1	4.3	6.5	3.4	5.4
\$60,000 - \$74,999	0.0	2.3	5.4	7.1	2.4	4.1	0.0	3.8	4.1	11.2	4.2	9.0	2.4	5.7
\$75,000 - \$99,999	0.0	4.5	2.7	0.0	3.5	7.2	0.0	0.0	5.1	5.1	2.7	5.5	2.3	3.4
\$100,000 - \$124,999	0.0	0.8	0.0	1.9	3.5	0.0	0.0	0.0	2.7	1.1	0.7	0.6	1.2	0.8
\$125,000-\$149,999	0.0	0.0	0.0	1.3	0.0	2.1	0.0	0.0	0.7	1.4	0.2	0.9	0.1	1.0
Above \$150,000	0.0	0.0	0.0	0.0	2.4	0.0	0.0	0.0	0.9	1.3	0.3	1.4	0.7	0.3

Source: U.S. Bureau of the Census

3.2.4.3 Poverty

Table P-25 compares the number of persons with income below, at, or above the poverty level in 1990 and 2000. (Note that Table P-25 does not represent all persons in Screven County, but only persons living in households. In 2000, the total number of households in Screven County was 5,797.) This comparison based on poverty level is a better indicator with regard to living standards than household income distribution. Between 1990 and 2000, the total number of persons living below the poverty level in Screven County decreased by 71 percent. The incorporated areas of the County also experienced a large decrease in persons living in poverty during the same period, but at a lower rate of 66 percent. The disparity between incorporated and unincorporated areas of the County is greatest for persons under the age of 12, and levels out until the segment of the population over 75 years of age. Many of the persons under the age of five living in poverty in the incorporated areas of the County in 1990 were still living in poverty 10 years later when they were in the six to 11 years of age category.

Hiltonia and Newington both experienced an increase in the number of persons six to 11 years of age living in poverty in 2000 (See Table P-26 for a detailed breakdown of persons living in poverty in Hiltonia, Newington, Oliver and Rocky Ford). Between 1990 and 2000, the number of persons in Hiltonia below the age of 12 and living below the poverty level increased 35 percent from 45 to 61. That same age category in Newington increased the number of persons below poverty 90 percent from 22 in 1990 to 42 in 2000. In 1990, 48 percent of children under 12 were living in poverty. That increased to 64 percent in 2000.

Table P-25
Change in Poverty Status by Age 1990 and 2000

	Incorporated Areas			Screven County			Unincorporated Areas		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Total	3,871	3,863	-0.2	13,619	15,168	11.4	9,748	11,305	16.0
Income below poverty level	2,818	932	-66.9	10,507	3,043	-71.0	7,689	2,111	-72.5
Under 5 years	182	68	-62.6	821	200	-75.6	639	132	-79.3
5 years	39	15	-61.5	168	40	-76.2	129	25	-80.6
6 to 11 years	155	148	-4.5	930	413	-55.6	775	265	-65.8
12 to 17 years	315	86	-72.7	984	299	-69.6	669	213	-68.2
18 to 64 years	1,659	398	-76.0	6,239	1,540	-75.3	4,580	1,142	-75.1
65 to 74 years	317	68	-78.5	916	207	-77.4	599	139	-76.8
75 years and over	151	149	-1.3	449	344	-23.4	298	195	-34.6
Income at or above poverty level	1,053	2,931	278.3	3,112	12,125	389.6	2,059	9,194	446.5
Under 5 years	100	146	46.0	269	802	298.1	169	656	388.2
5 years	29	14	-51.7	111	216	94.6	82	202	246.3
6 to 11 years	96	229	238.5	389	1,164	299.2	293	935	319.1
12 to 17 years	142	225	58.5	404	1,108	274.3	262	883	337.0
18 to 64 years	449	1,634	363.9	1,363	7,221	529.8	914	5,587	611.3
65 to 74 years	110	321	291.8	246	989	402.0	136	668	491.2
75 years and over	127	362	285.0	330	625	89.4	203	263	29.6

Source: U.S. Bureau of the Census

Table P-26
Poverty Status 1990 and 2000; Hiltonia, Newington, Oliver, Rocky Ford

	Hiltonia			Newington			Oliver			Rocky Ford		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Total	589	452	-23.3	355	403	13.5	302	240	-20.5	255	172	-32.5
Income in 1999 below poverty level	219	222	1.4	207	134	-35.3	192	74	-61.5	191	16	-91.6
Under 5 years	13	20	53.8	16	10	-37.5	12	8	-33.3	13	0	-100.0
5 years	6	0	-100.0	0	5	N/A	6	0	-100.0	2	0	-100.0
6 to 11 years	26	41	57.7	6	27	350.0	14	12	-14.3	14	2	-85.7
12 to 17 years	28	20	-28.6	30	21	-30.0	26	18	-30.8	23	4	-82.6
18 to 64 years	130	130	0.0	126	65	-48.4	123	26	-78.9	116	6	-94.8
65 to 74 years	7	0	-100.0	21	6	-71.4	7	5	-28.6	16	2	-87.5
75 years and over	9	11	22.2	8	0	-100.0	4	5	25.0	7	2	-71.4
Income in 1999 at or above poverty level:	185	230	24.3	74	269	263.5	55	166	201.8	32	156	397.5
Under 5 years	17	24	41.2	5	15	200.0	11	11	0.0	3	3	0.0
5 years	4	0	-100.0	2	0	-100.0	0	4	NA	0	0	0.0
6 to 11 years	27	11	-59.3	10	21	110.0	9	10	11.1	0	12	N/A
12 to 17 years	27	39	44.4	7	13	85.7	4	16	300.0	6	11	83.3
18 to 64 years	73	138	89.0	23	170	639.1	24	102	325.0	15	96	540.0
65 to 74 years	12	10	-16.7	18	15	-16.7	5	12	140.0	5	8	60.0
75 years and over	25	8	-68.0	9	35	288.9	2	11	450.0	3	26	766.7

Source: U.S. Bureau of the Census

3.2.4.4 Per Capita Income

Per capita income is the average income for every man, woman, and child in a particular group, derived by dividing the total income of that group by the total population. Unlike Median Income, Per Capita Income offers no indication of the distribution of wealth within the community. Per Capita Income is a measure of the wealth of the entire community if spread evenly to every person in the community. As indicated in Table P-27, all areas in Screven County have experienced an increase in Per Capita Income between 1990 and 2000. Like other population data for Screven County, there is a disparity between the incorporated and unincorporated areas of the County. Except for Rocky Ford, the towns and city in Screven County have seen Per Capita Income grow at a slower rate than the unincorporated areas, 35 percent versus 42 percent, respectively.

According to the University of Georgia, the 2004 estimated Per Capita Income for Screven County was \$19,630, for a 64 percent increase since 2000. This is well above the U.S Census Bureau’s projection of \$16,247 shown in Table P-28.

**Table P-27
 Change in Per capita Income 1990 and 2000**

Per Capita Income (in dollars)	1990	2000	Percent Change
Hiltonia	4,900	6,845	39.7
Newington	8,771	11,326	29.1
Oliver	10,846	12,378	14.1
Rocky Ford	7,767	12,989	67.2
Sylvania	12,073	16,181	34.0
Incorporated Areas	8,871	11,944	34.6
Screven County	9,269	13,894	49.9
Unincorporated Areas	9,070	12,919	42.4

Source: U.S. Bureau of the Census

Table P-28
Per Capita Income Projections 2000 to 2030

Per Capita Income (in dollars)	Sylvania	Rocky Ford	Oliver	Newington	Hiltonia	Screven
1980	6,089	4,316	4,194	5,032	4,107	4,482
1985	9,081	6,042	7,520	6,902	4,504	6,876
1990	12,073,	7,767	10,846	8,771	4,900	9,269
1995	14,127	10,378	11,612	10,049	5,873	11,582
2000	16,181	12,989	12,378	11,326	6,845	13,894
2005	18,704	15,157	14,424	12,900	7,530	16,247
2010	21,227	17,326	16,470	14,473	8,214	18,600
2015	23,750	19,494	18,516	16,047	8,899	20,953
2020	26,273	21,622	20,562	17,620	9,583	23,306
2025	28,796	23,830	22,608	19,194	10,268	25,659
2030	31,319	25,999	24,654	20,767	10,952	28,012

Source: U.S. Bureau of the Census

3.2.5 Educational Attainment

Over the past 20 years, the level of educational attainment in Screven County has increased significantly, with the greatest improvement in the number of persons with at least some college. In 1980, 715 persons had completed at least some college, whereas in 2000, the number increased more than 200 percent to 1,482. The number of college graduates also increased substantially gaining 332 persons between 1980 and 2000 for an increase of 93 percent in that period. The 1990 Census included a new category for the “completion of an Associate’s Degree”; therefore, a comparison between 1980 and 2000 is not possible. Table P-29 breaks down the educational attainment for Screven County and the incorporated and unincorporated areas of the County, as well as the percent change between 1980 and 2000.

Although the number of persons with a high school diploma increased within all areas of the County, the loss of population in the towns and city in Screven County may be the contributing factor to the relatively small increase in the number of persons with college degrees. In 2000, the percentage of persons with a college degree in the Towns of Hiltonia, Newington and Rocky Ford and the City of Oliver was 6.2 percent, while that percentage was 12 percent in the unincorporated areas of the County.

County school enrollment data from the past ten years shows total enrollment increasing by 0.5 percent between fall 1994 and spring 2000, and then decreasing by 5.5 percent between fall 2000 and spring 2006. The population trends discussed earlier in this section support this decrease in enrollment.

Table P-29
Change in Educational Attainment 1980 and 2000

		Less than 9th Grade	9th to 12th Grade (No Diploma)	High School Graduate (Includes Equivalency)	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
Hiltonia	1980	160	69	37	15	N/A	2	4
	2000	33	62	93	27	1	7	2
	Percent Change	-79.4	-10.0	51.4	80.0	N/A	250.0	-50.0
Newington	1980	88	64	62	18	N/A	5	3
	2000	39	48	98	33	2	2	14
	Percent Change	-55.7	-25.0	58.1	83.3	N/A	-60.0	366.7
Oliver	1980	43	27	44	8	N/A	3	6
	2000	20	43	60	15	3	3	2
	Percent Change	-53.5	59.3	36.4	87.5	N/A	0.0	-66.7
Rocky Ford	1980	47	39	30	9	N/A	4	0
	2000	19	27	51	24	4	3	3
	Percent Change	-59.6	-30.8	70.0	166.7	N/A	-25.0	300.0
Sylvania	1980	797	256	569	193	N/A	179	111
	2000	399	243	476	345	75	199	105
	Percent Change	-49.9	-5.1	-16.3	78.8	N/A	11.2	-5.4
Incorporated	1980	1135	455	742	243	N/A	193	124
	2000	510	423	778	444	85	214	126
	Percent Change	-55.1	-7.0	4.9	82.7	N/A	10.9	1.6
Screven	1980	2,989	1,689	2,014	715	N/A	356	236
	2000	1,370	1,820	3,710	1,482	269	688	301
	Percent Change	-54.2	7.8	84.2	107.3	N/A	93.3	27.5
Unincorporated	1980	1,854	1,234	1,272	472	N/A	163	112
	2000	860	1,397	2,932	1,038	184	474	175
	Percent Change	-53.6	13.2	130.5	119.9	N/A	190.8	56.3

Source: U.S. Bureau of the Census

4 Economic Development Element

The quality of life in a community relates directly to its economic health. The number of jobs in a community may be a primary indicator of local economic health and vitality. While the number of jobs is important, economic development can be about much more than jobs. One definition of economic development is “the process of improving a community’s well-being through job creation, business growth, and income growth as well as through improvements to the wider social and natural environment that strengthens the economy.”³ This may be particularly true for a small county like Screven and especially true for a community that is in the broader Coastal Georgia Region where accelerated growth and heritage tourism play a significant role.

The following pages examine the economic data for Screven County and the Towns of Hiltonia, Newington and Rocky Ford and the City of Oliver. The discussion of Screven County and the Towns and City in the County includes comparative data with adjacent counties, the 10-county Coastal Georgia region, and the state overall. The object of this chapter is to present an overview of the economy in Screven County, and its incorporated and unincorporated areas.

4.1.1 Economic Conditions

An examination of the types of businesses in Screven County, in 2000, as measured by the number of jobs in each sector (i.e. the local industry mix), showed that 70 percent of employment is concentrated in four sectors: manufacturing, retail, service, and state and local government. Woods and Poole industry projections for 2030 (Table ED-1) show services as the only growing sector, with its share of industry mix expected to grow by nearly nine percent, to a 26.3 percent share. This growth is likely to be offset by decreases in other sectors, most noticeably manufacturing (-4.9 percent), and retail (-2.8 percent). In 2000, there were 5,500 jobs in the county; by 2030, that number is expected to increase to 6,200.⁴

Table ED-1
Screven County Industry Projections (percent)

Year	Construction	Manufacturing	Retail	Services	State/Local Govt.
2000	5.0	22.1	13.0	17.4	17.5
2030	4.5	17.2	10.2	26.3	17.5
Percent Change	-0.5	-4.9	-2.8	8.9	-0.1

Source: Woods and Poole, Economics, Inc.

The Georgia Tech population study purports the main attraction for businesses that locate in the county is abundance of available land. The county is also able to attract businesses due to logistics and proximity to the Savannah River Parkway. The majority of jobs created are due to expansions within existing industries.

³ An Economic Development Toolbox: Strategies and Methods. APA. Report Number 541. October 2006.

⁴ Georgia Coast 2030: Population Projections for the 10-County Coastal Region, CENTER FOR QUALITY GROWTH AND REGIONAL DEVELOPMENT, GEORGIA INSTITUTE OF TECHNOLOGY, September 2006.

4.1.2 Economic Base

Understanding the economy of the region, and most importantly, the county as a whole, is critical to the process of identifying economic issues and opportunities affecting Screven County and the Towns of Hiltonia, Newington and Rocky Ford, and the City of Oliver. The following discussion will provide insight into the economic influences affecting the County. These influences must be viewed within the larger scope of the region.

A Shift-Share analysis of Coastal Georgia's (CGRDC 10-county region) employment helps identify sectors of a regional economy that have a competitive share of an industry. Several regional industry sectors have a competitive level of employment as calculated by GeorgiaStats⁵. These include: Educational and Health Services, Professional and Business Services, Leisure and Hospitality, Trade, Transportation, and Utilities. These industry sectors, identified in the region, show a competitive share of employment. The region may have an advantage in promoting employment growth in these sectors. Leisure and Hospitality, including tourism and recreational activities, have contributed significantly to the economy of the region. This industry provides both skilled and unskilled jobs.

4.2 Labor Force

Between 1990 and 2000, the number of persons in Screven County over the age of 16 in the labor force increased 8.8 percent, from 6,036 to 6,569. According to the Georgia Department of Labor, there were 7,275 persons in the labor force in June 2007 in Screven County, indicating a nine percent increase since 2000. However, during the 1990s the number of persons in the labor force as a percent of the total population over 16 declined from 59 percent to 57 percent, typical for an area with an aging population. However, when comparing the size of the labor force with the total population in the incorporated areas of Screven County, the ratio increased from 51 percent to 54 percent between 1990 and 2000. This could be indicative of the number of low-income persons working beyond the normal retirement age of 65. See Table ED-2 for Labor Force Participation statistics.

⁵ www.georgiastats.uga.edu/sasweb/cgi-bin/broker

Table ED-2
Labor Force Participation 1990 and 2000; Percent Change 1990 to 2000

Category	Incorporated areas			Screven County			Unincorporated Areas		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Total Population Over 16 Years of Age	3,113	3,053	-1.9	10,224	11,570	13.2	7,111	8,517	19.8
In Labor Force:	1,586	1,641	3.5	6,036	6,569	8.8	4,450	4,928	10.7
Civilian Labor Force	1,586	1,641	3.5	6,026	6,556	8.8	4,443	4,915	10.6
Civilian Employed	1,468	1,402	-4.5	5,626	5,941	5.6	4,158	4,539	9.2
Civilian Unemployed	115	239	107.8	400	615	53.8	285	376	31.9
In Armed Forces	3	0	-100.0	10	13	30.0	7	13	85.7
Not in Labor Force	1,527	1,412	-7.5	4,188	5,001	19.4	2,661	3,589	34.9

Source: U.S. Bureau of the Census 2000 (DCA DataView)

4.3 Employment by Industry

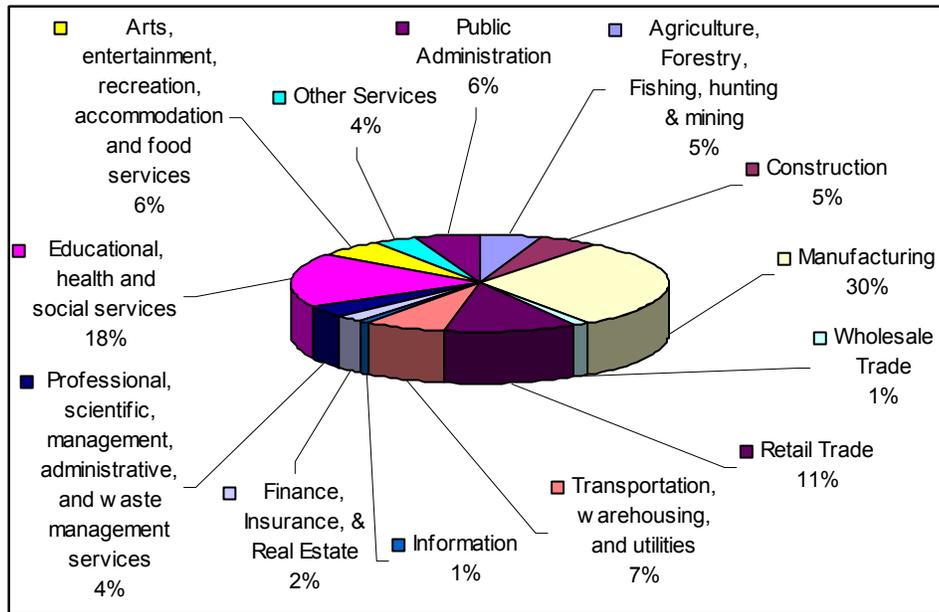
Employment in Screven County has changed significantly over the last 25 years, moving away from agriculture and manufacturing and toward professional and service jobs. Table ED-3 shows the change in employment by industry from 1980 to 2000. Although more than one third of all persons employed in Screven County were working in manufacturing or agricultural related industries in 2000, almost 50 percent were employed in those industries in 1980. In 1980 almost 40 percent of those employed in Screven County worked in manufacturing and 10 percent in agricultural related jobs. In 2000, manufacturing and agricultural related jobs fell to 30 percent and 5.3 percent of the workforce respectively. Between 1980 and 2000, education and health employment increased from 12 percent of the workforce to 18 percent, and transportation and warehousing jobs increased from 3 percent to 7 percent. Chart ED-3 illustrates the share of employment by the different sectors. The largest gains in employment between 1980 and 2000 have occurred in Transportation, Warehousing, and Utilities (286 percent); Education, Health, and Social Services (64 percent); Arts, Entertainment and Hospitality (57 percent); Professional and Management (47 percent); and, Public Administration (37 percent). In addition to Manufacturing (-17 percent), and Agriculture, Forestry, Fishing, Hunting, and Mining (-41 percent), the industry that lost the greatest number of workers between 1980 and 2000 was Wholesale Trade (-72 percent). Table ED-3 shows employment by industry in Screven County for 1980 through 2000 and illustrates how Screven County has been following a similar trend in employment by industry as the State of Georgia.

Table ED-3
Employment by Industry 1980 – 2000: Georgia, Screven County

Category	Georgia			Screven County		
	1980	1990	2000	1980	1990	2000
Total Employed Civilian Population	N/A	3,090,276	3,839,756	5,439	5,626	5,941
Agriculture, Forestry, Fishing, Hunting & Mining	N/A	82,537	53,201	541	398	317
Construction	N/A	214,359	304,710	254	327	299
Manufacturing	N/A	585,423	568,830	2,142	1,835	1,773
Wholesale Trade	N/A	156,838	148,026	229	173	88
Retail Trade	N/A	508,861	459,548	547	771	672
Transportation, Warehousing, and Utilities	N/A	263,419	231,304	147	375	420
Information	N/A	N/A	135,496	N/A	N/A	45
Finance, Insurance, & Real Estate	N/A	201,422	251,240	139	191	146
Professional, Scientific, Management, Administrative, and Waste Management Services	N/A	151,096	362,414	156	132	229
Educational, Health and Social Services	N/A	461,307	675,593	657	786	1,076
Arts, Entertainment, Recreation, Accommodation and Food Services	N/A	31,911	274,437	209	28	328
Other Services	N/A	266,053	181,829	176	334	216
Public Administration	N/A	167,050	193,128	242	276	332

Source: U.S. Bureau of the Census 2000 (DCA DataView)

Chart ED-1: Screven County, Employment by Industry, 2000



Source: U.S. Bureau of the Census 2000 (DCA DataView)

Total employment in Screven County increased 5.6 percent between 1980 and 2000. The unincorporated areas of the County experienced a 9.6 percent increase in employment while total employment in the cities and towns declined 4.5 percent. Since 2000, employment trends for the county have shown an increase in the number of employed people. The county has experienced unemployment rates just below 6.0 percent during the past five-years. According to Georgia Department of Labor statistics, Screven County had an unemployment rate of 5.3 percent in June 2007, with a total labor force of 7,275. According to the U. S. Census, the average unemployment rate for Screven County in 2000 was 9.4 percent. Table ED-4 is a more detailed analysis of the occupations of persons in the towns and cities of Screven County in 2000.

Table ED-4
Occupations 2000: Screven County, Incorporated and Unincorporated Areas

	Employed Civilian Population 16 Years and Over	Management, Professional, and Related Occupations	Service Occupations	Sales and Office Occupations	Farming, Fishing, and Forestry Occupations	Construction, Extraction, and Maintenance Occupations	Production, Transportation, and Material Moving occupations
Hiltonia	100	12	18	21	2	11	36
Newington	166	29	41	36	4	22	34
Oliver	82	19	11	12	0	21	19
Rocky Ford	52	2	15	12	2	4	17
Sylvania	1,002	349	209	189	19	49	187
Incorporated Areas	1,402	411	294	270	27	107	293
Screven	5,941	1,292	912	1,195	158	671	1,713
Unincorporated Areas	4,539	881	618	925	131	564	1,420

Source: U.S. Bureau of the Census 2000 (DCA DataView)

4.3.1 Employment by Industry Projections

The U.S Census Bureau utilizes prior decennial censuses to predict the occupations people will hold in the future. There are too many variables that were not considered in the past that are currently under development, planned or just unknown that could change any past projections. Therefore, Table ED-5 is included only as an example of one possible scenario.

Table ED-5
Employment by Industry Projections 2000 – 2030, Screven County

Category	2000	2005	2010	2015	2020	2025	2030	Percent Change
Total Employed Civilian Population	5,941	6,067	6,192	6,318	6,443	6,569	6,694	12.7
Agriculture, Forestry, Fishing, Hunting & Mining	317	261	205	149	93	37	0	-100
Construction	299	310	322	333	344	355	367	22.7
Manufacturing	1,773	1,681	1,589	1,496	1,404	1,312	1,220	-31.2
Wholesale Trade	88	53	18	0	0	0	0	-100
Retail Trade	672	703	735	766	797	828	860	28
Transportation, Warehousing, and Utilities	420	488	557	625	693	761	830	97.6
Information	45	N/A	N/A	N/A	N/A	N/A	N/A	
Finance, Insurance, & Real Estate	146	148	150	151	153	155	157	7.5
Professional, Scientific, Management, Administrative, and Waste Management Services	229	247	266	284	302	320	339	48
Educational, Health and Social Services	1,076	1,181	1,286	1,390	1,495	1,600	1,705	58.5
Arts, Entertainment, Recreation, Accommodation and Food Services	328	358	388	417	447	477	507	54.6
Other Services	216	226	236	246	256	266	276	27.8
Public Administration	332	355	377	400	422	445	467	40.7

Source: U.S. Bureau of the Census 2000 (DCA DataView)

4.4 Employment Status and Commuting Patterns

Employment status looks at the labor force and where people are working geographically. Table ED-6 shows how in 1990, 96 percent of Screven County residents in the labor force worked in Georgia, while only 64 percent stayed in Screven County to work. By 2000, 97 percent worked in Georgia and 63 percent stayed in Screven County to work. In the incorporated areas, only 53 percent of the resident labor force worked in the County in 1990, dropping to 52 percent in 2000. The percentage of Screven County residents living in the unincorporated areas of the County and working outside the County increased from 23 percent in 1990 to 36 percent in 2000.

Table ED-7 is a more detailed look at where the residents of Screven County are working. The information contained in the table reinforces the analysis that although less Screven County residents are working outside of Georgia in 2000 than were in 1990, more residents were leaving their place of residence to work in 2000 than in 1990.

**Table ED-6
 Employment Status 1990 & 2000: Screven County, All Areas**

Category	Incorporated Areas			Screven County			Unincorporated Areas		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Total Population	4,031	3,857	-4.3	13,842	15,374	11.1	9,811	11,517	17.4
Worked in State of Residence	1,460	1,378	-5.6	5,362	5,671	5.8	3,902	4,293	10.0
Worked in County of Residence	775	710	-8.4	3,949	3,582	-9.3	3,174	2,872	-9.5
Worked Outside of County of Residence	685	668	-2.5	1,413	2,089	47.8	728	1,421	95.2
Worked Outside of State of Residence	0	0	0.0	225	194	-13.8	225	194	-13.8

Source: U.S. Bureau of the Census 2000 (DCA DataView)

**Table ED-7
 Labor Force by Place of Work**

	Category	Total Population	Worked in State of Residence	Worked in Place of Residence	Worked Outside of Place of Residence	Worked Outside of State of Residence
Hiltonia	1990	402	104	11	93	0
	2000	421	99	15	84	0
	Percent Change	4.7	-4.8	36.4	-9.7	0.0
Newington	1990	319	111	18	93	0
	2000	322	162	33	129	0
	Percent Change	0.9	45.9	83.3	38.7	0.0
Oliver	1990	242	103	2	101	0
	2000	253	81	2	79	0
	Percent Change	4.5	78.6	0.0	-21.8	0.0
Rocky Ford	1990	197	103	5	98	0
	2000	186	51	11	40	0
	Percent Change	-5.6	-50.5	220.0	-59.2	0.0
Sylvania	1990	2,871	1,039	739	300	0
	2000	2,675	985	649	336	0
	Percent Change	-6.8	-5.2	-12.2	12.0	0.0
Incorporated Areas	1990	4,031	1,460	775	685	0
	2000	3,857	1,378	710	668	0
	Percent Change	-4.3	-5.6	-8.4	-2.5	0.0
Screven	1990	13,842	5,362	3,949	1,413	225
	2000	15,374	5,671	3,582	2,089	194
	Percent Change	11.1	5.8	-9.3	47.8	-13.8
Unincorporated Areas	1990	9,811	3,902	3,174	728	225
	2000	11,517	4,293	2,872	1,421	194
	Percent Change	17.4	10.0	-9.5	95.2	-13.8

Source: U.S. Bureau of the Census 2000 (DCA DataView)

Commuting patterns illustrated in Table ED-8, clearly indicate workers in Screven County spent more time commuting to their place of employment in 2000 than in 1990. The mean travel time for a Screven County resident was 30 minutes in 2000. In 1990, 59 percent of commuter travel to work was more than 15 minutes, which increased to 69 percent in 2000. More than one-quarter of all workers in Screven County commuted longer than one hour to their jobs in 2000.

Table ED-8
Travel Time to work for workers 16 years and over 2000

	Category	Total Population	Worked in State of Residence	Worked in Place of Residence	Worked Outside Place of Residence	Worked Outside of State of Residence
Hiltonia	1990	402	104	11	93	0
	2000	421	99	15	84	0
	Percent Change	4.7	-4.8	36.4	-9.7	0.0
Newington	1990	319	111	18	93	0
	2000	322	162	33	129	0
	Percent Change	0.9	45.9	83.3	38.7	0.0
Oliver	1990	242	103	2	101	0
	2000	253	81	2	79	0
	Percent Change	4.5	78.6	0.0	-21.8	0.0
Rocky Ford	1990	197	103	5	98	0
	2000	186	51	11	40	0
	Percent Change	-5.6	-50.5	120.0	-59.2	0.0
Sylvania	1990	2,871	1,039	739	300	0
	2000	2,675	985	649	336	0
	Percent Change	-6.8	-5.2	-12.2	12.0	0.0
Incorporated Areas	1990	4,031	1,460	775	685	0
	2000	3,857	1,378	710	668	0
	Percent Change	-4.3	-5.6	-8.4	-2.5	0.0
Screven	1990	13,842	5,362	3,949	1,413	225
	2000	15,374	5,671	3,582	2,089	194
	Percent Change	11.1	5.8	-9.3	47.8	-13.8
Unincorporated Areas	1990	9,811	3,902	3,174	728	225
	2000	11,517	4,293	2,872	1,421	194
	Percent Change	17.4	10.0	-9.5	95.2	-13.8

Source: U.S. Bureau of the Census 2000 (DCA DataView)

In 1990, 93 percent of workers living in Screven County drove a car, truck, or van to work, increasing to 94 percent in 2000. Shown in Table ED-9, the remainder of workers worked at home, walked, or used other means with only one-half of one percent taking a bus. These numbers are typical and expected for a rural county without the density to support a public transportation system.

**Table ED-9
 Means of Transportation to Work for Workers 16 Years and Over**

	Incorporated Areas		Screven		Unincorporated Areas	
	1990	2000	1990	2000	1990	2000
Car, Truck, or Van	1,334	1,186	5,175	5,512	3,841	4,326
Drove Alone	1,057	1,017	4,137	4,507	3,080	3,490
Carpooled	277	169	1,038	1,005	761	836
Public Transportation	0	9	7	32	7	23
Motorcycle	3	0	3	0	0	0
Bicycle	4	0	4	0	0	0
Walked	93	95	170	124	77	29
Other Means	11	22	63	25	52	3
Worked at Home	15	66	165	172	150	106
Total	1,460	1,378	5,587	5,865	4,127	4,487

Source: U.S. Bureau of the Census 2000 (DCA DataView)

4.5 Wages and Personal Income

Table ED-10 compares wages in Screven County and its subdivisions with wages in adjacent counties, Georgia and the United States. In 1999, full-time workers in Screven County were earning about three-quarter of the average wage in neighboring Effingham County. Workers were earning less than 80 percent that of the average wage in Georgia or the United States. The disparity was less for less than full-time workers. However, female workers in Screven County earn 25 percent less than the average female working in the United States. On the other hand, the difference between what female workers earn in Screven County compared to its neighbors in Bulloch and Effingham Counties is 10 and 15 percent less, respectively. The greatest disparity is in Hiltonia where the average income for a full-time worker is two-thirds that of Screven County and 54 percent of what the average Georgian earns.

Table ED-10
Wages in Screven County, Cities and Towns, Adjacent Counties, Georgia, US.⁶

Worked Full-Time, Year-Round in 1999										
	Hiltonia	Newington	Oliver	Rocky Ford	Sylvania	Screven County	Bulloch County	Effingham County	Georgia	United States
Total	16,750	23,750	22,500	24,250	24,741	24,741	26,932	33,378	31,253	32,098
Male	18,125	27,917	27,321	28,125	40,590	30,228	30,899	39,238	35,791	37,057
Female	12,308	19,000	17,031	21,719	20,349	20,154	22,479	23,814	26,679	27,194
Worked Less Than Full-Time, Year-Round in 1999										
	Hiltonia	Newington	Oliver	Rocky Ford	Sylvania	Screven County	Bulloch County	Effingham County	Georgia	United States
Total	4,952	8,542	18,125	6,250	7,062	8,312	6,085	9,245	10,423	10,406
Male	4,792	11,250	17,500	7,500	7,399	11,730	6,715	10,769	11,621	11,722
Female	5,104	7,188	18,125	3,438	6,464	7,167	5,609	8,120	9,557	9,450

Source: U.S. Bureau of the Census 2000

⁶ Source: U.S. Census 2000. Median earnings in dollars by work experience by sex for the population 16 years and over with earnings in 1999

Table ED-11
Personal Income by Type (in dollars) 1990 - 2000: Screven County, All Areas

	Screven County	Incorporated Areas	Unincorporated Areas	Screven County	Incorporated Areas	Unincorporated Areas	Screven County	Incorporated Areas	Unincorporated Areas
Category	2000			1990			Percent Change 1990 - 2000		
Total income	213,942,100	54,073,600	159,868,500	128,144,191	43,448,297	84,695,894	67.0	24.5	88.8
Aggregate wage or salary income	160,118,100	35,232,900	124,885,200	90,593,929	27,472,524	63,121,405	76.7	28.2	97.8
Aggregate other types of income	3,351,900	1,347,800	2,004,100	1,538,729	568,241	970,488	117.8	137.2	106.5
Aggregate self employment income	6,832,300	1,254,800	5,577,500	10,334,600	3,551,874	6,782,726	-33.9	-64.7	-17.8
Aggregate interest, dividends, or net rental income	12,128,100	4,781,000	7,347,100	7,576,538	4,582,683	2,993,855	60.1	4.3	145.4
Aggregate social security income	16,862,800	6,194,400	10,668,400	9,900,947	3,836,798	6,064,149	70.3	61.4	75.9
Aggregate public assistance income	4,417,700	1,439,000	2,978,700	2,703,087	729,556	1,973,531	63.4	97.2	50.9
Aggregate retirement income	10,231,200	3,823,700	6,407,500	5,496,361	2,706,621	2,789,740	86.1	41.3	129.7

Source: U.S. Bureau of the Census 2000 (DCA DataView)

Personal Income is not the same as wages in determining economic health of a community. Median wage is the annual earnings of workers, with half of all workers earning more than the median and half earning less. Personal income is a measure of income received by persons from all sources. It includes income received from participation in production as well as from government and business transfer payments. It is the sum of compensation of employees (received), supplements to wages and salaries, proprietors' income with inventory valuation adjustment (IVA) and capital consumption adjustment (CCAdj), rental income of persons with CCAdj, personal income receipts on assets, and personal current transfer receipts, less contributions for government social insurance.

In Screven County, total personal income grew by 67 percent between 1990 and 2000 according to 2000 Census data. During this period the largest gains in personal income from Table ED-11 were Aggregate other types of income for households (217 percent) and Aggregate retirement income for households (86 percent). The latter is not surprising given that Screven County's population over 65 grew by 16 percent in this time period. The Aggregate Wage and Salary income increased from 70.1 percent of total personal income in 1990 to 74.8 percent in 2000. The only income category to decline between 1990 and 2000 was self employment income, decreasing from 8.1 percent of total personal income to 3.2 percent. All other categories experienced small increases as a percentage of total personal income.

4.6 Economic Resources (Development Agencies, Programs, Tools, Education, Training)

Screven County has access to a number of resources to support economic activities in the county. The Screven County Development Authority and the Screven County Chamber of Commerce work to promote economic activity within the county. Residents have access to workforce training in Statesboro at Georgia Southern University and the Ogeechee Technical College. Residents may also attend the Savannah Technical College in Effingham County. The location of Screven County through its proximity to Savannah and the Savannah River Parkway positively influences people's access to economic resources.

4.6.1 Development Agencies and Activities

The Screven County Development Authority supports economic development in the county through an aggressive promotional and incentives package.

The Screven County Chamber of Commerce supports local businesses by coordinating events to showcase local shopping opportunities and recruiting new businesses.

The Screven County Development Authority is building a business park and an industrial park just outside the 301 Bypass. Both parks are served by City of Sylvania utilities. The authority also owns an old textile building in the city. The development authority actively markets industrial sites in the county in addition to assisting the Chamber of Commerce in marketing other commercial properties.

The City of Sylvania hosts three major events to stimulate activity in the community and downtown. They are the Christmas Extravaganza, the Sylvania Sampler, and Livestock Week.

4.6.2 Economic Trends (Sector Trends, Major Employers, Important New Developments, Unique Economic Situations)

Important economic trends in Screven County include significant job growth in the Education and Health Services sector and growth in the services industry sectors. While there is a national trend toward a decline in manufacturing jobs, recently Screven County increased employment in the Manufacturing sector. Other trends include a general decline in employment in the employed civilian population, and an increase in workforce employment outside the county.

For Screven County to become more of a destination for commercial and industrial activities, rather than solely a bedroom community, informed consideration of its role in the region is required. Significant effort is required to create enough jobs in the county to support the labor force and increase prosperity.

4.6.3 Major Employers

One major employer in the city, Timken Company, recently made the decision to expand the number of jobs at its facility by 60 positions. The City of Sylvania, the State of Georgia, and Screven County collaborated to support this expansion. See Table ED-12 for a list of the largest employers in Screven County by jurisdiction, and Table ED-13 for the largest employers in the Screven County area (Screven County area includes Bulloch, Burke, Effingham and Jenkins Counties).

Screven County has several significant economic development challenges:

- Expand employment opportunities within the County
- Increase the educational level attained of residents
- Work with the towns and city toward further revitalization and encourage revitalization in the commercial corridors
- Guide potential development along the Savannah River Parkway

**Table ED-12
 Major Employers in Screven County**

Name	Location	Employees	Type of Business
U.S. Timken Corp.	Sylvania	533	Bearings
Screven County Board of Education	Sylvania	507	Education
Sylvania Yarn Systems	Sylvania	285	Dyeing/Finishing
King America	Screven Co, off US 17	180	Dyeing/Finishing
Savannah River Challenge	Screven Co, GA 24	140	Juvenile Detention
Syl-View Health Care Center	Sylvania	103	Healthcare
Screven County Hospital	Sylvania	100	Healthcare
Wall Timber Products	Oliver	104	Lumber products
Planter's Telephone	Newington	100	Telecommunications

Source: Screven County Chamber of Commerce

Table ED-13
Major Employers in Screven County Area

Private Employers	
Georgia Southern University, Bulloch County	Southern Nuclear Operating Co., South Carolina
Wal-Mart Associates Inc. , Bulloch County	Fort James Corporation, Effingham
Briggs & Stratton Corp. , Bulloch County	J T Walker Industries Inc.
Statesboro HMA Inc. , Bulloch County	Cavalier Home Builders LLC
Viracon Georgia Inc. , Bulloch County	The Torrington Company

Source: Georgia Department of Labor, 2005.

4.6.4 Important New Developments

Important new developments in the county include the completion of the Savannah River Parkway and the widening of Highway 21 to four-lanes. These developments, accompanied with available land, position Screven County, and especially those areas in close proximity to the Savannah River Parkway, for growth in the near future.

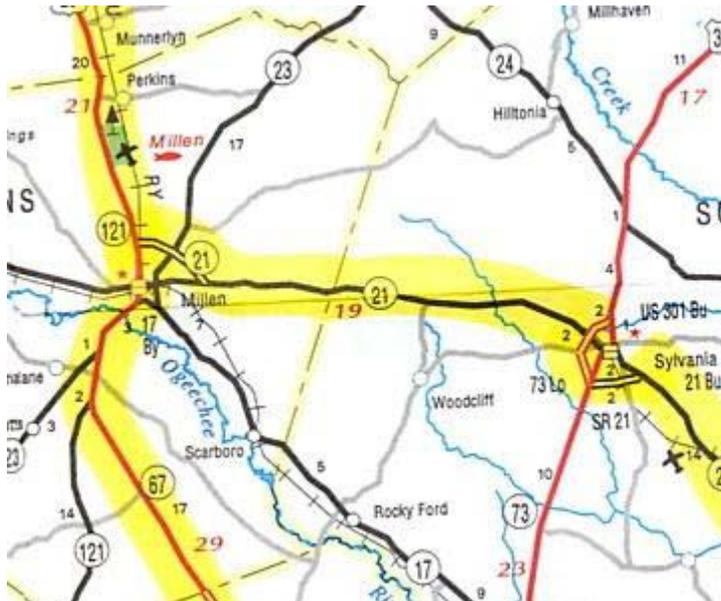
4.6.5 Unique Economic Situations

Regionally, Screven County is located midway between Augusta and Savannah and approximately 34 miles from Exit 116 on Interstate 16. The closest limited access highways are currently Interstate 16 in neighboring Bulloch County and Interstates 20 and 95 at Augusta and Savannah, respectively. Using the City of Sylvania as the center of the County, and for our purposes the point to measure distances, Augusta is 68 miles northwest, by way of Millen, along Georgia State Route 21 (Savannah River Parkway). Continuing on Highway 21 eastward, the City of Savannah is 60 miles to the southeast. Statesboro is located 23 miles south along U.S. Route 301. Except for the Sylvania Bypass, U.S. 301 is a two-lane roadway.

When completed, the Savannah River Parkway will provide a four-lane highway between Augusta and Savannah traversing Screven County through Sylvania and Newington. A second leg extends from Millen in Jenkins County to Statesboro and then to I-16. The Savannah River Parkway is approximately 156 miles in length. Approximately 150 miles (96 percent) of the corridor is open to traffic or under construction. See Figures ED-1A and 1B for maps of the route the Savannah River Parkway takes through Screven County.

According to the Georgia Department of Transportation, construction was completed on the 7.0 mile section between the Millen Bypass and CR 174 in February 2005. The 8.1 mile long project between CR 174 and SR 73 Loop/US 301/Sylvania Bypass was (Construction Project EDS-565(13), P.I. No. 262167-) completed in March 2008. The 4.0 miles of the Sylvania Bypass are complete and open to traffic. Construction activities are underway for the 11.2 mile project from the Sylvania Bypass to CR 255/Eureka Road in Jenkins County (Construction Project EDS-565(15), P.I. No. 222275). Construction will be completed in October 2008. Construction is also completed for the 9.9 mile project from CR 255/Eureka Road to CR 39/Dewitt Road at Shawnee in Effingham County (Construction Project HPPN-EDS-565(10), P.I. No. 222270).

Figure ED-1A. Savannah River Pkwy / SR 21 from Millen in Jenkins County to Sylvania in Screven County



Source: Georgia Department of Transportation

Figure ED-1B. Savannah River Pkwy / SR21 from Sylvania in Screven County to Shawnee in Effingham County



Source: Georgia Department of Transportation

4.7 Regional Economy

It is fitting to analyze a group of counties as a functional economic area consisting of a home county – in this case Screven County – and neighboring counties. This is because peoples' commuting and

shopping patterns always spill out into neighboring counties. This is especially true in Georgia as well as Screven County, because the counties are geographically small and cross-county commerce is commonplace. Commuting patterns, as described previously, indicate that a growing proportion of residents are working outside the county.

The Coastal Georgia RDC region has a diverse economy with no single industry accounting for more than 22 percent of the economy. Between 2005 and 2006, the regional economy created 7,004 jobs, with the most important industry to the region being Trade, Transportation, and Utilities. Other important industries in the region include Education and Health Services and Leisure and Hospitality. The sectors with the largest gains in employment from 2005 to 2006 are Professional and Business Services (1,572 jobs), Construction (1,484 jobs) and Education and Health Services (1,209 jobs). The Financial Activities sector lost 145 jobs in this same time period. Table ED-14 displays employment changes in the region between 2000 and 2006.

Manufacturing is still a significant industry sector in the county. While the Manufacturing sector lost 3,296 between 2000 and 2005, between 2005 and 2006, it grew by 795 jobs. The forestry industry on the coast is in a state of transition with the divestiture of thousands of acres. As noted earlier, a Shift-Share analysis of the region suggests that the region is competitive in securing additional employment. The employment data was obtained from the U.S. Bureau of Labor Statistics' Census of Employment and Wages.

Table ED-14
Employment Changes in the Region, 2000 to 2006

	Employment 2000	Employment 2006	Employment Change	Percent Change 2000-2006
Trade, Transportation, and Utilities	48,256	52,667	4,421	9.2
Education and Health Services	33,877	46,512	12,635	37.3
Leisure and Hospitality	29,749	34,860	5,111	17.2
Professional and Business Services	21,894	27,017	5,123	23.4
Manufacturing	26,862	22,770	-4,092	-15.2
Public Administration	15,062	17,241	2,179	14.5
Construction	12,659	15,155	2,496	19.4
Financial Activities	8,202	10,714	2,512	30.6
Other Services	7,784	7,839	55	0.7
Information	3,572	2,998	-574	-16.1
Natural Resources and Mining	976	1,062	86	8.8
Total	208,893	238,845	29,952	14.3

Source: www.georgiastats.uga.edu

A similar analysis of Screven County and the four surrounding counties of Bulloch, Burke, Effingham and Jenkins was performed. The area gained 1,050 jobs between 2005 and 2006. The sectors with the greatest employment gains were Leisure and Hospitality, and Financial Activities. Significant gains in employment also occurred in Trade, Transportation, and Utilities; Construction; and, Education and Health Services. The analysis by the University of Georgia Statistics System suggests that Screven County is moderately competitive in securing additional employment.

5 Housing Element

This section of the Community Assessment will evaluate the existing housing situation in Screven County; the Towns of Hiltonia, Newington, and Rocky Ford; and, the City of Oliver. In order to calculate and analyze the U.S. Census Bureau figures for the incorporated and unincorporated areas of the County, the City of Sylvania is included. Therefore, although most tables do not show the data for Sylvania, unless otherwise noted, the totals reflect its inclusion.

As defined by the U. S. Census Bureau, a housing unit is a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

It should also be noted that some U. S. Census data is derived from 100 percent count while other data is from sampling. Therefore, there will be occasions when the totals for a specific item differ from table to table.

5.1 Housing Types and Mix

Housing in Screven County in 2000 was largely composed of detached single-family homes (56 percent) and manufactured homes (37.2 percent). This is true for the cities and towns, as well as the unincorporated areas of the County. See Table H-1 for the percent of housing units by type. The 2000 Census counted 6,853 housing units of all types in the County. Combined, single-family detached, single-family attached and mobile homes occupied 94.6 percent of the housing market in Screven County in 2000. Surprisingly, single-family dwellings represented 95.5 percent of the housing units in the incorporated areas in 2000, slightly higher than the 95.3 percent in the unincorporated areas. More than 80 percent of all multiple unit dwellings in Screven County were located in the unincorporated areas in 2000. This lack of diversity in housing type limits the options for families and individuals of a variety of incomes, ages, and family composition to find adequate housing in Screven County.

Table H-1
Percent of Housing Units by Type: 2000

Category	Screven County	Incorporated Areas	Unincorporated Areas
Single Units (detached)	56.00	60.46	59.90
Single Units (attached)	1.40	1.10	1.14
Double Units	2.70	3.02	2.98
3 to 9 Units	2.00	0.94	1.07
10 to 19 Units	0.00	0.00	0.00
20 to 49 Units	0.30	0.00	0.04
50 or more Units	0.00	0.00	0.00
Mobile Home or Trailer	37.20	33.86	34.28
All Other	0.40	0.62	59.00

Source: U.S. Census Bureau (DCA DataViews)

5.1.1 Residential Construction

Residential construction is currently at a low point in Screven County. Building permit data does not include units built in the towns and cities. In the County, residential permits have steadily decreased from 2000 to 2007 as shown in Table H-2. Housing permit data provided by the County adds 778 housing units between 2002 and 2007.

Table H-2
Building Permit data as Reported by Screven County, 2000-2007

Single-Family Housing	2002	2003	2004	2005	2006	2007
Stick-Built Homes	33	34	36	43	57	24
Manufactured (Mobile) Homes	141	102	83	68	90	67

Source: Screven County

Reflecting demographic changes from the U.S. Censuses for 1990 and 2000, the county has seen an increase in families with older children who are finished or have nearly completed school, and retirees. This is another example of the aging population. However, young parents with young children are not moving to the county. What influx there is in families with older children and retirees, has led to an increase primarily in single-family detached residential units. No large-scale development has been built countywide recently, but new development is expected to occur and increase in the future, most likely with the addition of both new single-family and multi-family units. According to local representatives, residential construction is not meeting demand, especially for single-family housing

for working families. This is evidenced by the greater percent (71 percent) of manufactured homes sited to stick-built homes in the last six years.

5.1.2 Changes over Time

From the 1940s into the 1980s, there was a steady increase in housing construction in the County; 70 percent of the existing housing units in 2000 were built between 1940 and 1989 in the unincorporated areas. Forty-three percent of the existing housing stock built prior to 1940 is located in the city and towns of Screven County. See Table H-4 for a detailed look at when housing was constructed.

Between 1980 and 2000, the total number of housing units in Screven County increased 24.5 percent, adding 1,349 units. In that time 1,592 mobile homes were added, resulting in a net loss of 222 single-family detached and attached dwellings. The city and towns lost 87 single-family detached and attached dwellings, while the unincorporated area lost 135 dwellings. During the same period, the number of multiple unit dwellings decreased 12.3 percent in the County and 25.5 percent in the city and towns for a net loss of 48 units.

Table H-3
Housing Units by Type: 1980 – 2000; Screven County, All Areas

Category	Screven County				Incorporated Areas				Unincorporated Areas			
	1980	1990	2000	Percent Change	1980	1990	2000	Percent Change	1980	1990	2000	Percent Change
TOTAL Housing Units	5,504	5,861	6,853	24.5	1,858	1,743	1,846	-0.6	3,646	4,118	5,007	27.3
Single Units (detached)	4,047	3,650	3,841	-5.1	1,366	1,244	1,313	-3.9	2,681	2,406	2,528	-5.7
Single Units (attached)	109	70	93	-14.7	84	43	50	-40.5	25	27	43	72
Double Units	153	172	184	20.3	125	161	162	29.6	28	11	22	-21.4
3 to 9 Units	199	199	140	-29.6	154	72	48	-68.8	45	127	92	104.4
10 to 19 Units	35	9	0	-100	0	5	0	0	35	4	0	-100
20 to 49 Units	3	0	18	500	3	0	0	-100	0	0	18	1800
50 or more Units	0	0	0	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	958	1,677	2,550	166.2	126	196	168	212.7	732	1,481	2,282	174.3
All Other	0	84	27	2700	0	22	5	500	0	62	22	2200

Source: U.S. Bureau of the Census (DCA Dataviews)

Tables H-3 and H-4 illustrate the changes in the mix of housing types in Hiltonia, Newington, Oliver, and Rocky Ford. All four municipalities have experienced a decrease in the number of single-family detached dwellings and an increase in the number of mobile homes. Oliver is the only place to witness an increase in the total number of housing units between 1980 and 2000, with a 42 percent increase from 86 to 122. However, all the new units added were mobile homes.

The forthcoming sections covering Condition, Occupancy and Cost, will provide additional information on the changes that have occurred in Screven County and the Towns of Hiltonia, Newington and Rocky Ford and the City of Oliver.

Table H-4
Housing Units by Type: 1980 – 2000; Hiltonia, Newington, Oliver, Rocky Ford

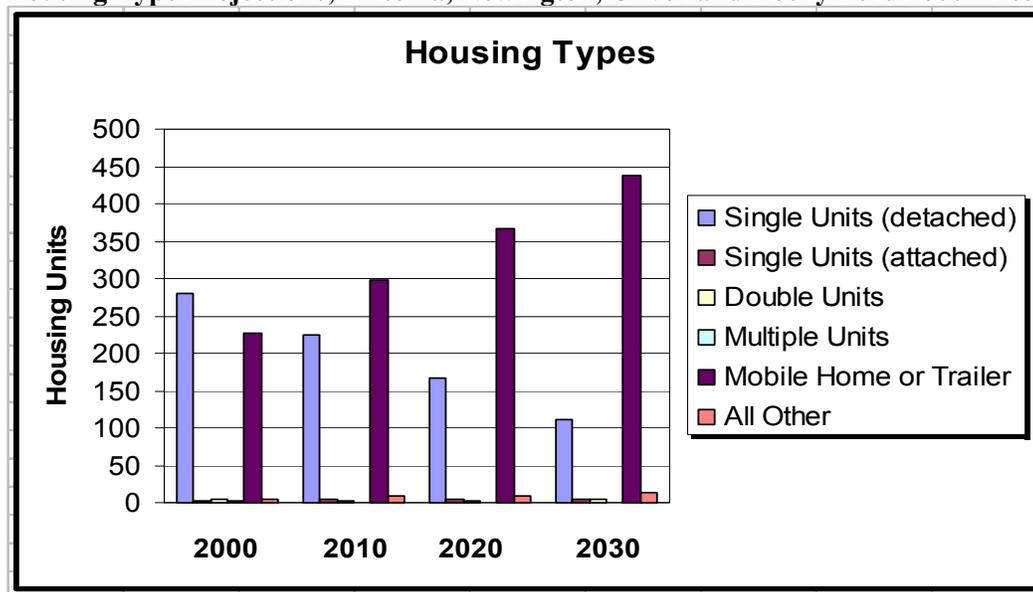
		TOTAL Housing Units	Single Units (detached)	Single Units (attached)	Double Units	3 to 9 Units	10 to 19 Units	20 to 49 Units	50 or more Units	Mobile Home or Trailer	All Other
Hiltonia	1980	184	125	2	1	14	0	0	0	42	0
	1990	159	102	3	0	6	0	0	0	46	2
	2000	153	75	3	2	0	0	0	0	73	0
	Percent Change	-16.8	-40.0	50.0	100.0	100.0	0.0	0.0	0.0	73.8	0.0
Newington	1980	165	123	7	12	7	0	0	0	16	0
	1990	154	95	7	11	1	1	0	0	39	0
	2000	161	81	0	3	2	0	0	0	70	5
	Percent Change	-2.4	-34.1	-100.0	-75.0	-71.4	0.0	0.0	0.0	337.5	500.0
Oliver	1980	86	60	0	0	0	0	0	0	26	0
	1990	107	67	0	0	0	0	0	0	40	0
	2000	122	56	0	0	0	0	0	0	66	0
	Percent Change	41.9	-6.7	0.0	0.0	0.0	0.0	0.0	0.0	153.8	0.0
Rocky Ford	1980	90	85	0	0	2	0	0	0	3	0
	1990	86	66	0	0	0	0	0	0	20	0
	2000	86	68	0	0	0	0	0	0	18	0
	Percent Change	-4.4	-20.0	0.0	0.0	0.0	0.0	0.0	0.0	600.0	0.0

Source: U.S. Bureau of the Census (DCA Dataviews)

5.1.3 Projections

Chart H-1 illustrates how if the trend of the past 25 years continues, the predominant housing type in Screven County will be mobile homes in 2030.

Chart H-1
Housing Type Projections; Hiltonia, Newington, Oliver and Rocky Ford 2000 – 2030



Source: US Bureau of the Census (DCA Dataviews)

5.2 Age of Housing

The median year a house was built in Screven County is 1977, and for a house in the State of Georgia it is 1980. Sixty-three percent of the existing housing stock was built between 1970 and 2000. During that period, 21 percent of the residential units constructed were built in the city and towns of Screven County. Three-fourths of the existing residential units built since 1940 were in the unincorporated areas of the County in 2000. As noted earlier, 70 percent of the existing housing stock in 2000 was built subsequent to 1940. Screven County and its incorporated places are no different than most of the United States in that following World War II, most housing construction was outside cities and towns. See Table H-5 for Year Structure Built numbers.

**Table H-5
 Year Structure Built**

	Screven County	Hiltonia	Newington	Oliver	Rocky Ford	Sylvania	Incorporated Area	Unincorporated Area
Total:	6,853	153	161	122	86	1,324	1,846	5,007
Built 1999 to March 2000	230	4	0	4	1	0	9	221
Built 1995 to 1998	720	27	23	23	5	60	138	582
Built 1990 to 1994	791	10	8	8	9	92	127	664
Built 1980 to 1989	1,334	15	29	24	8	210	286	1,048
Built 1970 to 1979	1,275	36	32	20	18	248	354	921
Built 1960 to 1969	903	25	12	4	9	205	255	648
Built 1950 to 1959	611	23	13	7	10	213	266	345
Built 1940 to 1949	264	2	15	10	0	72	99	165
Built before 1940	725	11	29	22	26	224	312	413

Source: U.S. Bureau of the Census (DCA Dataviews)

5.3 Condition of Housing

The condition of the housing stock, while older, is in relatively good shape. The 2000 Census shows an overall decrease in the number of housing units that are lacking complete plumbing (hot and cold piped water, a flush toilet, and a bathtub or shower) or complete kitchen facilities (a sink with piped water, a range or cookstove, and a refrigerator) in Screven County.

According to the U.S. Census Bureau, the presence of complete plumbing facilities is a major indicator of housing quality.

Between 1990 and 2000, the number of housing units lacking complete plumbing facilities declined almost 43 percent, from 287 to 164 (Table H-6). Nationwide, in 1990, three percent of housing units in rural areas lacked complete plumbing and/or kitchen facilities⁷. In 2000, 2.3 percent of housing units

⁷ Census Questionnaire Content, 1990 CQC-25 U.S. Department of Commerce Economics and Statistics Administration BUREAU OF THE CENSUS

in Screven County lacked complete plumbing and 2.7 percent lacked complete kitchens. In the incorporated areas of the County, one percent or less lacked complete plumbing or kitchen facilities. Over three percent of the housing stock in the unincorporated areas of the County was without complete plumbing or kitchens in 2000. Although the number of residential units without complete facilities increased in the Towns of Hiltonia, Newington and Rocky Ford between 1990 and 2000, only Hiltonia had more than 3 percent of its housing units without complete facilities.

The steady increase of housing units with complete plumbing and kitchen facilities can be attributed to the large amount of new housing built with modern amenities, the demolition of older housing units, and the enforcement of housing codes that brought existing homes up to modern standards of quality.

**Table H-6
 Housing Condition Percent Change 1990 – 2000.**

		Total Housing Units	Complete Plumbing Facilities	Lacking Plumbing Facilities	Complete Kitchen Facilities	Lacking Complete Kitchen Facilities
Hiltonia	1990	172	156	16	164	8
	2000	153	148	5	146	7
	Percent change	-11.0	-5.1	-68.7	-11.0	-12.5
Newington	1990	170	168	2	168	2
	2000	161	160	1	157	4
	Percent change	-5.3	-4.8	-5.0	-6.5	100.0
Oliver	1990	116	110	6	111	5
	2000	122	116	6	116	6
	Percent change	5.2	5.5	0.0	4.5	20.0
Rocky Ford	1990	94	90	4	91	3
	2000	86	85	1	84	2
	Percent change	-8.5	-5.6	-75.0	-7.7	-33.3
Sylvania	1990	1,224	1184	40	1211	13
	2000	1,324	1324	0	1324	0
	Percent change	7.0	11.8	0.0	9.3	0.0
Incorporated Areas	1990	1,776	1,708	68	1,745	31
	2000	1,846	1,833	13	1,827	19
	Percent change	5.4	7.3	-80.9	4.7	-38.7
Screven	1990	5,861	5,574	287	5,709	152
	2000	6,853	6,689	164	6,670	183
	Percent change	16.9	20.0	-42.9	16.8	20.4
Unincorporated Areas	1990	4,085	3,866	219	3,964	121
	2000	5,007	4,856	151	4,843	164
	Percent change	21.8	25.6	-31.1	22.2	35.5

Source: U.S. Bureau of the Census (DCA Dataviews)

5.3.1 Housing Conditions in Hiltonia, Newington, Oliver, and Rocky Ford

The condition of housing units in the Town of Hiltonia vary but generally may be considered in poor condition. In one section of the town, housing conditions may be considered very poor. There are a large number of abandoned housing units within the city limits.

There is a broad range of conditions of housing units in the Town of Newington. Housing units range from well-kept brick units to abandoned units. Housing is concentrated in a central area of the town.

The housing conditions in the City of Oliver are in a state of transition. The housing conditions range from very nice to very poor. Some of the housing units are located near the railroad tracks.

Housing units in the Town of Rocky Ford range from well kept to poor. The majority of the housing is located along or near Rocky Ford Road. The housing on Rocky Ford Road appears to be in good condition.

5.4 Housing Occupancy and Vacancy

The U.S. Census Bureau classifies a housing unit as occupied if it is the usual place of residence of the person or group of persons living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or business. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere also are classified as vacant.

5.4.1 Occupancy

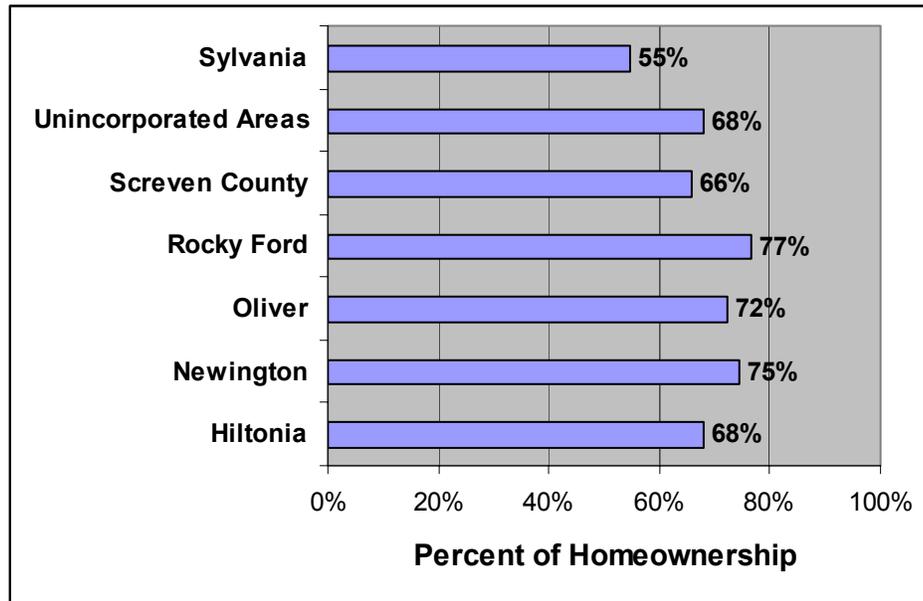
Between 1990 and 2000, the number of owner occupied housing units in Screven County increased 21.4 percent and the number of renter occupied units decreased 3.4 percent (Table H-7). The number of vacant units also increased during that period and will be discussed in the next section. This trend is consistent with the reduction in the number of multiple unit structures noted previously. The rate of homeownership increased between 1990 and 2000 throughout all areas of the County except in Hiltonia where it declined one percent in 2000 to 68 percent. The combined rate of owner-occupancy in 2000 for the four incorporated places in this Community Assessment was more than 72 percent, which was higher than the 68 percent rate in the unincorporated areas and the 66 percent for Screven County (Figure H-1).

**Table H-7
 Occupancy Characteristics**

		Housing Units	Owner Occupied	Renter Occupied	Units Vacant
Hiltonia	1990	159	109	38	25
	2000	153	104	35	14
	Percent Change	-3.8	-4.6	-7.9	-44.0
Newington	1990	154	97	38	35
	2000	161	120	29	12
	Percent Change	4.5	23.7	-23.7	-65.7
Oliver	1990	107	73	17	26
	2000	122	88	14	20
	Percent Change	14.0	20.5	-17.6	-23.1
Rocky Ford	1990	86	68	13	13
	2000	86	66	13	7
	Percent Change	0.0	-2.9	0.0	-46.2
Sylvania	1990	1,237	702	437	85
	2000	1,324	725	412	187
	Percent Change	7.0	3.3	-5.7	120.0
Incorporated Areas	1990	1,743	1,049	543	184
	2000	1,846	1,103	503	240
	Percent Change	5.9	5.1	-7.4	30.4
Screven	1990	5,861	3,712	1,336	813
	2000	6,853	4,507	1,290	1,056
	Percent Change	16.9	21.4	-3.4	29.9
Unincorporated Areas	1990	4,118	2,663	793	629
	2000	5,007	3,404	787	816
	Percent Change	21.6	27.8	-0.8	29.7

Source: U.S. Bureau of the Census (DCA Dataviews)

**Figure H-1
 Homeownership Rates**



Source: U.S. Bureau of the Census (DCA DataViews)

5.4.2 Vacancy

The 2000 Census found a 15.4 percent vacancy rate for Screven County. The rate of vacancy in 2000 for the four incorporated places combined was 10.2 percent, with all exhibiting a decrease from 1990, when the combined rate was 19.6 percent. In 2000, 23 of the 53 vacant units (43 percent) in Hiltonia, Newington, Oliver and Rocky Ford were for sale or rent. In the unincorporated areas of Screven County, only 21 percent of vacant units in 2000 were for sale or rent. In all areas of Screven County, the majority (64 percent) of vacant housing units in 2000 were in the Other vacant category, which did not define how the units were being used. In 2000, there were 164 seasonal housing units, with 116 being vacant at the time of the 2000 Census enumeration. Table H-8 provides details on the Vacancy Status for Screven County and the incorporated and unincorporated areas.

**Table H-8
 Vacancy Status - 2000**

	Hiltonia	Newington	Oliver	Rocky Ford	Sylvania	Incorporated Areas	Screven County	Unincorporated Areas
For Rent	0	4	0	0	40	44	104	60
For Sale Only	3	0	10	0	17	30	58	28
Rented or Sold, Not Occupied	2	0	4	0	8	14	98	84
For Seasonal, Recreational, or Occasional Use	0	0	2	0	0	2	116	114
For Migrant Workers	0	0	0	0	0	0	0	0
Other Vacant	9	8	4	7	122	150	680	530
Total	14	12	20	7	187	240	1,056	816

Source: U.S. Bureau of the Census (DCA DataViews)

5.5 Cost of Housing

Several variables are utilized in analyzing the cost of housing: median property value, median rent, and cost-burdened households. The median property value is the middle value of housing values estimated by the homeowners, including values of vacant-for-sale units. Median rent is the middle value of gross rents paid (including cost of utilities and fuels) for any currently rented property or vacant-for-rent units. Cost-burdened households are discussed in Section 6.5.1.

According to the U.S. Census, between 1990 and 2000, the cost of housing for both renters and owners increased. Tables H-9 and H-10 illustrate changes in median property value and median rent in Screven County between 1990 and 2000. The median property value as determined by the 2000 Census was 33 percent higher than the median property value in 1990. The median property value in Screven County increased more than 58 percent during the 1990s from \$40,800 to \$64,600. (According to City-Data.com, the estimated median house value in Screven County in 2005 was \$94,717.) Property value increases were not consistent throughout the County between 1990 and 2000. Hiltonia experienced a threefold property value increase while property values in Oliver increased only 13 percent. Overall, property values in the incorporated and unincorporated places of Screven County increased similarly at 54.3 percent and 56.5 percent, respectively.

Table H-9
Housing cost (in dollars), 1990 and 2000

	Category					
	Median Property Value			Median Rent		
	1990	2000	Percent Change	1990	2000	Percent Change
Hiltonia	18,300	60,000	227.9	221	433	95.9
Newington	34,300	55,800	62.7	147	353	140.1
Oliver	43,800	49,500	13.0	300	325	8.3
Rocky Ford	23,800	32,900	38.2	192	408	112.5

Source: U.S. Bureau of the Census (DCA DataViews)

Table H-10
Housing cost (in dollars), 1990 and 2000

	Category					
	Median Property Value			Median Rent		
	1990	2000	Percent Change	1990	2000	Percent Change
Incorporated Areas	33,980	52,420	54.3	226	362	60.2
Screven County	40,800	64,600	58.3	257	341	32.7
Unincorporated Areas	37,390	58,510	56.5	242	352	45.5

Source: U.S. Bureau of the Census (DCA DataViews)

Median rent in Screven County increased almost 33 percent between 1990 and 2000 from \$257 to \$341. The median rent in Newington and Rocky Ford more than doubled in this period, and Hiltonia’s median rent almost doubled, while the median rent in Oliver increased by only 8.3 percent. The average median gross rent for the four towns and city in this assessment was \$380 in 2000.

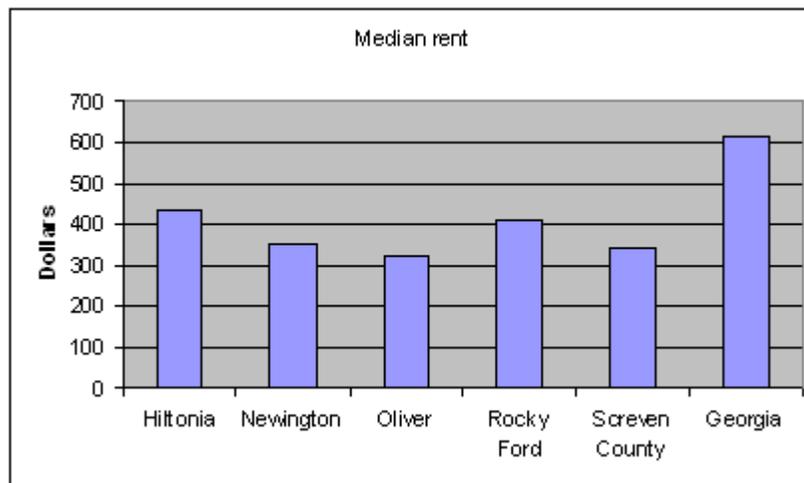
Screven County and its subdivisions had significantly lower housing values (less than 60 percent for the county and less than 30 percent for Rocky Ford). Also, rents were lower (less than 60 percent for the county and a little more than 60 percent for the incorporated places) than the State of Georgia and the United States in 2000. Table H-11 shows this comparison in addition to the percent of median household income spent on rent. This issue is further discussed in the following section on Cost-Burdened Housing. Figure H-2 graphically illustrates the disparity in median rent as described here.

Table H-11
Comparative Housing cost (in dollars) Percent Median Household Income (2000)

	Hiltonia	Newington	Oliver	Rocky Ford	Screven County	Georgia	United States
Median Property Value	60,000	55,800	49,500	32,900	64,600	111,200	119,600
Median Rent	433	353	325	408	341	613	602
Median Household Income	14,464	22,750	25,893	25,000	29,312	42,433	41,994
Percent Median Household Income	35.9	18.6	15.1	19.6	14.0	17.3	17.2

Source: U.S. Bureau of the Census

Figure H-2
Median Rent Comparison



Source: U.S. Bureau of the Census

5.5.1 Cost-Burdened Households

The Department of Community Affairs defines cost-burdened households as those paying 30 percent or more of net income toward total housing costs. Households paying more than 50 percent of net income are classified as severely cost-burdened. Data for severely cost-burdened households, or those paying more than 50 percent of their net income on housing, is not available for 1990. See Tables H-12 and H-13.

In the 2000 Census, all areas of Screven County had a declining number of cost-burdened households, except the City of Oliver. In 1990, 8 households in Oliver were cost burdened whereas, in 2000 that number increased to 11. The rate of cost-burdened households in Screven County in 2000 was six percent, which was substantially lower than the 20.6 percent rate for the State of Georgia at that time. The overall rate of 6.3 percent for the four incorporated places in this Joint Comprehensive Plan was

slightly higher than the cost-burdened household rate of 4.6 percent in the unincorporated areas of the County in 2000.

Table H-12
Cost Burdened Households

	Category								
	Paying 30 to 49 Percent of Income			Paying 50 Percent and Greater			Not Computed		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Hiltonia	20	5	-75	N/A	12	N/A	3	18	500.0
Newington	16	6	-62.5	N/A	18	N/A	9	10	11.1
Oliver	8	11	37.5	N/A	5	N/A	3	4	33.3
Rocky Ford	16	6	-62.5	N/A	5	N/A	4	4	0

Source: U.S. Bureau of the Census (DCA Dataviews)

Table H-13
Cost Burdened Households

	Category								
	Paying 30 to 49 Percent of Income			Paying 50 Percent and Greater			Not Computed		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Incorporated Areas	221	150	-32.1	N/A	N/A	N/A	50	75	50.0
Screven County	806	345	-57.2	N/A	496	N/A	184	322	75.0
Unincorporated Areas	585	195	-66.7	N/A	N/A	N/A	134	247	84.3

Source: U.S. Bureau of the Census (DCA Dataviews)

5.6 Special Housing Needs

Elderly: According to the Georgia Department of Human Resources, “Georgia has the fourth fastest growing 60+ population, and the third fastest growing 85+ population in the United States.” The population of persons 60 and older is expected to increase 52.6 percent between 1990 and 2010 in Georgia. In the 2000 Census, persons 65 and over occupied 16.5 percent of the housing units in Georgia. As of 2000, approximately 12 percent of Screven County’s citizens were aged 65 and over. In the four incorporated areas that are part of this assessment, 14 percent of the residents were over 65 years of age, which was similar to 14.6 percent over 65 in the unincorporated areas of the County.

Studies have shown that older adults overwhelmingly prefer to “age in place” in their existing homes and communities, but may need to modify their existing home or move to another residence that is

more accessible, more affordable, or more appropriate in size to accommodate their changing needs.⁸ One study conducted by AARP in 2000 found that homeownership among Americans age 55 and over is at its highest level since the AARP studies began in 1986. In addition, 89 percent of survey participants age 55 and over expressed agreement that they would like to stay in their current residence as long as possible. Climbing up and down stairs was the most commonly reported functional problem (35 percent). Most survey participants (86 percent) had made at least one simple modification to their home. However, “When asked why they have not modified their home, or have not modified it as much as they would have liked, respondents most often cite not being able to do it themselves (37 percent) and not being able to afford it (36 percent).” More than half of the survey participants would like to receive information about staying in their own home as they get older.

A working paper by Kathryn Lawler of the Joint Center for Housing Studies of Harvard University also explores the housing needs of the elderly population. She emphasizes that in order “to develop an efficient method of service delivery, the long-term care system must reflect this interrelationship between health and housing. Issues of senior housing and senior health can not be dealt with in isolation.” In sum, health and housing services should work together to coordinate care for the elderly. The increasing elderly population will seek coordinated services, enhanced existing services, and new services. Table H-14 lists facilities available to the elderly population in Screven County that are within the city.

Table H-14
Organizations that Serve the Elderly in Screven County

Organization	Service	Location
Sylvania View Health Care Center	Residential-Disabled Individuals	Pine Street, Sylvania
Sylvania Manor	Residential-Independent Living Facilities	W. Ogeechee Street, Sylvania
Sylvania Place Apartments	Residential-Subsidized Elderly Housing	Singleton Avenue, Sylvania
First Street Apartments	Subsidized Housing	First Street, Sylvania
Lee Street Apartments	Subsidized Housing	Lee Street, Sylvania
Ogeechee Behavioral Health Services	Mental Health Substance Abuse Services	Ogeechee Street, Sylvania
Safe Haven	Domestic Violence	Statesboro

Source: Staff Research

Special housing and services are provided on an occurrence basis. County and local charitable organizations work to meet individual needs as they arise. Most of the homeless individuals in the County are transient. Homeless individuals are referred to agencies in Savannah or Augusta, and/or are provided limited assistance by charitable organizations. Domestic violence victims are referred to Safe Haven in Statesboro. Persons with substance abuse issues are referred to Ogeechee Behavioral Health Services in Sylvania.

⁸ *The Maturing of America: Getting Communities on Track for an Aging Population. National Association of Area Agencies on Aging, et. al., September 2006.*

5.6.1 Job-Housing Balance

Jobs-Housing balance is a planning tool that local governments can use to guide leaders to consider a roughly proportional number of jobs and housing units within their community⁹. One planning model suggests the jobs available in a community should reflect the number of participants in the work force. The jobs/housing ratio, the number of jobs in a community divided by the number of housing units in that community, is the measure of the jobs/housing balance. A low jobs/housing ratio indicates a housing-rich “bedroom community”, while a high jobs/housing ratio indicates an employment center. Traffic congestion caused by workers commuting to jobs outside the area can affect quality of life, driver frustration levels, air quality, and worker productivity, and is often considered when addressing a jobs-housing strategy. Tables H-15 and H-16 show “place of work” data and the Jobs/housing ratio for the residents of Hiltonia, Newington, Oliver and Rocky Ford; and the totals for Screven County, and the incorporated and unincorporated areas of the County, respectively.

Table H-14
Place of Work and Jobs/Housing Balance: 2000

	Hiltonia		Newington		Oliver		Rocky Ford	
	Number	Percent of Total Population	Number	Percent of Total Population	Number	Percent of Total Population	Number	Percent of Total Population
Total Population	421		322		253		186	
Worked in Place	15	3.6	33	10.2	2	0.8	11	5.9
Worked Outside of Place	84	20.0	129	40.1	79	31.2	40	21.5
Total Population 16 years and over in Labor Force	128	30.4	181	56.2	90	35.6	55	29.6
Total Housing Units	153		161		122		86	
Jobs-Housing Balance	0.1:1		0.2:1		0.02:1		0.13:1	

Source: U.S. Bureau of the Census

⁹ Atlanta Regional Commission. Jobs-Housing Balance: Georgia Quality Growth Toolkit, 2002.

Table H-15
Place of Work and Jobs/Housing Balance: 2000

Category	Incorporated Areas		Screven		Unincorporated Areas	
	Number	Percent of Total Population	Number	Percent of Total Population	Number	Percent of Total Population
Total Population	3,857		15,374		15,374	
Worked in Place	710	18.4	3,582	23.3	2,872	18.7
Worked Outside of Place	668	17.3	2,089	13.6	1,421	9.2
Total Population 16 Years and Over in Labor Force	1,641	42.5	6,569	42.7	4,928	32.1
Total Housing Units	1,846		6,853		5,007	
Jobs-Housing Balance	0.4:1		0.5:1		0.6:1	

Source: U.S. Bureau of the Census

The number of housing units in Screven County grew by over 24 percent between 1990 and 2000, while the number of jobs grew by 5.6 percent in the same period.

For this analysis, the number of people that worked in a place represents the number of jobs in that place. According to the Atlanta Regional Commission (ARC), 1.3-1.7 to 1 is considered within the range of ratios that constitute “balance.” This is supported intuitively when you consider two-income families. In Screven County, 13.6 percent of its residents worked outside the county in 2000, producing a jobs/housing ratio of 0.5 jobs for each housing unit, or 0.5 to 1. This indicates that there is approximately one-half a job for each housing unit in the county. The number of residents that work outside the county is consistent with this ratio. The percentage range of resident commuters indicates Screven County is on the edge of serving as a bedroom community more than a balanced community. This is because the region’s largest employers are outside of the county, and many people have sought to live in Screven and commute to other places for work.

The low jobs/housing ratio indicates there is a need for additional jobs in the County. As more jobs may be created, there will be two key barriers to living in the County: housing options and availability of those options. A rising concern is affordability. While housing in Screven County remains largely affordable to residents and commuters, the cost of housing may be pushed up as the demand of housing increases. Another factor contributing to Screven County as a “bedroom community” is the completion of the Savannah River Parkway.

Table H-16
Number of Households

	1980	1990	2000
Hiltonia	164	139	134
Newington	145	129	137
Oliver	86	90	97
Rocky Ford	71	75	78
Sylvania	1,242	1,147	1,088
Incorporated Areas	1,708	1,580	1,534
Screven	4,769	5,048	5,797
Unincorporated Areas	3,061	3,468	4,263

Source: U.S. Bureau of the Census

6 Natural Resources and Cultural Resources Element

6.1 Natural Resources Element

The Georgia Department of Community Affairs (DCA) states in its State Planning Goals and Objectives for Local Planning Requirements that a community’s planning goals and objectives for its comprehensive plan’s Natural Resources element should be the conservation and protection of its environmental and natural resources. The overall goal of the Natural Resources element is to identify significant natural resources within the planning area including open space and habitat for sensitive and endangered species, and to establish a plan to preserve these resources and protect them from negative impacts of development where feasible, or provide mitigation as appropriate. This element is intended to provide a basis for understanding natural resource issues and to establish goals and objectives to conserve these natural resources for the benefit of the entire community and its quality of life.

Though Screven County, the Cities of Oliver, and the Towns of Hiltonia, Newington, and Rocky Ford are not experiencing the rapid pace of development seen in the neighboring counties to the south and east, the natural and cultural resources are still under the constant pressure of encroachment or destruction. The significant and sensitive agricultural, woodland, wetland, riparian, archeological and historical resources are often overlooked or forgotten in the race to maximize developable property. With more and more emphasis being placed on protection of existing resources and improvement in the quality of life in the state of Georgia, the Joint Comprehensive Plan for Screven County and Hiltonia, Newington, Oliver and Rocky Ford will address the existing state of these important resources.

6.1.1 ENVIRONMENTAL PLANNING CRITERIA

One of the goals of the Georgia Planning Act of 1989 is the protection of the State’s natural resources, environment, and vital areas. Included in the Act are minimum standards and procedures generally known as the “Environmental Planning Criteria,” or “Part V Criteria.” The Georgia Department of Natural Resources (DNR) developed the Rules for the Environmental Planning Criteria. They are administered by the Georgia Department of Community Affairs (DCA), and are part of the local government planning standards.

The rules direct local governments to establish local protection efforts to conserve critical environmental resources divided into the five sections of:

- Water Supply Watersheds
- Protection of Groundwater Recharge Areas
- Wetlands Protection
- Rivers Corridor Protection
- Mountain Protection

The city council councils of Hiltonia, Oliver, Newington, and Rocky Ford have not adopted any of the Part V environmental ordinances relevant to their jurisdictions.

Water Supply Watersheds

Two major rivers and their tributaries flow through Screven County – the Savannah River and the Ogeechee River. The planning criteria for water supply watersheds are not applicable since neither serves as a water supply watershed for Screven County nor the City of Oliver, and the Town of

Hiltonia, Newington, and Rock Ford. However, these communities rely heavily upon the quality of these river basins. Clean water ensures that people come to the community to enjoy an abundance of water-related recreational opportunities, which in turn supplements the local economies.

Protection of Groundwater Recharge Areas

Protecting groundwater recharge areas is particularly important because once contaminated, they are nearly impossible (scientifically and financially) to reclaim as sources of potable water for communities. With increased development, the threat of ground water contamination from nonpoint source pollution (NPS) resulting from runoff also increases. Aquifer (groundwater) recharge occurs in the Miocene/Pliocene-Recent unconfined aquifer in southern Screven County near the City of Newington and in the northeast near the City of Hiltonia.¹⁰ In northern Screven County, groundwater recharge also occurs in the Floridan/Jacksonian aquifer system.¹¹

Screven County has adopted ordinances that provide for groundwater recharge protection in the unincorporated areas.

Wetlands Protection

Wetlands are important natural features that help to treat stormwater runoff, prevent flooding of adjacent property, and ensure that rivers and streams have enough clean water for fish and for recreation. The filling of wetlands for homes, buildings, and other amenities may result in increased flooding on adjacent properties¹² as well as decreased water quality.¹³

The Wetlands Maps for the county and the cities portrays the approximate wetland location areas within their respective boundaries. The entire county contains a significant amount of wetlands along the major river corridors, tributaries, freshwater swamps, and drainageways. These are subject to decreased water quality resulting from development pressures and nonpoint source pollution.

Screven County has adopted ordinances that provide for wetlands protection in the unincorporated areas.

The Cities of Hiltonia, Newington, Oliver, and Rocky Ford are encouraged to adopt regulations for the protection of wetlands in their respective communities.

River Corridor Protection

The corridors where rivers flow serve vitally important ecologic functions and provide for numerous recreational opportunities. Scientific research and documentation cite the many reasons to maintain natural vegetation along the banks of rivers and streams, including:

- Maintaining infiltration and limiting the volume and velocity of storm water runoff, thereby protecting the hydrologic profiles of the surrounding water systems;

¹⁰ Integrated Science & Engineering. 2005. Well Care Project Screven County: Alternative Water Supply System Plan.

¹¹ DCA. Georgia's Groundwater Recharge Areas. Available online at:
<http://www.georgiaplanning.com/documents/atlas/gwrecharge.pdf>.

¹² U.S. EPA. 2006. Wetlands: Protecting Life and Property from Flooding. Available online at:
<http://www.epa.gov/owow/wetlands/pdf/Flooding.pdf>

¹³ U.S. EPA. 2001. Functions and Values of Wetlands. Available online at:
http://www.epa.gov/owow/wetlands/pdf/fun_val.pdf

- Reducing the sediment and pollutants transported by runoff to open water, by providing filtration against water quality impairment;
- Providing for upland wildlife habitat areas;
- Maintaining water temperature and therefore maintaining quality of aquatic habitats; and
- Protecting against stream bank and channel erosion by providing stability.

Arguably, the most important reason to maintain a vegetated streamside buffer or river corridor is its ability to protect the entire watershed from the harmful impacts associated with non-point source (NPS) pollution. The vegetation works like a filter that removes harmful nutrients, chemicals, and sediments, thus decreasing the chance that such contaminants reach the surface waters. Increasing the width of the buffer provides a greater measure of protection to the water quality of a riverbed or stream channel.

The River Corridor Protection Act requires a 100-foot buffer of natural vegetation along both sides of any protected river. Additionally, the Georgia Erosion and Sedimentation Act does not allow for any land-disturbing activity within 25 feet of the banks of any State waters.

In Screven County, the Savannah River and the Ogeechee River are designated as Protected Rivers under this act. Screven County has adopted ordinances and river corridor protection plans to guide future growth and development in the areas adjacent to the Savannah River and the Ogeechee River.

Mountain Protection

Mountains do not exist in Screven County.

6.1.2 OTHER ENVIRONMENTALLY SENSITIVE AREAS

Georgia 305(b)/303(d) Rivers/Streams Not Fully Supporting Designated Uses

The State of Georgia assesses its water bodies for compliance with water quality standards criteria established for their designated uses as required by the Federal Clean Water Act (CWA). Assessed water bodies are placed into one of three categories with respect to designated uses: 1) supporting, 2) partially supporting, or 3) not supporting. These water bodies are found on Georgia's 305(b) list as required by that section of the CWA that defines the assessment process, and are published in Water Quality in Georgia every two years. Water bodies on the 303(d) list are required to have a Total Maximum Daily Load (TMDL) evaluation for the water quality constituent(s) in violation of the water quality standard. The TMDL process establishes the allowable pollutant loadings or other quantifiable parameters for a water body based on the relationship between pollutant sources and in-stream water quality conditions. This allows water quality-based controls to be developed to reduce pollution, and restore and maintain water quality.

Six water bodies in Screven County are included on the 2006 305(b) /303(d) list. These include the following:

- A twelve mile segment of Buck Creek downstream of the Sylvania Water Pollution Control Plant (WPCP) to the Savannah River. This segment does not meet the State water quality standards for fecal coli form, and dissolved oxygen and is not supporting the use of fishing.
- A five-mile segment of Horse Creek from Little Horse Creek to the Ogeechee River near Rocky Ford. This segment does not meet the State water quality standards for fecal coli form and dissolved oxygen and is not supporting the use of fishing.
- A one mile segment of Jackson Branch downstream of SR17 to the Ogeechee River. This segment does not meet the State water quality standards for fecal coli form and is not supporting the use of fishing.

- A two mile segment of Jackson Branch upstream from SR17 to County Road 39 near Dover. This segment does not meet the State water quality standards for fecal coliform and is partially supporting the use of fishing.
- A seven mile segment of Ogeechee Creek from Road S2178 to the Ogeechee River near Oliver. This segment does not meet the State water quality standards for dissolved oxygen and is not supporting the use of fishing.
- A 26-mile segment of Brier Creek from MacIntosh Creek to the Savannah River occurring in both Burke and Screven Counties. This segment does not meet the State water quality standards for Trophic Weighted Residue (TWR) of mercury in fish tissue and is partially supporting the use of fishing.

TMDL Implementation Plans have been developed for Horse Creek and the two Jackson Branch segments to address nonpoint source contributors of fecal coliform bacteria in 2007. Additional monitoring of the Jackson Branch watershed will commence in 2008 and end in 2009.

Floodplains

Most floodplains in Screven County lie in the swamps and pine and hardwood forests adjacent to rivers and streams throughout the county. The ability of a floodplain to carry and store floodwaters should be preserved in order to protect human life and property from flood damage. In addition, undeveloped floodplains often contain wetlands and other areas vital to a diverse and healthy ecosystem. By making wise land use decisions in the development and management of floodplains, beneficial functions are protected and negative impacts to the quality of the environment are reduced.

The Federal Emergency Management Agency (FEMA) along with the US Department of Housing and Urban Development, map floodplains, and have established an insurance program to protect homeowners. The Flood Insurance Rate Maps for Screven County, along with the entire State of Georgia, are scheduled to be converted to a digital format and updated by 2009.

6.1.3 SIGNIFICANT NATURAL RESOURCES

Prime Agricultural and Forest Land

The County contains 324,000 acres of agricultural and forest land.

Recreation and Conservation Areas

Screven County and the cities should consider developing a Green Space Plan to identify lands suitable for conservation to include prime farmland, streams and their respective watersheds, and other areas determined to provide recreational opportunities to the public. A major concern facing the community in the future would be to improve upon and protect public access to the Savannah and Ogeechee Rivers. The county contains 10,200 acres of recreation and conservation land.

6.2 Cultural Resources Element

Introduction

This discussion of Cultural Resources introduces the reader to background information through historical summaries on the cities of Hiltonia, Newington, Oliver, Rocky Ford and Screven County's pre-history and history. Following this review, a discussion of the benefits of registering a property with the National Register of Historic Places (NRHP), enhances the reader's awareness of the process. There is currently only one remaining National Register property in Screven County, a cultural asset whose stewardship was assured when acquired by the lineage society known as the National Society of Daughters of the American Revolution. As noted within the community assessment phase of the City of Sylvania's Cultural Resources element, the lack of National Register properties presently and,

unrealistically, reflects a dearth of historic resources. Recognition of other local historic sites is through a listing, naming these historic assets with some illustrations.

No attempt was made to document the innumerable Southeastern Indian archaeological sites that fill the landscape. The earliest known human inhabitants of the region now known as Screven County came into the area approximately 11,500 years ago, towards the end of the last Ice Age. European settlers began to enter the area in the early eighteenth century. Across these 11,500 years, humans have left a substantial material record of their lives. The study of this material record forms the basis of archaeology and the basic unit of this record is the archaeological site. To date, there have been 243 archaeological sites recorded in Screven County.¹⁴ Archaeological sites in Screven County range from locations where hunters manufactured stone tools 11,500 years ago to small late nineteenth/early twentieth century farmsteads.

Archaeological sites, like historic buildings, are considered cultural resources if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA). Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of artifacts (objects made or modified by humans such as stone tools, pottery, bottle glass) and features (post holes, trash pits, stone hearths, human burials) that are underground.

How do you know if an area contains an archaeological site? The only sure way to know is to have a professional archaeologist sample, or survey, the area. There are, however, some general criteria you can apply to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources, such as streams, springs, lime sinks, or Carolina bays. Historic (European/African-American) sites are commonly located close to old or historic roads. Both prehistoric and historic sites are located, generally, on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road or utilities rights-of-way have been subjected, usually, to heavy disturbance and it is not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be used as a tool at the most basic planning level. Hiring a professional archaeologist or consultant is an effective way of streamlining the compliance process and ensuring that archaeological resources are being treated according to law.

While cultural resources work is most often done in response to Section 106 of the NHPA, meaning that there is some federal involvement (e.g. federal funds or permits), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (OCGA) 12-3-621 states that a person who is not operating under Section 106 must have written landowner permission to conduct archaeology on private property and must provide notification to the Georgia Department of Natural Resources (DNR) prior to excavation. Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. OCGA 31-21-6 requires notification of local law enforcement upon the disturbance of human remains. If law enforcement determines the absence of a crime scene, DNR is notified of the discovery.

Here are some key points to remember when considering archaeology in development and compliance:

- Humans have been in the area now known as Screven County for at least 11,500 years, so the potential for finding evidence of past human activity, e.g. archaeological sites is generally high.

¹⁴ Personal Communication (August 29, 2007), Jared Woods, Georgia Archaeological Site File database, University of Georgia, Athens, Ga.

- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concerns, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the NHPA and regulations implementing that act (36 CFR Part 800). These laws ensure that projects receiving funds (CDBG/EIP grants, FDIC loans, etc.) or requiring federal permits (e.g. Section 404 of the Clean Water Act) take into account affects to archaeological resources.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (OCGA) 12-3-621 requires written landowner permission and DNR notification of intent to conduct non-Section 106 archaeology on private property. OCGA 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains.¹⁵

For further information on an in-depth cultural overview of Screven County, contact the UGA Department of Anthropology in Athens by calling (706) 542-3922; ask about the Georgia Archaeological Research Design Paper series. Currently, the Natural, Archaeological, and Historic Resources GIS project, known as NAHRGIS reflects only two Screven County properties; one of the two—the Samuel Shepard Lines House burned to the ground in 1986.¹⁶ Of greater use for purposes of assessing the extent of cultural resources within the four cities and the county is the Georgia Archaeological Site File (GASF). For purposes of this chapter and the community assessment phase of the comprehensive plan, no specific archaeological sites are discussed. The location of the as yet, undetermined, site of the Brier Creek Battle site is of great interest and discussed in relation to prospects for heritage tourism, and of great importance to those who follow a Revolutionary War Trail.¹⁷

The National Historic Preservation Act of 1966, as amended, was passed at a critical turning point in our country’s history while many historic structures fell to the wrecking ball, or were threatened with alteration beyond recognition. The Act advocates preservation of our country’s “irreplaceable heritage” as being in the public interest; it ensures that the “vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.” Through the enabling legislation of the NHPA, the Secretary of the Interior was authorized to keep a National Register of Historic Places (NRHP). Those places include “districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture.”

Other federal legislation laid groundwork for historic preservation: the Antiquities Act of 1906, as amended, and the “Organic Act” passed in August 1916, creating the National Park Service. To these laws were added the Historic Sites Act of 1935, as amended; the National Environmental Policy Act of 1969 (NEPA); the Archaeological Resources Protection Act of 1979 (ARPA) as amended; and the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) as amended. These laws represent a series of “tools” for preserving and protecting the cultural heritage of the American people.

¹⁵ Personal Communication (August 22, 2007), Georgia State Archaeologist, Dr. David Crass, Georgia Department of Natural Resources, Historic Preservation Division.

¹⁶ See NAHRGIS database at www.itos.uga.edu/nahrgis.

¹⁷ See GASF database at <http://shaprio.anthro.uga.edu/GASF>.

The Georgia Department of Community Affairs (DCA) states that a community’s planning goals and objectives for the Cultural Resources chapter of a comprehensive plan should be the conservation and protection of its cultural resources, or “cultural assets.” Also, the Georgia General Assembly enacted the “Georgia Historic Preservation Act” (Ga. L. 1980, p. 1723, section 1), a uniform procedure that empowers each county and municipality in the state to enact ordinances. These ordinances provide for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, and works of art having a special historical, cultural or aesthetic interest or value (Ga. L. 1980, p. 1723, section 2).

The Cultural Resources Element is directly related to the Natural Resources Element and may influence the Community Facilities and Land Use Elements. Because of their importance to the community character, cultural resources are also seen to have an economic value in attracting visitors, such as heritage tourists. Cultural traditions and artifacts are the most important links between the past, present, and the future. They are the components that bind communities together and are the common ground that provide community cohesiveness and historic and cultural perspective.

6.2.1 Background Historical Summary on Screven County

Created in 1793 by an Act of the Georgia legislature, Screven County was named for the ill-fated patriot, General James Screven of Revolutionary War fame. Settlements along the Savannah River were followed in the length of time, by settlements along the Ogeechee River; with both waterways providing a connection for early pioneers with Georgia’s colonial capital in Savannah. Other early transportation corridors, such as the Savannah and Augusta Road, and, later, the Savannah and Louisville Road cut through Screven County. These pathways brought more settlement into the county’s interior. As the new nation struggled to craft governing laws, colonists sought out new opportunities and lives. Veterans of the Revolutionary War brought their families with them into the Georgia wilderness where they were greeted by majestic, towering long leaf pines that created canopies darkening the sky. Into this setting, the first county surveyor, assisted by Deputy Surveyor Isaac Perry, migrated from nearby Effingham County. Robert Stafford prepared a plat of the newly created county, and filed this official document on September 6, 1794. His land descriptions were of pine forests, swamps, or vacant lands.¹⁸

In comparison to the northern states, the southern colonies have received short shrift in historic interpretations of the American Revolution. King’s Mountain, Ninety Six, Guilford Courthouse and Cowpens in South Carolina are federal parks; there are none in Georgia to eulogize our nation’s struggle for independence. While Loyalists sought asylum in Barbados, other Caribbean climes, or Great Britain, the Patriot cause in the thirteenth original colony, Georgia, largely played out in the backcountry. Robert Scott Davis, Jr. noted, “From December 1778 to October 1779, Georgia was a major theatre of the American Revolution.” Yet, few people know about the March 1776 Battle of the Rice Boats in Savannah, a February 1779 Battle of Kettle Creek in Wilkes County—a Patriot victory, or the October 1779 Siege of Savannah. Although a resounding defeat of the Patriots, the Battle of Brier Creek in March 1779 occurred in Screven County, as British forces pushed toward Augusta. An overlooked and slighted event, this Revolutionary War battle clearly places the County on a heritage Revolutionary War Trail.¹⁹

¹⁸ Hollingsworth, Dixon (Editor), 1989; Fourth Printing 2005. *The History of Screven County, Georgia*; hereinafter, *Screven County History*, pp. 18-19; Hollingsworth, C.D. “Sylvania and Screven County, (n.d.). *Margaret Davis Cate Descriptive Inventory*, folder 331.

¹⁹ Personal Communication, Rita Folse Elliott (September 20, 2007), Curator of Exhibits and Archaeology, Coastal Heritage Society & Savannah History Museum. Davis, Robert Scott, Jr. 1986, pp. 9. *Encounters on a*

A mass grave of 150 Patriots, in an undetermined location, is somewhere within the hunting grounds of the Tuckahoe Wildlife Preserve, administered by the Wildlife Resources Division, Georgia Department of Natural Resources (GA DNR). Regrettably, to date scant archaeological recovery work has been undertaken to search for human remains, or material culture reflected in Revolutionary War artifacts. This remains a nettlesome affair for many Screven Countians, but the promotion of Brier Creek offers an opportunity to honor those who served their country, as well as the lure of economic development through heritage tourism. Recent interest shown by city and county officials has involved the Archaeological Services Unit, Historic Preservation Division, GA DNR and holds great promise. Coupled with the city's interest in pursuing a "Preserve America Community" designation, there exists an avenue, if accepted, for a grant to fund an archaeological survey of Brier Creek.

Not only does Screven County boast of events dating from the Revolutionary War, but our nation's first President George Washington also visited there, in May 1791, while on his "Southern Tour." Proceeding from Savannah and a visit at Mulberry Grove Plantation with the Revolutionary War General Nathanael Greene's widow, Caty Littlefield Greene, Washington stopped for lunch at a crossroads. The proprietor of Garnett's Inn, located on the stage coach road, provided repast. Two Georgia Historic Commission markers tell about our founding father's route through Screven County. He hung his hat for an overnight stay at the old Pearce Inn, operated by Joshua Pearce. This information was found in a valuable Collection in the Screven-Jenkins County Public Library System which provides great detail on Screven County families. As a whole, they tell the history of the county and of families who have lived there for generations.²⁰

Remarkably, the lore of Screven County includes the itinerant Connecticut evangelist, Lorenzo Dow. His ill treatment by rowdy toughs, in 1821, at the original county seat of old Jacksonborough has left a lasting, legendary impression. Considered an "uncouth intruder" by some, many believe that Dow's curse—due to his rough treatment, on the historic "dead town" lingers. Although Seaborn Goodall befriended him, others experienced Dow's wrath. No commerce occurs there, or settlement endures. Ironically, Jacksonborough hosts the only National Register property within Screven County, at this time, and another connection with Dow, rescued by Seaborn Goodall. The Seaborn (Dell) Goodall House was listed on the National Register of Historic Places in October 1977, and remains under the stewardship of the Brier Creek Chapter, National Society of Daughters of the American Revolution.²¹

Indian trails, a stagecoach path, and the Ogeechee and Savannah River waterways shaped travel and settlement within the County. Nothing compares to the coming of the railroad. Steel horses left an indelible mark on the county's growth and prosperity, as well as the four small, incorporated cities—Hiltonia, Newington, Oliver and Rocky Ford. Rail lines of the Central Georgia Railroad were run through Screven County in 1838 and early 1839, with a service stop measured about every ten miles. For this reason, Oliver was No. 4 ½, and Rocky Ford, No. 7. Hollingsworth notes that in 1843 with the completion of a service track from Savannah to Macon, the railroad was the "longest railroad under one management in the world." A short line railroad known as the Sylvania Central connected Rocky Ford with the county seat of Sylvania, in the 1880s. This allowed for transport of manufactured brick. Even today, the railroad dominates life in the small city; especially when the Rocky Ford Road leading to Portal in rural Bulloch County closed due to rail repairs.²²

March Through Georgia in 1779: The Maps and Memorandums of John Wilson, Engineer, 71st Highland Regiment. The New Georgia Encyclopedia, www.georgiaencyclopedia.org.

²⁰ www.sjrls.org. Genealogy, Dixon Hollingsworth Surname Cards Collection (15,374 cards).

²¹ Hollingsworth, Dixon (Editor), *Screven County History*, 2005. pp. 24-25.

²² *Ibid.*, 2005. pp. 28-30. Personal Communication (November 14, 2007) Alex R. Lee.

From these early beginnings, Screven County continues a strong, unabated agricultural tradition. In fact, a fall 2007 news release noted “13 Centennial Farms Honored at Georgia National Fair.” One of those receiving recognition was the Dickey Farm of Screven County. Noticeable in Screven County lifestyles and businesses within the greater Sylvania area, a pronounced emphasis on farming, farm products, and forestry remains a constant. A quick look at the Georgia Farm Gate Value Report of 2006 provides a bird’s eye view of the importance of agriculture and all issues associated with a rural, farm-based livelihood. A diversity of row and forage crops—corn, cotton, hay, oats, peanuts, rye, silage, sorghum, soybeans, straw, and wheat are cultivated. Grapes, peaches, pecans, and strawberries add to this bounty. Timber, harvested pine straw and Christmas trees as well as ornamental horticulture contribute to an economy largely based upon agriculture. Livestock and aquaculture—beef cattle and cows, catfish, dairy cows, goats, horses, pigs, quail, and sheep—round out the farm-based products. Noticeably, poultry is absent.²³

Other income derives from hunting leases for deer, duck and turkey, crop insurance and nature-based tourism, capitalizing on the Ogeechee and Savannah Rivers. The 2002 Census of Agriculture shows that there were 347 farms, with 531 acres on average. The total acres of land in farms equaled 184,170 acres. At that time, 44.4 percent of the county’s land base was utilized for farming. Given this historic information, is there any wonder that community celebrations include an annual Livestock Festival, held each April? Customarily scheduled for the first Saturday in April, a parade, followed by a barbecue, kicks off Festival Week. Events include an Exhibitor’s Breakfast, and Lamb, Swine and Steer Shows, as well as Rodeos. Sponsored by the Screven County Livestock Association, Festival Week activities are coordinated by the Screven County Chamber of Commerce, and in 2008, will celebrate its 57th year—“one of the longest, ongoing festivals in Georgia.” As the Chamber website notes “Our life is the small town life.” Clearly, the largest holding within the County is located near the colonial Parris Mill, at the 26,000 acre Millhaven Plantation. Hollingsworth comments upon the tract as being “the largest farm operating as a single unit east of the Mississippi River.” In the post World War I era, there were 1,000 tenant families who eked out a living there; if the houses were standing, today, this would be a glimpse of the other side of yesteryear. A subsistence level of living, tenant sharecropping was characterized by the Georgia novelist Erskine Caldwell in his 1932 book, *Tobacco Road*.²⁴

At an earlier time, U.S. Highway 301 served as a major north/south corridor for automobile tourists, and northeasterners headed to the wilds of Florida. When the interstate system came through rural South Georgia, those formerly flourishing businesses—such as restaurants, motels and souvenir shops (Dreamland Motel, & Paradise Motel) dried up due to the diversion of traffic. Within this setting, today, a developmental highway—the Savannah River Parkway—promises a bypass for the City of Sylvania and offers prospects for additional businesses and economic prosperity. While many citizens embrace changes which growth and development bring, others remain cautious. There is a renewed sense of reverence for the historic past, and a project spearheaded by the Screven County Chamber of Commerce. Seeking to provide a museum for all to enjoy, community activists initiated a renovation

²³ Brock, Gretchen, Centennial Farm Committee Chair, Historic Preservation Division, Georgia Department of Natural Resources, *Historic Georgia Farms Recognized by State Agencies* (October 4, 2007); Lauren Boykin, Screven County Cooperative Extension Service; Center for Agribusiness and Economic Development, College of Agricultural and Environmental Sciences, The University of Georgia. *AG Facts and Figures, 2006 Georgia Farm Gate Value Report*, pp. 1-3.

²⁴ *Ibid.*, pp. 4; www.screvencounty.com; Personal Communication (October 16, 2007), Executive Director Nancy Edenfield, Screven County Chamber of Commerce; Hollingsworth, Dixon (Editor), *Screven County History*, 2005. Pp. 32-33.

of the 19th century Screven County Jail. Selling historic bricks for the project created a walkway leading to the jail's doorsteps. Located on "Jail Street" or today's East Ogeechee Street, the Screven County Historical Museum will feature aspects of a county filled with historic resources, and rich in history.²⁵

6.2.2 Background Historical Summary on Hiltonia

Aside from the City of Sylvania, the small City of Hiltonia holds the largest population of the four small cities within Screven County; a current population estimate counts 421 people. Physically removed from the county seat, Hiltonia is closer to the Burke County line and off the beaten path. Its naming derives from entrepreneur L.H. (Lee Holmes) Hilton, descendant of a distinguished family, and the son of Captain James L. Hilton, CSA and his wife, Mary Elizabeth Lanier Hilton. Considered a "visionary and practical businessman," L.H. Hilton organized the Screven County Bank—the first banking institution in the county, and promoted the Screven County Oil Mill which provided direct benefit for regional farmers. His public-minded spirit focused on bond issues to provide funding for the construction of a courthouse, and for the enhancement of infrastructure needs, such as a sewage system, electric lights, and a telephone system. He advocated "Good Roads" and developed extensive interests tied to the Brinson Railroad, and brought the rails from Effingham County to "Hiltonia."²⁶

His advocacy of cultural activities resulted in Chautauquas and minstrel shows, a popular 19th century form of traveling entertainment. To stimulate growth and economic development, Hilton donated land to Hiltonia for a City Hall, a school, and a church. Today, there are several historic resources within the small city, relics of a more prosperous time. Traveling GA Highway #24 west, the downtown corridor features a few storefronts, including the T.W. Limerick General Merchandise. The Strickland and Waters Funeral Home adapted L.H. Hilton's home for new use. Within this setting, the two-story frame "Heart House" located at the corner of First Avenue and Brinson Street appears to be the most elegant within the city limits. A "For Sale" sign beckons passersby to stop and admire this relic of an earlier era, a rambling great house awaiting a family.

6.2.3 Background Historical Summary on Newington

The City of Newington was established in 1909, and incorporated in 1911. The small city holds the next largest population, with 322 persons, according to the 2000 Federal Census, of the four small cities. Sparse documentation exists on the history of the one-square mile City, which was incorporated, again, in 1969 with a Council form of government. There are a number of newly constructed buildings, such as the Bank of Newington, and the Planters Telephone Cooperative Plant Operations facility; manufactured homes, and vinyl and metal buildings predominate. What is noticeable are a number of historic resources dotting the area, remarkably so, a towering water tank that announces "Newington" in its lettering. Other historic resources include shotgun houses—across the railroad tracks, and the Newington United Methodist Church, located at Church Street and Middleground Road. The presence of railroad tracks, dividing the town, defines the Downtown Corridor as separate from those "living across the tracks" in this small Georgia town. In addition, while the Savannah River Parkway suggests economic development and new business opportunities

²⁵ Lee, Angela (Thursday, January 27, 2005), "Timken gives big to help historic museum renovation fund drive," *The Sylvania Telephone*.

²⁶ www.screvencounty.org; Personal Communication (July 17, 2007) Alex Rabun Lee; Hollingsworth, Dixon (Editor) *Screven County History*, 2005. Pp. 168-170.

for the City of Sylvania, the Newington bypass places this small city off the beaten path for those traveling GA Highway 21.²⁷

According to a local source, the small city takes its name from Newington Plantation in Effingham County and later, the North Newington Baptist Church constituted in 1793. This gives an idea of the importance of faith-based religion in the lives of town inhabitants. An indication of the “hidden history” behind the City of Newington appears in the guise of a 1953 Georgia Historic Commission marker. These markers were designed to proclaim our great state’s most important historic events, which includes Newington. British Headquarters records that “Near Hudson’s Ferry, about four miles east of Newington, General Augustine Prevost in command of 4000 British regulars made headquarters and constructed redoubts in February 1779. The complete occupation of Georgia was directed and effected from this point. General Prevost, cleverly masking his troop movements, left Hudson’s Ferry March 1st 1779 with 1500 of His Majesty’s best troops. He encircled General Ashe’s Continentals and North Carolina Militia of 2300 men at the Freeman Miller Bridge, attacked them from the rear and practically destroyed them.” This places Newington at a special juncture in our nation’s struggle for Independence.²⁸

6.2.4 Background Historical Summary on Oliver

Small with a population of only 253 people, according to the 2000 Census, the City of Oliver boasts of a rich history. The Little Ogeechee Baptist Church—the oldest in Screven County, was constituted in 1790; the present structure dates to 1912. Within this setting a dispersed settlement grew up, with the church and nearby cemetery a central focus of the settlers’ lives. A war story and history beyond compare originates with this historic church and cemetery. When the three wings of the Union Army converged on Oliver, they joined forces in a march to the sea, culminating with Sherman presenting the City of Savannah as a “Christmas gift” to President Lincoln. At Oliver, the Union forces wreaked havoc. Effingham Countians experienced a similar affair, when all the livestock was absconded with, and only one rooster was left in the entire county. The cavalry unit corralled their horses within the confines of the historic cemetery. Seeking to create a feeling of “shock and awe”, the Unionists sought out white horses throughout their march to the sea, upon which the dreaded cavalry unit rode. Surplus horses were shot in the cemetery, and Screven Countians attribute the large number of bullet holes in the tombstones to this event. Some people say that undisturbed Civil War era trenches remain on the landscape.²⁹

Located on the old stagecoach road or Louisville Road, the settlement of Oliver thrived with the arrival of The Central Georgia Railroad in 1838-1839. Mile Post 46 became a whistle stop known as No. 4½, and the rails passed through the lands of Louis Lanier and George Oliver; hence, the naming of the small town. When the Lufburrow family subdivided land into buildable lots, a commercial center grew up. The central business area included several stores, a bank (the present City Hall), and a telegraph office. The village of Oliver was officially established in 1885. Eventually, in its heyday, the town population exceeded 2,000 people within this railroad village, surrounded as it was by the rail

²⁷ Personal Communication (November 2, 2007) Sharon Blank, Reference Librarian, Screven-Jenkins County Library System; www.screvencounty.org; <http://en.wikipedia.org>; <http://newington.georgia.gov>; Personal Communication (November 14, 2007) Alex R. Lee..

²⁸ Personal Communication (November 2, 2007) Sharon Blank, Reference Librarian, Screven-Jenkins County Library System. Hollingsworth, Dixon (Editor) 2005. *Screven County History*, pp. 81.

²⁹ Ibid, 2005. pp. 81. Personal Communication (July 17, 2007) Alex Rabun Lee; Personal Communication (November 8, 2007) Chris Trowell.

lines and the Little Ogeechee Baptist Church. As the railroad declined, so did the small city's growth and prosperity.³⁰

What was left behind from the halcyon days are a wealth of historic resources in Oliver. The City Hall is located in a historic bank, and the old Oliver School House, ca. 1906 remains, precariously, on the landscape. In a 2006 windshield survey, a preservation consultant documented about forty structures, which suggest a rich inventory of cultural values. Bungalows, Craftsman type, and Greek Revival styles and types dot the landscape. Only in recent time, a National Register nomination was completed for the Murrow-Trowell-Farmer House, ca. 1888-1889. Character-defining features document a gable ell cottage type house with an attached hall-parlor plan tenant house in the rear. This "cottage" is located on a one-acre lot fronting the Old Louisville Road. The picture that emerges from a casual or windshield survey calls for a National Register nomination, and an "Oliver Historic District" providing recognition for this unique small city.³¹

6.2.5 Background Historical Summary on Rocky Ford

A natural crossing or "ford" over rocks provided passageway for Native Americans who crossed the Great Ogeechee River. At an earlier day, the litter of projectile points suggested to early settlers the strategic importance of this site to the native people, and contributed to the lore embellishing the rich history of Rocky Ford. Its location on the old stagecoach road leading to Louisville—Georgia's third state capital from 1796-1807, added to the town's value. Court was first held at Rocky Ford in 1794, immediately after the county's founding. When tracks of the Central of Georgia Railroad arrived, sometime around 1840-1841, Rocky Ford began to grow, a trend reversed in the 20th century. Today, with a miniscule population of an estimated 186 persons, the municipality remains the smallest city within the boundaries of Screven County.³²

A Confederate soldier's lone grave on the Screven County side of the Ogeechee River added to Rocky Ford lore. He drowned attempting to cross the swift river, after missing where the "rocks are just wide enough for a wagon or cart to cross." Locals knew the spot as "The Ford" or "The Rocks" and to the railroad it was known as stop No. 6½ until about 1886. On July 15, 1869, the Rocky Ford Post Office was established, and sawn lumber was transported over tram roads to the nearby railroad connection. The first railroad agent, W.A. Edenfield, Sr. arrived in 1869; however, the train passed by Rocky Ford, stopping instead at the larger community of Scarboro. Early settlers used family surnames, such as Burke, Daughtry, Wallace, Newton, Brinson, Edenfield, Ingram, Barber and Parker. From a *Gazetteer Business Directory* of 1879-1880, a record emerges of thirty-five inhabitants. The writer noted that Rocky Ford principally shipped cotton.³³

Railroad officials invested in the town and created a vital business center with improved facilities, including a depot. Presence of the Sylvania Central Railroad and the E.Foy Manufacturing Company made Rocky Ford "an important railway junction." The popular train, "The Shoofly" shuttled travelers on round trips from Rocky Ford to Savannah by 1890, and continued this route until the manufacturing company moved the plant to Egypt. Sawn and planed lumber, manufacturing laths and

³⁰ Ciucevich, Bob 2007. National Register of Historic Places Registration Form—Murrow-Trowell-Farmer House, Oliver, Ga.

³¹ Ibid, 2007.

³² www.georgiaencyclopedia.org. www.screvencounty.org. Lanier, Maude Newton 1930. *Rocky Ford and Millerville, Georgia*. Pp. 2. Personal Communication (November 14, 2007) Alex R. Lee.

³³ Ibid, 1930. Pp. 2-4; 6.

shingles provided a livelihood for those employed by the large mill. Notable as one of the busiest shipping points on the Central Georgia route, Rocky Ford next experienced a growth spurt around 1886-1887. A sash and door factory and planing mill arrived in town and the “real founder of the community” George Heard invested in real estate by buying the town’s acreage. Heard, and son, Rollo, operated a successful business known as the Rocky Ford Brick Yard. Heyday of the brickyard occurred during a ten-year period, 1908-1918 when owner B.W. Miller manufactured 2½ million bricks per year. Many believe that the operation of the Rocky Ford Bank from July 3, 1907 – 1927 determined the town’s growth and prosperity.³⁴

Austrian Bartol Krulic sponsored a profitable Ogeechee River Stave and Heading Company, established in 1918. Staves, barrel headings, and barrels were shipped to the New Jersey Standard Oil Company, and were exported to France for the use of French wine makers. Large cotton crops required storage space, and a Farmers Cotton Union Warehouse was built to accommodate a surplus of up to 2,000 bales, and complemented several ginneries. These businesses provide a window of observation on the halcyon days when “large numbers of wagons and trucks, piled high with cotton, crowded all available space around the gin, awaiting their turn.” Revivals were held in a one-room school house where Methodists and Baptists worshipped as a union group, later splitting to form separate churches. Public meetings—political, social or religious, were held in this facility. In 1925, a bonded district provided for the construction of a \$35,000 brick schoolhouse. Four brick stores were built, and a general merchandise business operated out of a two-story structure. The upper story served as the “Sam Hotel” operated by an enterprising African-American, Sam Kea. Clean, comfortable rooms accommodated the traveling public for many years under Kea’s watchful eye. The two-story Barber Hotel featured sixteen rooms, a small, second-story lobby, and a barbershop.³⁵

Contrast these circumstances with a May 2003 posting entitled “Large chunk of Ga. small town for sale on eBay.” Five acres of prime downtown property included the post office, café and bank, and a 7,000 square foot brick building for the asking price of no less than \$795,000. The writer noted “Though built in the early 1900s, the downtown block has no official historic designation.”³⁶

The National Register and Historic Preservation within Screven County and the cities of Hiltonia, Newington, Oliver, and Rocky Ford

To the very best knowledge, Screven County and the four small cities of Hiltonia, Newington, Oliver and Rocky Ford have never been surveyed for historic resources. This means that the unincorporated county and the small municipalities lack a clear and compelling understanding of the wealth of their historic and cultural assets. Currently, Historic Preservation Consultant, Bob Ciucevich, d/b/a Quatrefoil Consulting is working on an historic resource survey for the City of Sylvania, where he estimates about 250 historic resources. This contract was quite arbitrarily selected by the Historic Preservation Division, Georgia DNR and entered as a line item in the state budget. This method has been used for survey fieldwork for around twenty years, and comes at a crucial time when Sylvania plans for a future twenty years from the present. Currently, the Seaborn Goodall House, located in the unincorporated county, is the sole National Register property within Screven County. The Brier Creek Chapter, National Society Daughters of the American Revolution (NSDAR) purchased this plantation-plain style house, and surrounding four acres from the Dell family in 1966.³⁷

³⁴ Ibid, 1930. Pp. 5-8; 14.

³⁵ Ibid, 1930. Pp. 8-9; 13-16

³⁶ Bynum, Russ (May 31, 2003), *The Macon Telegraph*.

³⁷ Personal Communication (November 6, 2007), Bob Ciucevich, Quatrefoil Consulting. Personal Communication (November 6, 2007), Kenneth Gibbs, Survey Coordinator, Survey and National Register Unit,

A noted preservation economist, Donovan D. Rypkema suggests that a listing on the National Register of Historic Places (NRHP) confers a multitude of values, including cultural, environmental, social, educational, aesthetic, and historical. In addition, studies in a number of states revealed that property values in local historic districts “appreciate significantly faster than the market as a whole,” and “local historic districts enhance property values.” Rypkema found that four variables affected the positive outcome of property values. There must be clear, concise design guidelines appropriate to the commercial or residential district, staff for a preservation commission, and a strong public outreach advocacy targeting real estate professionals, architects, and contractors. In addition, historic preservation commission members must adhere to a consistent and predictable decision-making process.³⁸

When a community decides to adopt an historic preservation ordinance, and create a commission of Council-appointed preservationists, additional resources and opportunities appear on the horizon. These circumstances derive from local preservation policy based within the framework of the NHPA and Georgia’s Historic Preservation Act of April 1980. Within this context, a “certified local government” (CLG) status is attainable through compliance with minimum standards as set forth through federal and state laws. After meeting five broad standards, the CLG can apply for preservation funding, not otherwise available to a community lacking CLG certification. Each year, certified local governments are “eligible to apply for grants made available from at least ten percent of the State of Georgia’s annual Historic Preservation Fund” (HPF) appropriation from the federal government. Advocacy, as well as actions, promotes the preservation, restoration, and rehabilitation of historic structures. These are clearly desirable circumstances within those efforts that target downtown revitalization, such as in the cities of Hiltonia, Newington, Oliver, or Rocky Ford. Furthermore, the abundance of historic resources observed on a window shield survey of Oliver suggests the likelihood of eligibility for an Oliver Historic District. In addition, state and federal tax incentives for rehabilitation and restoration work and downtown revitalization, exemplified by the Better Hometown Program, provide advocacy for historic preservation. Adhering to a CLG Program offered through the Georgia Alliance of Preservation Commissions only strengthens a community’s promotion of its historic resources and cultural assets.³⁹

The operation of bed and breakfast inns, gift shops, and antique shops provide amenities sought out by history buffs seeking American Revolutionary War and Civil War Trails, notable within Screven County. Heritage tourists show the way for a “new economy” drawing upon the strengths of a community’s historic past and the authenticity of this experience. A little known Revolutionary War battle site at Brier Creek was commemorated within the city limits of Newington with an historic marker. This is a story whose telling embellishes our country’s historic past and struggle for independence in the American Revolution. Administered by the Georgia Department of Natural Resources, the Brier Creek Battle site remains undesignated within the Tuckahoe Wildlife Management Area.

HPD, GA DNR. Personal Communication (July 20 & July 24, 2007) Mrs. Howard Pope, Brier Creek Chapter, NSDAR.

³⁸ Rypkema, Donovan D. 2002. “The Economic Value of National Register Listing,” *Cultural Resource Management*, No. 1, U.S. Department of Interior.

³⁹ “Promoting the Preservation and Use of Historic Places for a Better Georgia,” *The Georgia Certified Local Government Program: Application and Procedures*, March 2002. Historic Preservation Division, Georgia Department of Natural Resources.

Nearby on Brannen’s Bridge Road, an aging marker explains this important Patriot defeat. Currently, the battle remains uncelebrated as a focus of county history, but a draw for overnight guests. The profile of a “heritage tourist” suggests an individual committed to experiencing not a Disneyesque world, but the “real thing”—evident throughout rural Screven County and the small cities. They stay longer, engross themselves into the setting, and spend more tourist dollars within the community; hence, provide a revenue stream for economic development. This allows for the “new economy” of heritage tourism, an untapped avenue of economic development. At the heart of this focus is “authenticity” easily discovered throughout a rural, developing Screven County.

7 Community Facilities and Services Element

The Community Facilities and Services Element presents a plan for ensuring that community facilities and infrastructure are available to support existing development in order to permit orderly growth and to promote public health, safety, and welfare. This element provides a county-wide assessment of various public services and facilities to promote a better understanding of service issues and provide a framework for coordinated planning between service agencies, the county, the towns, and cities. In addition, the element provides a basis on which individual property owners can plan the development of their property and be assured that basic infrastructure and services are available or can reasonably be extended to serve each site.

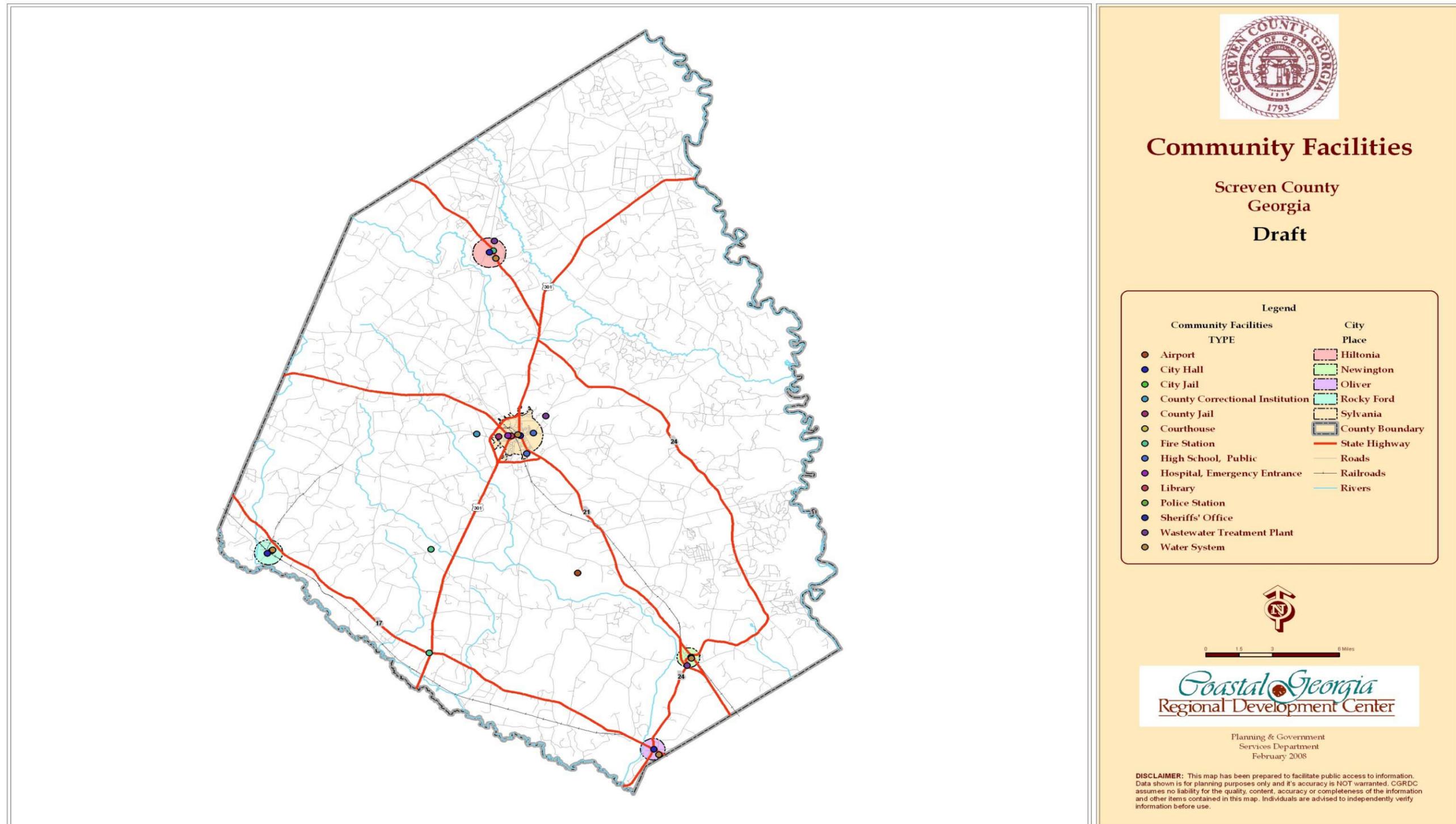
Specifically, the Community Facilities and Services Element evaluates the existing level of public services and facilities in the county and its subdivisions including water, sewer, storm water system, streets, fire protection, law enforcement, solid waste management, parks and recreation, administrative services, library, and school facilities, as required by the Georgia Department of Community Affairs. The element serves as a guide for decision-making by public officials and the development community in prioritizing decisions on infrastructure improvements and expenditures of funds.

The Community Facilities and Services Element is directly related to the Land Use Element in that new development must be planned in conjunction with the extension and availability of essential infrastructure. Other related elements include Natural Resources, since infrastructure improvements can directly impact areas known to contain sensitive species or have been designated as open space, and Economic Development, as the city's community facilities and services have an economic value in attracting visitors.

The Georgia Department of Community Affairs (DCA) states in its State Planning Goals and Objectives for Local Planning Requirements that a community's planning goals and objectives for its comprehensive plan's Community Facilities and Services Element should be the assurance of community facilities and services provisions throughout the state to support efficient growth and development patterns that will protect and enhance the quality of life of Georgia's residents.

Map CF-1 shows the locations of current community facilities and service areas located in Screven County.

Map: Screven County Community Facilities



7.1 Water Supply Distribution and Treatment

Screven County does not currently provide water or wastewater treatment to the unincorporated areas of the County. Hiltonia, Newington, Oliver, and Rocky Ford all provide water service to their residents. Newington also provides wastewater treatment services but is currently at full capacity. Sylvania provides water and wastewater services to unincorporated areas of Screven County just outside its corporate limits.

7.1.1 Water Supply

The City of Hiltonia provides water service to more than 130 customers. The town has one well and needs to upgrade water supply lines.

Newington’s public water supply is provided by three wells and one overhead storage tank, serving 160 households and 10 businesses. There are two households still served by private wells. The system remains in good repair with the average age of the 3.5 miles of water lines being 37 years; replacement is scheduled on an as-needed basis. Newington’s water system currently meets the needs of the community; however, with anticipated growth in response to the completion of the Savannah River Parkway, the service will need to be extended.

The City of Oliver’s public water supply is provided by one well and one overhead storage tank built in 1993, serving 110 households and 2 businesses. The current use is 18,000 gallons per day. The system remains in good repair with the average age of the 2 miles of water lines being 50 years; replacement is scheduled on an as-needed basis. Oliver’s water system currently meets the needs of the community; however, with anticipated growth, a secondary, higher volume back-up well will be needed.

The Town of Rocky Ford supplies public water to 80 households and one business through one well and a storage tank built in 1987. Current water usage is 1,500 gallons per day with a maximum pump capacity of 25,000 gallons per day. Ten households in Rocky Ford are still connected to private wells, which require a permit. The two miles of main lines are 18 years old, with replacement on an as-needed basis. Rocky Ford’s water system is meeting the current needs of the community.

**Table CF-1
 Existing Water Service in Screven County**

	Wells	Storage (Type)	Households Served	Businesses Served	Capacity (gallons/day)	Use (gallons/day)
Hiltonia	1	Tank	130+	0	100,000	N/A
Newington	3	Tank	160	10	N/A	N/A
Oliver	1	Tank	110	2	N/A	18,000
Rocky Ford	1	Tank	80	1	25,000	1,500

Source: CGRDC

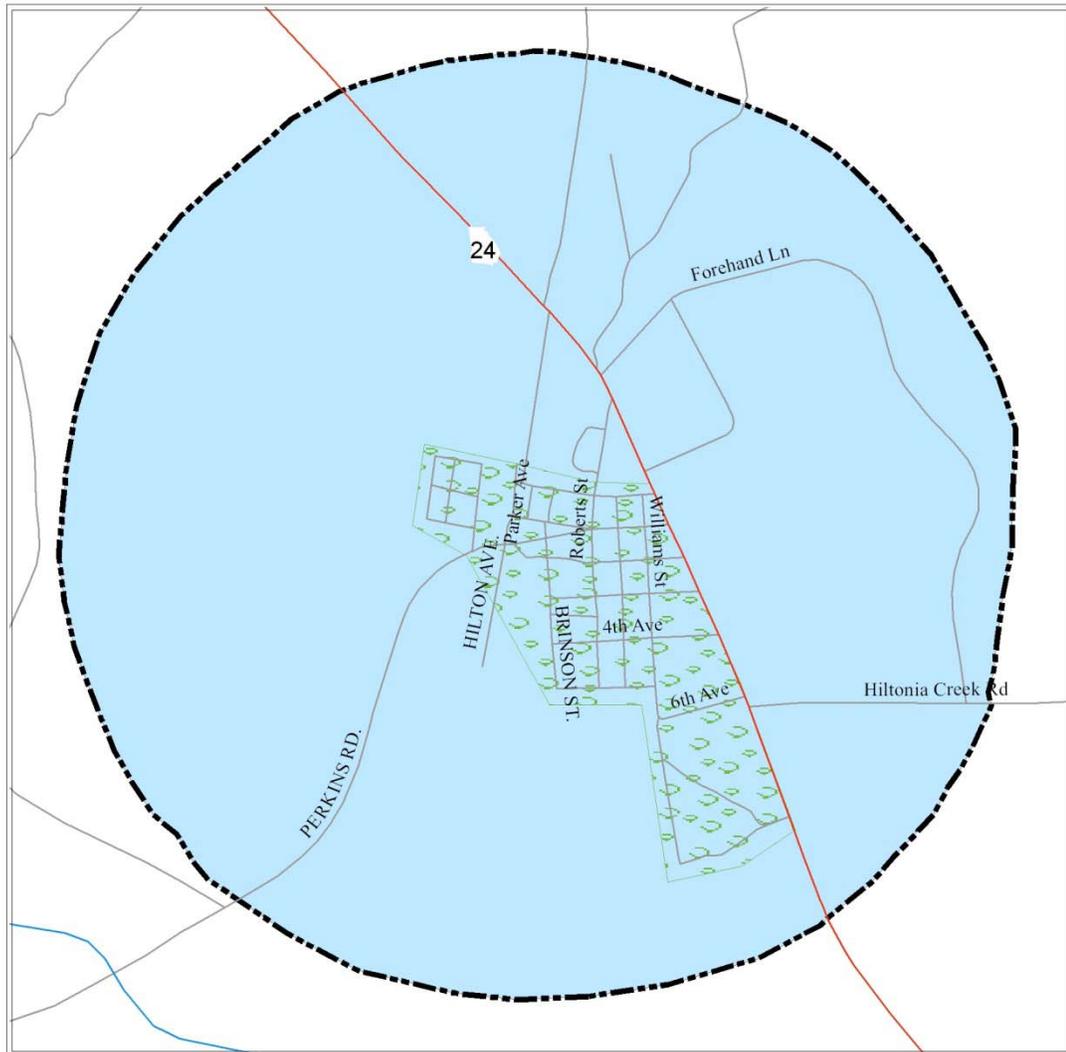
7.2 Sewerage System and Wastewater Treatment

Aside from Sylvania, Newington, and Hiltonia are the only municipalities in Screven County supplying wastewater collection and treatment. Newington’s system currently serves 160 households

and 10 businesses. There are two households within the town limits still using private septic systems. Newington's current wastewater collection system consists of 4.5 miles of sewer lines and one mile of laterals. The collection system remains in good repair with new lines added as development takes place and older lines replaced on an as-needed basis. With the system currently operating at full capacity, expansion, including an aerating pond, is needed. In the event land is annexed along the Savannah River Parkway, additional capacity for Newington's wastewater treatment facility will be required. Hiltonia provides water to residents on the southwest side of State Route 24.

The City of Oliver and the Town of Rocky Ford do not provide wastewater treatment services.

Map: Hiltonia Service Delivery Area



- Legend**
- Water
 - Sewer
 - City Limits
 - State Highways
 - Roads
 - Streams



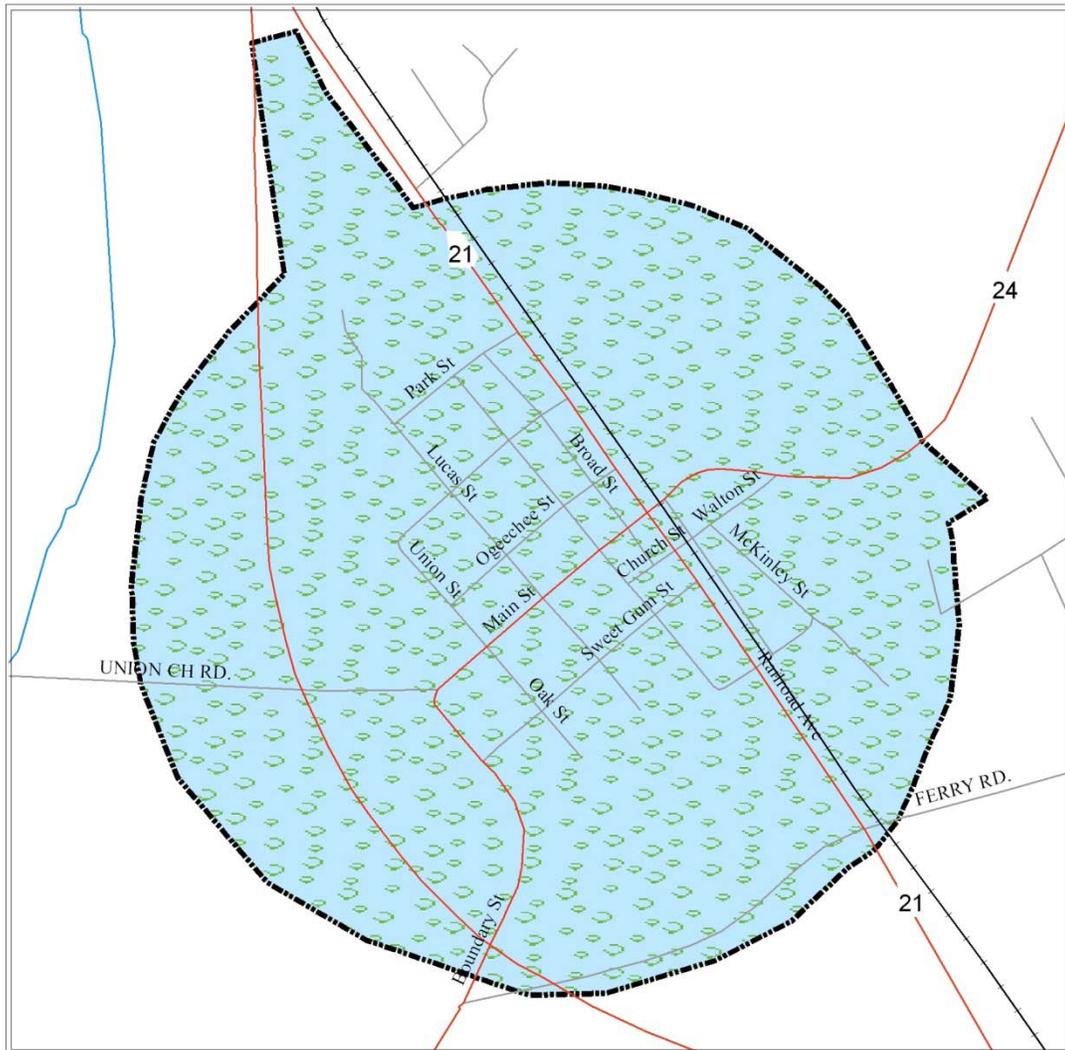
Geographic Information Systems / Information Technology Department
 March 2008

DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. CGRDC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.

**Service Delivery
 Area Map**
 City of Hiltonia
 Screven County
 Georgia
 Draft

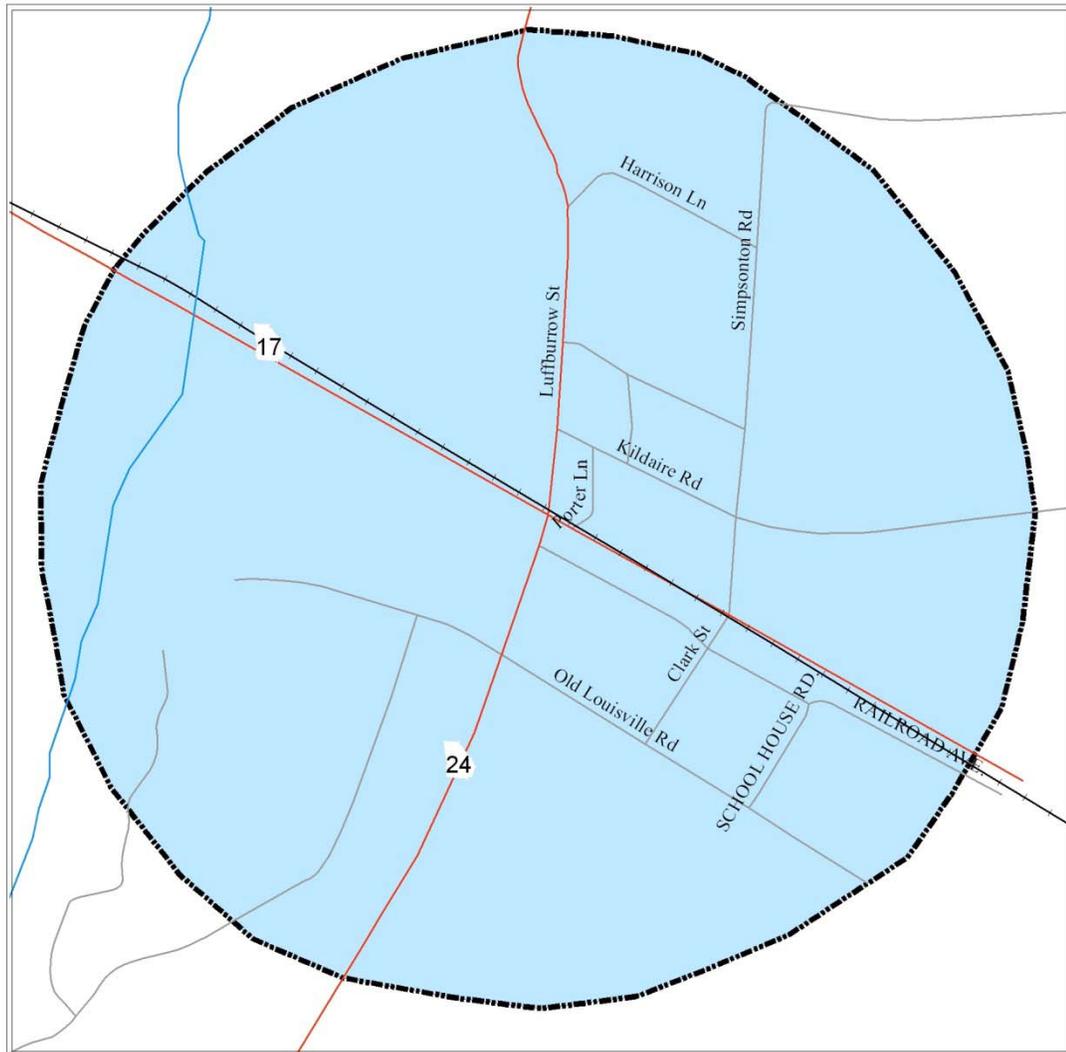


Map: Newington Service Delivery Area



<p>Legend</p> <ul style="list-style-type: none"> Water Sewer City Limits State Highways Roads Railroads Streams 	 	<p>Service Delivery Area Map City of Newington Screven County Georgia Draft</p>
	<p>Geographic Information Systems / Information Technology Department March 2008</p>	 
	<p><small>DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is not guaranteed. CGRDC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.</small></p>	

Map: Oliver Service Delivery Area



- Legend**
-  Water
 -  City Limits
 -  State Highways
 -  Roads
 -  Railroads
 -  Streams



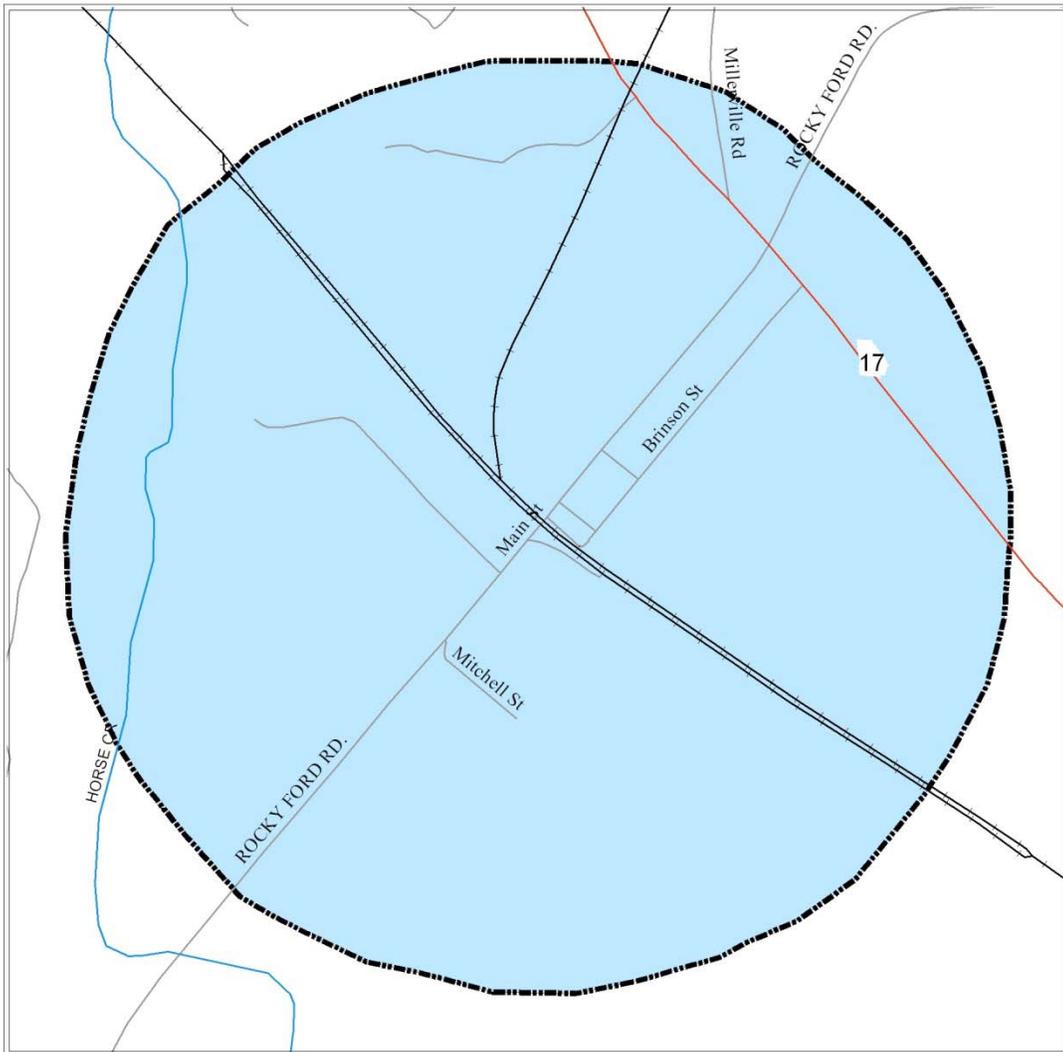
Geographic Information Systems / Information Technology Department
 March 2008

DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. CGREC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.

**Service Delivery
 Area Map**
 City of Oliver
 Screven County
 Georgia
 Draft



Map: Rocky Ford Service Delivery Area



<p>Legend</p> <ul style="list-style-type: none"> Water City Limits State Highways Roads Railroads Streams 	 	<p>Service Delivery Area Map</p> <p>City of Rocky Ford Screven County Georgia Draft</p>
	<p>Geographic Information Systems / Information Technology Department March 2008</p>	 
	<p><small>DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and it's accuracy is NOT warranted. CGRDC assumes no liability for the quality, content, accuracy or completeness of the information and other items contained in this map. Individuals are advised to independently verify information before use.</small></p>	

7.3 Other Community Facilities and Services

7.3.1 Storm Water System

The City of Oliver maintains one mile of 28 inch storm water main that is 30 years old. The Town of Rocky Ford maintains one mile of 24 inch storm water mains built in 1950.

7.3.2 Streets

Screven County maintains 703 miles of roads, of which 359 miles are paved and 343 miles are unpaved. This number does not include the roads inside the incorporated towns and cities. The State of Georgia maintains 127 miles of streets in Screven County. Based on information provided by the County Roads and Bridges department, all areas of the county are adequately served by the existing road network.

The Town of Hiltonia has 5.5 miles of roads. Also, there is one mile of county road and 1.5 miles of state road within the town limits. There are 4 roads that enter town.

The Town of Newington maintains four miles of streets and 1.5 miles of sidewalks within its corporate limits. In addition, the state of Georgia maintains two miles of State Highways 21 and 24 within Newington. There is also one mile of unpaved roads in Newington. Public streets adequately serve all areas of the town; however, street maintenance, particularly resurfacing, is always an issue. With the construction of the Savannah River Parkway, access into Newington has been temporarily limited to Rt. 24, until new interchanges are constructed on Rt. 21.

The City of Oliver maintains 3 miles of paved and 5 miles of unpaved roads, as well as one mile of sidewalks. In addition, there are two miles of state roads traversing the City. State Route 17 travels in a north-south direction and State Route 24 travels east-west. The City would like to pave all roads in the corporate limits as well as have a signal installed at the intersection of Routes 17 and 24.

Within the Town of Rocky Ford, there are 2.5 miles of paved roads and 0.4 miles of unpaved roads. Three quarters of a mile of paved roads are state roads (Highway 17). The current network of roads meets the Towns current needs with no required street or intersection improvements necessary at this time.

7.3.3 Solid Waste Management

Screven County provides solid waste collection to the unincorporated areas of the county as well as Newington, Hiltonia, Oliver, and Rocky Ford. Several large trash containers supplied by the County are located on Coursey Street in Newington and emptied weekly. The collection site does not adequately serve the needs of Newington residents because it is also used by households in the surrounding unincorporated areas and does not accept yard waste. The county is currently viewing the adequacy and efficiency of its current locations.

7.3.4 Public Safety

Screven County and all municipalities provide police services to their citizens. Screven County Sheriff's department is located at 202 Rocky Ford Road, Sylvania. The Department operates as a 24 hours a day, 7 days a week full-service law enforcement department. The Department has 11 full-time and 10 part-time officers and two civilian personnel. The Department maintains a fleet of 36 vehicles to cover the county. The current facility was constructed in 2005.

A sheriff and three part-time officers serve the Town of Hiltonia. The town has two vehicles. The Hiltonia Police Department is located at 140 2nd Street, in Hiltonia.

The Town of Newington is served by a police force of six sworn officers located in the Town Hall at 221 Church Street. The Town has two police vehicles. Most of the approximately 350 police calls each year are non-criminal in nature.

A Police force of three sworn officers and a civilian staff of two serve the citizens of the City of Oliver 24 hours per day. The Oliver Police Department is located at 6069 Effingham Highway in a building constructed in 1987. The Department responds to an average of two calls per year?

The Town of Rocky Ford Police Department consists of three sworn officers and one civilian staff. Two police vehicles are used when the Police Department is operating. The Town of Rocky Ford Police Department is located at 160 Main Street.

7.3.5 Fire Protection

See Table CF-2 for a listing of Fire Departments and equipment in Screven County. The county operates 7 stations throughout the county. The Screven County Fire Services are supported by seven engines, three tankers, four fire knockers, one reserve engine, one rescue unit, and one hazmat team.

Below is a list of the Fire stations in Screven County:

- | | | |
|---|--------------------------|------------|
| • Station 1-HQ | 618 Frontage Road West | Sylvania |
| • Station 2 | 1170 Jenk Hill Rd | Sylvania |
| • Station 3 | 6596 Statesboro Hwy | Dover |
| • Station 8 | 2900 Old Poor Robin Road | Sylvania |
| • Station 9 | 149 Millerville Road | Rocky Ford |
| • Newington Area Volunteer Fire Department/SCFD Station 4 | 201 Walton St | Newington |
| • Station 5-Hiltonia | 2400 Waynesboro Hwy | Sylvania |
| • Screven County Fire Department Station 6 | 192 Brinson St | Rocky Ford |
| • Oliver Area Volunteer Fire Department - Station 7 | | Oliver |

The county has a fire station located in the Town of Hiltonia. It is staffed by volunteers from the county.

The Newington Fire Department, ISO rating 7, shares a building with the Police Department in the Town Hall on Church Street. The 24 volunteers representing the entire Fire Department respond to approximately 60 calls per year within a 5-mile radius of Newington. Newington maintains two engines, one tanker, one rescue vehicle, and one First Responder car. Several Newington Fire Department vehicles, as well as much of its fire and rescue equipment, are old and out-dated and in need of replacement. Newington does not have adequate equipment such as portable lighting generators and a vehicle extraction hydraulic tool, and the Department does not have adequate self-contained breathing apparatus. In addition, the volunteers' uniforms and safety equipment is more than five years old and beginning to wear out.

The City of Oliver Fire Department, located at 125 Schoolhouse Road, has an ISO rating of five and responds to 5 calls per year. The one paid staff and 19 volunteers work very closely with the Newington Fire Department which often responds to calls in Oliver. The Oliver Fire Department maintains two vehicles including a 1999 engine, but is in need of a new truck and more volunteers.

The Town of Rocky Ford relies on Screven County for its fire protection and emergency services.

**Table CF-2
 Fire Departments and Equipment in Screven County**

Fire Department	Location	Vehicles Assigned	Year	Useful Life
Screven County	7 locations	16 vehicles	-	-
Hiltonia	Volunteer fire service is provided by the County with a station in the town.			
Newington Fire Department	201 Church St	Pumper 4	1989	5 years
		Pumper 41	2006	20 years
		Tanker 4		
		Rescue 4	1974	1 year
		First Responder 4		5 years
Oliver Fire Department	125 Schoolhouse Rd	Engine	1999	20 years
		Engine		10 years

Source: Screven County, Hiltonia, Newington, Oliver, Rocky Ford

7.3.6 Parks and Recreation

Screven County operates one public recreational facility for the use of the community. The facility consists of a total of 105 acres and offers eight baseball fields, a swimming pool with a kiddie pool, walking trail, gym and offices. A full-time staff of three maintains the park grounds and facilities.

The Town of Hiltonia has a small park that serves the residents. It is maintained by the Town.

The Town of Newington maintains the Newington Park on Park Street. The park includes a baseball field and playground equipment. A dilapidated steel gymnasium building, a relic of the old Newington high School, is on the site, but vacant and uninhabitable. The Town is deciding whether the structure can be reused or should be demolished.

The City of Oliver is without a park, playground or public open space. Rocky Ford maintains the Rocky Ford Recreation Park: Mel Mock Field on Brinson Street, which contains playground equipment and one baseball field. In order to continue to meet the growing needs of the community, the Rocky Ford Recreation Park needs better equipment including a walking track and basketball court.

**Table CF-3
 Parks and Recreation Facilities in Screven County**

Park Name	Address/ Location	Passive/Active	Playground Equipment	Restrooms	No. of Picnic Shelters
Screven County	Millen Road (Rt. 21)	Passive/Active	Yes	Yes	N/A
Hiltonia	Waynesboro Hwy., Fourth Ave	Passive/Active	Yes	No	N/A
Newington Park	Park Street	Active	Yes	Yes	N/A
Rocky Ford Recreation Park: Mel Mock Field	Brinson Street	Active	Yes	Yes	1

Source: Screven County, Hiltonia, Newington, Oliver, Rocky Ford

The Town of Rocky Ford has a small park area with a ball field. The park also has a half-length basketball court. The park is fenced. The ball field is lighted.

The National Parks and Recreation Association (NPRA) recommends ten acres per 100 residents, or a ratio of one acre to ten people. In 2007, Screven County had approximately 66 acres per 100 residents, or a ratio of one acre to every 1.5 people, which is more park land per person than NPRA’s recommendations. This number includes the Tuckahoe Wildlife Management Area.

7.3.7 Education

The Screven County Board of Education operates three public schools all located in the City of Sylvania (see Table CF-4). In addition, Screven County Schools operates a Performance Learning Center for special needs students. The Community Christian School on E. Ogeechee Street in Sylvania is the only private school operating in the County. Currently, the educational facilities in Screven County adequately serve the residents.

There are currently no neighborhood schools. Since student enrollment has declined an average of 30 students per year for past several years, the existing facilities will adequately serve Screven County for the foreseeable future. Enrollment projections by the Board of Education anticipate the enrollment decline to continue through at least the 2009/2010 school year.

Table CF-4
Educational Facilities in Screven County

	Screven County Elementary School	Screven County Middle School	Screven County High School	Performance Learning Center
Address/Location	1333 Frontage Road	126 Friendship Road	226 Halcyondale Road	611 Pine Street
Grades	Pre-K to 5	6-8	9-12	6-12
Maximum Enrollment	1600	N/A	N/A	N/A
Enrollment 2007	1300	625	950	65
Year Built/Upgraded	1989	1997	1970/1982//Renovated 2000	Renovated 2005

Source: Screven County Board Of Education

7.3.8 Libraries

The Screven-Jenkins Regional Library System operates one library in Screven County, located at 106 S. Community Drive, Sylvania. In 2005, the library’s collection, including all books, subscription and audio and video was more than 80,000 volumes, and total circulation was 79,702 volumes, or 3.45 volumes per capita. A project of the Screven-Jenkins Regional Library System is the Screven County Community Network website. The site (www.sccnet.org) contains valuable information about activities, local history and important contacts.

The Rocky Ford Ladies Club operates a small library in Rocky Ford. The little used library has no room to expand.

7.3.9 Administrative Services

Screven County operates under a Commissioner/Manager form of government. A County Manager handles the day-to-day management of the administrative services. The County offices are located at 216 Mims Road in Sylvania. The county has several areas of responsibility. There are four code enforcement officers including the 2 staff members in the Planning, Zoning and Building Code Enforcement as well as two other cross-trained staff members.

The county provides the following services:

- Administrative staff – 4 staff.
- Planning, Zoning, and Building Code Enforcement – 2 staff
- Roads and Bridge Department - 2 staff.
- Sanitary/Solid Waste - 7staff.
- Screven County Prison – not available.
- E911 - 13 staff.
- Fire Department – 4 staff.

- Emergency Management Services – 2 staff.
- Emergency Medical Services – 13 staff.
- Recreation Department – 4 staff.
- County Probation – 2 staff.
- Animal Control Department – 1 staff
- Keep Screven Beautiful initiative – 1 staff.

The County's current administrative building was constructed in 1964 and should meet the needs of the county for the next five years. The County's administrative staff is adequate to handle the needs of residents. There will be a need for additional staff in the future based on the growth rate of the county. Periodic review of staffing levels for the life of the plan should be conducted to ensure the current level of service is maintained.

Newington operates as a Council/Mayor form of government with the Town Hall located at 201 Church Street. The Town Hall/Fire Station was built in 1984. The Town employs a full-time Police Chief, a part-time Town Clerk, and one full-time and one part-time public works personnel. In addition to the Town Hall, the Town maintains a Police Station, built in 1960, at 12345 Newington Highway, and the Gym on Park Street also built in 1960.

Oliver operates as a Council/Mayor form of government. The City Hall/Police Station is located at 6069 Effingham Highway, in an early 20th Century bank building greatly in need of repair. The City employs a full-time Police Chief, and a part-time City Clerk.

Rocky Ford operates as a Council/Mayor form of government. The City Hall/Police Station is located at 160 Main Street in a building constructed in 1907. The City employs a part-time Police Chief, and a full-time Town Clerk. Two Town employees operate the water system.

7.4 Consistency with Service Delivery Strategy

The Georgia Department of Community Affairs requires that all community facilities addressed in this element are reviewed for consistency with the current service delivery strategy. A review of facilities and services conducted during this planning process confirms that there are amendments that have occurred in the way services were provided under the current Screven County Service Delivery Strategy developed in 1999. Table CF-5 provides an assessment of the services provided by Screven County.

Below is a list of all local governments and authorities that provide services included in the service delivery strategy.

- Screven County
- Sylvania City
- Newington
- Hiltonia
- Oliver
- Rocky Ford
- Sylvania/Screven County Recreation Commission
- Screven County Hospital Authority

- Screven County Library Board
- Sylvania/Screven County Airport Authority
- Screven County Industrial Development Authority

A Service Delivery Strategy Dispute Resolution Process is in place and is part of the Service Delivery Strategy. A dispute resolution process agreement is signed between Screven County and each of the towns (Hiltonia, Newington, and Rocky Ford) and cities (Sylvania and Oliver). There is also an Extra Territorial Water and Sewer Services agreement between Screven County and each of the jurisdictions.

Table CF-5
Service Delivery Strategy Providers

Service	Service Provided By					Notes
	Screven County	Hiltonia	Newington	Oliver	Rocky Ford	
Animal Control	X					
Airport	X					Sylvania/Screven County Airport Authority
Building Inspection/Code Enforcement	X					Planning and Zoning Department
Cemeteries	X		X			Maintenance Agreement - April 1999.
Cooperative Extension Service	X					
County Coroner	X					
Courts	X	X	X	X		
Family and Children Services	X					
Economic Development	X					County Industrial Development Authority
Emergency 911	X					
Emergency Management	X					
Emergency Medical Services	X					
Fire Protection	X		X			Fire Service Agreement
Indigent Defense	X					
Jail Services	X					
Law Enforcement	X	X	X	X		
Library	X				X	Library Services Contract
Planning and Zoning	X		X			
Public Health	X					
Public Sanitary Sewage		X	X			
Public Water Supply/Treatment		X	X	X	X	
Recreation	X		X			Recreation Service Agreement
Roads, Streets, and Bridges	X	X	X	X	X	Construction and Maintenance
Senior Citizens Center	X					Senior Citizens Service Agreement
Solid Waste Collection	X					Solid Waste Collection Agreement
Solid Waste Disposal	X					
Tax Appraisal/Assessment	X					
Tax Collection	X	X	X	X	X	
Voter Registration	X					

Source: Screven County, Hiltonia, Newington, Oliver, Rocky Ford

8 Intergovernmental Coordination Element

The Intergovernmental Coordination element aids Screven County in assessing its existing coordination mechanisms and processes. Mutual agreements facilitate resource sharing and intergovernmental support. This element discusses intergovernmental coordination and considers the County's Service Delivery Strategy, intergovernmental agreements, joint planning and service agreements, special legislation, joint meetings, and work groups for the purpose of coordination. The outcome of this element is to aid Screven County in development of functional mutual agreements and identify new opportunities to coordinate activities. Hard work is required to maintain these relationships in good order.

The Service Delivery Strategy completed in April 1999, lists the following local governments included in the Service Delivery Strategy:

- Screven County
- City of Sylvania
- Town of Newington
- Town of Hiltonia
- City of Oliver
- Town of Rocky Ford
- Sylvania/Screven County Recreation Commission
- Screven County Hospital Authority
- Screven County Library Board
- Sylvania/Screven County Airport
- Screven County Industrial Development Authority

The following intergovernmental agreements are between Screven County and the City of Sylvania:

- Financial Support of the Jenkins-Screven Regional Library
- Financial Support of the Screven Memorial Cemetery and the Friendship Cemetery
- Financial Support of the Screven County Senior Citizens Center
- Financial Support of the Screven County Recreation Department
- Provision of Fire Service

The following intergovernmental agreement is between Screven County and the Towns of Newington, Rocky Ford, and Hiltonia:

- Provision of Fire Service

There are many aspects of the functions of the County, Cities, and Towns that are coordinated to some degree. The task of this element is to assess the existing coordination mechanisms and processes between the jurisdictions. The outcome of this element is to aid the local governments in developing functional mutual agreements and identify new opportunities to coordinate activities. Hard work is required to maintain these relationships in good order.

In the following paragraphs, the many services offered by the County are presented. These services are offered in different manners and under different structures.

- Animal Control-The County provides animal control for its residents. The County support animal control from its general fund and user fees.

- Airport-The airport is operated by a joint authority supported by the city and the county. It is supported by user fees and general fund dollars.
- Building Inspection/Code Enforcement-The County provides building inspection services for the County and the City. This is funded through the general fund, and permit and inspection fees.
- Cemeteries-The two cemeteries are jointly owned by the city and the county. The city manages maintenance that is jointly funded. The Town of Newington maintains a cemetery through user fees.
- Cooperative Extension Service-This is provided by the county through general fund dollars.
- County Coroner-These services are provided by the county through the general fund.
- Courts-The county, towns, and cities provide this service to residents through user fees and general funds.
- Department of Family and Children Services-The department is support by general funds from the county.
- Economic Development-Economic Development activities are provided county-wide through the Screven County Industrial Development Authority and the Screven County Chamber of Commerce. The industrial authority is supported by general fund dollars and property rental fees.
- Emergency 911-The County provides county-wide emergency 911 services through user fees and general funds.
- Emergency Management-The services are provided by the county from general funds.
- Emergency Medical Services-The services are provided county-wide through user fees and general funds.
- Fire Protection-The County provides services to all county residents and the residents of Hiltonia, Newington, and Rocky Ford. The City of Sylvania and the City of Oliver provide services to their residents through user fees. They pay for services through general fund expenditures.
- Indigent Defense-These services are provided county-wide by the county through general fund expenditures.
- Jail Services-The County provides jail services and services the needs of the City. The county expends general funds and user fees to support jail services.
- Law Enforcement-Law enforcement services are provided by Screven County, the Cities of Sylvania and Oliver, and the Towns of Hiltonia and Newington. Services are provided to Rocky Ford by the County. In all situations, the services are provided utilizing general funds.
- Library-Library services are provided by the Screven-Jenkins Regional Library System. It is supported by the general funds from the county and the city.
- Planning and Zoning-The County has a Planning and Zoning Department. The department is support through user fees and general funds. The Town of Newington provides these services from general funds expenditures.
- Public Health-Public Health services are provided by the county through user fees and general funds.

- Public Sanitary Sewage-The County does not provide public sanitary sewage services. The Towns of Hiltonia and Newington provide sanitary sewage to portions of their residents through user fees and general funds.
- Public Water Supply/Treatment-The County does not provide public water and treatment to residents. The Towns of Newington, Hiltonia, and Rocky Ford provide public water and treatment to residents through enterprise funds and user fees.
- Recreation-The County supports a recreational complex at 1605 Millen Highway. The recreation department is supported by general funds and SPLOST funds. The Town of Newington supports recreational activities in the town through general funds.
- Roads, Streets, and Bridges Construction and Maintenance-The county support construction and maintenance through general funds and SPLOST funds. The Towns of Newington and Rocky Ford, and Hiltonia, and the City of Oliver support efforts through general funds expenditures.
- Senior Citizens Center-The center is supported by county and City of Sylvania general funds.
- Solid Waste Collection and Disposal-Waste collection and disposal is provided county-wide by the county through user fees and general funds. The City of Sylvania provides for its own waste collection and disposal.
- Tax Appraisal and Assessment-these services are provided by the county through the expenditure of general funds.
- Tax Collection-The County collects all taxes for the unincorporated areas and for the cities and towns.
- Voter Registration-The County provides this service county-wide through general funds.

The adequacy and suitability of the coordination mechanisms address many of the needs of the community. The County, the Towns, and the City could work harder to celebrate and promote unifying efforts. The County has opportunities to work cooperatively with the City of Sylvania in areas such as future annexation, maps and plans, economic diversification, fire services, and restoration of historic and cultural assets, and tourist opportunities. One future area of cooperation will be implementation of this comprehensive plan, and its coordination with the Sylvania Comprehensive Plan. An oversight committee/agency could be designated with the responsibility of evaluating progress. There is also an opportunity for cooperative work in responding to the coming growth that may be experienced throughout the County. Intergovernmental coordination could be enhanced by education on the advantages of intergovernmental cooperation.

8.1 Adjacent Local Governments

Screven County is bordered by Burk, Jenkins, Bulloch, and Effingham Counties. The County may foster cooperative opportunities with the Cities of Sylvania and Oliver, and the towns of Newington, Hiltonia, and Rocky Ford. In addition, there may be opportunities to forge cooperative efforts with the surrounding counties of Burke, Jenkins, Bulloch, and Effingham. Finally, there may be opportunities to create mutual aid agreements with other counties and governments.

8.2 Independent Special Authorities and Districts

The Middle Coastal Unified Development Authority includes Screven County and the City of Sylvania. The Authority encompasses a thirteen-county region, and positions the member counties to take advantage of state grants specific to economic development projects that provide regional benefits. The Middle Coastal Unified Development Authority members are Bryan, Bulloch, Candler,

Chatham, Effingham, Evans, Liberty, Long, Montgomery, Screven, Tattnall, Toombs, and Wheeler Counties

8.3 School Boards

The County is served by the Screven County School System. The Screven County School System is a rural system consisting of three schools and an alternative education center which serves 3,000 students. All the school buildings are located in the City of Sylvania. The system includes the Screven County Elementary School, the Screven County Middle School, the Screven County High School, and the co-located Crossroads Alternative School and the Performance Learning Center. Attendance numbers at the schools have been declining slightly and this trend is expected to continue.

8.4 Independent Development Authorities and Districts

Screven County is served by:

- Sylvania/Screven County Recreation Commission
- Screven County Hospital Authority
- Screven County Library Board
- Sylvania/Screven County Airport
- Screven County Industrial Development Authority

These commissions and authorities play important roles in the community. The contributions of these commissions and authorities should be reviewed periodically.

8.5 Federal, State, or Regional Programs and Activities

The Coastal Georgia Regional Development Center (RDC) serves Screven County and the City of Sylvania. The RDC is the regional planning agency for the coastal Georgia region. All planning activities in the City of Sylvania should be consistent with the Regional Plan produced by the RDC. The RDC works with and serves governments within its 10 county coastal region.

Key State Agencies

Key state agencies include:

- Georgia Department of Transportation (GDOT)
- Georgia Department of Natural Resources (DNR)
- Georgia Department of Community Affairs (DCA)