

WARREN COUNTY

CAMAK

NORWOOD

WARRENTON



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# WARREN COUNTY

## JOINT COMPREHENSIVE PLAN 2014-2024

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# WARREN COUNTY JOINT COMPREHENSIVE PLAN 2014-2024

*Prepared For:*

The Chairman and County Board of Commissioners  
Warren County, Georgia  
P.O. Box 46  
Warrenton, Georgia 30828  
Adopted: July 24, 2014

The Mayor and Town Council  
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P.O. Box 24  
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Adopted: July 25, 2014

The Mayor and City Council  
Norwood, Georgia  
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Adopted: August 4, 2014

The Mayor and City Council  
Warrenton, Georgia  
P.O. Box 109  
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Adopted: July 22, 2014

The Chairman of the Warren County Board of Commissioners, Warren County Commissioners, Mayors, and Council members of The Town of Camak, City of Norwood, and the City of Warrenton recognize the efforts and input of multiple individuals who contributed to the creation of this comprehensive plan document which will provide vital information for decision making over the course of the next decade. This blueprint, for future area development, is the culmination of multiple meetings in which area leaders came together to discuss the future of Warren County and its contained jurisdictions.

County and jurisdictional staff exhibited an unwavering commitment towards the development of this comprehensive plan as they have dedicated numerous hours compiling data, providing valuable time to provide their insight into their communities, and generating sound ideas to include in this plan.





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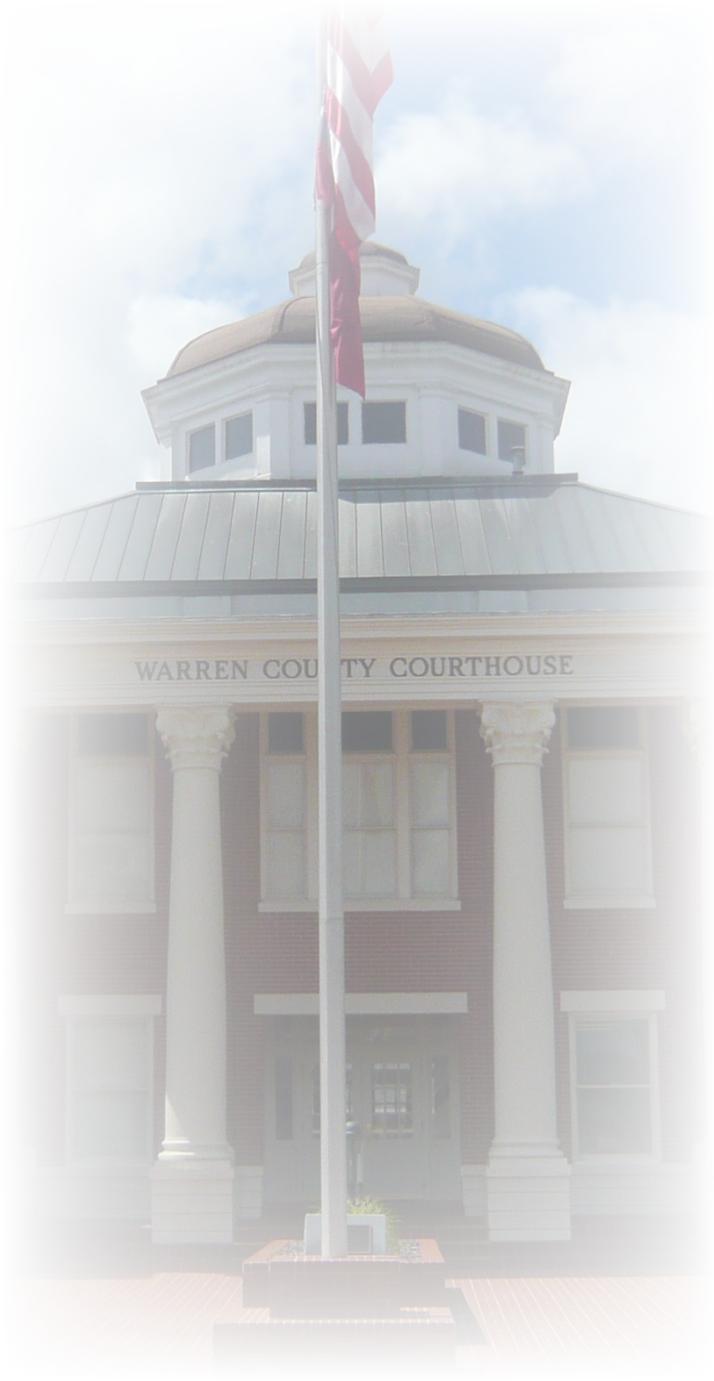
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S E C T I O N

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PREFACE

Warren County Joint Comprehensive Plan 2014-2024

## PREFACE: The Comprehensive Plan Process

Although there exist many outside factors that will determine whether any given city, town, or county will remain viable places to work live and play over long periods of time, those communities that can anticipate and accommodate change are most likely to thrive. Regardless of a final outcome, change is guaranteed and communities that do not plan can face negative consequences. Community stabilization and quality growth begin with a consistent and locally generated vision and a plan of implementation which can ignite economic opportunity and social cohesiveness in any given town, city, county, or region.

Warren County, Camak, Norwood, and Warrenton officials recognize the need for a coordinated and comprehensive planning process to address multiple community needs and opportunities, not least of which will address concerns of economic stability, housing conditions and population reduction. This document consolidates those identified issues and locally agreed-upon solutions. The Warren County Joint Comprehensive Plan is the official guiding document for the future of Warren County and its contained municipal jurisdictions. The comprehensive plan serves the following functions:

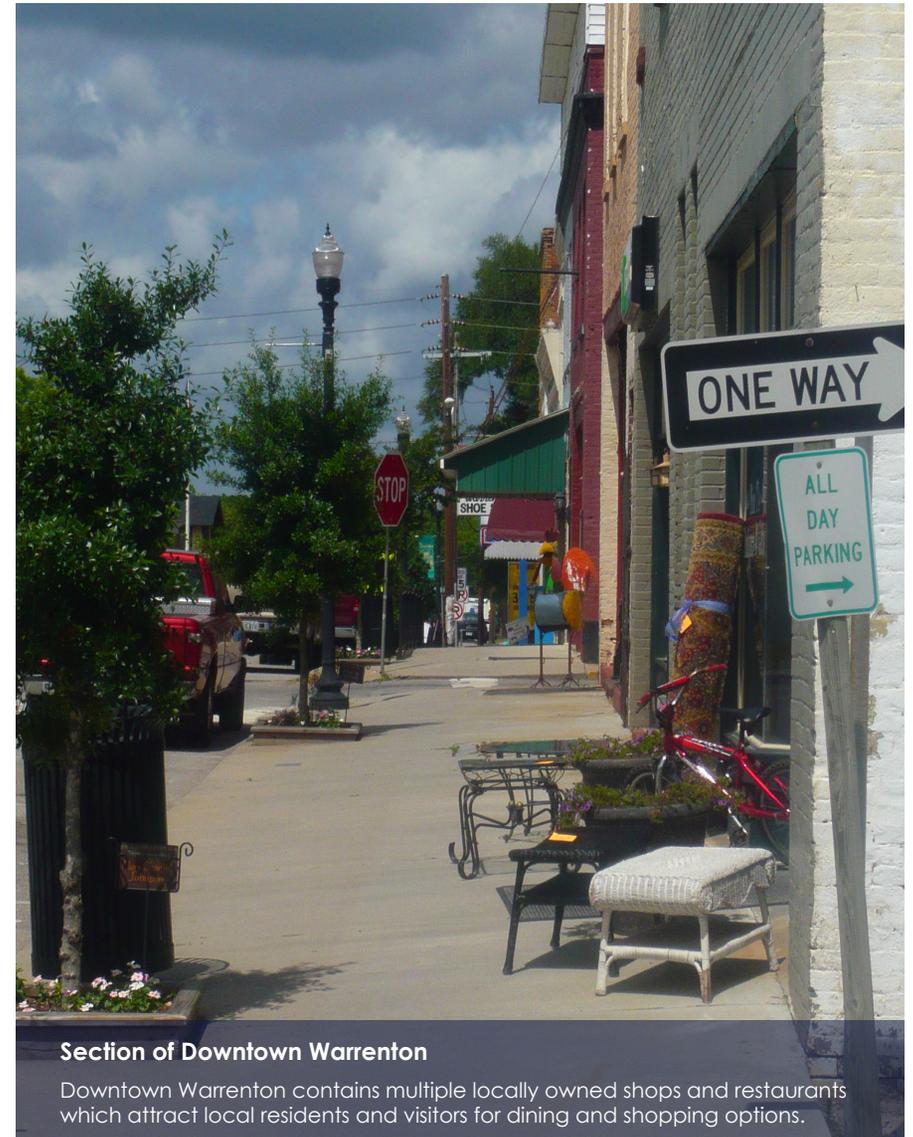
- *It lays out a desired future*
- *It guides how that future is to be achieved*
- *It formulates a coordinated long-term planning program*

The plan document also addresses issues regarding transportation, economic development, cultural and natural resources, and land use in a coordinated manner and serves as a guide for how:

- *land will be developed*
- *housing will be made available*
- *jobs will be attracted and retained*
- *recreational facilities will be improved*
- *public services and facilities will be provided*

In conjunction with the county's Service Delivery Strategy (see p. 6), the comprehensive plan document becomes a powerful resource for elected

and appointed officials as they deliberate development issues and convey policy to their respective citizenry.



**Section of Downtown Warrenton**

Downtown Warrenton contains multiple locally owned shops and restaurants which attract local residents and visitors for dining and shopping options.

# PREFACE: Communities in Context

Warren County was established by the Georgia General Assembly on December 19, 1793 - becoming Georgia's 16th county. The county was named in honor of Major General Joseph H. Warren of the Colonial Patriot Militia. General Warren's death at the Battle of Bunker Hill in 1775 was noted for galvanizing colonial forces and turning the war in favor of the colonies. As with most early Georgia counties, the land area of Warren County has been reduced over time as new counties were created during the course of the last 200 plus years. Within Warren County's current 287 square miles of land area are located the following three (3) incorporated municipal jurisdictions:

- *Town of Camak (incorporated January 1, 1898)*
- *City of Norwood (incorporated January 1, 1888)*
- *City of Warrenton (incorporated December 8, 1810)*

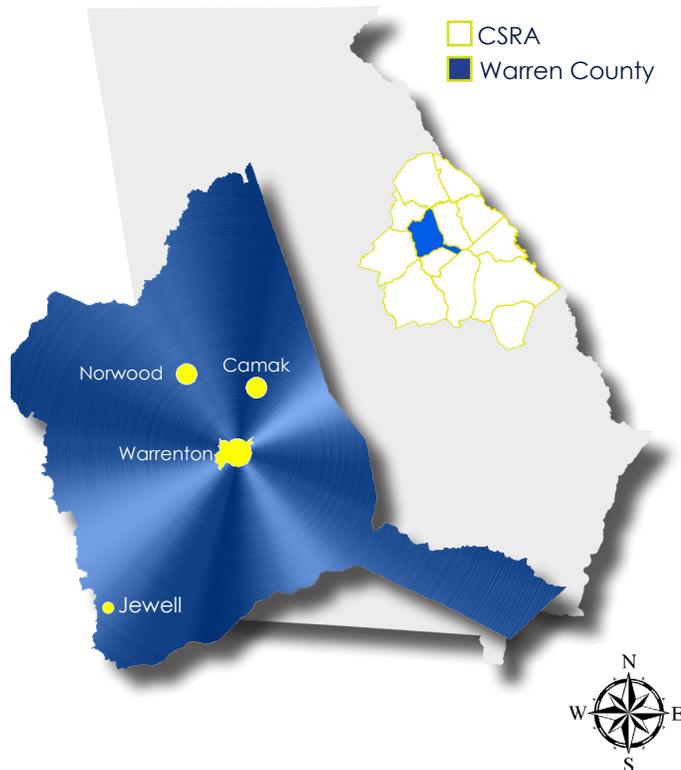
In addition to these municipalities, other crossroad settlements have existed in Warren County – the most prominent of which is the mill community of Jewell located on the Ogeechee River at the border with Hancock County.

The 2010 Census indicated that Warren County has a population of 5,834 people – a base that has gradually declined over time. The average population for the surrounding counties is 10,331. The city of Warrenton contains the largest population center in the county with 1,937 residents. Warren County and its contained cities and towns comprise what has been described as a “mosaic of distinctive places” providing a window into Georgia's rural heritage - remaining ideal for outdoor recreation and historic tourism opportunities.

While the county's “rural heritage” remains as a tangible community asset – with its many acres of rolling farm and woodland, and inventory of historic buildings – this condition is largely a pleasant accident. Development patterns have changed with increasing speed – with regional and national economies attracting and concentrating jobs and people into urbanized areas. Rural communities left behind by the demographic shifts that have followed this prosperity become silhouettes of their former selves. Warren County is no exception. How can those empty buildings be filled again, and vibrancy and activity return to the streets of Warrenton, Camak, and Norwood? How can inactive fields be made productive again? How can the ruins of abandoned homes be removed on a shrinking tax base, and new investment attracted in its place? What will it take to return jobs to rural population centers?

It is in this context, and these questions, under which the Warren County joint comprehensive plan has been initiated. Reinvigorating – or at least stabilizing – communities that have declined over time through locally generated ideas is the overarching goal of this planning process.

Map 1.1: Warren County and CSRA Region



# PREFACE: Recent Planning Initiatives

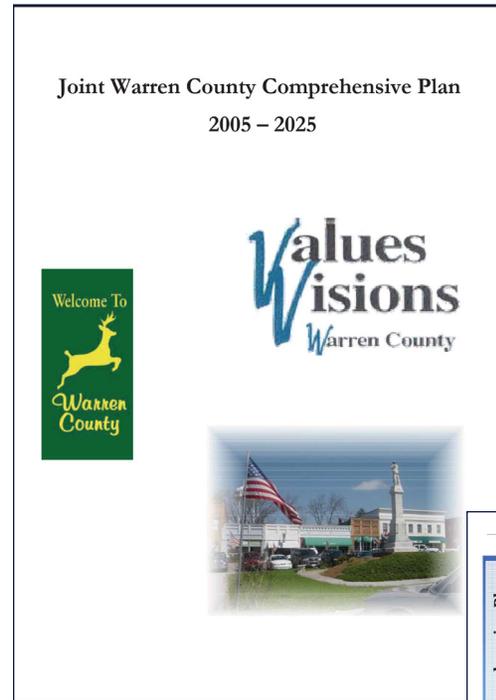
A comprehensive plan is a dynamic document which should be altered as community conditions change. Updates of these documents are required to ensure community needs are met.

Prior versions of Warren County comprehensive plans have diminished in relevance as implementation recommendations have either been completed or, due the passage of time, the importance of certain recommendations are not longer important. This new comprehensive plan document addresses relative community changes since the prior plan was adopted.

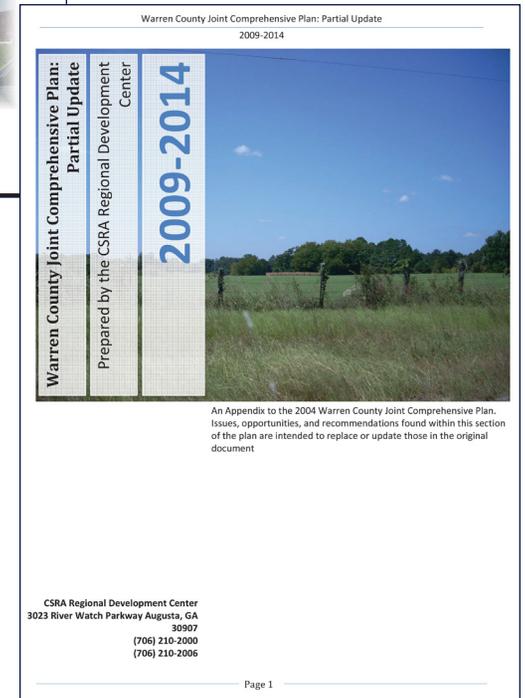
The *Joint Warren County Comprehensive Plan 2005-2025* was prepared by the Central Savannah Area Regional Development Center (CSRA - RDC) and adopted in 2005, in a format consistent with standards established by the Georgia Department of Community Affairs (DCA) prior to 2005. The document outlined county and municipal conditions that existed at the time, and formulated goals regarding housing, land-use, economic development, and transportation systems. Data provided in the document was to be used by community leaders to make coordinated decisions regarding public expenditures and land use.

*Warren County Joint Comprehensive Plan: Partial Update 2009-2014* was generated in 2009 - once again with the assistance of the now titled, Central Savannah River Area Regional Commission (CSRA-RC). Prepared in response to changes to DCA requirements, this partial update included a "Quality Community Objectives Assessment" and an "Analysis of Areas Requiring Special Needs" in conjunction with the identification of new issues and opportunities and an updated plan implementation program.

These and other locally coordinated community planning documents serve as the initial reference point for the new comprehensive plan which will supersede all prior plans.



Joint Warren County  
Comprehensive Plan 2005-2025



Warren County Joint Comprehensive  
Plan Partial Update 2009-2014

# PREFACE: Joint Comprehensive Plan Structure

FIGURE 1.1: LIST OF COMPONENTS AND LOCATION WITHIN THE 2014 WARREN COUNTY JOINT COMPREHENSIVE PLAN

<b>Component</b>	<b>Section</b>
Community Goals	Community Agenda
Needs and Opportunities	Community Agenda
Community Work Program	Community Agenda
Community Involvement	Preface
Economic Development	Community Profile (Background) Community Agenda (Work Program)
Land Use Element	Community Profile (Background) Community Agenda (Work Program)
Housing Element	Community Profile (Background) Community Agenda (Work Program)
Community Facilities	Community Profile (Background) Community Agenda (Work Program)
Cultural and Natural Resources	Community Profile (Background) Community Agenda (Work Program)

The CSRA-RC is the county's selected planning coordinator for the new *Warren County Joint Comprehensive Plan 2014-2024*. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs' 2013 Minimum Standards and Procedures For Local Comprehensive Planning which were made effective in July, 2013.

The *2014 Comprehensive Plan* includes the following state-required components:

- A list of "Community Goals"
- A list of "Needs and Opportunities"
- A "Community Work Program," detailing intended plan implementation
- A "Community Involvement" overview
- Economic Development Element
- Land Use Element (and Action Plan)

Warren County's joint comprehensive also includes the following additional topic-specific sections is also required to include the following elements:

- Housing Element
- Community Facilities Element
- Cultural and Natural Resources Element

All state-required comprehensive planning components, and additional elective elements listed are distributed throughout the *2014 Warren County Joint Comprehensive Plan* three (3) sections: Preface, Community Profile, and Community Agenda. **Figure 1.1** illustrates the location of required elements in the *2014 Warren County Joint Comprehensive Plan* in relation to the structure of this document, and accompanied by a brief explanation of each element.

# PREFACE: Service Delivery Strategy



The state of Georgia's "Service Delivery Strategy Act" (O.C.G.A 36-70) was adopted in 1997 by the Georgia General Assembly. It required all Georgia counties and incorporated municipalities to adopt a joint "service delivery strategy" document by July 1, 1990. The service delivery strategy document is an action plan supported by appropriate ordinances and intergovernmental agreements, for providing local government services and resolving land use conflicts within a county.

The purpose of this Act - and the service delivery strategy document - is for local governments to examine public services, identify overlap or gaps in service provisions, and develop a better approach to allocating the delivery and funding of these services among local governments and other authorities within each county.



The Warren County joint service delivery strategy document has been reviewed and updated in coordination with this comprehensive planning effort. **Figure 1.2** illustrates the components and criteria that must be addressed by all local service delivery strategy documents and reviews.

**FIGURE 1.2: GEORGIA DCA REQUIREMENTS FOR SERVICE DELIVERY STRATEGY DOCUMENTS**



*An identification of all services provided in the county by all cities, counties and authorities.*

*Jurisdictions charging water and sewer rate differentials to customers outside their boundaries must be able to justify such differentials.*

*An assignment of which local government will be responsible for providing which service in what area of the county.*

*Services provided primarily for unincorporated areas must be funded by revenues derived exclusively from unincorporated areas.*

*A description of how all services will be funded*

*Conflicts in land use plans within a county, between the county and its cities must be eliminated.*

*An identification of intergovernmental contracts, ordinances, resolutions, etc., to be used in implementing the Strategy, including existing contracts.*

*A process must be agreed upon for resolving land use classification disputes between a county and city over property to be annexed.*

*The Service Delivery Strategy should provide for the elimination of duplication of services, or and explanation for its existence.*

# PREFACE: Planning Process Overview

FIGURE 1.3: PLANNING PROCESS FOR THE 2014 WARREN COUNTY JOINT COMPREHENSIVE PLAN

<b>Procedure</b>		<b>Description</b>
a)	First Required Public Hearing	Brief public on the process and provide opportunities to participate
b)	Plan Development	Must include opportunity for involvement from stakeholders and community members
c)	Second Public Hearing	Once plan is drafted must be made available for public review
d)	Submittal for Review	Upon completion must submit to Regional Commission for review
e)	Notification of Interested Parties	The RC will notify all interested parties of the availability of the plan for review and comment
f)	Regional Commission Review	RC will review the plan for potential conflicts
g)	Department Review	DCA will review for compliance with their "Rules"
h)	Report of Findings and Recommendations	A report of findings and recommendations must be transmitted 40 days after submittal
i)	Plan Revisions	If plan is not in compliance revisions may be made to the plan to meet requirements
j)	Adoption of Plan	Once the plan is found in compliance the plan can be adopted within a certain time frame
k)	Notification of Local Adoption	RC must be notified of adoption within 7 days and forward to DCA in another 7 days
l)	Qualified Local Government Certification	DCA will notify communities their QLC has been extended
m)	Publicizing the Plan	Publication of plan adoption must occur and citizenry informed of the availability of plan for review

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The municipalities of Camak, Norwood, and Warrenton (in conjunction with Warren County) have assisted in the creation of multiple prior comprehensive plan documents and have chosen to continue this cooperation.

The Georgia Department of Community Affairs requires the planning process for comprehensive plan to follow a set of minimum procedures to ensure that the public has the opportunity to provide input and review the comprehensive plan document as it is created. **Figure 1.3** provides a list of the required procedures and provides a brief description of each.

Consistent public input is a necessary component for the creation and completion of this comprehensive plan document. In conjunction with public hearing, a stakeholder committee was created. This committee was comprised of municipal and county leaders with the primary purpose of assuring CSRA-RC staff reflect the aforementioned shared vision, goals, and objectives of their communities.

An initial stakeholder meeting was held on July 30, 2013. CSRA-RC staff presented preliminary data regarding population, housing, economic development, and land use. CSRA-RC staff initiated a dialogue with committee members to gain their perspective regarding presented data. Staff also met with the Stakeholders on the following dates:

- July 30, 2013
- September 26, 2013
- December 5, 2013
- January 30, 2014



S E C T I O N

# III

## COMMUNITY PROFILE

Warren County Joint Comprehensive Plan 2014-2024

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# COMMUNITY PROFILE

The “*Community Profile*” section of the *Warren County Joint Comprehensive Plan* provides an analysis of multiple elements. This analysis will allow a list of “Needs and Opportunities” to be created that will reflect the goals of Warren County and its municipal jurisdictions.

Data extracts addressing elements of the “*Minimum Standards and Procedures For Local Comprehensive Planning*” rules are found in this section. Portions of these extracts were utilized by stakeholders to gauge initial impressions of their communities.

The information located in this section represents a “snapshot” of all research conducted for this planning process.



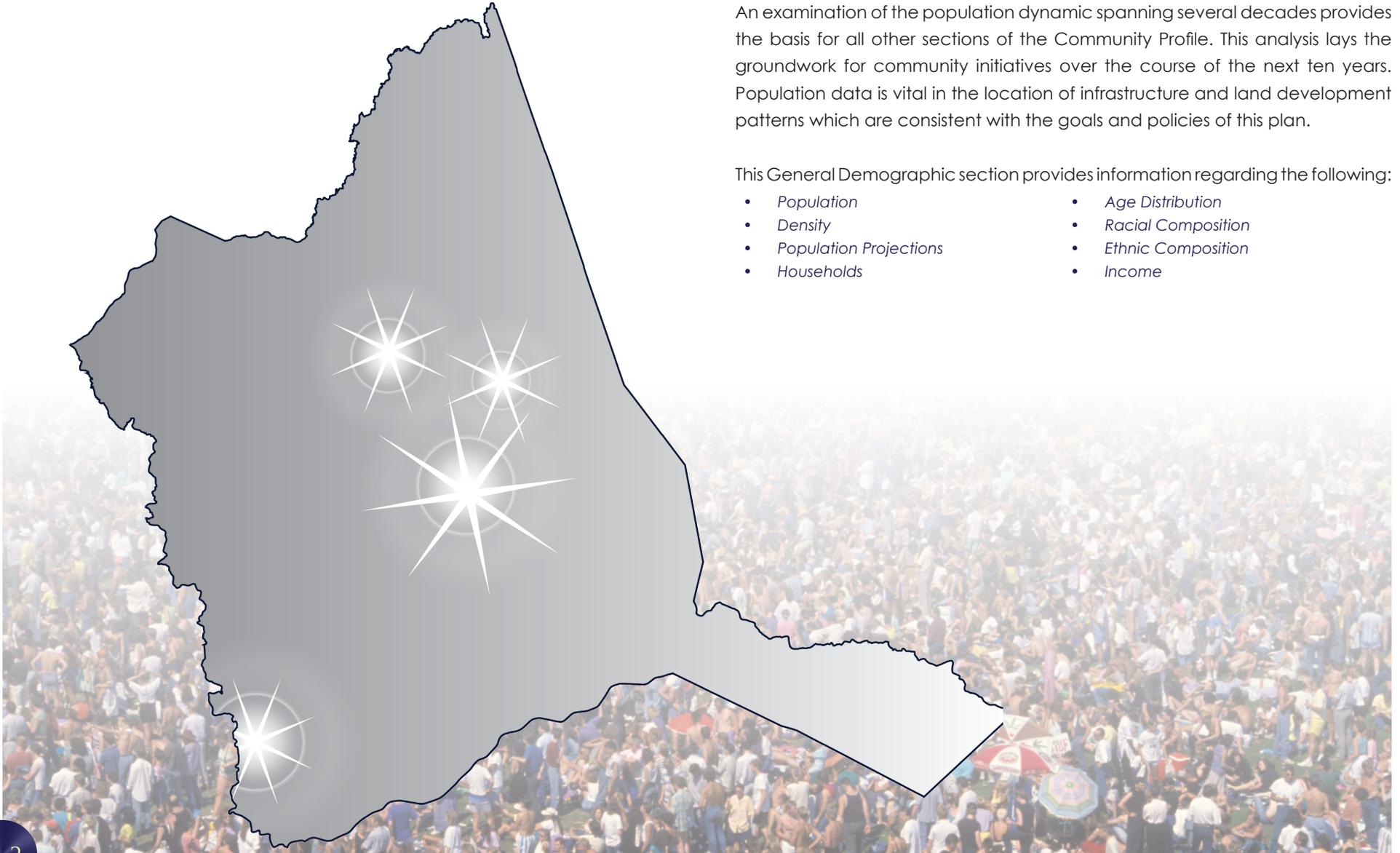
# Values Visions Warren County

# COMMUNITY PROFILE : GENERAL DEMOGRAPHICS

An examination of the population dynamic spanning several decades provides the basis for all other sections of the Community Profile. This analysis lays the groundwork for community initiatives over the course of the next ten years. Population data is vital in the location of infrastructure and land development patterns which are consistent with the goals and policies of this plan.

This General Demographic section provides information regarding the following:

- *Population*
- *Density*
- *Population Projections*
- *Households*
- *Age Distribution*
- *Racial Composition*
- *Ethnic Composition*
- *Income*



# COMMUNITY PROFILE: General Demographics

**POPULATION:** The dynamics of Warren County's past population trends, present population, and projections of future population provides clarity for certain initiatives to be undertaken over the course of the next several years.

An analysis of population data affirms stakeholder statements regarding the loss of residents. Census data indicates population loss has occurred between 2000 and 2010. Georgia population projections imply that these jurisdictions will continue to experience population loss through 2030.

**Figure 2.1** illustrates the total population of Warren County and contained jurisdictions for the year 2000 and 2010. This figure clearly reveals a contracting population.

The rate of population loss varies as the percentage of jurisdictions with smaller populations are more affected than those of jurisdictions with larger populations. The largest reduction in population in this time-frame has occurred in Norwood at 20 percent. Warrenton has experienced the least reduction in residents at 3.8 percent.



FIGURE 2.1: POPULATION CHANGE FOR WARREN COUNTY AND JURISDICTIONS: 2000 & 2010

	Warren County <sup>1</sup>	Unincorporated Warren County	Camak	Norwood	Warrenton	Georgia
Population 2000	6,336	3,859	165	299	2,013	8,186,453
Population 2010	5,834	3,520	138	239	1,937	9,687,653
Population Change 2000 -2010	-502	-339	-27	-60	-76	1,501,200
Percent Change 2000 - 2010	-7.9%	-8.8%	-16.4%	-20.1%	-3.8%	18.3%

**POPULATION TRENDS:** Georgia population trends contradict the population loss being experienced in Warren County. The population of Georgia has risen 18 percent between 2000 and 2010 adding a total of 1,501,200 new state residents.

Warren County has been unable to attract any of this new resident growth to the area. This may confirm stakeholders beliefs that the county is lacking attractors to bring in new residents. These attractors may include amenities or gainful employment.

<sup>1</sup>Warren County includes Warren County and all incorporated areas  
Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1) & CSRA-RC Staff Calculations

# COMMUNITY PROFILE: General Demographics

**HOUSEHOLDS:** A second indicator of population decline is change in number of households the county has experienced between 2000 and 2010. **Figure 2.2** indicates the types and number of households in Warren County for 2000 and 2010. Households containing children represent the largest loss of households in Warren County. Categories include family-households with children (reduced by 26 percent), married couples with children (reduced by 32 percent), and female householder, no husband, with child (reduced by 16 percent).

**AGE:** The populace of Warren County is also aging. The loss of households with children contributes to the median age of Warren County increasing by 5.1 years between 2000 and 2010. Another contributing factor is the number of residents in Warren County aging in place.

FIGURE 2.2: HOUSEHOLD TYPES AND NUMBER IN WARREN COUNTY

Household Types	2000	2010	2000-2010 Change	2000-2010 % Change
Total Household	2,435	2,315	-120	-4.9 %
Family Households	1,692	1,582	-110	-6.5 %
Family Households with Children	745	553	-192	-25.8 %
Married Couple	1,026	938	-88	-8.6 %
Married Couple with Children	378	257	-121	-32 %
Female Householder No Husband	529	541	2	0.4 %
Female Householder No Husband w/child	309	259	-50	-16.2 %
Male Householder No Wife	N/A	103	N/A	N/A
Male Householder No Wife w/child	N/A	37	N/A	N/A
Non-Family Households	743	733	-10	-1.3 %
Householder living alone	668	655	-13	-1.9 %

Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1)



**Demographics**

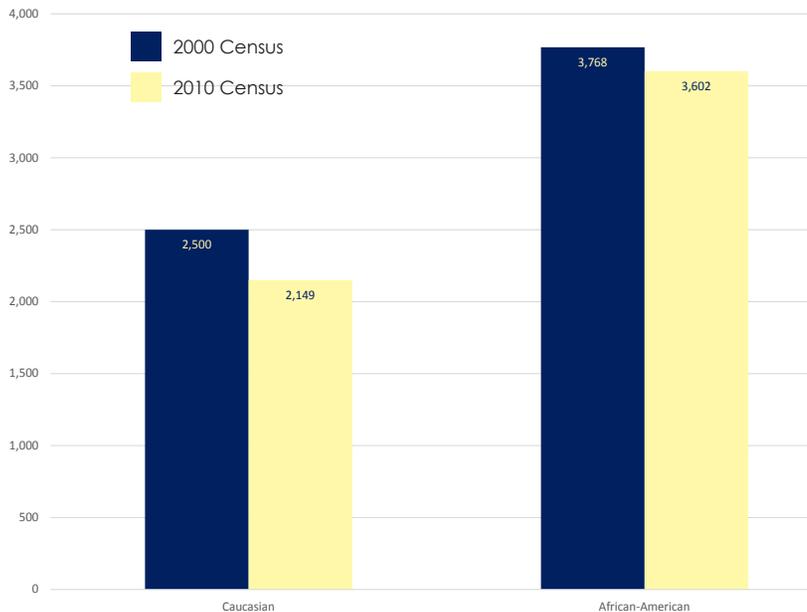
According to U.S. Census data, Warren County's population will primarily comprise of individuals aged 45 and over.

# COMMUNITY PROFILE: General Demographics

**RACIAL COMPOSITION:** The racial composition of Warren County has remained similar to that of the 2000 Census. African-Americans comprise 62 percent of residents and Caucasians make up 37 percent of the population. The other one (1) percent of residents are comprised of Asians, American Indians, and individuals who self identify as “some other race.” **Figure 2.3** indicates the population of African-Americans and Caucasians. The 14 percent reduction in the Caucasian population out-paces the 4 percent reduction of African-American residents. These numbers are in contrast to the increase in both populations statewide.

The Hispanic population has remained relatively stable as well. The Hispanic population has increased by 0.1 percent since the year 2000. Warren County has had a low number of Hispanic residents (0.9 percent in 2010) in comparison to the State of Georgia (8.8 percent).

**FIGURE 2.3: POPULATION CHANGE FOR AFRICAN-AMERICAN AND CAUCASIANS IN WARREN COUNTY - 2000 & 2010**



Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1)



### Demographics

According to Census data, Warren County has maintained a consistent level of racial and ethnic diversity.

**INCOME:** Income data for Warren County indicates that per capita income has decreased by 4.9 percent for the decade of 2000 to 2010. In contrast, the average household income of the county has increased by 13.3 percent and the poverty rate has also decreased by 12 percent.

This data can be partially explained by the number of residents working outside of Warren County. In the year 2000, 54 percent of residents worked outside of the county and this number increased to 63 percent in 2010.

An exodus of residents living below the poverty line may have occurred due to a lack of employment opportunities within the county. This coincides with the population loss experienced by the county, and more specifically a reduction of family households.

# COMMUNITY PROFILE: General Demographics

## SUMMARY: General Demographics

Warren County and its municipalities are presently experiencing several significant issues which will be exacerbated in the future without major intervention. These issues include:

- *Population decline,*
- *Increasing stock of abandoned and dilapidated housing,*
- *Exodus of young residents,*
- *Exodus of families with children,*
- *Aging population,*
- *Pattern of decreasing per capita income*

The concerns identified above are presented as those General Demographic issues Warren County must confront over the time period for which this Comprehensive Plan covers.

Policies must be considered that addresses dilapidated occupied and vacant properties either owned by delinquent property owners or vacated properties. Acquisition of these properties or initiation of cooperation between the property owner and either the County or municipal government to improve the property is an essential first step in creating communities attractive to new residents.

The role of elderly residents must also be expanded within in to provide volunteer services through literacy programs or as mentors. This relationship is beneficial for the jurisdictions and individuals as it allows this age cohort to remain active and provide certain services to the community.

Increasing per capita income to more closely resemble the state average should also be a priority. This alone could have an immense impact on retaining and attracting younger residents.



### Volunteers:

Increasing the opportunities for older residents to volunteer in schools and other public institutions can benefit the community and individuals.

# COMMUNITY PROFILE: HOUSING



Residential properties represent a significant portion of land use within Warren County and to a greater extent, in each of its contained jurisdictions. Ensuring adequate housing should be a priority for any community which seeks to improve its quality of life and attract new residents.

This section contains an assessment of current housing within Warren County, Camak, Norwood, and Warrenton. Information regarding the adequacy and suitability of the existing housing in each jurisdiction is presented in this section through an analysis of the following:

- *Number of Housing Units*
- *Type of Housing Units*
- *Condition of Housing Units*
- *Occupancy of Housing Units*
- *Housing Stock*
- *Number of Vacant Units*
- *Housing Type & Mix*
- *Cost of Housing Units*
- *Housing Cost (Owner Occupied and Renter Occupied)*
- *Cost Burden Households*
- *Age of Housing*
- *Housing Cost*



# COMMUNITY PROFILE: Housing

**HOUSING STOCK:** Housing conditions within a community provides insight into the economic and social health of the area. Characteristics of vibrant and invigorated communities include new housing developments in conjunction with renovations to existing housing stock. Stagnant growth and excessive numbers of dilapidated and abandoned housing indicates stagnant growth, population loss, and low quality of life.

Warren County contains 2,985 housing units according to the 2010 U.S. Census Bureau. This represents a seven (7) percent increase in the number of housing units since the 2000 Census was conducted.

**VACANT HOUSING UNITS:** A substantial number of vacant housing is located within Warren County, as illustrated by **Figure 2.4**. Between 2000 and 2010, the number of vacant housing units nearly doubled in Warren County, yet again alluding to population loss within the county.

**HOUSING MIX:** Warren County lacks housing diversity. According to the 2007-2011 American Community Survey (ACS) 93 percent of housing units are either a detached single-family housing unit (63 percent) or mobile home/trailer (31 percent). These types of housing units have seen an increase of 3 percent since the year 2000.

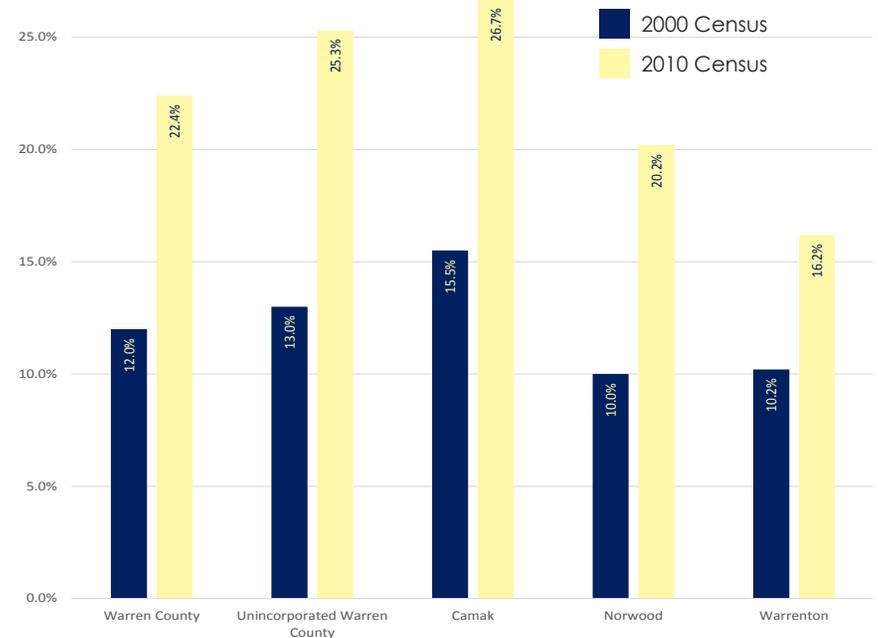
The City of Warrenton has the most diverse housing stock of all jurisdictions. Warrenton housing inventory includes housing from each category of the 2007-2011 ACS with one exception. The city has no housing structures which contain 10-19 housing units.

The highest concentration of single-family housing units are also found in Warrenton. Sixty-eight (68) percent of housing units in Warrenton are of this type. The number of mobile homes and trailers is significantly less than the county at 16 percent.



**Housing**  
The removal of dilapidated and vacant housing was one topic that all stakeholders felt very strongly about.

**FIGURE 2.4: NUMBER OF VACANT UNITS IN WARREN COUNTY & CONTAINED JURISDICTIONS**



Source: U.S. Census Bureau, 2000 and 2010 Summary File 1 (SF1)

# COMMUNITY PROFILE: Housing

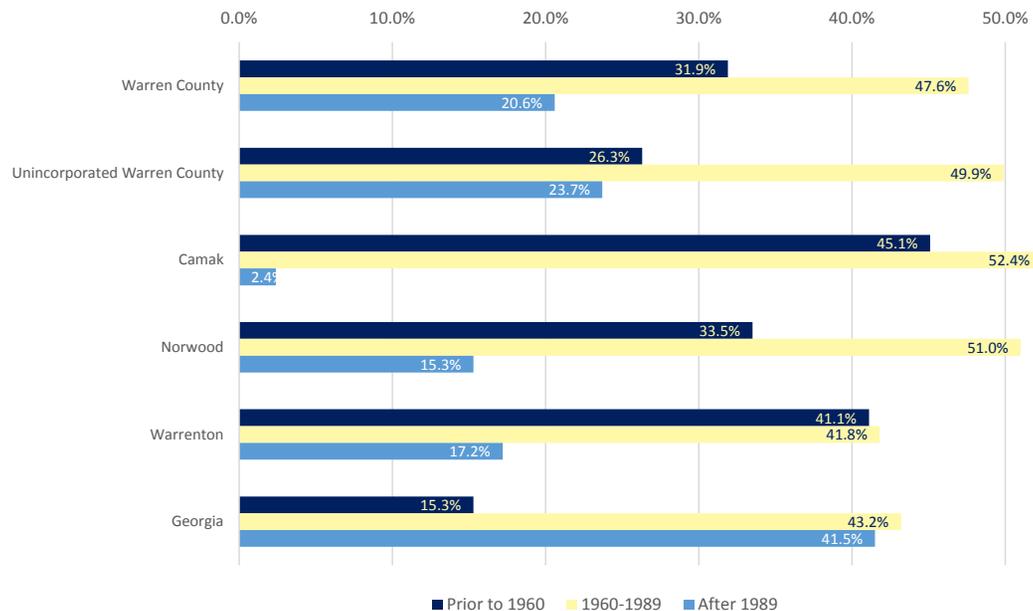
**AGING HOUSING STOCK:** The percentage of housing units constructed in distinct time periods for Warren County, its municipalities, and the state of Georgia are illustrated in **Figure 2.5**. According to the 2007-2011 ACS, nearly 80 percent of all housing units in the Warren County were constructed prior to 1989 and 32 percent of housing units were constructed prior to 1960.

Homes constructed between 1960 and 1989 comprise the largest percentage of housing units in Warren County and are at similar levels for the state of Georgia. However, there is a stark contrast in the percentage of homes constructed prior to 1960 and after 1989.

The percentage of housing units constructed prior to 1960 is 31.9 percent in Warren County and 15.3 percent in Georgia. 41.5 percent of all homes in Georgia were constructed after 1989. Only 20.6 percent of homes in Warren County were constructed after 1989.



FIGURE 2.5 : HOUSING BY AGE AND LOCATION



Source: U.S. Census Bureau, American Community Survey 2007-2011

**HOUSING COST:** **Figure 2.6 (Page II-10)** indicates the value of residential properties for Warren County and its contained jurisdictions. The cost of housing has decreased in Warren County and its contained jurisdictions between 2000 and 2010. The value of residential properties in Warren County has decreased by five (5) percent since 2000.

Camak and Norwood have experienced some increase in residential property values. It must be noted that the small size of these communities allows for the average property values to be skewed significantly based on one or two housing units. There was little change in the property values of Warrenton as the increase was \$30.

**Figure 2.7 (page, II-10)** illustrates median rent in Warren County. Rent has increased by an average of 58 percent for the county. The median rent of \$502 is still well below the state average of \$808.

# COMMUNITY PROFILE: Housing

FIGURE 2.6: MEDIAN PROPERTY VALUES

	Median Value 2000	Median Value 2010	Change in Value	% Percent Change in Value
Warren County	\$46,400	\$44,080	-\$2,320	-5.0%
Camak	\$26,900	\$30,951	\$4,051	15.1%
Norwood	\$32,500	\$36,561	\$4,061	12.5%
Warrenton	\$49,200	\$49,230	\$30	0.1%
Georgia Census*	\$100,600	\$160,200	\$59,600	59.2%

Source: Warren County Tax Assessors 2010 Parcel Data and U.S. Census Bureau, American Community Survey 2007-2011

**COST BURDEN HOUSEHOLDS:** Cost burden households refer to households which spends more than 30 percent of its annual income on housing related expenses such as mortgage cost or gross rent. Cost burden households can occur at every income level due to choices of the household rather than household income.

Data for cost-burden households, was only available for Warren County and the City of Warrenton. This information indicates a total of 22.9 percent of owner occupied housing units in Warren County and 18 percent of owner occupied housing in Warrenton that are categorized as being a cost-burdened household based on the 2000 Census. This statistic was not significantly different than the 21 percent of cost-burdened households statewide.

The 2007-2011 ACS indicates the percentage of cost-burdened households increased in Warren County by 4.6 percent and in Warrenton by 7.1 percent. These increases have not surpassed the statewide increases of cost-burdened households at 29 percent.

FIGURE 2.7: MEDIAN VALUES FOR RENTAL UNITS

	Median Value 2000 Census	Median Value 2007-2011 ACS	Change in Value	% Percent Change in Value
Warren County	\$316	\$502	\$186	58.9%
Camak	\$325	\$408.00	\$83	25.5%
Norwood	\$269	\$338.00	\$69	25.7%
Warrenton	\$317	\$448.00	\$131	41.3%
Georgia	\$613	\$808.00	\$195	31.8%

Source: U.S. Census Bureau, American Community Survey 2007-2011



### Housing Types

Although single family homes are the prevalent type of housing in Warren County, a variety of housing types should be requested of future developers.

# COMMUNITY PROFILE: Housing

## **SUMMARY: Housing**

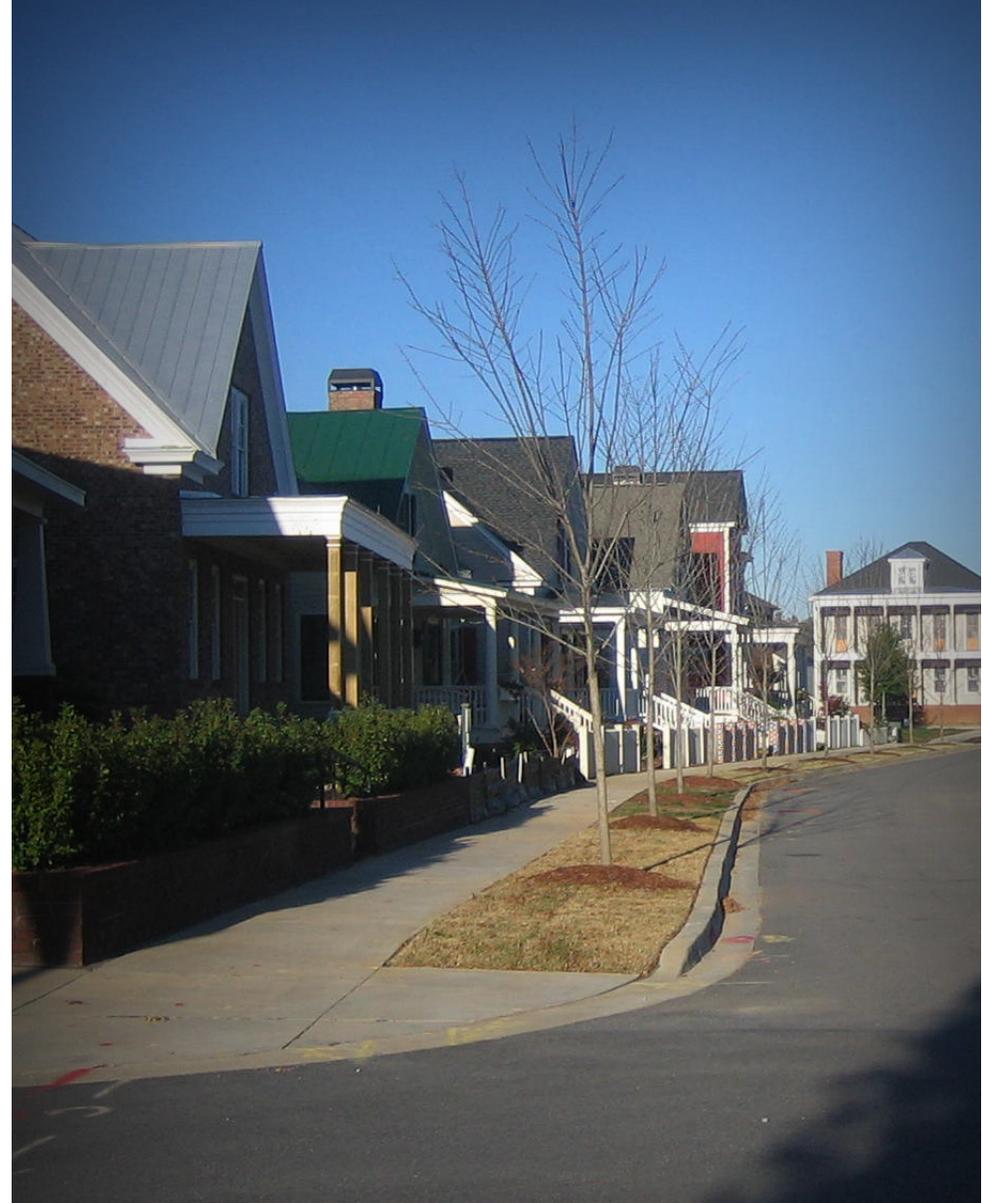
Warren County and its contained municipalities are presently experiencing several significant issues which will be intensified in the future if not addressed. They include:

- *Increasing number of vacant housing*
- *Increasing number of dilapidated housing units*
- *Spread of blighted neighborhoods,*
- *Lack of housing diversity,*
- *Aging housing stock*

The major concern regarding housing in Warren County and its contained municipalities is the increasing number of dilapidated and vacant housing units. This is the primary issue for the municipalities as derelict housing stock is having a negative effect on property values, the recruitment of businesses to the area, the attraction potential residents, and the overall well-being of the community.

Municipalities, in conjunction with the County, must focus on nuisance abatement for residents. Policies must be put in place to encourage or force absentee property owners to maintain their properties. Steps should also be taken to acquire dilapidated properties held by delinquent property owners and to demolish dilapidated buildings on these properties.

The demolition of vacant and dilapidated housing structures and investment in occupied dilapidated housing units can improve community well-being, provide incentives to developers, and provide an opportunity to concentrate development around existing infrastructure.



### **Attractive Neighborhoods**

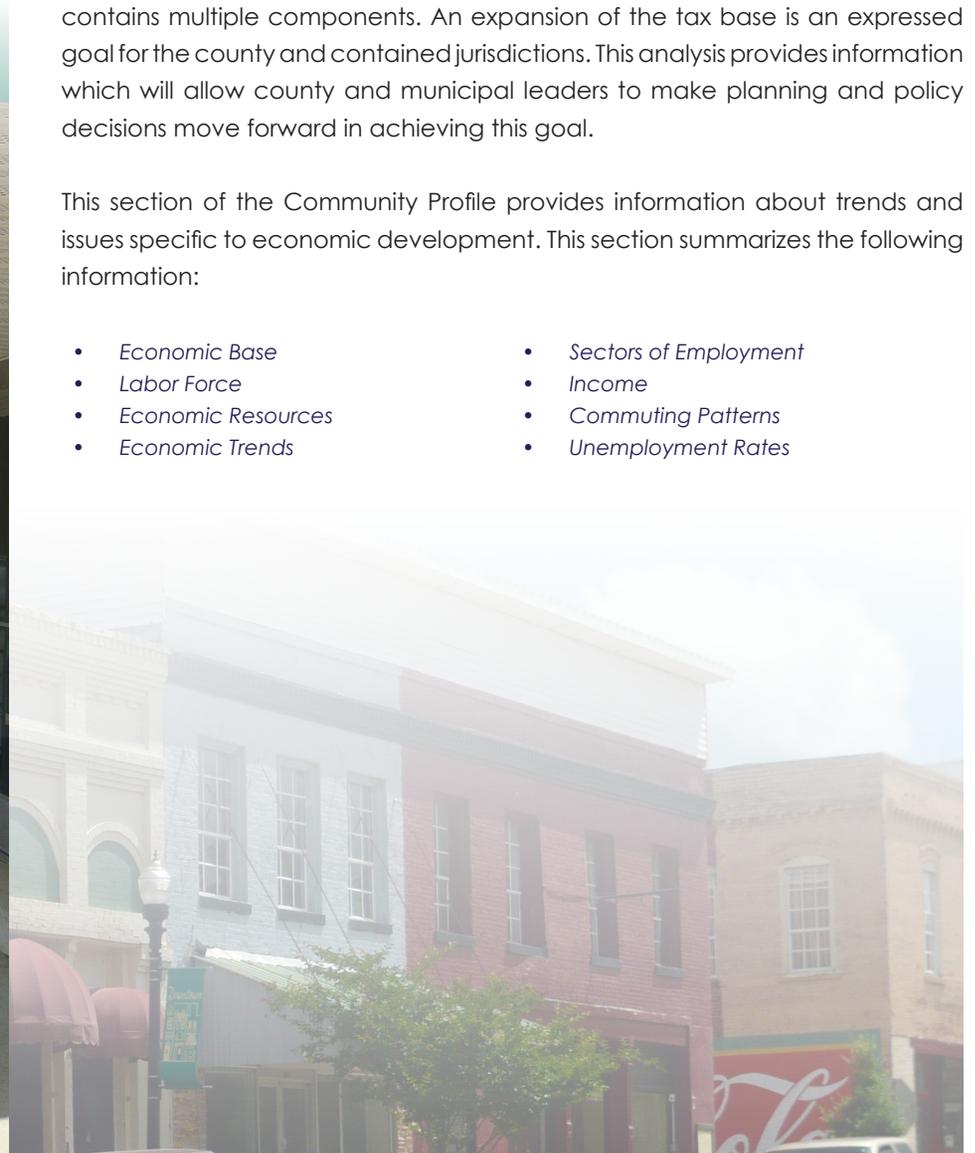
Future housing developments should focus on providing people oriented neighborhoods and amenities.

# COMMUNITY PROFILE: ECONOMIC DEVELOPMENT

The economic engine driving Warren County and its contained jurisdictions contains multiple components. An expansion of the tax base is an expressed goal for the county and contained jurisdictions. This analysis provides information which will allow county and municipal leaders to make planning and policy decisions move forward in achieving this goal.

This section of the Community Profile provides information about trends and issues specific to economic development. This section summarizes the following information:

- *Economic Base*
- *Labor Force*
- *Economic Resources*
- *Economic Trends*
- *Sectors of Employment*
- *Income*
- *Commuting Patterns*
- *Unemployment Rates*



# COMMUNITY PROFILE: Economic Development

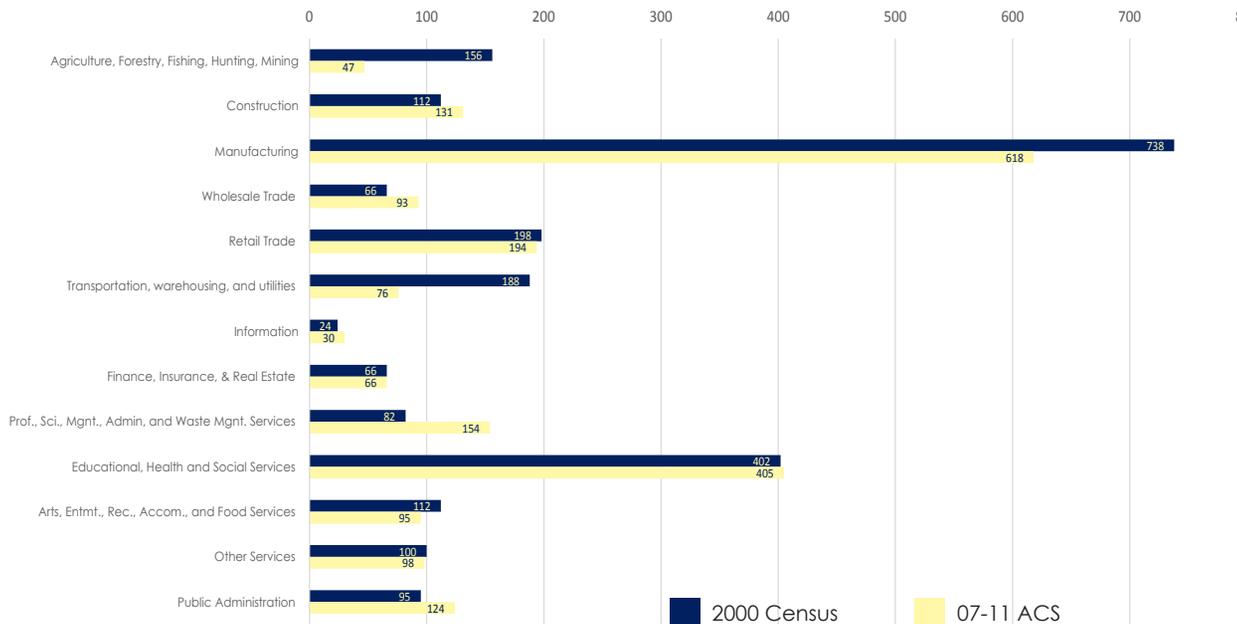
**EMPLOYMENT BY SECTOR:** A review of specific economic indicators provides information essential to helping Warren County reach its economic goals. Initial discussions with stakeholders revealed their desire to compete with surrounding counties to attract new businesses and industries is a community goal.

According to data from the ESRI Business Analyst website, there were a total of 271 individual businesses in Warren County in 2012. **Figure 2.8** illustrates employment by sector for Warren County from the 2000 Census and the 2007-2011 ACS. A total of 2,339 people were employed in Warren County in 2000 and this number was reduced to 2,131 by the 2007-2011 ACS.

Two sectors with the highest employment in Warren County are manufacturing and education, health and social services (EHSS). The manufacturing sector accounted for 32 percent of all employees in Warren County in 2000 and 29 percent of all employees according to the 2007-2011 ACS. Unfortunately, this sector also accounted for the largest loss of employees of any sector at 120



FIGURE 2.8: EMPLOYMENT BY SECTOR



Source: U.S. Census Bureau, 2000 Census and American Community Survey 2007-2011

in this time frame. After manufacturing, the transportation sector had the largest loss of employees in this time frame at 112.

The EHSS sector accounted for 17 percent of all employees in 2000. This increased to 19 percent according to the 2007-2011 ACS.

The remaining sectors listed in **Figure 2.8** reveal that information regarding sector employment in Warren County was not completely negative. Seven of the 13 sectors increased its number of employees during this time frame. The professional, scientific, management, administrative, and waste management sector posting the greatest gain in employees at 72.

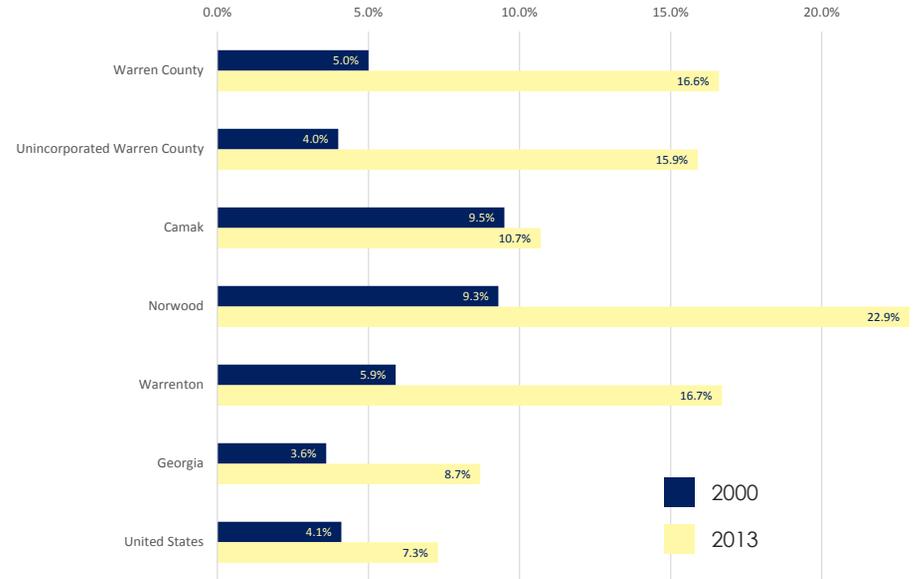
# COMMUNITY PROFILE: Economic Development

**UNEMPLOYMENT RATES:** The recent economic recession has had a devastating effect on employment throughout the country. The unemployment rate for the United States peaked at 10 percent in October 2009 according to the Bureau of Labor and Statistics. **Figure 2.9** illustrates unemployment levels for Warren County, Georgia, and the United States based on 2000 census data and 2013 labor statistics.

The majority of Warren County jurisdictions experienced a significant increase in their unemployment rate between 2000 and 2013. The majority of these jurisdictions tripled their unemployment rate. Although the town of Norwood only doubled its unemployment rate, it has the highest unemployment rate in the county at 22.9 percent.

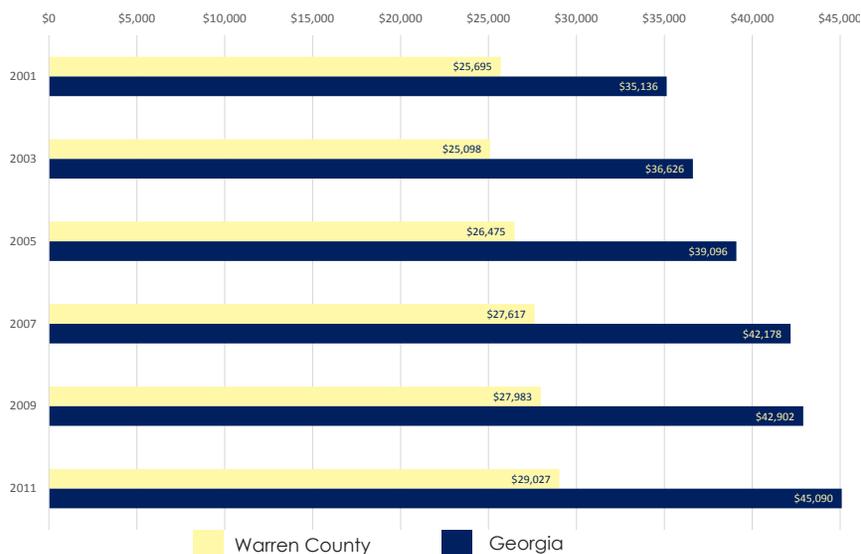
The Town of Camak has the lowest rate of unemployment in the county, currently at 10.7 percent. Warren County unemployment rates are significantly higher than Georgia's and the United States.

**FIGURE 2.9: UNEMPLOYMENT LEVELS FOR WARREN COUNTY 2000 & 2013**



Source: U.S. Census Bureau, 2000 Census and U.S. Bureau of Labor and Statistics

**FIGURE 2.10: AVERAGE ANNUAL INCOME FOR WARREN COUNTY AND GEORGIA 2000 - 2011**



Source: U.S. Bureau of Labor and Statistics

**INCOME:** Income is another economic indicator which provides useful information. **Figure 2.10** illustrates the average annual income for Warren County and Georgia residents between 2001 and 2011 based on Bureau of Labor and Statistics data.

The average annual income for employees living in Warren County has increased by \$3,332 over 10 years. This income level is nearly stagnant compared to the \$9,954 increase for the state of Georgia. Income stagnation is believed to be one of the major causes for the exodus of younger residents from the county.

**COMMUTING PATTERNS:** The majority of Warren County residents work outside of the county. **Figure 2.11 (on page II-15)** shows the location of employment for residents. This percentage increased slightly between 2000 and 2007 indicating that residents are continuing to seek employment outside of Warren County

# COMMUNITY PROFILE: Economic Development

FIGURE 2.11: LOCATION OF EMPLOYMENT FOR WARREN COUNTY

	2000 Census	2007-2011 ACS
Percent Worked in Georgia	97.6 %	98.5 %
Percent Worked Outside Georgia	2.4 %	1.5 %
Percent Worked in Warren County	43.1 %	35.8 %
Percent Worked Outside Warren County	54.4 %	62.7 %

Source: U.S. Census Bureau, 2000 Census and American Community Survey 2007-2011

## SUMMARY: Economic Development

Warren County and its municipalities are contending with several major concerns regarding economic development. These concerns are as follows:

- A lack of job opportunities and perception of stagnant wages that is influencing younger residents to leave,
- A significant amount of job losses experienced between 2000 and 2010,
- The county unemployment rate of 16.6 percent,
- Nearly 63 percent of the workforce is employed outside of the county.

Warren County and county agencies tasked with the recruitment of new businesses and industries continue to focus on this goal. Policies should be adopted to attract these types of entities and encourage alternative types of business models.

The county should enhance efforts to train residents for businesses and industries currently located in Warren County. The Warren County School Board in conjunction with Oconee Fall Line Technical College are capable of providing such training.



### Transportation

CSX facilities continue a long tradition of rail transportation through the town of Camak.

# COMMUNITY PROFILE: COMMUNITY FACILITIES

An assessment regarding the availability and adequacy of community facilities is important to understanding a communities ability to maintain its local population and attract future residents.

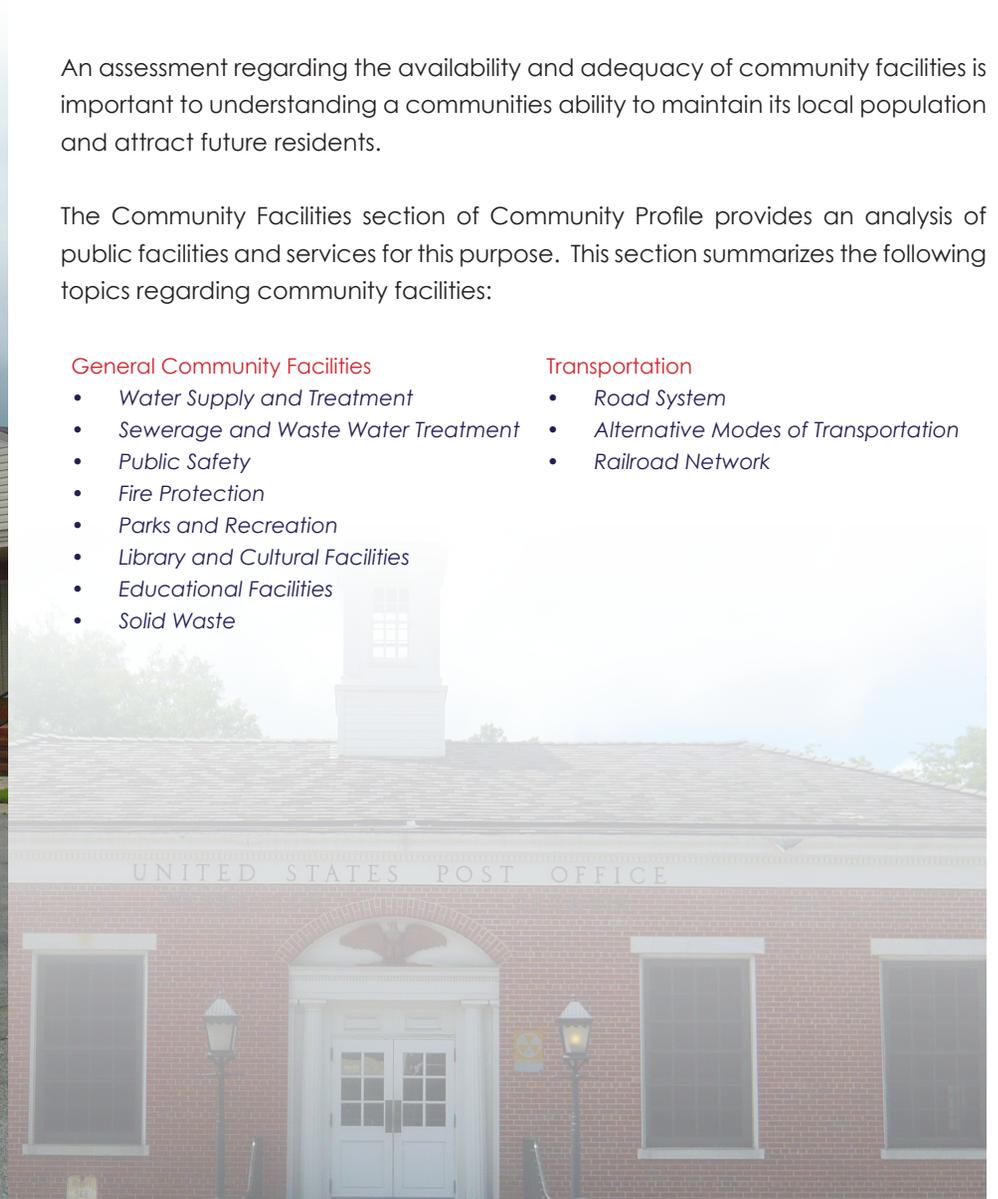
The Community Facilities section of Community Profile provides an analysis of public facilities and services for this purpose. This section summarizes the following topics regarding community facilities:

#### General Community Facilities

- *Water Supply and Treatment*
- *Sewerage and Waste Water Treatment*
- *Public Safety*
- *Fire Protection*
- *Parks and Recreation*
- *Library and Cultural Facilities*
- *Educational Facilities*
- *Solid Waste*

#### Transportation

- *Road System*
- *Alternative Modes of Transportation*
- *Railroad Network*



# COMMUNITY PROFILE: Community Facilities

**WATER SUPPLY AND TREATMENT:** Accessibility to potable water is a fundamental need for communities to exist. Having a surplus of potable water allows for growth which can be a favorable factor in attracting new businesses and industries to an area.

Warren County does not operate a public water system. Private wells and links to the McDuffie County water system (primarily along the eastern border of the county) provides water to unincorporated parts of the county.

The City of Warrenton operates a water system comprised of an intake station at Paul Marshall Lake. This facility is permitted to withdraw 750,000 gallons per day (gpd) of water by the Georgia Environmental Protection Division.

Warrenton has the capacity to treat 1,000,000 gpd and capable of storing up to 900,000 gpd. Demand at its peak is 450,000 gpd. Warrenton has a sufficient water supply for residents and emergency needs and a surplus of supply for other needs.

The Town of Camak purchases 250,000 gpd from Warrenton to serve its residents. Camak is capable of storing another 250,000 gallons of water in the elevated storage take located near the northeast border of the town.

The City of Norwood operates two deep-water wells to supply its residents with potable water. Norwood can supply 1,000,000 gpd, however, average demand hovers near 20,000 gpd. Norwood currently operates only one of its two water tanks which has a 100,000 gallon capacity.

Warren County, Warrenton and Norwood have a surplus of potable water which can be used to serve a growing population and the requirements of most new industries and businesses. County-wide population loss of 7.9 percent has increased water supply for the majority of the county. Norwood and Warrenton may consider reducing its withdrawal amount to levels consistent with population loss.



## Water Storage

Old elevated storage tank in the center of Camak that has become an object of cultural significance as the town is now served by an elevated tower north of town.

## COMMUNITY PROFILE: Community Facilities

**SEWERAGE AND WASTE WATER TREATMENT:** A functioning sewerage system and waste-water treatment facility is as fundamentally necessary as a water system and can serve as an attractor for new businesses and industries.

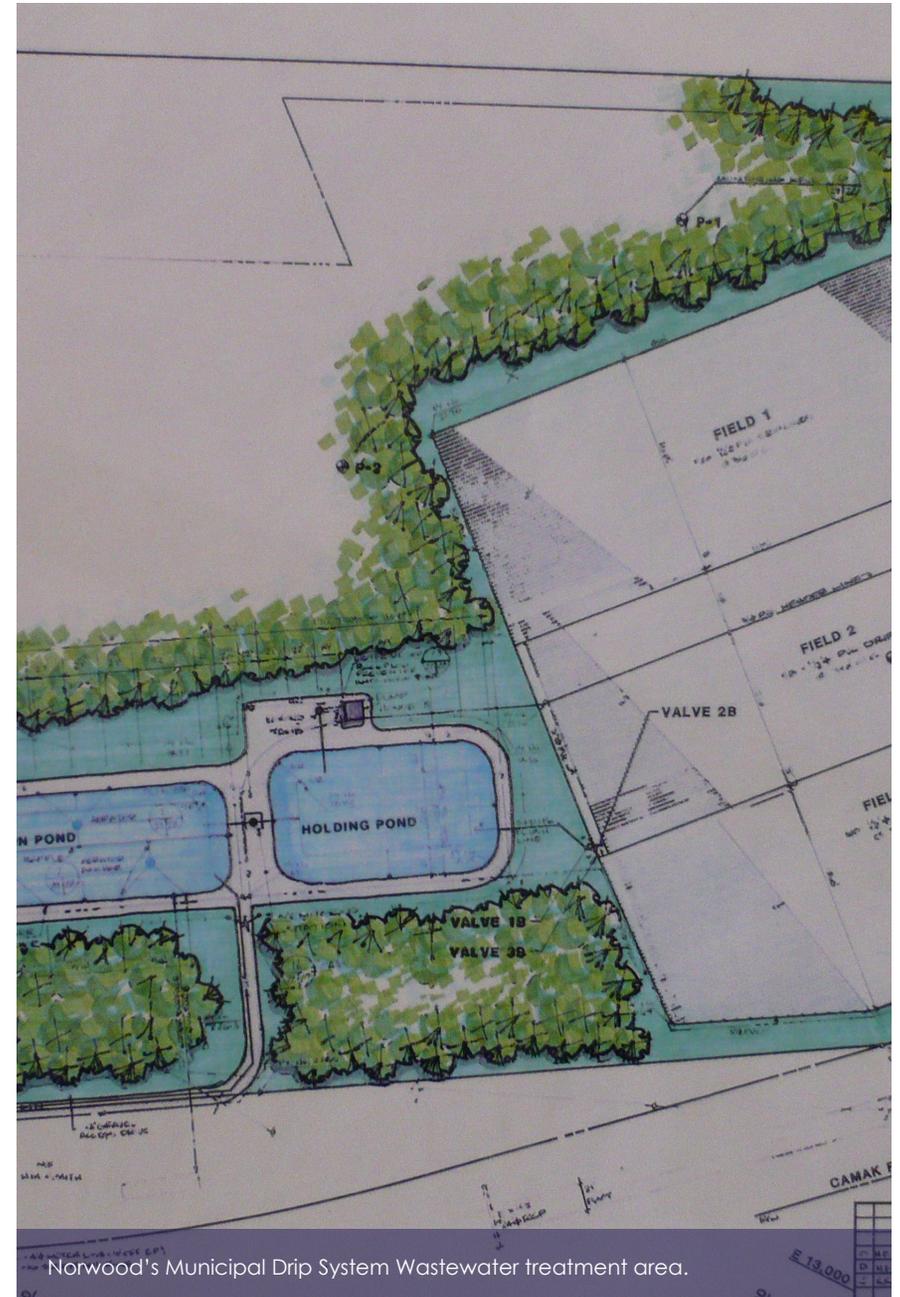
Warren County does not operate a sewerage system. Several sewerage options are provided for residents living in unincorporated Warren County. The majority of residents living in unincorporated areas and all residents of the Town of Camak use septic tanks. Warren County is currently facilitating the extension of sewer lines from Warrenton to Camak. Eventually, this phased extension will serve areas near the interstate interchanges.

This sewer line extension to Camak and potentially beyond will give sewer access to residents of both Camak and unincorporated Warren County who live along the extension route (Highway 80). McDuffie County also provides some residents in unincorporated areas sewer service. This is limited to residents near the county boarder along Highway 12.

The City of Warrenton currently operates two oxidation ponds which have the capacity to treat a total of 500,000 gallons per day. The current daily demand is near 250,000 gpd.

The City of Norwood operates a drip soil absorption system which uses traditional gravity pipe system channel wastewater to the drip system. This system provides Norwood with a capacity of 50,000 gpd. The system currently operates near 25,000 gpd. This system in conjunction with a 400,000 gallon storage pond, provides Norwood its wastewater and sewerage needs.

Warrenton and Norwood operate the only sewerage systems in the county and are currently operating at half their capacity. Population trends also suggest that existing usage will diminish. The sewer line extension from Warrenton to Camak will also reduce Warrenton's sewerage capacity, however, both Warrenton and Norwood continue to have enough capacity to supply sewer services to potential new businesses.



Norwood's Municipal Drip System Wastewater treatment area.

# COMMUNITY PROFILE: Community Facilities

**PUBLIC SAFETY:** There are two (2) law enforcement agencies operated by local jurisdictions. The Warren County Sheriff's Department is located in the Warren County Emergency Operations Center (EOC). The Sheriff's department currently has seven sworn law enforcement officers. The county Sheriff oversees six (6) deputies, one of which operates the K-9 unit.

The City of Warrenton operates a police department which is operated out of City Hall. The police department currently has 14 sworn officers, seven (7) full time officers, one of which operates the K-9 unit, and seven (7) part-time officers. The Warren County Sheriff and Warrenton Police Department contract with McDuffie County for jail facilities as none are located in Warren County.

**FIRE PROTECTION:** Warren County currently operates five (5) volunteer fire stations. Camak and Norwood each contains one fire station. The other three (3) stations are spread throughout unincorporated Warren County. The EOC also houses the Fire Rescue service which includes fire equipment and emergency medical service vehicles. The City of Warrenton operates one fire station which is staffed by volunteer fire fighters.

The Warren County fire department has a current split rating of 6/9 from the Insurance Services Organization (ISO). The Warrenton Fire Department has an ISO rating of 6. The fire stations in both Camak and Norwood have an ISO rating of 5. ISO ratings are not legal standards, but provide recommendations that allow insurance companies to set fire insurance rates.

**PARKS AND RECREATION:** Public parks and recreation facilities are located in Warrenton, Camak, and Norwood. These municipalities contain a total of 20 acres of active and passive parks. Warren County is currently working with the Warren County School Board to improve recreational facilities and provide additional venues.

The City of Warrenton contains multiple recreational areas including a downtown park which contains playground equipment and tennis courts. The Memorial Park (**pictured to the right**) located in Camak is an excellent example of a passive park and should be replicated in other areas.



City of Warrenton, Police Cruiser and K-9 unit



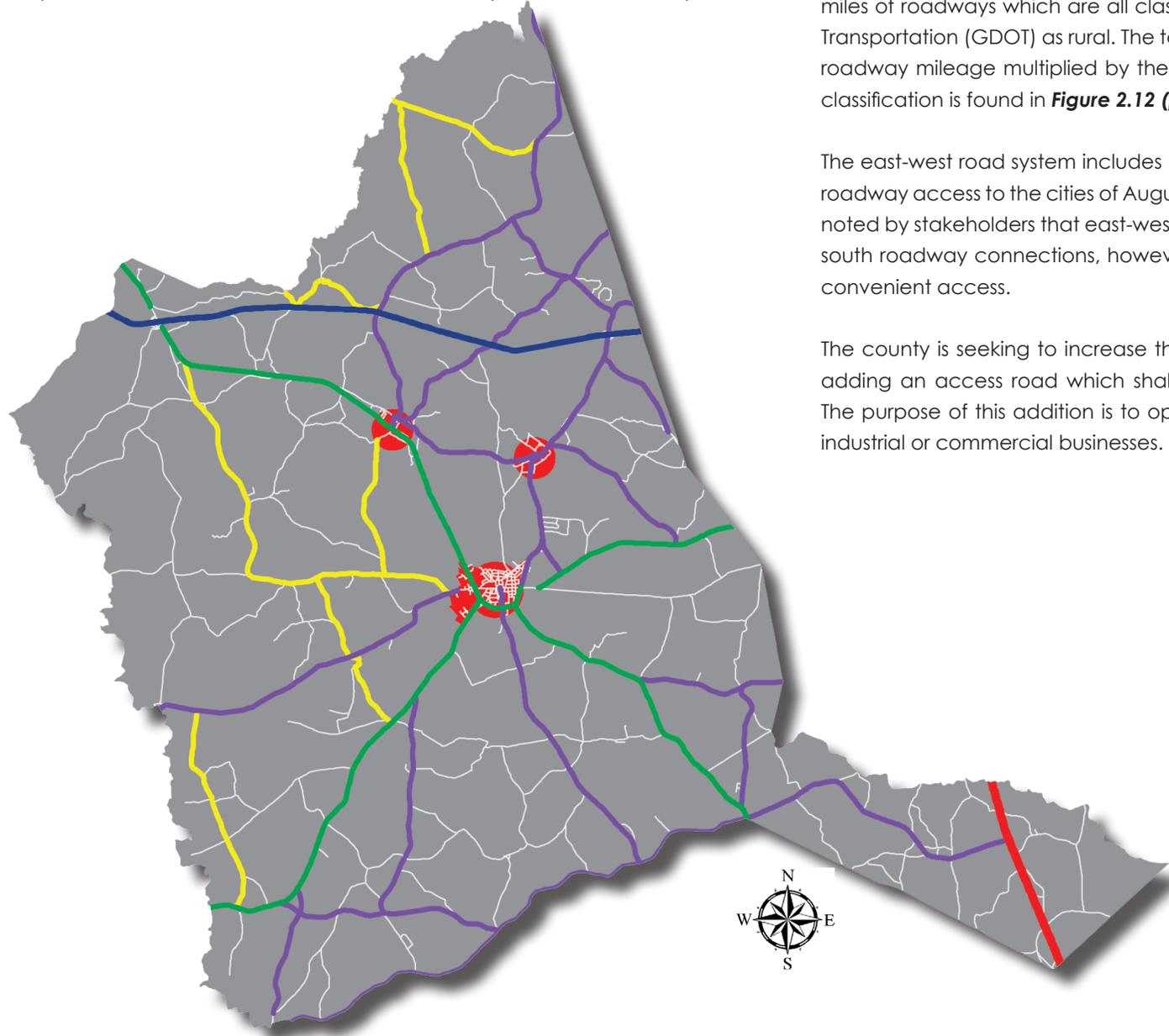
City of Norwood, Volunteer Fire Department



Town of Camak, Memorial Park

# COMMUNITY PROFILE: Community Facilities

Map 2.1: Functional Classification of Roadway in Warren County



**ROAD SYSTEM:** Warren County currently contains a total of 427.96 miles of roadways which are all classified by the Georgia Department of Transportation (GDOT) as rural. The total lane mileage, which is defined as roadway mileage multiplied by the number of lanes, for each roadway classification is found in **Figure 2.12 (page II-21)**.

The east-west road system includes Interstate Highway 20 which provides roadway access to the cities of Augusta and Atlanta, Georgia. It has been noted by stakeholders that east-west connections are satisfactory. North-south roadway connections, however, do not provide the same level of convenient access.

The county is seeking to increase the total number of roadway miles by adding an access road which shall be located south of the interstate. The purpose of this addition is to open a vast swath of land to potential industrial or commercial businesses.

**Legend**

- Rural Interstate
- Rural Principal Arterial
- Rural Minor Arterial
- Rural Major Collector
- Rural Minor Collector
- Rural Local

# COMMUNITY PROFILE: Community Facilities

FIGURE 2.12: LENGTH OF ROADWAY BY FUNCTIONAL CLASSIFICATION

Functional Classification	Mileage	Lane Mileage
Rural Interstate	13.7	53
Rural Principal Arterial	4.65	9
Rural Minor Arterial	39.69	79
Rural Major Collector	96.74	193
Rural Minor Collector	37.40	75
Rural Local	236.34	472
Totals	427.96	882

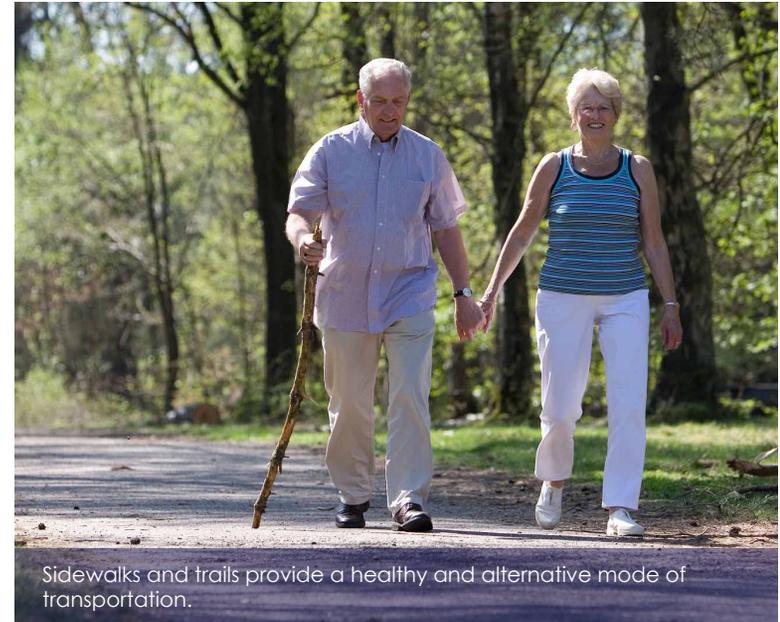
Source: Georgia Department of Transportation Office of Transportation Data

**ALTERNATIVE MODES OF TRANSPORTATION:** Warren County does not have an inventory of pedestrian facilities within the county. The information presented in this section is based on staff research. The Jewell community is the only area within unincorporated Warren County that contains pedestrian facilities. This sidewalk connects the Jewell community to the Ogeechee River. The sidewalk is currently covered with vegetation, however, it is in decent condition.

The Town of Camak has several sidewalk segments that measures approximately 1,200 feet along Lazenby Road and Railroad Street. This sidewalk is poised to be linked to other areas of the town. The City of Norwood does not currently have any sidewalks within its municipal boundaries. The City of Norwood and Town of Camak both have road segments where pedestrian traffic has created a dirt path.

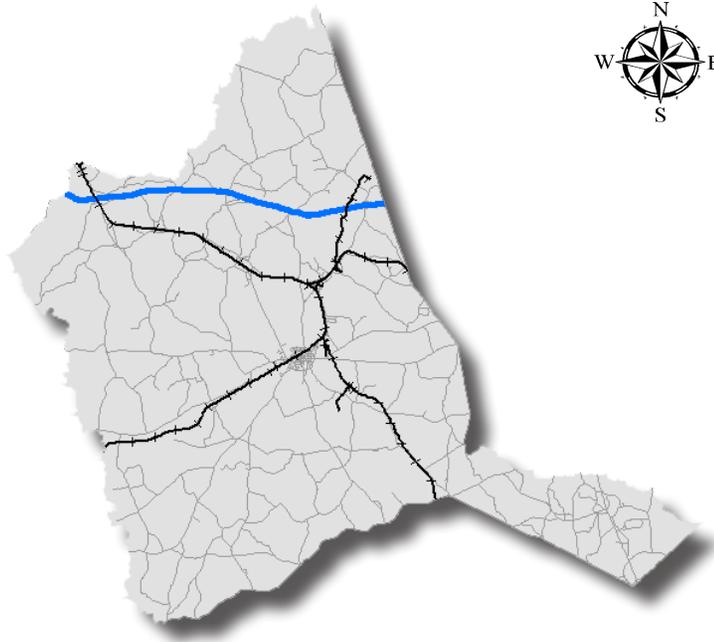
The City of Warrenton has the most extensive network of pedestrian facilities in Warren County. The city has approximately 3.7 miles of sidewalks. The largest segments are located in city center and in residential areas near downtown. These facilities provides pedestrian connections for residential areas near downtown. Sidewalk facilities are not linked to neighborhoods north of the railroad tracks and many neighborhoods located in the southern area of the city have no access to sidewalk facilities.

Warren County roadways generally have low levels of traffic. This allows for long-rides through scenic countrysides. Warren County does host one cycling event annually to take advantage of these roadway conditions.



# COMMUNITY PROFILE: Community Facilities

Map 2.2: Rail Network in Warren County



**RAILROAD NETWORK:** Three railway companies currently operate rail-lines throughout Warren County (**Map 2.2**). These railroad companies are:

- CSX Transportation operates approximately 37 miles of track
- Norfolk Southern operates approximately 10 miles of track
- Georgia Woodland Railroad operates approximately 1.22 miles of track

In total, these railway companies operate approximately 49 miles of rail lines throughout Warren County. The purpose of these rail-lines is primarily to move freight. These rail companies serve local industries by transporting lumber and aggregate from local lumber yards and quarries.

Railroads are part of the culture Warren County. The Town of Camak celebrates Railroad Days annually to celebrate the importance of rail-lines in the founding of Camak.

**LIBRARY AND CULTURAL FACILITIES:** Warren County operates one library located in McGregor Square, Warrenton. The library currently operates with two (2) full time staff members which oversees a collection of approximately 13,500 books and audio & video media. Public computers with internet access are available to patrons and is currently the most popular service offered. In 2004, the library was renovated to repair the roof and improve the interior.

The Old Warren County Gym and Cultural Center is located near downtown and provides residents a site for performances and minor athletic events. This site is listed on the National Register of Historical Sites and is a treasured asset to the community.

The Knox Theater is another community asset. Although currently not in use due to renovations, the Knox Theater is the local performing arts venue and has the potential to be a significant revenue generator for the community once renovations are complete.



The Warren County Library provides educational resources for the entire county.

# COMMUNITY PROFILE: Community Facilities

**EDUCATIONAL FACILITIES:** Warren County contains four (4) schools which provide classes for students beginning in pre-kindergarten to the 12th grade. The Warren County School System contains Freeman Elementary, Warren County Middle School, and Warren County High School (middle school and high school are located on the same site). Briarwood Academy is a private school offering classes from pre-kindergarten to 12th grade.

**Figure 2.13** outlines enrollment levels for all county schools. Population data revealed that households with children are the largest cohort leaving the county and school enrollment data confirms this assertion. The Warren County School System has contracted by 593 students since the year 2000. Briarwood Academy has seen an insignificant reduction in its student population. This may be attributed to it being a private school with regional ties.

The Warren County School Board in cooperation with community leaders have created the Warren County Career Academy. This institution provides educational opportunities not found in traditional classrooms. Vocational training in welding, computer literacy, construction, and nursing is provided. Program graduates are able to work in their chosen field or seek further training with a firm foundation of their chosen field.

The Warren County Career Academy is in the process of starting “Advance Placement (AP)” classes. The Warren County School Board is working with Oconee Fall Line Technical College and potentially, Georgia Regents University, to have college level course taught on site. The school board is working with Taliaferro and Glascock counties to provide transportation to the academy for their students to also participate.

FIGURE 2.13 ENROLLMENT IN LOCAL SCHOOLS

School	2000	2013	2000-2013 % Change
Warren County High School	478	358	-25.1 %
Warren County Middle School	299	132	-55.9 %
Freeman Elementary School	466	160	-65.7 %
Briarwood Academy	291	290	-0.3 %

Source: Georgia Department of Education



Warren County Middle and High School are combined on one campus.



Freeman Elementary School serves the entire county.



Briarwood Academy provides an alternative to the public school system.

# COMMUNITY PROFILE: Community Facilities

## SOLID WASTE MANAGEMENT

Prepared in accordance with the Georgia Comprehensive Solid Waste Management Act (1990,) the Joint Warren County, Camak, Norwood, and Warrenton Solid Waste Management Plan (the "SWMP") was adopted by all four (4) participating communities by January, 2005. The SWMP was prepared in accordance with state-wide solid waste management planning standards and procedures. The document evaluates Warren County communities' ongoing waste disposal streams, collection and disposal methods, land limitations in relation to the siting of solid waste handling and disposal facilities; and, proposes implementation strategies for the purposes of meeting local and state goals regarding adequate solid waste handling capacity and possible waste reduction.

The current SWMP document was reviewed as part of this comprehensive planning process (and concurrent service delivery strategy review) to ensure that existing local collection and disposal arrangements remain sufficient to meet the current and future needs of Warren County residents.

Since the adoption of the of the 2005 SWMP, Warren County has created four (4) collection points throughout the county which allows residents of unincorporated areas to drop off household garbage. Approximately 30 tonnes of household garbage is collected per month. The City of Norwood provides curbside pick up and it is delivered to Warren County for transport to the McDuffie County landfill by Advance Disposal. Norwood produces approximately 10 tonnes of household garbage per month.

The Town of Camak also offers local residents curbside pickup which is delivered to the McDuffie County landfill by a sub-contractor. The town renews this contract on yearly basis and is usually with a local business. Camak produces a total of 11.2 tonnes of household garbage per month. Warrenton has a contract with Precision Waste Disposal that expires in December of 2015. Warrenton is responsible for transporting its on solid waste to the McDuffie County land-fill.

In addition to the review of collection and disposal data, the "land limitation" component of the 2005 SWMP has been re-evaluated in conjunction with the other natural and cultural resource, and land use factors assessed in this Plan. The results of the land limitation review are provided in the Community Agenda section of this Plan (**p. AG-13, Land Suitability Map.**)

The comprehensive planning process has revealed that the current SWMP continues to accurately reflect the solid waste management practices and needs of Warren County communities; and, the implementation strategies remain valid methods for improving local solid waste management services and reducing the state-wide waste stream. As the 2005 SWMP horizon nears however, consideration of a topic-specific plan update may be warranted



# COMMUNITY PROFILE: Community Facilities

## SUMMARY: Community Facilities

General Demographics indicate a general reduction in the population of Warren County and its municipalities. This trend is projected to continue, however, this trend is lessening the burden on community facilities. This allows communities the opportunity to focus on improving infrastructure rather than expanding it and assure potential new businesses and industries that their infrastructure needs can be met.

The water supply offered by Warrenton and Norwood is sufficient for their residents. Installed in 1968, the water supply system of Warrenton is aging. A continued investment in maintenance will be necessary to ensure adequate service is maintained. Camak is also dependent on Warrenton's water supply as Camak continues to purchase water from Warrenton. Norwood should also seek to invest in maintenance of its two deep-water wells.

Sewer and waste-water treatment facilities are sufficient for municipalities which offer this service. Warrenton is in the process of upgrading its system as it will begin to provide this service to Camak. Norwood's drip system is a unique facility is also aging and this trait raises questions of long-term viability.

The Warren County Sheriff's Department and Warrenton Police Department combined have enough sworn police officers to exceed the FBI's 2009 Uniform Crime Report average of full-time officers for county agencies (2.7 per 1000 residents) and average of sworn officers for cities less than 10,000 residents (3.5 per 1000 residents). These departments combined provide 1 officer per 277 residents.

Fire protection meets the needs of the communities they serve. The ISO rating for fire protections services has been reduced from the prior ratings reported in the 2005 Comprehensive Plan. This being recognized the organizations that provide these services continue to preform these duties well. When funds are available to do so, some investment in these services is advisable to increase their ISO ratings.

The combined total of acreage designated for parks and recreational use within Warren County is augmented by the recreational opportunities provided by the Ogeechee River and the ability of the public to use some of the activity spaces at local schools. The Warren County government and the Board of Education are currently improving county facilities to provide more active and passive recreational facilities.

The state of transportation facilities vary based on type. Road systems have excellent east-west connections (primarily I-20 and Highway 12). Stakeholders are concerned that there is a lack of a major north-south thoroughfare. Stakeholders have also indicated a desire to improve pedestrian facilities in each municipality. The existing rail network (including spurs) is substantial enough to potentially provide new industries and businesses access to rail service.

Library and cultural facilities in Warren County are important components to the communities in which they are located. The library continues to provide important services and the Old Warren County Gym and Cultural Center remains an icon of Warrenton. Efforts must continue in order to finish renovations to the Knox Theater in order to make this a viable site for Warrenton and Warren County.

Despite the shrinking school enrollment, the Warren County School Board is continuing to improve upon the educational experience it offers its students. Providing remedial skills enhancement to professional skills at the Career Academy, the School Board is providing the best educational experience it can in a competitive market.

# COMMUNITY PROFILE: NATURAL & CULTURAL RESOURCES



Natural and cultural resources found within a jurisdiction can provide it with potential tourist attractions and opportunities for economic development. It is also important to recognize area which should be protected to provide continued resources to the community (ex. watersheds).

The concentration of populations within municipalities allows for the majority of land area to be a primary natural resource. Forest, rivers, prime agricultural lands, and a rich deposit of kaolin provides the county an abundance of resources.

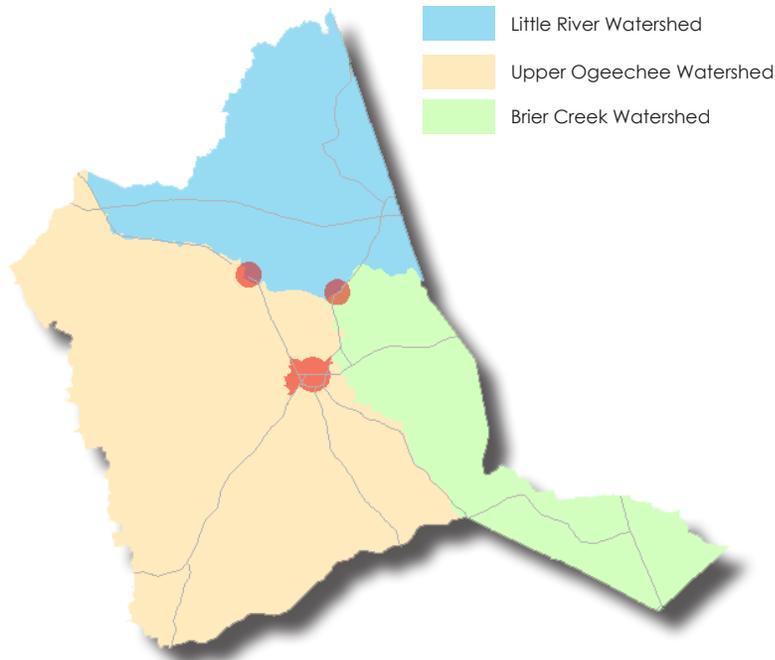
This section provides information regarding the following natural and cultural resources within the county:

- *Public Water Supply*
- *Wetlands*
- *Flood Planes*
- *Soil Types*
- *Cultural Resources*



# COMMUNITY PROFILE: Natural & Cultural Resources

Map 2.3 : Watersheds Located in Warren County



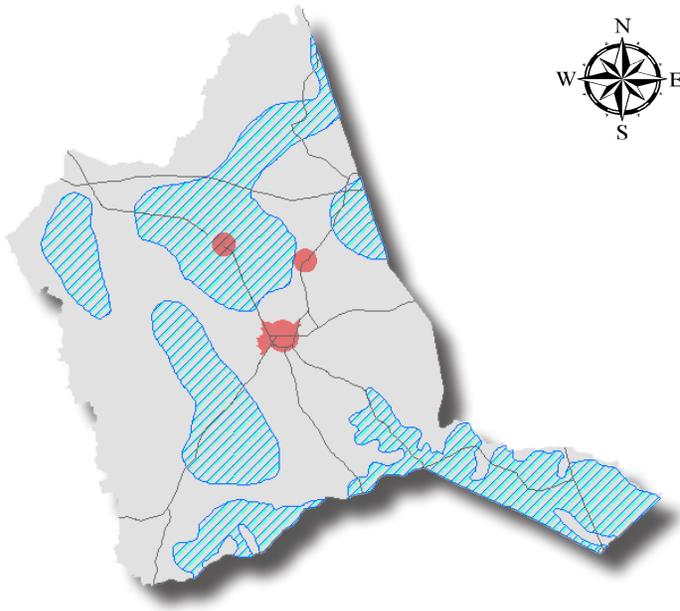
**PUBLIC WATER SUPPLY:** The potable water supply in Warren County and its municipalities is primarily supplied by deep water wells and surface lake extraction (further explained in the “Communities Facilities” section). In combination with extraction and filtration, these naturally occurring water sources are key in allowing residents to have potable water and in many areas throughout the county remain self-sufficient. These naturally occurring water sources have multiple components which allows these naturally occurring water sources to occur. These components include:

- **Watersheds:** Land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.
- **Groundwater Recharge Areas:** Specific surface areas where water passes through the ground to replenish under ground water sources.
- **Aquifer:** Underground water source consisting of permeable or unconsolidated material from which water can be extracted.

**Map 2.3** illustrates the location of the three watersheds that are partially located in Warren County. These watersheds are:

- Upper Ogeechee
- Little River
- Brier Creek

Map 2.4 : Groundwater Recharge Areas Located in Warren County

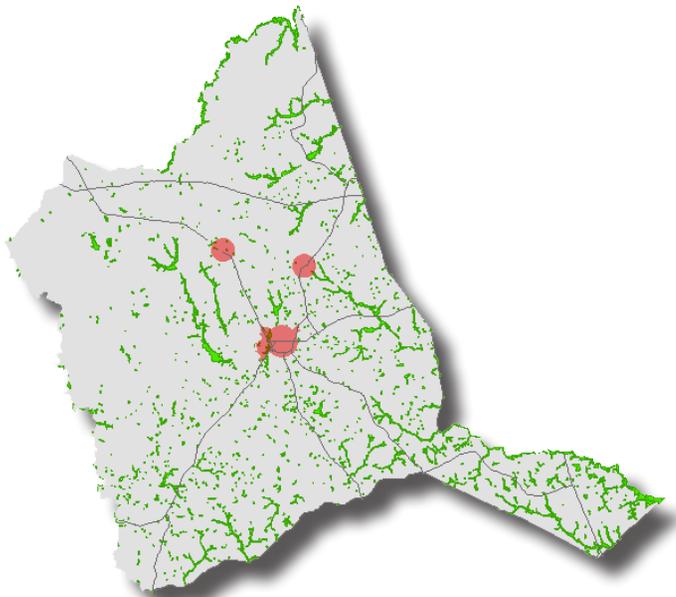


**Map 2.4** illustrates ground water recharge areas. These areas are sensitive areas that should be provided special attention and protection due to the reliance of these underground water sources for a majority of residents. The danger of toxic or hazardous waste contamination of this water supply is a possibility which must be considered when discussing the development or placement of any type of facility in these areas.

**WETLANDS:** Wetlands can be defined as lands which are saturated, either permanently or seasonally, that creates an ecosystem in which contains characteristic vegetation which has adapted to the unique soil conditions. Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species which have adapted to these special conditions.

# COMMUNITY PROFILE: Natural & Cultural Resources

Map 2.5: Wetlands Located in Warren County



The Georgia Department of Natural Resources has identified five categories of wetlands which require special protection through ordinances. These include:

- Open Water Wetlands
- Non-Forested Emergent Wetlands
- Scrub/Shrub Wetlands
- Forested Wetlands
- Altered Wetlands

Wetlands located in Warren County are illustrated in **Map 2.5**. Land uses in wetland areas should be limited to low to no impact uses which include the harvesting of lumber and timber and wildlife and fishery management.

**FLOOD PLAINS:** Flooding can be defined as a situation in which an overflow of water submerges land which usually is not inundated with water. A floodplain is an area designated to store natural water and conveyance, maintain water quality, and provide groundwater recharge.

There are a limited number of flood plains located in Warren County. **Map 2.6** shows the designated flood areas as determined by the U.S. Federal Emergency Management Agency's Flood Insurance Rate Map. Areas delineated in the 100 year flood plane include portions of west Warrenton and limited areas in north Camak and Norwood.

**SOIL TYPES:** The United State Department of Agriculture's Natural Resources Conservation Service has determined that the State of Georgia contains seven (7) different soil profile areas which represents a succession of soil layers of varying thickness and physical chemical properties. Three of these profiles are contained in Warren County. They are:

**Southern Piedmont**

Characterized by steep to gently rolling thin and well drained red soil with sandy loam surface layers over sandy clay to clay subsoils. This area has fair to good suitability for building foundations and fair to poor suitability for septic tanks.

**Carolina & Georgia Sand Hills**

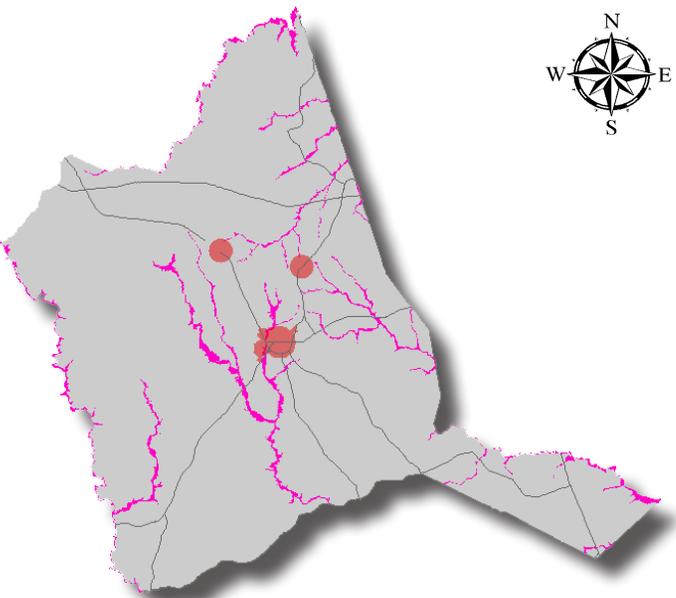
Consists of a belt of gently sloping to steep, well-drained soils originally derived from marine sands, loams, and clays. The area is largely covered with sparse forest of scrub oaks and pines, and has poor to good suitability for residential development and commercial-industry uses.

**Souther Coastal Plain:**

Characterized by gently sloping well-drained sandy loam to sandy soils over friable and sandy clay loam to clay subsoils that are sticky when wet. This area has fair to good suitability for residential development and commercial industry uses.



Map 2.6: Flood Plains Located in Warren County



# COMMUNITY PROFILE: Natural & Cultural Resources

Different types of soils are represented in Warren County. These soil types can be differentiated by the multiple types of different mineral particles in a particular sample. The following are the eight (8) types of soils found:

- Appling-Cecil-Wedowee
- Georgeville-Appling
- Georgeville-Wedowee
- Grover-Madison-Appling
- Orangeburg-Faceville-Wagram
- Roanoke
- Wagram-Troup-Norfolk
- Wedowee-Cecil-Madison

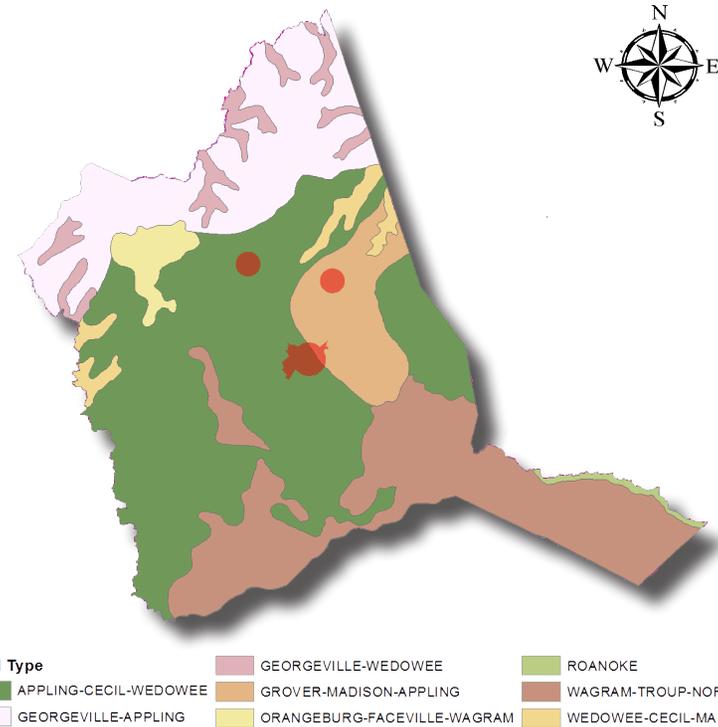
**Map 2.7** indicates the location of each the eight (8) soil types found in Warren County. A description of each soil type can be found in the Appendix document.

**CULTURAL RESOURCES:** Warren County has a significant number of historic sites, structures, objects, and buildings either has national or local cultural significance and can be touted as a cultural resource. Five of these cultural resources are currently listed on the National Register of Historic Places. These include the following.

- Warrenton Downtown Historic District
- Warren County Courthouse (Currently non-contributing due to additions)
- Warren County Gymnasium / Cultural Center
- Jewell Historic District
- Roberts-McGregor House (Demolished although still listed)

In addition to those resources on the National Register of Historical Place there are ten (10) additional residential structures in the county which are eligible to be listed on the National Register, based on a study conducted by the University of Georgia. These are listed on **Map 2.8 (page II-30)**.

Warren County residents also have designated certain sites as those of area significance. These include the Coal Chute in Camak which is one of the few structures of its type in existence and a popular tourist point, Fountain Campgrounds which is primarily operated by the United Methodist Church and has been in existence since 1800, and the Ogeechee Mill which has been in operation since 1847 and still draws visitors to the scenic mill by the river. **Map 2.8 (page II-30)** illustrates the locations of identified cultural resources.

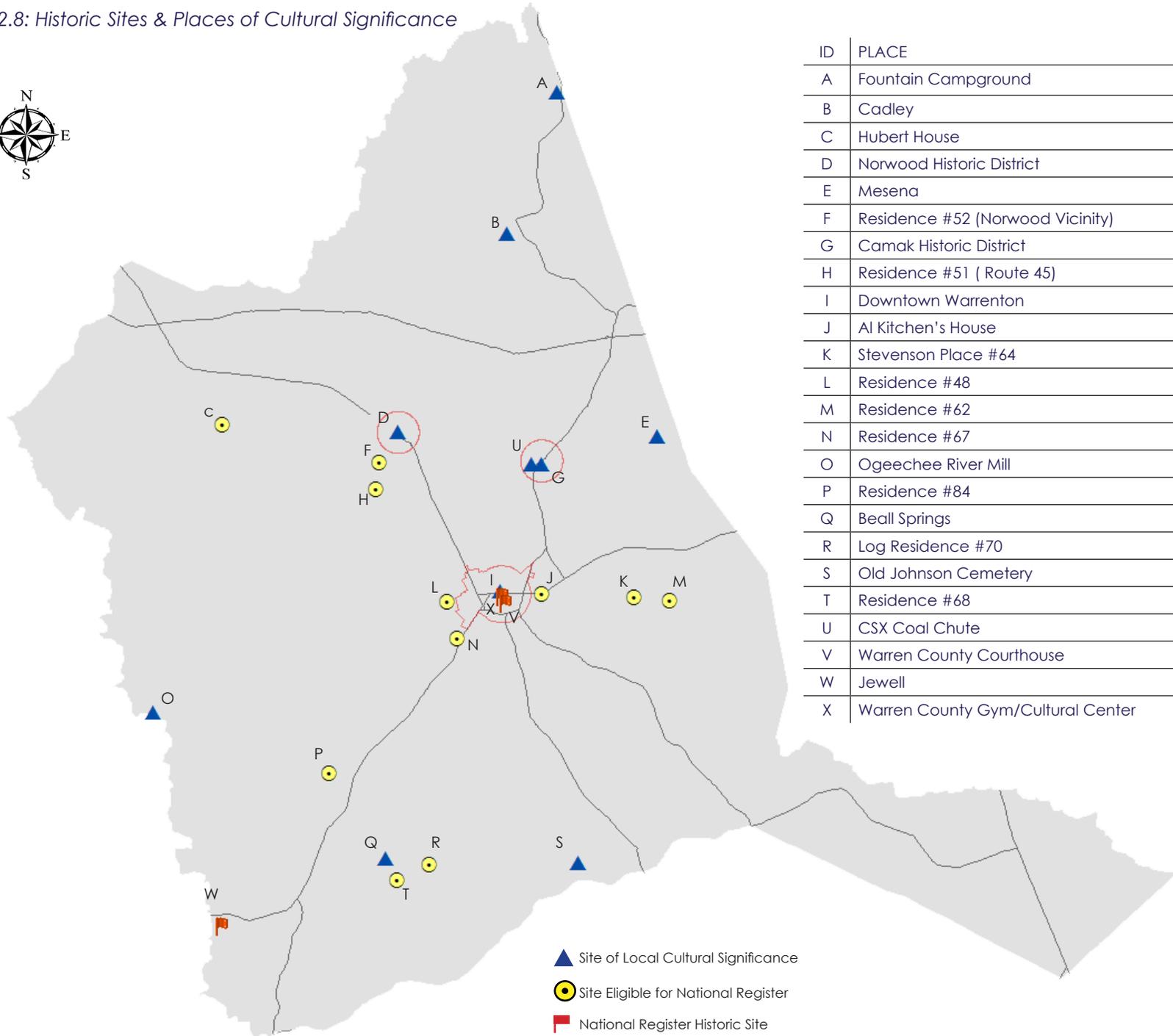


Map 2.7: Soil Types Located Throughout Warren County



Warren County Downtown Historic District

Map 2.8: Historic Sites & Places of Cultural Significance



ID	PLACE	SYMBOL
A	Fountain Campground	▲
B	Cadley	▲
C	Hubert House	●
D	Norwood Historic District	▲
E	Mesena	▲
F	Residence #52 (Norwood Vicinity)	●
G	Camak Historic District	▲
H	Residence #51 (Route 45)	●
I	Downtown Warrenton	▲
J	Al Kitchen's House	●
K	Stevenson Place #64	●
L	Residence #48	●
M	Residence #62	●
N	Residence #67	●
O	Ogeechee River Mill	▲
P	Residence #84	●
Q	Beall Springs	▲
R	Log Residence #70	●
S	Old Johnson Cemetery	▲
T	Residence #68	●
U	CSX Coal Chute	▲
V	Warren County Courthouse	■
W	Jewell	■
X	Warren County Gym/Cultural Center	■

# COMMUNITY PROFILE: Natural & Cultural Resources

## SUMMARY: Natural & Cultural Resources

A vast amount of natural resources and a number cultural resources are located in Warren County. The water resources used for consumption are adequate to meet the current needs of residents and provides some excess capacity for other needs. These water resources are primarily supplied by underground aquifers and surface water. The recharge areas must continue to be protected or the county risks contaminating its most significant supply of water.

There is an abundance of wetlands located throughout Warren County, however, the distribution of wetlands throughout the county allows for development to occur in areas without disturbing these habitats. It is also important that potential developers take into account the soil profiles located within the county and plan projects appropriately.

Warren County and its municipalities contain a plethora of sites of cultural significance throughout the county, including three sites listed on the National Register of Historic Places in the United States.

The natural and cultural resources located in Warren County could be considered its greatest resource. The potential to attract tourist to sites of cultural significance and the abundance on natural resources located in the county could be exploited for economic gain for private industries.

The local timber and mining industry already provides the extraction of local resources. The potential of having secondary industries locate in the county to take advantage of these primary industries could provide Warren County an opportunity to attain its goal of the expansion of its tax base.

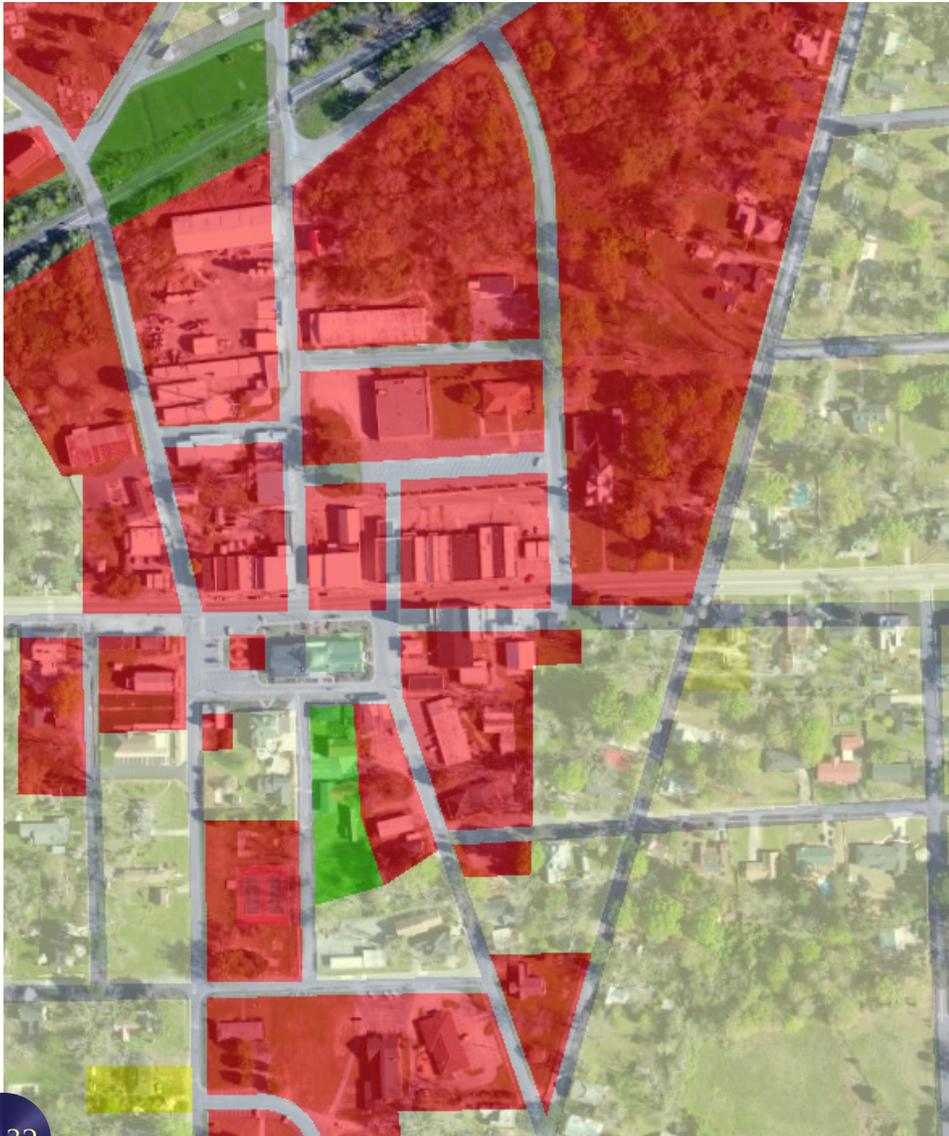
Warren County and its contained jurisdictions are in compliance with requirements of the "Rules for Environmental Planning Criteria." Each jurisdiction has provided a letter acknowledging their compliance.



### Natural Landscapes

An example of the lush land that Warren County offers.

# COMMUNITY PROFILE: LAND USE

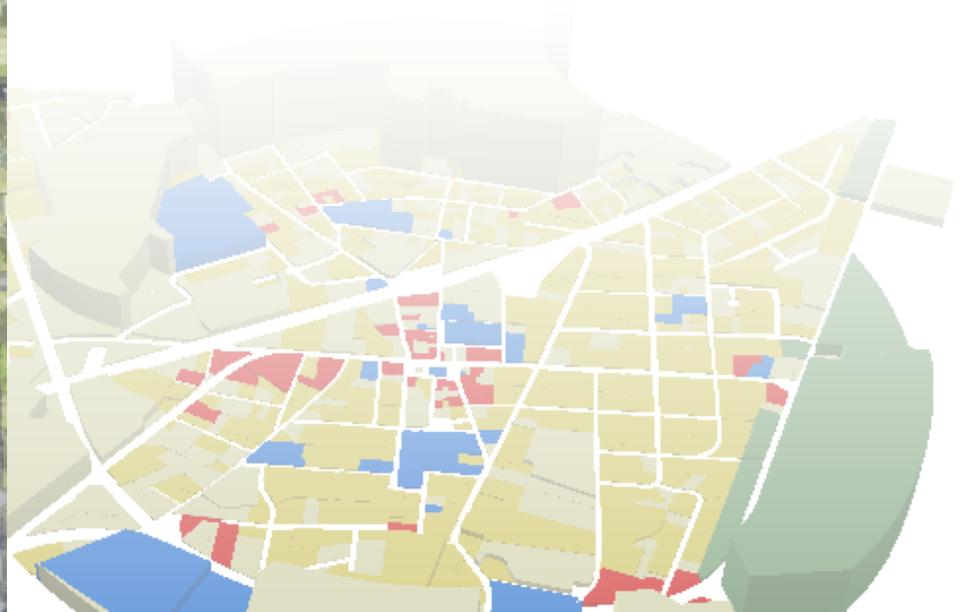


Demographic trends, current economic circumstances, and social attitudes encourages communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of Warren County.

The county currently has the following land use categories:

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

This section contains information regarding existing land use and future land uses. This section also presents the proposed "Character Areas" presented in the 2009 Comprehensive Plan Update.



# COMMUNITY PROFILE: Land Use

**EXISTING AND FUTURE LAND USE:** The understanding of established and potential future uses of land in Warren County and its contained jurisdictions should be a priority to address changing conditions. An analysis of the existing and future land use maps of Warren County establishes that the no land use has changed more than six (6) percent. Major changes are not expected to occur in the county.

The most significant changes to occur in the Town of Camak was a 2.4 percent reduction in the amount of land designated for forestry. Residential land use was increased by 1.4 percent and transportation, communication, and utilities was increased by 1.2 percent. These categories were the only two of significance for Camak.

The City of Norwood planned to increase the amount of land designated for residential land use by two (2) percent. A reduction of land designated for agriculture of 1.2 percent and a 1.8 percent reduction of land designated forestry were to be offset by an increase of .2 percent in public institutional land use and .8 increase in TCU land use.

The most significant changes in Warrenton were to include a 2.8 percent increase in residential land use and reduction of 5.31 percent in land designated for forestry. Little change was forecasted for Warren County. A 3.66 percent increase in land designated for parks and recreation and reduction of 3.42 in land designated for Forestry were the two biggest changes forecasted for the future land use map.

Three goals are provided for the future land use map. They are:

- *Develop orderly and comparable land uses*
- *Minimize negative impacts associated with new developments*
- *Coordinate new developments with public facilities*

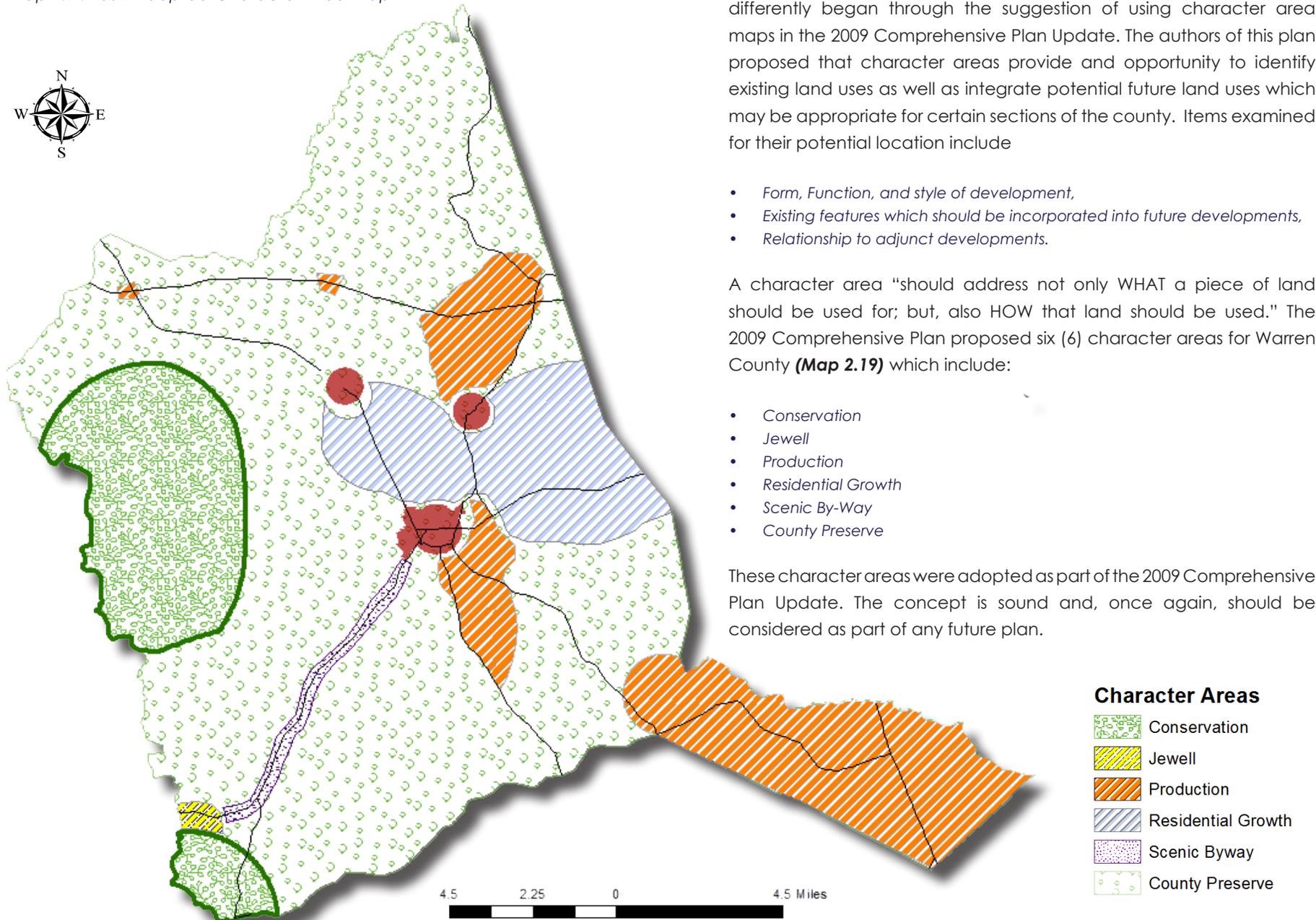
**LAND USE DESIGNATIONS:** The following is a list and description of land use categories used in Warren County and its contained municipalities.

- **Residential:** Land designated primarily for single-family and multi-family housing dwelling units. Areas are organized based on residential density.
- **Commercial:** Land designated primarily for non-industrial businesses including, office, sales, service, and entertainment facilities.
- **Industrial:** Land designated to manufacturing and processing plants, factories, warehousing, mining or mineral extraction activities, or similar uses.
- **Public/Institutional:** Land designated for certain federal, state, or local land uses.
- **Transportation/Communication/Utilities (TCU):** Land designated for major transportation routes, public transportation, power generation plants, communication infrastructure, transportation hubs and other similar uses.
- **Parks/Recreation/Conservation:** Land designated for active or passive recreational uses. These uses include passive or active parks, greenways trails, recreation centers, or other similar uses.
- **Agriculture:** Land designated for farming (including but not limited to pastures, farmsteads, specialty farms, livestock production or other similar uses) and other agricultural pursuits.
- **Forestry:** Land designated for commercial timbering or other similar rural uses.



# COMMUNITY PROFILE: Land Use

Map 2.9 : 2009 Adopted Character Area Map



**2009 CHARACTER AREAS:** The shift of viewing future land use differently began through the suggestion of using character area maps in the 2009 Comprehensive Plan Update. The authors of this plan proposed that character areas provide an opportunity to identify existing land uses as well as integrate potential future land uses which may be appropriate for certain sections of the county. Items examined for their potential location include

- Form, Function, and style of development,
- Existing features which should be incorporated into future developments,
- Relationship to adjunct developments.

A character area “should address not only WHAT a piece of land should be used for; but, also HOW that land should be used.” The 2009 Comprehensive Plan proposed six (6) character areas for Warren County (**Map 2.19**) which include:

- Conservation
- Jewell
- Production
- Residential Growth
- Scenic By-Way
- County Preserve

These character areas were adopted as part of the 2009 Comprehensive Plan Update. The concept is sound and, once again, should be considered as part of any future plan.

**Character Areas**

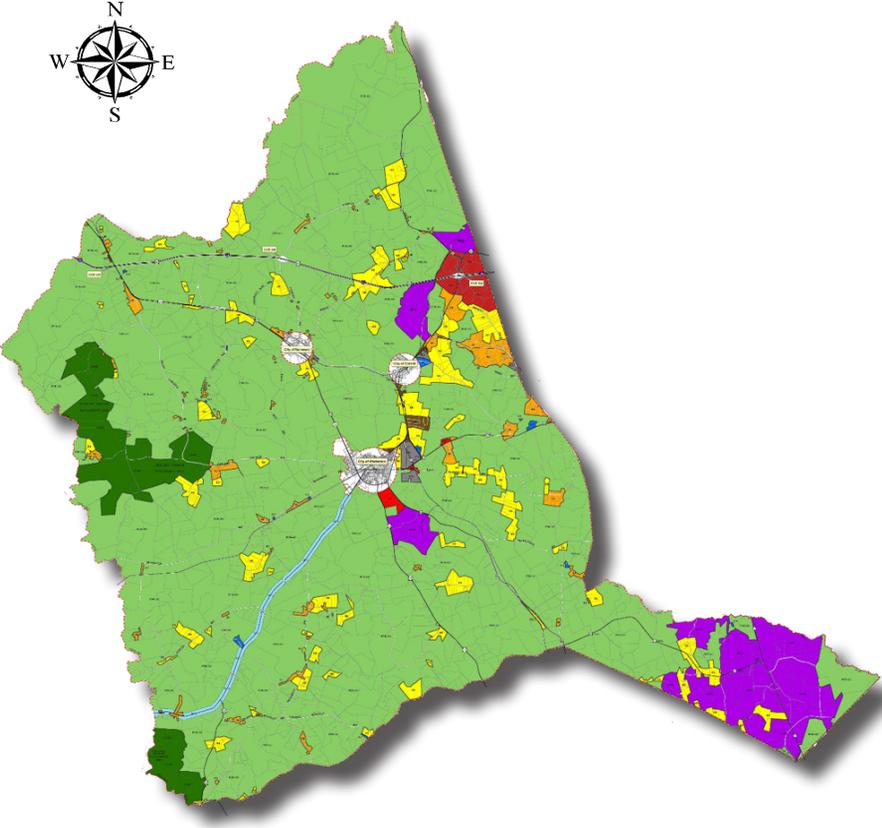
-  Conservation
-  Jewell
-  Production
-  Residential Growth
-  Scenic Byway
-  County Preserve

# COMMUNITY PROFILE: Land Use

The following is a list and description of Warren County Zoning districts:

- **Industrial District:** provides suitable land areas for industrial parks, warehousing, business parks, wholesale establishments, and manufacturing establishments.
- **Office Institutional:** provides for public, semi-public, and institutional uses such as schools, churches, institutionalized residential living facilities, and offices
- **Interchange Areas Commercial:** designed specifically to apply, at the appropriate time when the market supports development and appropriate facilities such as water and sewer are available
- **Mining:** created primarily for existing kaolin strip mining but also permits a variety of industrial and manufacturing operations.
- **Rural Residential:** established for small, isolated concentrations of single-family dwellings in unincorporated areas of the county.
- **Suburban Residential:** Designated for areas in Warren County where public water supply exists or is planned to be extended, and/or in areas where the lot pattern prior to adoption of this Ordinance was found to be consistent with the dimensional requirements of this Land Use District.
- **Urban Residential:** established to provide for predominantly residential neighborhoods of a more urban character.
- **Forestry/Agricultural :** establishes a large minimum lot size to prevent the subdivision of land for residential use and maintain viable tract sizes for agriculture and timber harvesting.
- **Highway Business :** provides suitable areas for those business and commercial uses which primarily serve the public traveling by automobile and which benefit from direct access to highways
- **Conservation:** established to correspond with designated wildlife management areas and may be applied to other environmentally sensitive areas of the county.
- **Scenic Corridor :** established to implement the county's objective for a scenic corridor/byway along State Route 16 in unincorporated Warren County
- **Rural Commercial (Not Mapped) :** intended to provide suitable areas in rural parts of Warren County for the retailing of goods and the provision of services to adjacent and nearby residents

Map 2.10: Warren County Land Use Districts Map (Designated Zoning Map)



**Land Use / Zoning Designations:** Warren County describes its zoning districts as land use districts. These district were established to do the following:

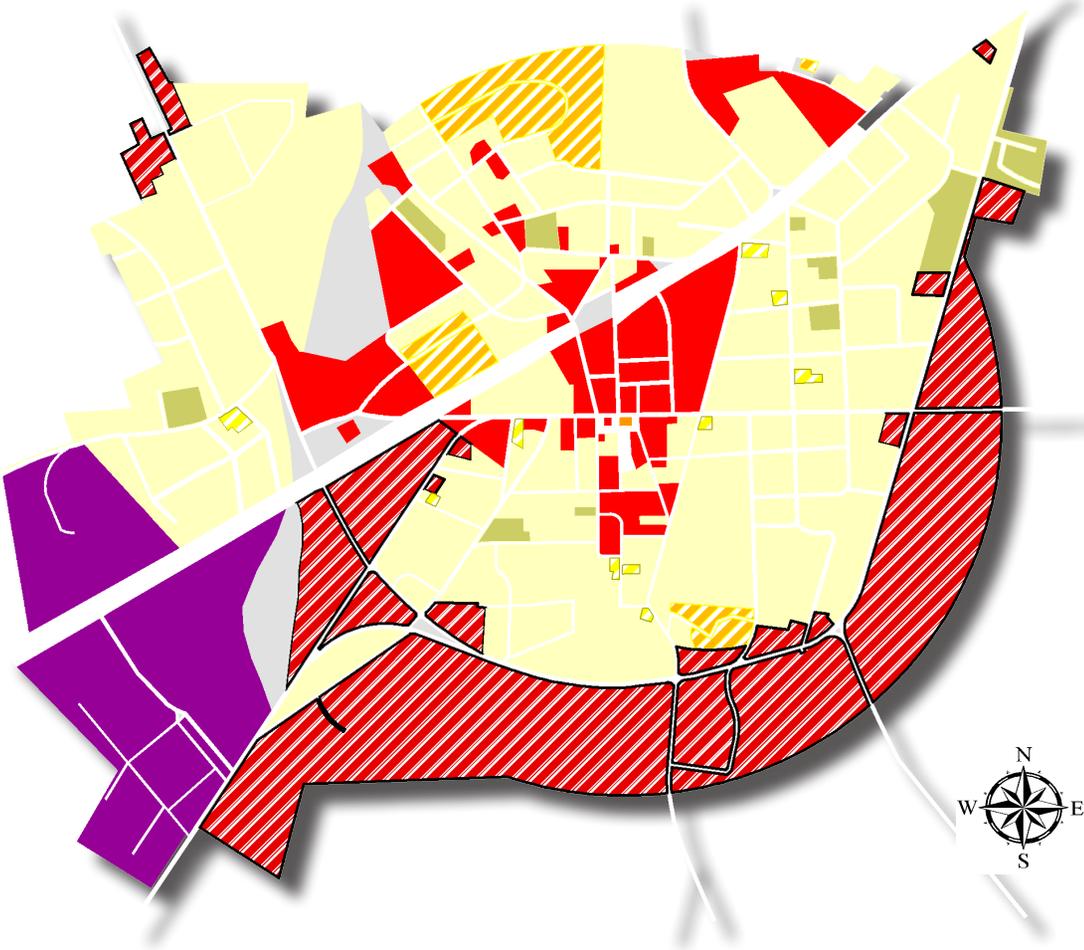
- Promote the orderly future development of unincorporated Warren County in accordance with the comprehensive plan,
- Discourage sizes and types of development which would create excessive requirements and cost for public services,
- Establish relationships between and among land uses that will ensure compatibility with surrounding character and maintain quality of life,
- Protect and promote suitable environments for agriculture, forestry, families, institutions, commercial, industrial, and other employment areas and other uses.

**Legend**

	City Parcels
	Industrial District (IND)
	Office-Institutional District (O-I)
	Interchange Area Commercial District (IAC)
	Mining District (MINE)
	Rural Residential (RR)
	Suburban Residential District (SR)
	Urban Residential District (UR)
	Forestry Agriculture District (FOR-AG)
	Highway Business District (HB)
	Conservation District (CONS)
	Scenic Corridor District (SC-1)

# COMMUNITY PROFILE: Land Use

Map 2.11 : Warrenton Zoning Districts



The following is a list and description of Warrenton Zoning districts:

- **Single Family Residential District (R-1):** Establish a low-density, single-family residential district and to protect property in the districts from the depreciating effects of incompatible land uses.
- **Duplex (R-2):** Establish areas in residential districts where a two family residence will fit into and not diminish the residential character of neighborhood.
- **Multi-Family Residential (R-3):** Establish a medium to high-density residential district and to protect property in the district from the depreciating effects of incompatible land uses.
- **Mobile Home Parks (R-MH):** Establish a medium to high-density residential district and to protect property in the districts from the depreciating effects of incompatible uses.
- **Professional (P-1):** Established to provide areas for the development of structures for professional services which compliment the character of adjunct districts.
- **General Commercial (C-1):** District intended to be a general commercial zone to provide a wide variety of commercial and service facilities
- **Highway Oriented Commercial (C-2):** area intended to be utilized by those commercial uses which serve community and regional shopping needs.
- **Industrial (I-1)** Intended to provide areas for industrial uses and related activities such as wholesaling, warehousing, and storage, and to protect adjacent districts from potentially harmful effects of industrial uses.

**Legend**

**ZONING**

	Commercial 1
	Commercial 2
	Industrial 1
	Professional 1
	Single Family Residential
	Duplex
	Multi-Family Residential
	Mobile Home
	Vacant

*Zoning Designations:* The City of Warrenton adopted its city zoning ordinance in 1992. In contrast with the county, the city does use the familiar term of zoning to describe its assigned areas of land use. The information provided by the city does not show any changes to the zoning map since the adoption of the zoning ordinance.

Warrenton initiated its zoning ordinance in order to regulate the location, height, bulk, and size of buildings, regulate the density and distribution of the residential population, provide a method of administering and amending these regulations.

# COMMUNITY PROFILE: Land Use

## SUMMARY: Land Use

Warren County and its contained municipalities have made small adjustments to areas that are designated for specific land uses since 2005. This lack of adjustment coincides with a lack of development activity within the county and an exodus of population.

The contained municipalities of Camak, Norwood, and Warrenton may have an over abundance of land designated for residential use. There is potential to re-designate a portion of this land for other needs including commercial or some type of special district to allow an different or imaginative use.

The goals stated for future land use in Warren County (page II-33) are excellent standards to base changes to land use throughout the county.

However, Warren County and its contained municipalities have understood that a future land use map may not be able to incorporate the complexity of uses which may be limited by the existing future land use categories. The city of Warrenton should consider updating their zoning map and verify its current accuracy.

The proposal to use a character area map instead of a future land use map will allow greater flexibility in allowing certain uses while assuring that certain development will occur where the community wishes it to occur. A new character area map is proposed in the Community Agenda (Map 3.3/Page III-16) which expands on these ideals.



Norwood City Center



S E C T I O N

III

COMMUNITY AGENDA

Warren County Joint Comprehensive Plan 2014-2024

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# COMMUNITY AGENDA

Although forming only one (1) of the three (3) sections of the Warren County Joint Comprehensive Plan 2014-2024, the Community Agenda document essentially is the community's plan for the future - the road map for enhancing the long-term welfare of the citizens of Warren County, Warrenton, Camak, and Norwood. The Community Agenda formalizes a shared community vision, and work program, to meet the anticipated challenges of the next 20 years.

The Community Agenda document includes the following vital components:

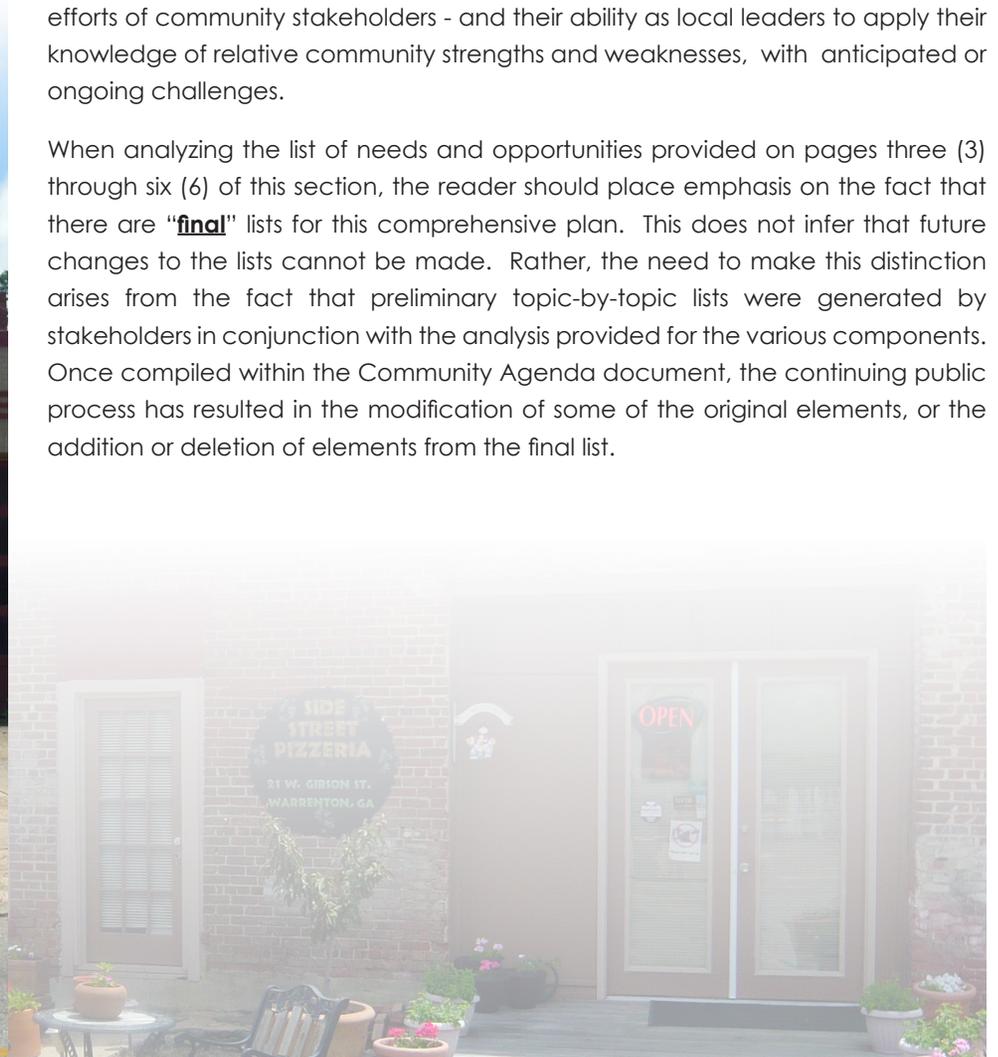
- *A list of "Needs and Opportunities"*
- *A list of "Community Goals" and long-term policy objectives.*
- *A "Land Use Plan" incorporating county-wide character areas and areas requiring special attention.*
- *A "Community Work Program" identifying specific implementation activities to be undertaken over the next five (5) years.*

The creation of a joint "agenda" to guide the growth and development initiatives of Warren County communities represents a rational and pragmatic way to ensure long-term community health. Comprehensive planning participants - including local elected officials - are wise to have coordinated with each other in order to identify shared priorities, and to construct strategies for collectively addressing shared concerns and aspirations. It is also important to note however, that the items listed above are structured in a manner that serves to meet the additional factor of adhering to the state's minimum comprehensive planning rules established by the Georgia Department of Community Affairs.

# COMMUNITY AGENDA: NEEDS AND OPPORTUNITIES

A list of needs and opportunities are included in the Community Agenda which was generated over the course of the *2014 Comprehensive Plan* planning process. In conjunction with supporting data, this list has been generated through the efforts of community stakeholders - and their ability as local leaders to apply their knowledge of relative community strengths and weaknesses, with anticipated or ongoing challenges.

When analyzing the list of needs and opportunities provided on pages three (3) through six (6) of this section, the reader should place emphasis on the fact that there are "**final**" lists for this comprehensive plan. This does not infer that future changes to the lists cannot be made. Rather, the need to make this distinction arises from the fact that preliminary topic-by-topic lists were generated by stakeholders in conjunction with the analysis provided for the various components. Once compiled within the Community Agenda document, the continuing public process has resulted in the modification of some of the original elements, or the addition or deletion of elements from the final list.



# NEEDS & OPPORTUNITIES: Economic Development

The following list of needs and opportunities has been assembled and reviewed as an index of issues regarding economic development that stakeholders have identified in their communities. The work program found on page III-31 addresses the listed needs.

1	Lack of job opportunities and perception of stagnant wages are influencing younger residents to leave.
2	Downtown Camak and Norwood do not contain commercial/retail businesses.
3	There are an abundance of sites with access to sewerage and water within incorporated areas that could support commercial development/redevelopment and industrial/warehousing.
4	There is available land close to interstate interchanges which could support industrial/warehousing activities.
5	Warren County experienced significant job loss between the year 2000 and 2010.
6	Unemployment is at 15.5 percent in Warren County.
7	The population size of Warren County hinders its ability to attract retail services.
8	Oconee Fall Line Technical College, in conjunction with the Warren County Board of Education Career Academy, can provide workforce development on an as needed basis.
9	Nearly 63 percent of the labor force works outside Warren County.
10	Resource extraction industries provide local job base.
11	Opportunities for tourism and agri-tourism exist within the county.
12	Opportunities exist to collaborate at a multi-jurisdictional level to promote tourism throughout the region.
13	Multiple buildings are located in the center of all municipalities which may be structurally sound and can be renovated.
14	Pedestrian activity in city downtowns is currently low in Warrenton, Camak and Norwood.
15	The City of Norwood may potentially lose their Post Office which will hinder efforts to any vitalization in the center of Norwood.
16	The Town of Camak has limited commercial development near its city center.
17	The Town of Camak has a number of employees in the area capable of supporting certain service industries.

## NEEDS & OPPORTUNITIES: Housing

The following list of needs and opportunities has been assembled and reviewed as an index of issues regarding housing that stakeholders have identified in their communities. The work program found on page III-32 addresses the listed needs.

1	Warren County has added a total of 198 new housing units between 2000 and 2010 despite population loss experienced by the county and contained municipalities.
2	A total of 80 percent of all housing in Warren County is older than 20 years and 30 percent of all housing is more than 50 years old.
3	Approximately 670 housing units in Warren County and contained jurisdictions are vacant.
4	Abandoned and dilapidated housing have led to several blighted neighborhoods in incorporated municipalities.
5	There is an abundance of land designated for residential use that can be re-designated for other purposes.
6	There are a significant number of structures in Warren County that may be historically significant.
7	Declining neighborhoods are having an effect on property values, community morale, and community safety.
8	Housing conditions in Warrenton need to be assessed.
9	Incorporated municipalities need to address absentee property owners who neglect their properties.
10	The opportunity to have mixed-use buildings, with residences on the second floor exist in downtown Camak and Warrenton.
11.	Dilapidated housing units are located along the main road of Camak which creates and immediate negative image of the community.

# NEEDS & OPPORTUNITIES: Community Facilities

The following list of needs and opportunities has been assembled and reviewed as an index of issues regarding community facilities that stakeholders have identified in their communities. The work program found on page III-33 addresses the listed needs.

1	An increase in the number of older residents will place a greater demand on elderly services.
2	Potential sites for industrial development, near interstate interchanges, currently lacks the necessary infrastructure to accommodate major industries.
3	The Warren County School Board "Career Academy" is increasing the number of technical classes offered to current students.
4	The Warren County School Board is negotiating with Oconee Fall Line Technical College and Georgia Regents University to offer college level courses to students from local high schools and those from surrounding counties.
5	Incorporated municipalities have an abundance of vacant buildings near their city centers that have the potential to be re-purposed.
6	Incorporated municipalities, which operates their own utility infrastructure, currently has excess capacity.
7	Incorporated municipalities do not have the staff to effectively enforce certain ordinances including the nuisance and zoning ordinance.
8	A perceived lack of law enforcement presence in areas allows for increased drug activity.
9	Warren County and Camak have partnered to extend sewer services to Camak and will continue to phase sewer infrastructure to interstate interchange.
10	Warren County and the Warren County School Board are working together to provide recreational facilities for the county.

## TRANSPORTATION

10	Warren County has excellent east-west transportation links via highways and rail including Interstate 20 which provides access to Atlanta and Augusta.
11	The County lacks sufficient north-south transportation links via highways.
12	Existing transportation services do not provide consistent access to major metropolitan areas.
13	There are a limited amount of pedestrian facilities in both Camak and Norwood which makes is dangerous for individuals walking.
14	Rail transportation is in place for local industries and could potentially allow additions to serve warehouse or manufacturing needs.

## NEEDS & OPPORTUNITIES: Natural & Cultural Resources

The following list of needs and opportunities has been assembled and reviewed as an index of issues regarding natural and cultural resources that stakeholders have identified in their communities. The work program found on page III-34 addresses the listed needs.

1	Warren County and its contained municipalities have multiple potential greenspaces.
2	Warren County and its contained municipalities contain multiple buildings which have historic significance.
3	Renovations to the Knox Theater must be completed in order to provide the community with an attractor and potential revenue generator.
4	The Ogeechee River is a natural resource which has the potential to be a regional recreational attraction.
5	Norwood lacks a centrally located public park with recreational equipment for children.
6	Warren County has multiple natural resources that can be exploited to bring industries to the area including silva-culture, kaolin, and construction aggregates.
7	Highway 16 between Warrenton and the county line is designated as a Scenic By-way by the State of Georgia.

## NEEDS & OPPORTUNITIES: Land Use

The following list of needs and opportunities has been assembled and reviewed as an index of issues regarding land use that stakeholders have identified in their communities. The work program found on page III-34 addresses the listed needs.

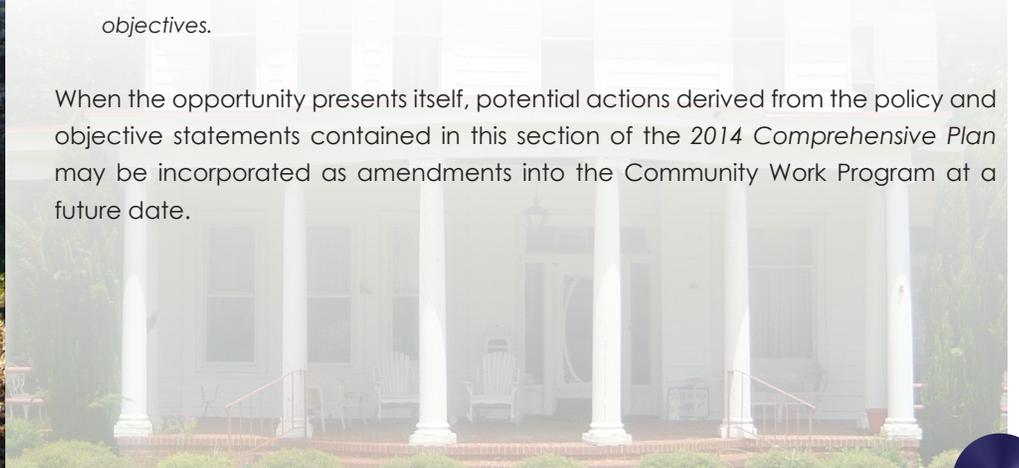
1	Abundance of land categorized for residential use despite population loss and vacant, dilapidated, and abandoned housing.
2	Character areas were adopted as part of the 2009 Comprehensive Plan Partial Update.
3	Adopted character areas provide excellent guidance for the location of uses within Warren County.
4	There is an abundance of land within Warren County that has the potential to be used as farmland, silva-culture, and kaolin mining.
5	Special areas provide the community an opportunity to focus on the particular needs of defined areas.
6	The <i>Solid Waste Management Plan (including the land suitability map)</i> may need to be updated to reflect recent data regarding natural resources.

# COMMUNITY AGENDA: COMMUNITY GOALS

Concurrent with, and following, completion of the 2014 *Comprehensive Plan* final list of needs and opportunities, stakeholders and other planning participants have identified the shared planning goals of Warren County, Warrenton, Camak, and Norwood. The "Community Goals" component of the Community Agenda document includes the following elements:

- **List of Goals:** *The goals list consists of broad statements of understanding and intent regarding Warren County communities' long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs' "Quality Community Objectives" were reviewed in order to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program (p. III-39 - III-42.)*
- **Policies and Objectives:** *During the planning process participating stakeholders suggested that there existed multiple potential implementation strategies which could be initiated by participating communities to address future needs and opportunities, but for which immediate commitment in this document (via the Community Work Program) was unfeasible. Such strategies may be contingent on other actions, may not have an identified resource for implementation, may not be anticipated as envisioned in this document, etc. Ultimately, such "potential" work program items were still determined to be worthy enough to be documented as shared policies, or as potential action steps, and are therefore represented herein as policy statements or other miscellaneous objectives.*

When the opportunity presents itself, potential actions derived from the policy and objective statements contained in this section of the 2014 *Comprehensive Plan* may be incorporated as amendments into the Community Work Program at a future date.



# COMMUNITY AGENDA: Community Goals

**GOAL: Identify and access resources which will facilitate and complement efforts to promote preferred land uses and development patterns in Warren County and its contained municipalities.**

Warren County, Camak, Norwood, and Warrenton will continue to seek access to financial and other resources, as they become available and opportunities allow in order to promote and implement the development of character area development pattern proposed in the 2014 Comprehensive Plan.

Special areas objectives incorporated in the 2014 Comprehensive Plan will be given the same attention as character area development patterns by Warren County, Camak, Norwood, and Warrenton to seek access to funding and other resources to promote and implement these special areas objectives.

**GOAL: Provide for the delivery of public services to the residents of Warren County and its municipalities in a more uniform and efficient manner.**

Warren County, Camak, Norwood, and Warrenton shall investigate and consider on a topic-by-topic basis the creation of joint or unified arrangements for the delivery of specific public services for the purpose of ensuring quality and cost efficiency.

Camak will continue to cooperate with Warren County to expand infrastructure within Camak to provide residents better access to sewerage infrastructure.

Norwood will seek to contract with an individual who will be able to maintain the city's unique drip soil absorption sewage treatment system.

Camak will attempt to reopen wells in order to provide water services to residents locally though the access of currently unforeseen sources of funding.

Installation of new directional signage to direct visitors to local attractions.

**GOAL: Initiate policies to implement proposed land use strategies.**

Warren County will seek to adopt land use ordinances and target infrastructure investments to channel residential and commercial development to properties within or adjacent to existing municipalities in accordance with character areas specified in the 2014 Comprehensive Plan.

Camak and Norwood shall seek to adopt ordinances and initiate other policies to address the special requirements of its downtown area.

Warrenton shall adopt ordinances and initiate other policies to address special issues within its designated proposed redevelopment area.

Warren County and its contained municipalities may investigate the adoption of a county-wide unified nuisance ordinance to meet the needs of the county and all contained jurisdictions.

Unify the land use (zoning) and development ordinances of Warren County, the cities of Warrenton Norwood, and Town of Camak.

Codify the ordinances of both the City of Norwood and the Town of Camak.

# COMMUNITY AGENDA: Community Goals

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**GOAL: Revitalize areas within each jurisdiction to provide a more inviting “Quality of Life.”**

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Camak will seek funding to renovate city owned property in downtown Camak to provide a City Hall with more space.

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Camak shall seek funding sources which will allow the transformation of the water tower located in city center into a cultural landmark.

---

Camak will seek access to resources, including currently unforeseen funding sources to increase the number of pedestrian facilities in Camak.

---

Warren County will initiate a Bicycle and Pedestrian Plan in order to inventory existing pedestrian facilities and potential multi-use trails throughout the county.

---

Camak, in conjunction with the Chamber of Commerce, will seek to place a gas station/convenience store near the town.

---

Camak will initiate an effort to attract a variety of industries to the area including, but not limited to the motion picture industry to take advantage of Georgia's initiative to attract more of these projects to the area.

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Create an Enterprise Zone to attract and incentivize businesses in designated areas of Warren County.

---

Increase amount of services to elderly residents, which may necessitate an increase in staff.

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# COMMUNITY AGENDA: LAND USE PLAN

The Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the state of Georgia Zoning Procedures Law include a land use elements within their comprehensive plan documents. Because Warren County and Warrenton both administer and enforce land use and zoning regulations, the state's land use element requirement applies to the *2014 Comprehensive Plan*.

Regardless of whether locally initiated, or mandated by the state, inclusion of a land use element within a comprehensive plan document is a sound requirement. Perhaps no other comprehensive planning element better relates to a community's long term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2014 Comprehensive Plan's "land use plan" component being expanded beyond its prior scope as presented in previous comprehensive plan elements (see list below.)

The Community Agenda Land Use Plan - in conjunction with the Land Use analysis provided in the Community Profile document - collectively form the *2014 Comprehensive Plan's* required Land Use Element. The Land Use Plan includes three (3) principal components:

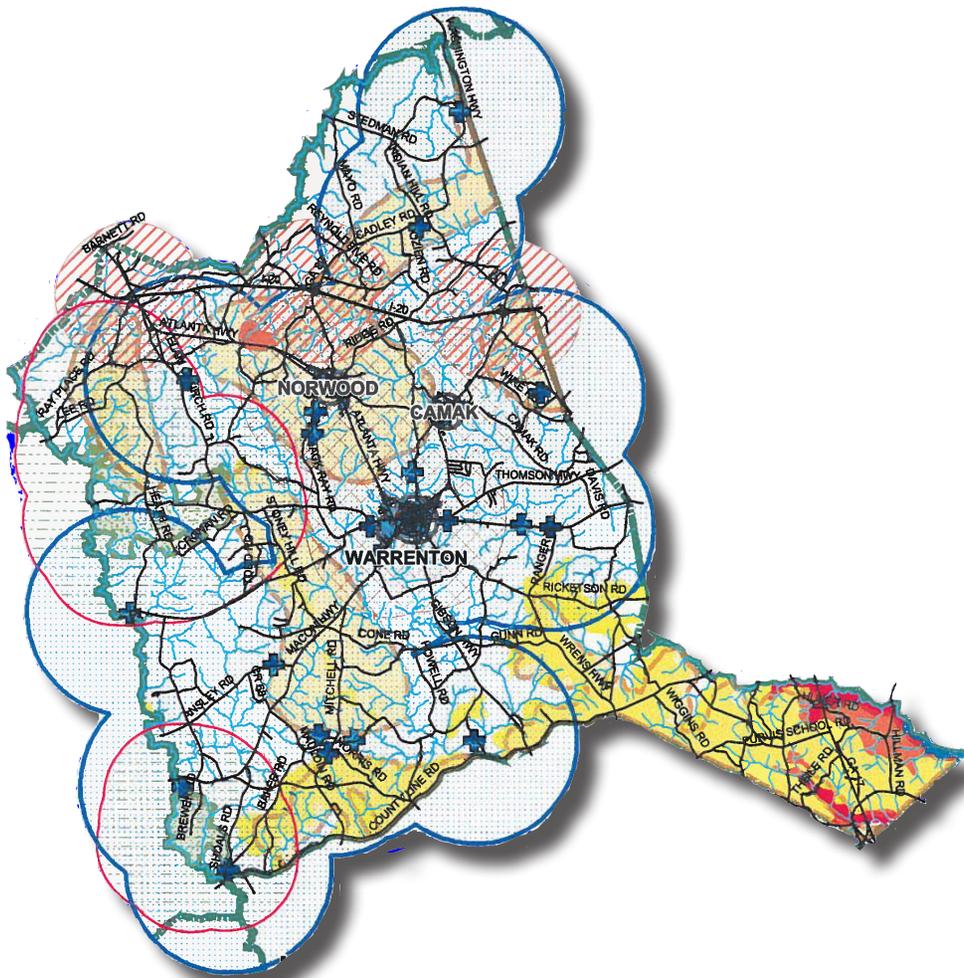
- **Land Suitability Map.** *This composite map and supporting narrative overlays different natural and cultural resource data layers to identify areas unsuitable for the location of solid waste handling and disposal facilities. The map is intended to determine whether or not the land suitability map contained in the current Warren County Joint Solid Waste Management Plan (Year) should, or should not, be amended.*
- **Character Area Map.** *This map and supporting narratives provide a description of preferred land use districts for varying sections of Warren County. Unlike the previous county-wide character area map, a character area designation is provided for each of the incorporated communities of Warrenton, Camak, and Norwood, and for portions of unincorporated Warren County that are directly adjacent (or in close proximity) to municipal limits.*
- **Special Area Map.** *Specific corridors, neighborhoods, and districts within Warren County jurisdictions that require special attention for development or redevelopment considerations are identified by map, and described by supporting narrative. Rather than through a mapping exercise, these areas were initially identified through site visits and tours - and refined later in the planning process where necessary. Areas requiring special attention were not previously identified for Warrenton, Camak, and Norwood during prior planning efforts.*

The Warren County Joint Comprehensive Plan 2014's Land Use Plan will be considered by local governing authorities when making land use recommendations, determinations, interpretations, and decisions in the future.

# COMMUNITY AGENDA: Land Use Plan

## LAND SUITABILITY MAP

MAP 3.1: AREAS NOT SUITABLE FOR LANDFILLS OR SOLID WASTE FACILITIES FROM THE 2005 SWMP



The Joint Warren County, Camak, Norwood, and Warrenton Solid Waste Management Plan (2005) (the “SWMP”) includes a “Landfill Suitability Map” - depicting areas of Warren County which may be amenable to the future siting of solid waste management handling or disposal facilities. The 2005 SWMP’s Landfill Suitability Map - and supporting narrative - identifies a variety of community facilities, natural and cultural resources, and land use areas that preclude the location of solid waste management facilities in many parts of Warren County. These so-called “land limitations” include the following:

- Flood Plain
- River Stream
- Wetlands
- Groundwater Recharge Area
- Conservation District
- Sites of Historic Significance
- Interstate Interchanges
- Impaired Water Bodies

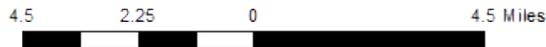
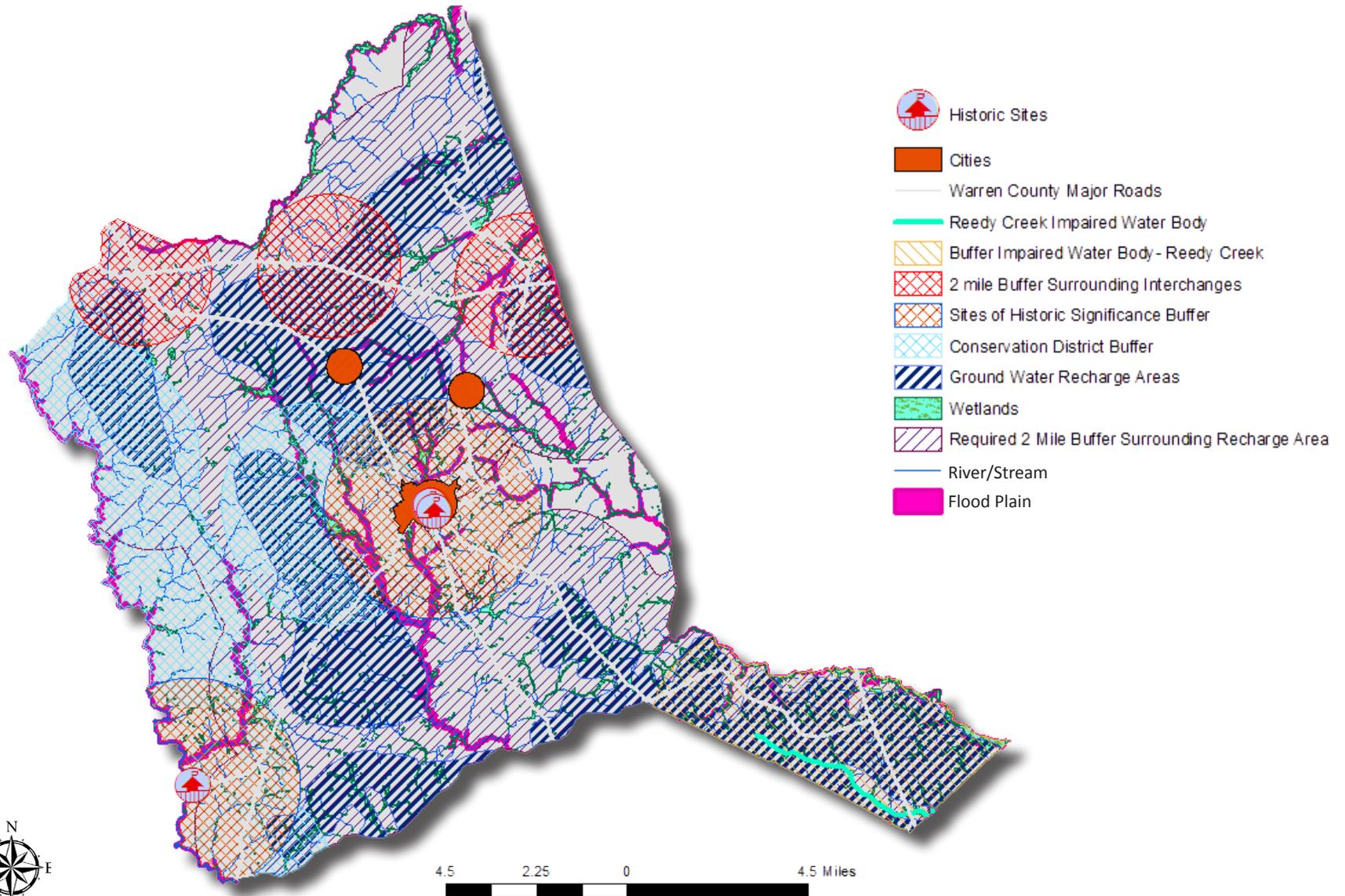
The factors listed above have been re-evaluated to prepare a similarly titled “Land Suitability Map” (as opposed to the 2005 SWMP’s Landfill Suitability Map) for purposes of informing and preparing the Character Area Map, and Areas Requiring Special Attention components of the Land Use Plan presented on subsequent pages of this Community Agenda. Although prepared in part to illustrate where land limitations continue to preclude the siting of solid waste management facilities, **the Land Suitability Map herein does not replace the existing Landfill Suitability Map contained in the 2005 SWMP.** Warren County jurisdictions may however consider amending the existing SWMP to account for the findings and recommendations herein.

The proposed 2014 Land Suitability Map is located on **page III-12**. The land limitations referenced in the legend of the Land Suitability Map are assessed on **page III-13**.

# COMMUNITY AGENDA: Land Use Plan

## LAND SUITABILITY MAP

MAP 3.2: AREAS NOT SUITABLE FOR LANDFILLS OR SOLID WASTE FACILITIES



# COMMUNITY AGENDA: Land Use Plan

## LAND SUITABILITY MAP

The Land Suitability Map illustrated on page III-12, includes a legend which identifies 11 environmental and land use factors that identifies areas within Warren County that are not suitable for solid waste handling and disposal facilities. These factors largely represent a re-assessment of the “land limitation” factors contained in Warren County jurisdictions’ existing SWMP; but, may be subject to more recent data sets than was available during preparation of the 2005 SWMP. A Land Suitability Map narrative that explains the factors listed in the map legend in contained **Figure 3.1** below.

The Land Suitability Map herein informs the subsequent Character Area and Areas Requiring Special Attention maps. The Land Suitability Map may also serve as a reference by which the Landfill Suitability Map contained within the 2005 SWMP may be amended.

**FIGURE 3.1 LAND SUITABILITY MAP NARRATIVE: LAND LIMITATIONS**

<i>Land Limitation (Mapped)</i>	<i>Amendment of 2005 SWMP Recommended? (Y/N)</i>	<i>Assessment</i>
Flood Prone Areas	No	No solid waste facility in Warren County, existing or planned, lies or may lie within, an area designated as a 100 year floodplain.
Wetlands	No	No solid waste facility in Warren County, existing or planned, lies or may lie within, an area designated as a freshwater wetland.
Aquifer Recharge Areas	No	In order to preserve the existing level of water quality in Warren County and therefore, continue to provide the citizens of all Warren County jurisdictions with an adequate - both in terms of quality and quantity - potable water supply, no solid waste facility shall be located within two (2) miles of any aquifer recharge area in Warren County.
Water Supply Watersheds	No	No solid waste facility shall be located in any HUC 12 watersheds containing an impaired water body as listed on the most recent Environmental Protection Agency (EPA) 305(b)/303(d) list , or within two (2) miles of any such watershed.
Land Use Plan/Zoning	Yes	Since completion of the 2005 SWMP, Warren County has adopted a zoning-style land use ordinance. The Land Suitability Map herein includes the Conservation (CONS) Land Use District. No solid waste Facility should be located within two (2) miles of any property zoned CONS.
Developed Areas/Transportation	No	Growth around the I-20 interchanges remain a priority. No solid waste facility may be located within a two (2) mile radius of each interchange.
Historic Sites	No	In order to protect the investments in, and maintain the marketability of, historic sites in Warren County (National Register and others,) no solid waste facility may be located within three (3) miles of such a property.
<i>Land Limitation (Not Mapped)</i>	<i>Amendment of 2005 SWMP Recommended? (Y/N)</i>	<i>Assessment</i>
Airports	No	Not applicable and not a land limitation factor.
Jurisdictional Boundaries (External)	No	Unless multi-jurisdictional agreements are made between Warren and adjacent counties, solid waste facilities should be located in a manner that respects the siting criteria of neighboring jurisdictions. Buffer areas established in adjacent jurisdictions’ solid waste management plans should be viewed as overlapping the territorial area of Warren County where applicable.
Access	Yes	Greater access criteria should be adopted for the siting of solid waste facilities taking into account not only the surfacing of a road, but also the functional classification of the access road and whether or not such road traverses through a municipal boundary.
Ogeechee Wildlife Management Area	Yes	The lease of lands in Warren County for the purpose of the Ogeechee Wildlife Management Area has ended. Siting in relation to such former wildlife management areas in no longer applicable. Rather, siting in proximity to such lands should be based on Warren County’s Conservation (CONS) Land Use District.

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA MAP

The *2014 Comprehensive Plan* incorporates a Character Area Map as its principal means by which the long-term land use goals and policies of Warren County, Warrenton, Camak, and Norwood are represented. The Character Area Map presented herein, is an update to (and supersedes,) the prior character area map that was included in the participating jurisdictions' last comprehensive plan document.

The previous character area map established six (6) total character areas for unincorporated Warren County. Character areas representing the three (3) municipalities were not included at the time. The *2014 Comprehensive Plan* Character Area Map includes a total of seven (7) character areas, and addresses all four (4) Warren county jurisdictions. The Character Area Map retains the following five (5) character areas from the previous comprehensive plan document:

- *Community Growth (formally Residential Growth)*
- *Conservation*
- *County Preserve*
- *Jewell*
- *Production*

The Character Area Map introduces the following two (2) new character areas:

- Community Node (Local)
- Community Node (Primary)

The boundaries and narratives of all four (4) pre-existing character areas have been revised to account for changing conditions in Warren County, and community goals which are more focused. Character areas developed that account for land within, and in close proximity, to municipalities, remain purposely broad. With limited near-term growth prospects, Warren County stakeholders determined that more specific land use policies for areas of existing population concentrations is best addressed through corridor, district, or neighborhood-specific special area planning processes as the need arises.

The *2014 Comprehensive Plan* Character Area Map is located on **page III-17**. Supporting character area narratives are located on **pages III-18** through **III-24**. When interpreting how best to use the *2014 Comprehensive Plan's* Character Area Map and supporting narratives, the reader should be mindful of the following three (3) parameters:

- **Character Area Boundaries.** Unlike a parcel-specific future land use map, character area boundaries are conceptual and may cross parcel lines. The character area boundaries in this document represent "approximate" character area location. This flexibility allows the governing body charged with implementing the plan to make decisions based on changing conditions while reducing the need to continually amend the comprehensive plan. As a result, it is possible to assume that small parcels located directly adjacent to one (1) or more character areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the *2014 Comprehensive Plan* or other local policy document. For the most part however, tracts should develop according to the parameters established in the specific character area in which it is located. Each jurisdiction is strongly encouraged to initiate amendments to their Character Area Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.
- **Character Area Narratives.** The narratives located on pages **III-17** through **III-23** which correspond to the Character Area Map should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda (**p. III-8**). They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.
- **Relationship to Special Areas.** Special Areas discussed on pages **III-16** through **III-22** should be viewed as "overlays" to the Character Area Map in the same manner as overlay districts in a zoning ordinance. Should conflicts exist between character area narratives, and Special Area narratives, the latter should typically (but not exclusively) be given greater weight.

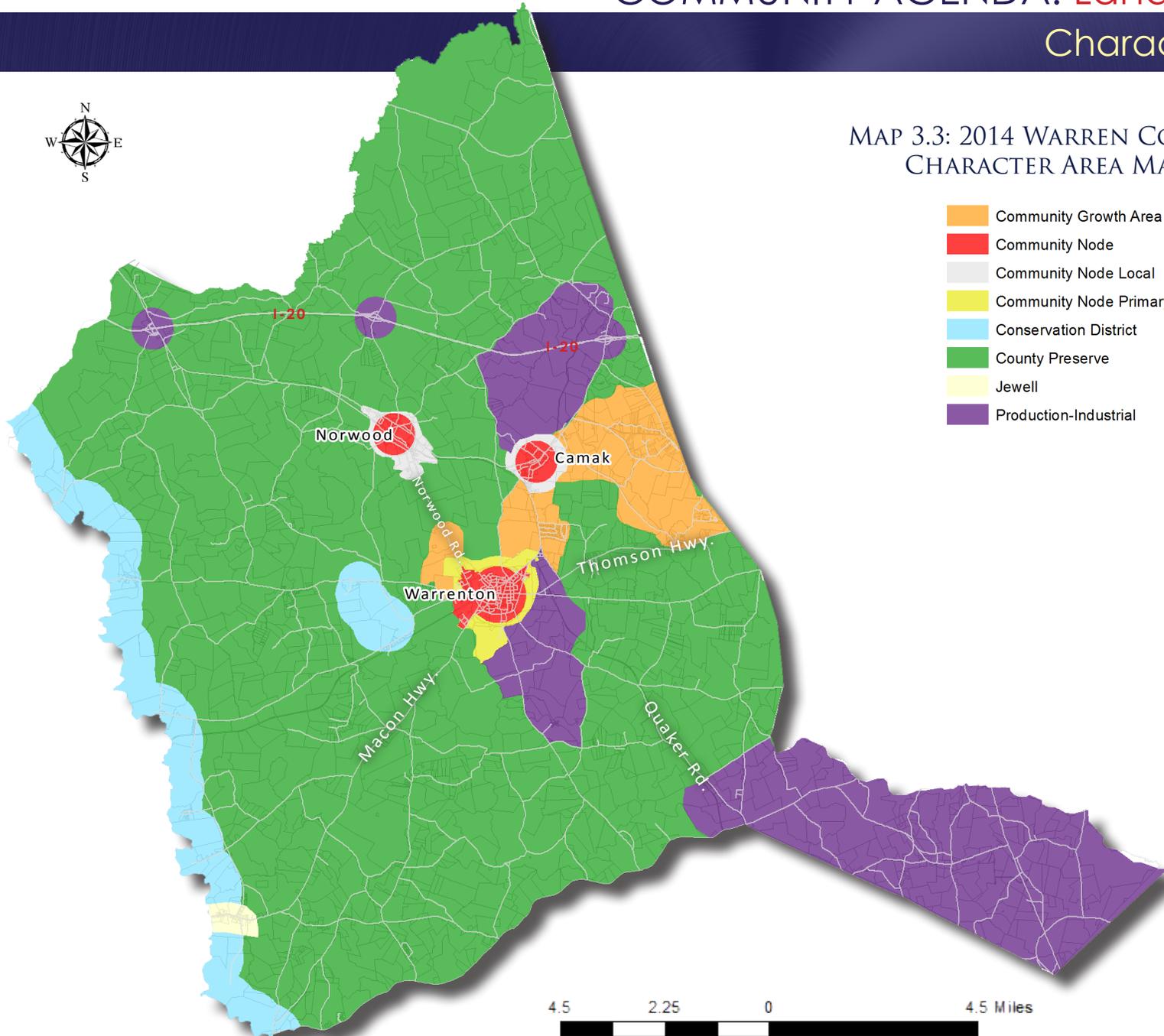
# COMMUNITY AGENDA: Land Use Plan

## Character Areas



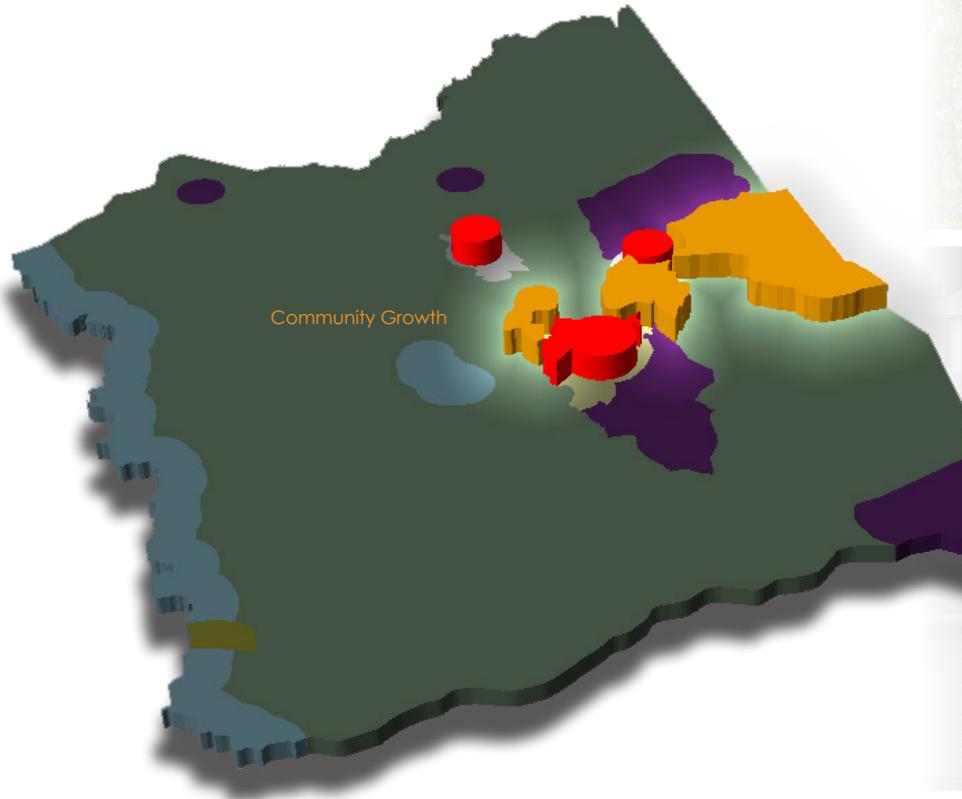
MAP 3.3: 2014 WARREN COUNTY CHARACTER AREA MAP

- Community Growth Area
- Community Node
- Community Node Local
- Community Node Primary
- Conservation District
- County Preserve
- Jewell
- Production-Industrial



# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: Community Growth



### General Description

The Community Growth character area is primarily located between the three county municipalities and the area to the McDuffie County border. This character area continues to represent where residential growth is being focused as infrastructure improvements continue to be found throughout and there are strong transportation links with McDuffie County.

### Relationship to Prior Comprehensive Plan

Retained from the *Warren County Joint Comprehensive Plan: Partial Update (2009-2014)*. Boundaries refined.

### Land Uses and Zoning Categories

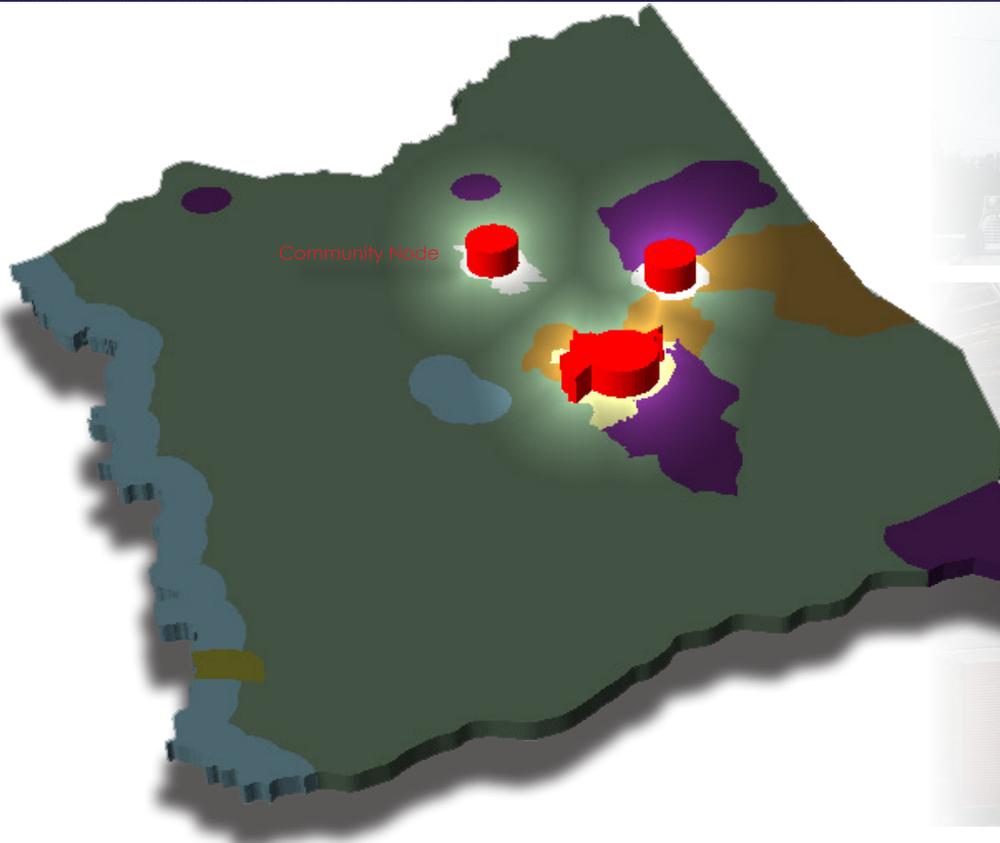
- Low Density Residential
- Medium Density Residential
- Commercial

### Implementation Measures

- Limit new infrastructure to these areas
- Provide incentives for individuals to move to the area
- Continue to work with McDuffie County to provide services

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: Community Node



### General Description

The Community Node character area contains the cities of Camak, Norwood, and Warrenton. These areas contain multiple land uses and serve as the foundation for growth of the Community Node-Local character area and the Community Node-Primary character area. Small to medium size lot residential and commercial uses are primarily located within this character areas. Commercial use is declining in this character area.

### Relationship to Prior Comprehensive Plan

Not part of the Warren County Joint Comprehensive Plan: Partial Update (2009-2014). This character area evolved from the need to identify incorporated areas within the county.

### Land Uses and Zoning Categories

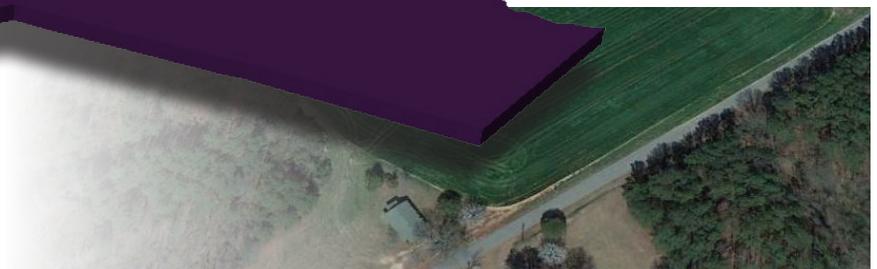
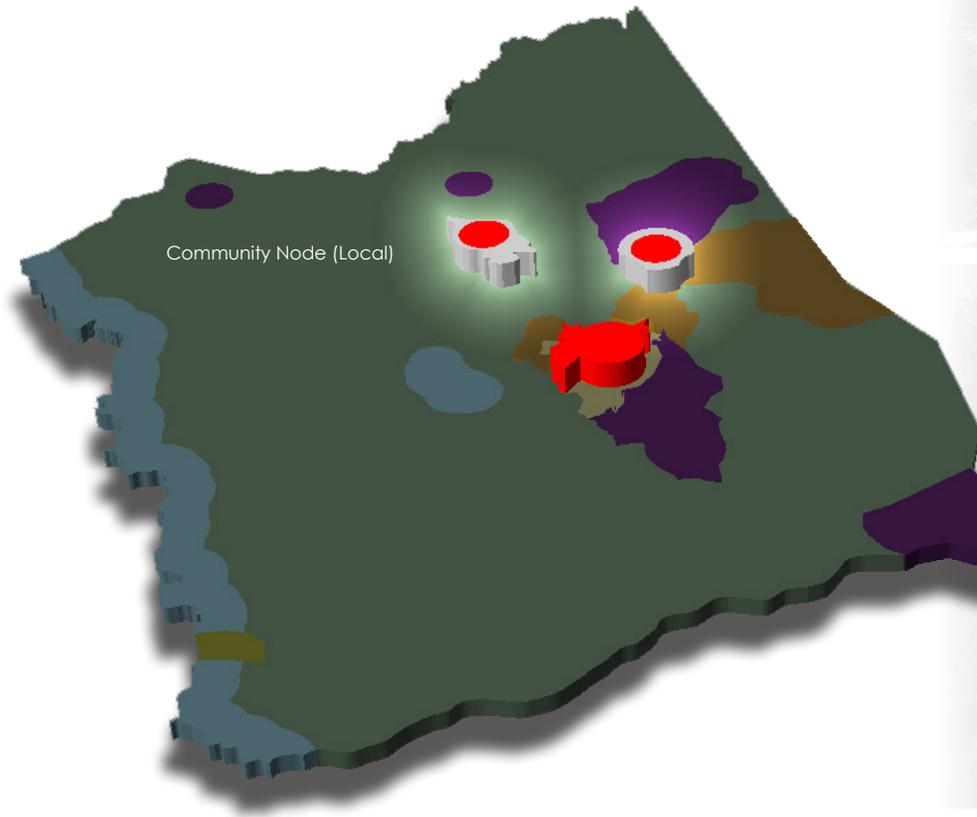
- Commercial
- High Density Residential
- Medium Density Residential

### Implementation Measures

- Identify areas near current infrastructure which could support increased activity
- Provide incentives for certain commercial uses to locate in these areas.
- Provide information regarding these areas to potential commercial businesses.

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: Community Node (Local)



### General Description

The Community Node (Local) character areas surrounds Camak and Norwood. These municipalities have much smaller populations and are more rural in nature when compared to Warrenton, thus the distinction between this character area and the Community Node (Primary) character area. These areas are comprised of large lot residential, forestry, and agricultural uses. These areas are prime for commercial development as there is currently limited commercial activity in these jurisdictions. Agricultural uses and residential uses can be complimented with limited commercial uses.

### Relationship to Prior Comprehensive Plan

Not part of the *Warren County Joint Comprehensive Plan: Partial Update (2009-2014)*. This character area evolved from the buffer between the cities and the residential growth and industrial character areas from the 2009 character area map.

### Land Uses and Zoning Categories

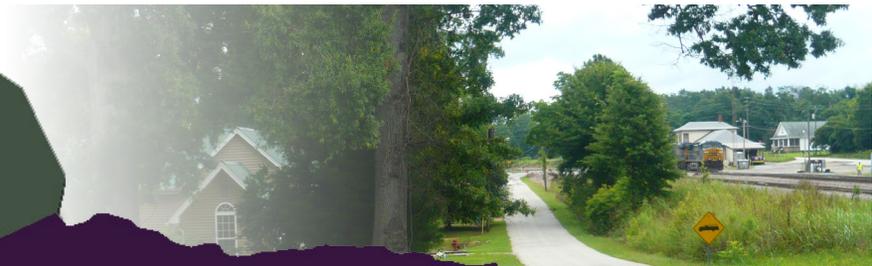
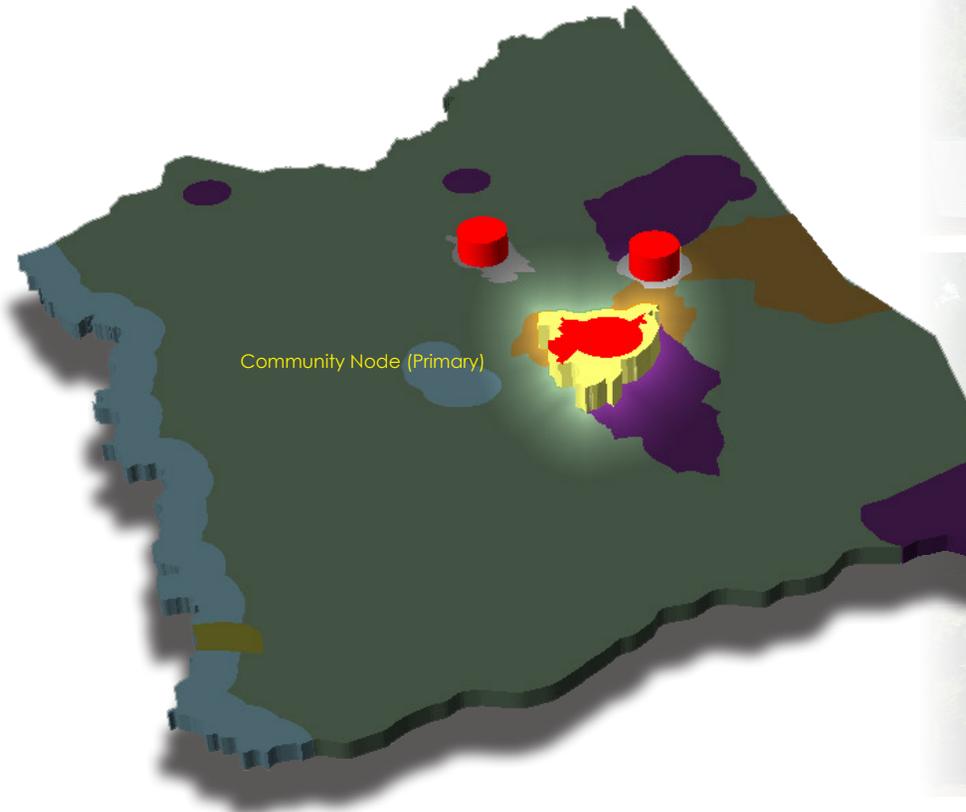
- Commercial
- Low Density Residential
- Medium Density Residential

### Implementation Measures

- Identify areas near current infrastructure which could support increased activity
- Provide incentives for certain commercial uses to locate in these areas.
- Provide information regarding these areas to potential commercial businesses.

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: Community Node (Primary)



### General Description

The Community Node (Primary) character area surrounds the city of Warrenton. The distinction between this character area and the Community Node (Local) character areas exist in the type of uses which should be located. This area is also comprised of large lot residential, forestry, and agricultural uses. Warrenton has focused commercial uses along the southern border of the city. This use should expand in this character area once commercial development begins to migrate to the area.

### Relationship to Prior Comprehensive Plan

Not part of the Warren County Joint Comprehensive Plan: Partial Update (2009-2014). This character area evolved from the buffer between the cities and the residential growth and industrial character areas from the 2009 character area map.

### Land Uses and Zoning Categories

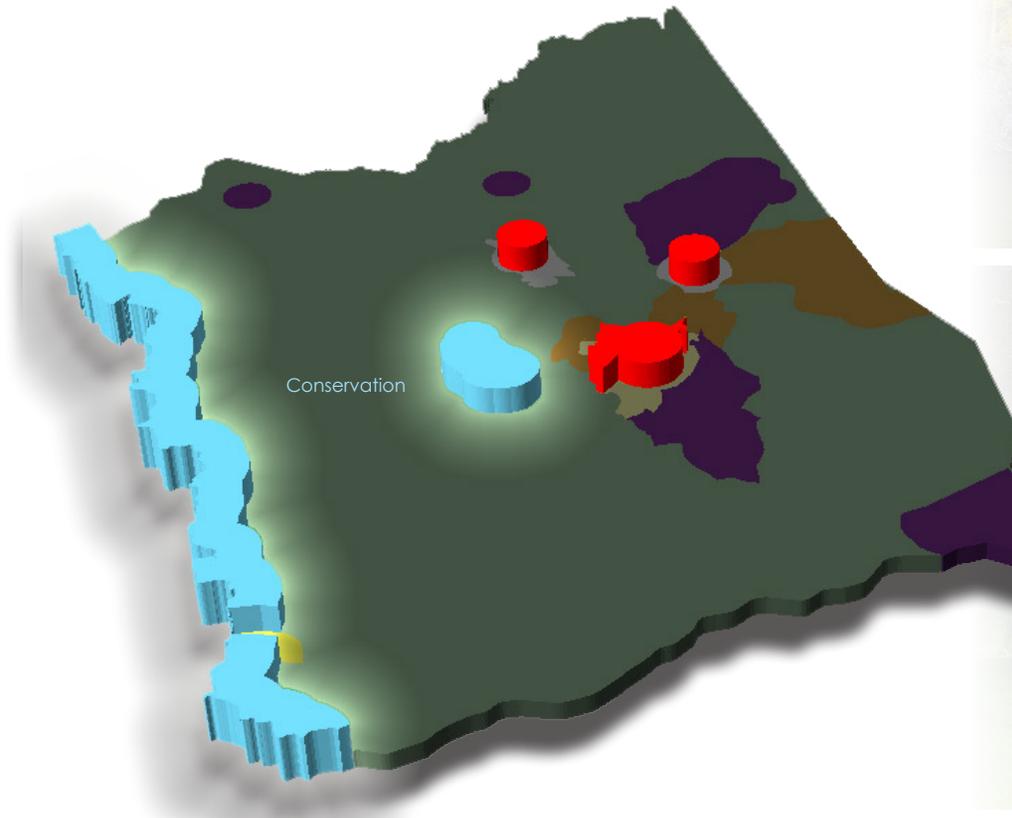
- Commercial
- Low Density Residential
- Medium Density Residential

### Implementation Measures

- Identify areas near current infrastructure which could support increased activity
- Provide incentives for certain commercial uses to locate in these areas.
- Provide information regarding these areas to potential commercial businesses.

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: Conservation



### General Description

The Conservation character area is predominantly rural, undeveloped land that is used for agriculture or rural residential that act as a buffer to environmentally sensitive lands - particularly those in close proximity to the Ogeechee River corridor. The rural character of land should be retained within the Conservation character area through the preservation of open spaces. Very large lot residential, clustered or conservation residential subdivisions, and agricultural uses, may complement efforts to provide for the conservation of wild lands and riparian corridors.

### Relationship to Prior Comprehensive Plan

Retained from the Warren County Joint Comprehensive Plan: Partial Update (2009-2014). Boundaries and narrative refined.

### Land Uses and Zoning Categories

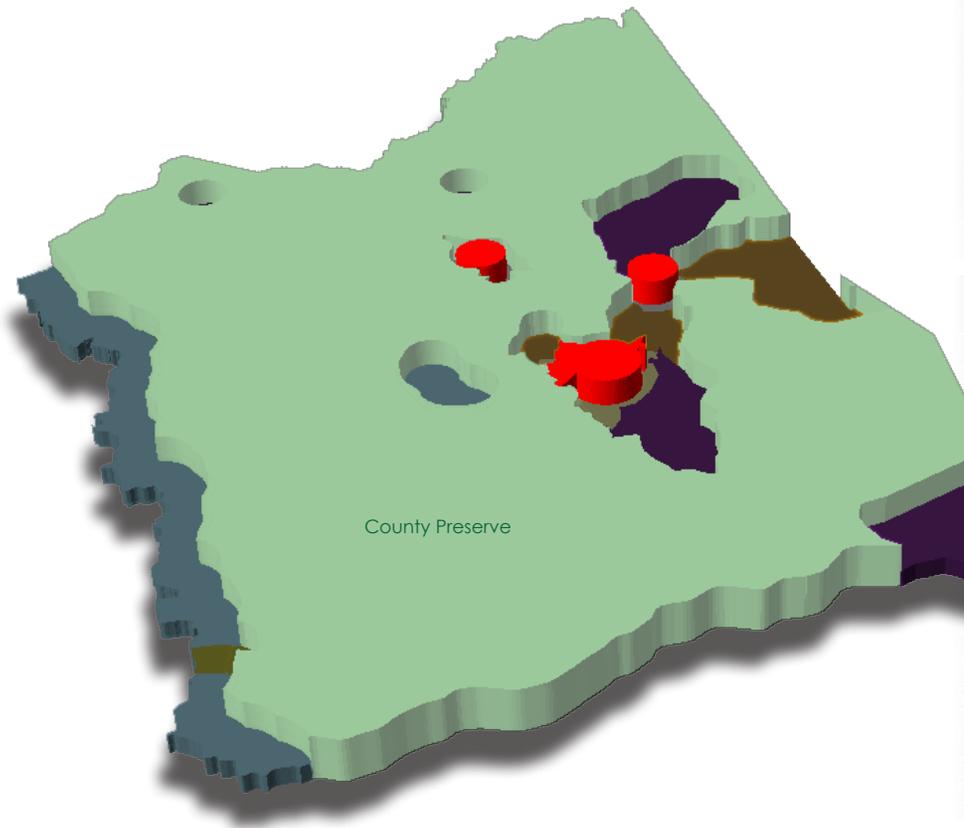
- Large Lot Residential
- Forestry
- Agriculture

### Implementation Measures

- Implement ordinances to protect areas surrounding the pond and river
- Seek assistance from state agencies to provide information regarding conservation
- Provide access point to recreation along the river

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: County Preserve



### General Description

The County Reserve character area is the single largest character area established within Warren County. Its largely defined by agricultural and forestry uses - with low-density residential uses scattered throughout. The emphasis of this character area will be to preserve the pastoral nature of existing open space - encouraging the productive use of naturally regenerative resources (e.g. crops, pasture, silviculture) as opposed to building and other hard-scape development. Residential development should occur at low-densities - either on large lots or within clustered developments that preserve open space. Commercial enterprise should be largely limited to agrarian and recreational enterprises in order to leverage the economic value of open space retention.

### Relationship to Prior Comprehensive Plan

Retained from the *Warren County Joint Comprehensive Plan: Partial Update (2009-2014)*. Boundaries and narrative refined.

### Land Uses and Zoning Categories

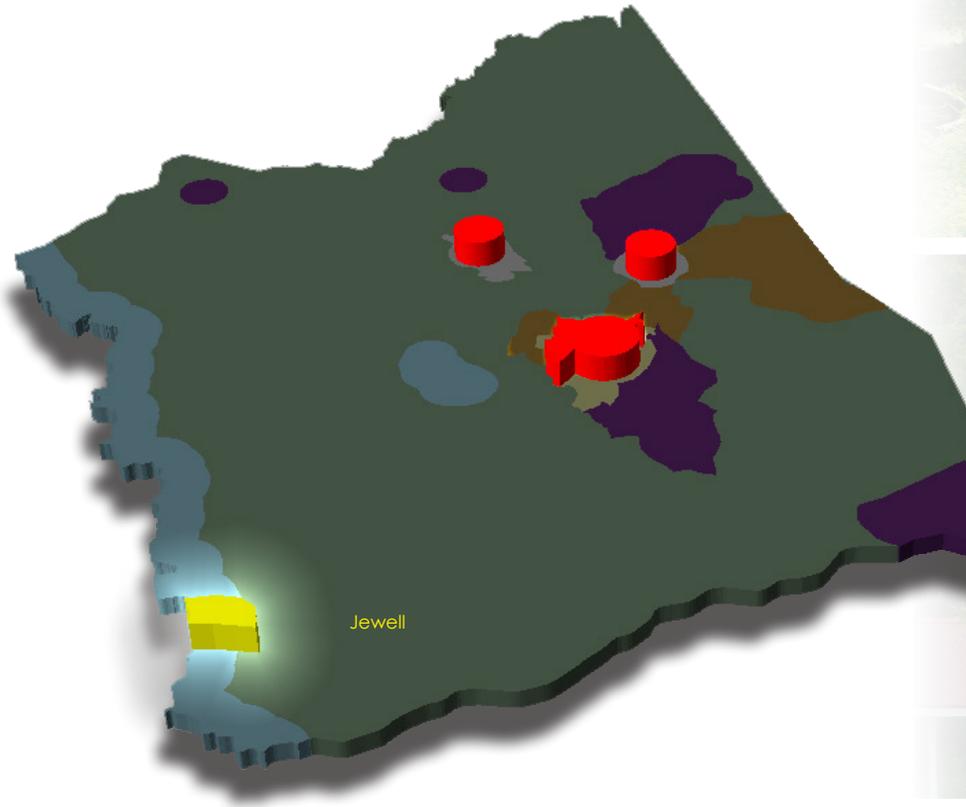
- Low Density Residential
- Medium Lot Residential with Clustered Development
- Agriculture
- Forestry
- Recreation

### Implementation Measures

- Adopt polices to limit development in this area for the protection of regenerative revenue.
- Enforce limited residential development in these area.

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: Jewell



### General Description

Originally built around a prosperous textile mill, the community of Jewell contains a number of structures significant not only to the history of Warren County but the state of Georgia as well. The former municipality of Jewell is listed as an historic district in the National Register of Historic Places. The land use objective of the Jewell character area is to allow for residential rehabilitation and infill, and small-scale commercial and recreational enterprise, that supports the economic viability of the area in a manner that complements and enhances the historic built context.

### Relationship to Prior Comprehensive Plan

Retained from the *Warren County Joint Comprehensive Plan: Partial Update (2009-2014)*. Boundaries and narrative refined.

### Land Uses and Zoning Categories

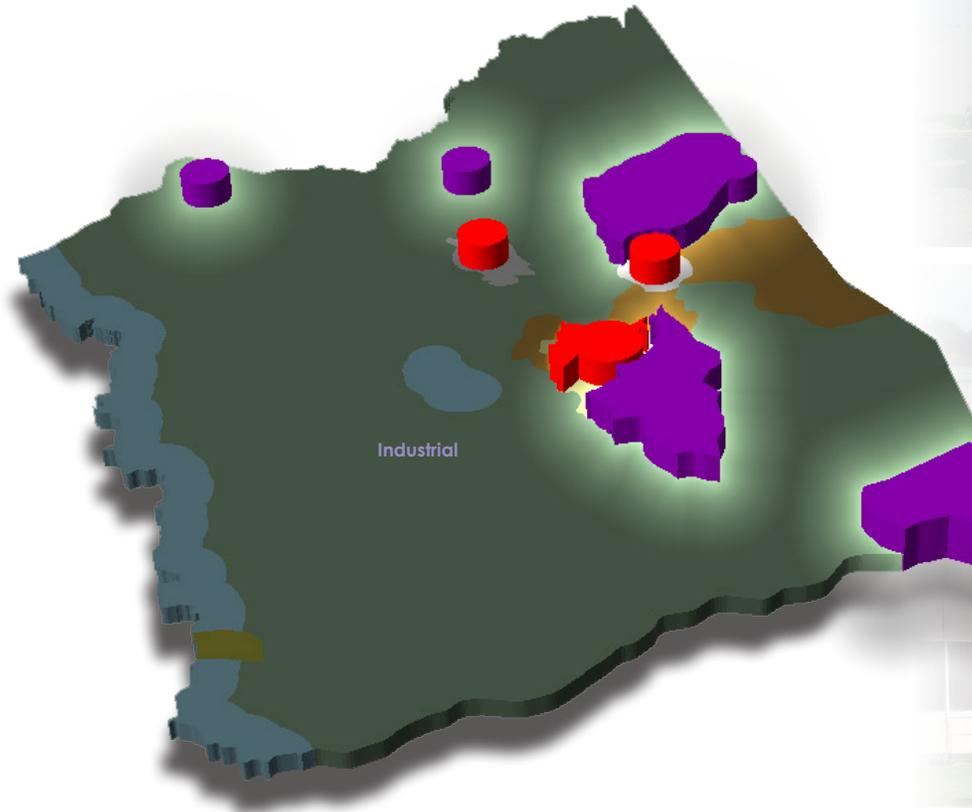
- Low Density Residential
- Medium Density Residential
- Forestry
- Recreation

### Implementation Measures

- Continue to support historic preservation efforts in this community
- Create a visitor's area in Jewell outlining activities in the area and on the river
- Implement polices to preserve the existing character of the area

# COMMUNITY AGENDA: Land Use Plan

## CHARACTER AREA: Production



### General Description

The production character area delineates where large scale manufacturing, or resource extraction and processing facilities, exist within Warren County and should be encouraged in the future. These areas not only define where the majority of goods are produced within Warren County, but also where the majority of the county's direct jobs and revenues are generated. Production character areas are largely sited away from existing or projected residential areas large so conflicts from the negative by-products of industry are minimized. This character area has a high degree of access to all major transportation facilities within the county (current and projected,) and will be home to most of the mining and industrial uses within Warren County.

### Relationship to Prior Comprehensive Plan

Retained from the *Warren County Joint Comprehensive Plan: Partial Update (2009-2014)*. Boundaries and narrative refined.

### Land Uses and Zoning Categories

- Industrial
- Commercial
- Forestry

### Implementation Measures

- Offer incentives for industries to locate in these area
- Provide and maintain necessary infrastructure to these areas.

Prior versions of the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning required the identification of "areas requiring special attention" (hereafter "Special Areas.") The general intent of state standards in regard to Special Areas was that localities would develop specific and unique strategies to abate negative and prevalent conditions in a particular area; or, conversely to create, enhance and promote positive conditions. Potential Special Areas were much more limited in geographic scope than companion Character Areas, and could be categorized according to any of the following:

- Areas of significant natural or cultural resources.
- Areas where rapid development or change of land use is likely.
- Areas where development may out-pace community resources and services.
- Areas in need of redevelopment.
- Large abandoned structures or sites.
- Areas with significant infill opportunities.
- Areas with significant disinvestment.

Based on these prescribed categories, Warren County communities' previous comprehensive plan identified six (6) areas requiring special attention:

- Ogeechee Wildlife Management Area.
- Jewell Historic District.
- Eastern Warren County.
- U.S. 278 & GA 80 directly east of Warrenton.
- Southwest Warrenton.
- Abandoned mine sites in Warren County.

Although no longer required, participants in the 2014 Comprehensive Plan planning process have opted to continue to incorporate Special Areas into this Plan document. Doing so is an acknowledgment that there do indeed remain constrained geographic areas within Warren County communities that require focused and unique strategies (not shared by the community as a whole) in order to generate improved or enhanced development or conservation conditions. Further, the identification of Special Areas is the preferred method of participating municipalities to identify targeted land use goals, objectives, and implementation strategies. Given that the previous comprehensive plan failed to even create character areas for Warrenton, Camak and Norwood, the of existence of broad character areas for municipalities (and the identification

accompanying Special Areas) is a substantial leap forward in generating a land use vision for the area. The 2014 Comprehensive Plan includes the following Special Areas:

- Ogeechee River Corridor
- Warren County Scenic By-Way
- Downtown Camak
- Downtown Norwood
- Potential Warrenton Redevelopment Area

The 2014 Comprehensive Plan Special Area Map is located on pages 27-31. Supporting Special Area narratives are located on page 26. When interpreting how best to use the 2014 Comprehensive Plan's Special Area Map and supporting narratives, the reader should be mindful of the following three (3) parameters:

- **Special Area Boundaries.** Mapped and textual descriptions of Special Areas are conceptual only. Implementation of strategies to address Special Area issues may effect highly variable geographic areas. Such variability is necessary given that the true scope and scale of Special Area conditions is often only possible to identify upon the initiation of more detailed studies or other actions. Amendment of the Special Area map herein should not be necessary to accommodate 2014 Comprehensive Plan implementation so long as the applicable action is seeking to address one (1) or more conditions described in any given Special Area narrative.
- **Special Area Narratives.** The narratives associated with each map corresponds to each Special Area Map and should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals component of the Community Agenda (p. AG-8) They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future. Some specific strategies based on the Special Area narratives have been incorporated into the Community Work Program component of this document.
- **Relationship to Character Areas.** Special Areas should be viewed as "overlays" to the 2014 Comprehensive Plan's Character Areas Map in the same manner as overlay districts in a zoning ordinance. Should conflicts exist between Character Area narratives, and Special Area narratives, the latter should typically (but not exclusively) be given greater weight.

# COMMUNITY AGENDA: Land Use Plan

## SPECIAL AREA MAP: Ogeechee River Corridor



*Condition*  
The Ogeechee River corridor represents the western boarder of the county and provides numerous recreational opportunities and natural resources to the Warren County area.

*Intent*  
The area has the potential to provide tourism revenue and the county in conjunction with the Chamber of Commerce should invest in upgrading facilities along the river to provide visitors a positive experience while visiting.

SPECIAL AREA MAP: Warren County Scenic By-Way (Piedmont Ext.)

*Condition*

The Warren County Scenic By-Way - Piedmont Extension allows those who travel this roadway impressive plethora of views including landscapes, impressive woodland scenes, and the area surrounding the Ogeechee River.

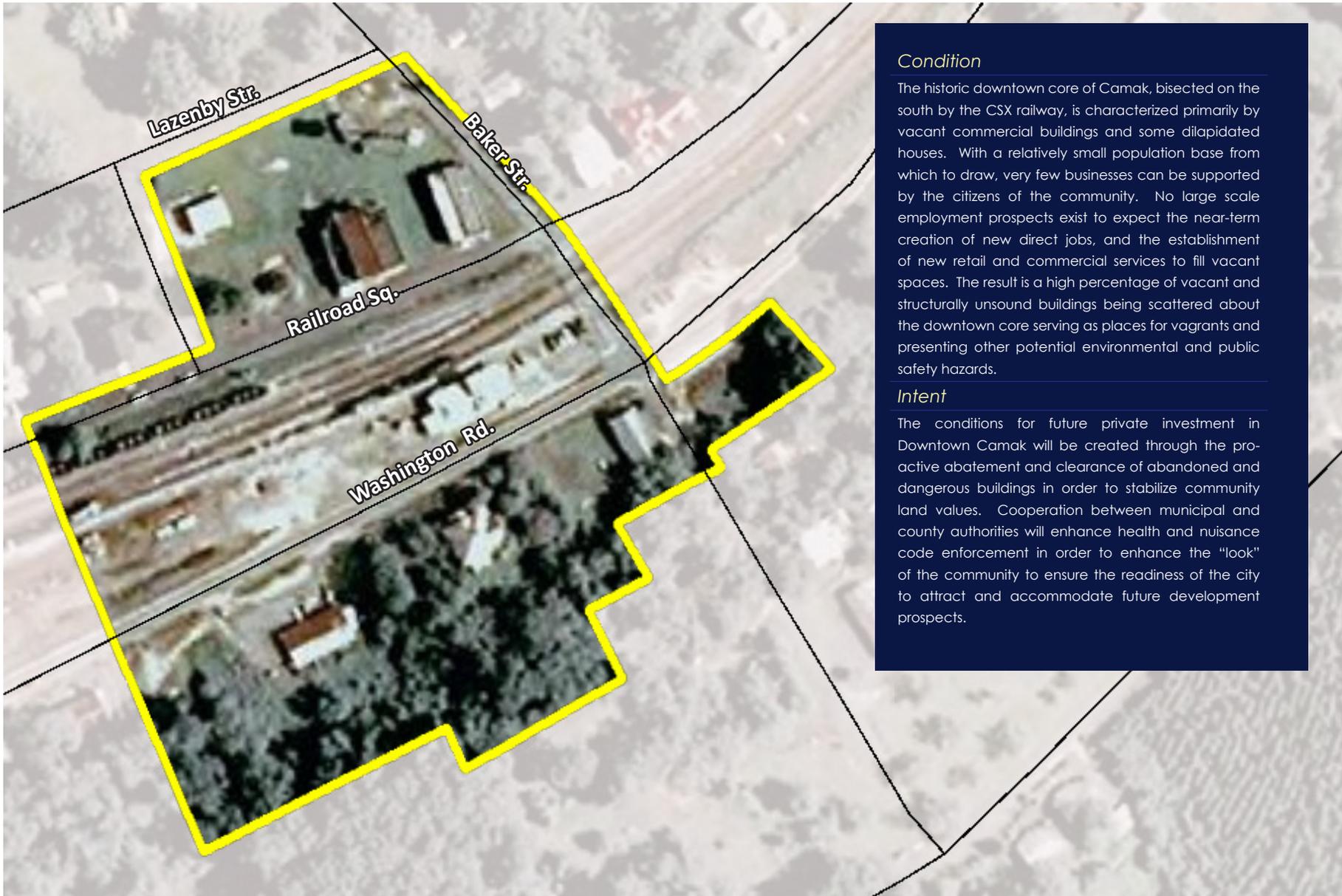
*Intent*

The intent of this special area is to continue to enhance this particular area to continue to provide residents a pleasant recreational area and attract visitors to travel along the corridor.



# COMMUNITY AGENDA: Land Use Plan

## SPECIAL AREA MAP: Camak Downtown



**Condition**

The historic downtown core of Camak, bisected on the south by the CSX railway, is characterized primarily by vacant commercial buildings and some dilapidated houses. With a relatively small population base from which to draw, very few businesses can be supported by the citizens of the community. No large scale employment prospects exist to expect the near-term creation of new direct jobs, and the establishment of new retail and commercial services to fill vacant spaces. The result is a high percentage of vacant and structurally unsound buildings being scattered about the downtown core serving as places for vagrants and presenting other potential environmental and public safety hazards.

**Intent**

The conditions for future private investment in Downtown Camak will be created through the proactive abatement and clearance of abandoned and dangerous buildings in order to stabilize community land values. Cooperation between municipal and county authorities will enhance health and nuisance code enforcement in order to enhance the "look" of the community to ensure the readiness of the city to attract and accommodate future development prospects.

# COMMUNITY AGENDA: Land Use Plan

## SPECIAL AREA MAP: Downtown Norwood



### Condition

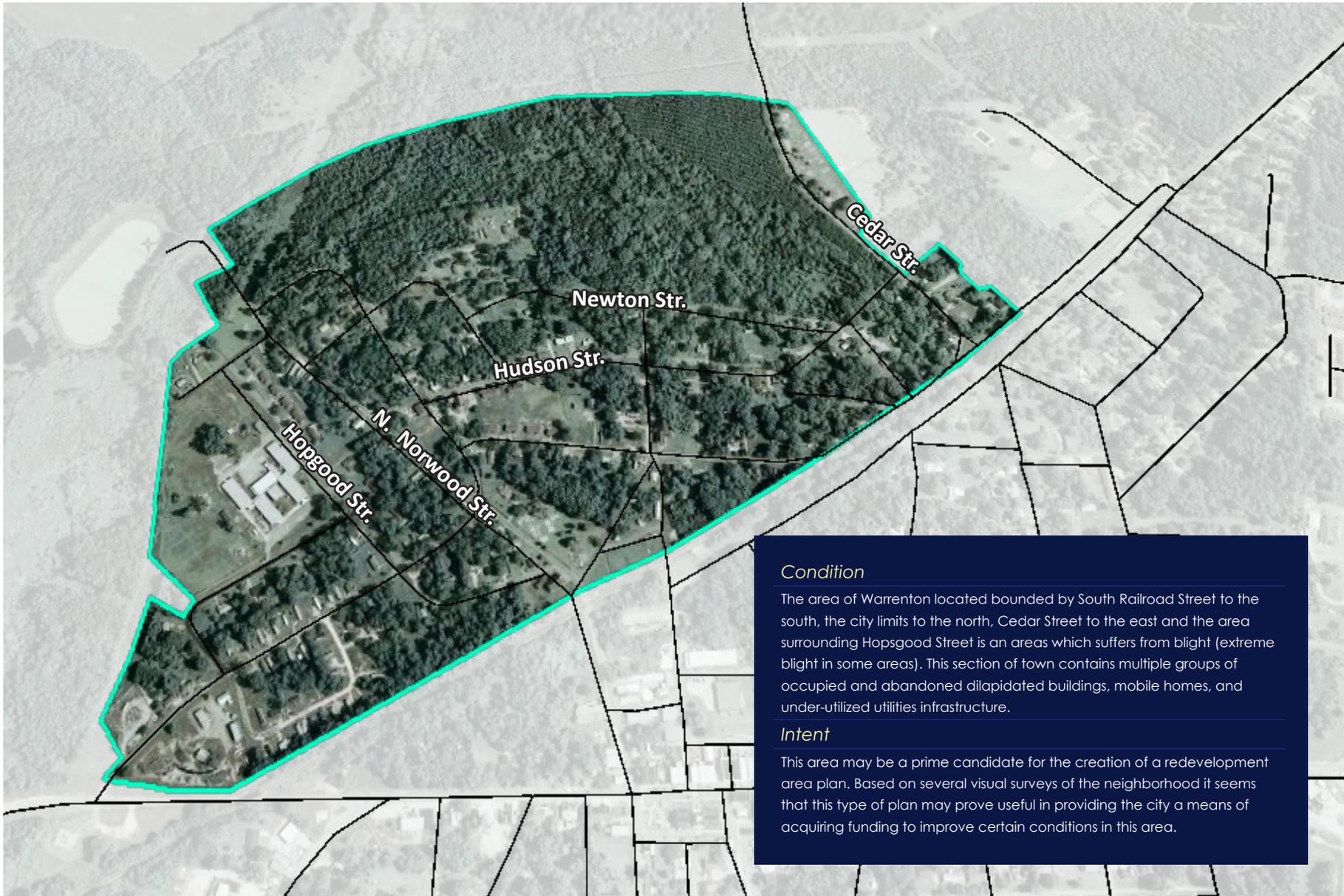
The historic downtown core of Norwood, bisected on the south by US Highway 278, is characterized primarily by large vacant land and buildings. With a relatively small population base from which to draw, very few businesses can be supported by the citizens of the community. No large scale employment prospects exist to expect the near-term creation of new direct jobs, and the establishment of new retail and commercial services to fill vacant spaces. The result is a high percentage of vacant and structurally unsound buildings being scattered about the downtown. These buildings have become a focal point for loitering.

### Intent

The conditions for future private investment in Downtown Norwood will be created through the proactive abatement and clearance of abandoned and dangerous buildings in order to stabilize community land values. Cooperation between municipal and county authorities will enhance health and nuisance code enforcement in order to enhance the "look" of the community to ensure the readiness of the city to attract and accommodate future development prospects.

# COMMUNITY AGENDA: Land Use Plan

## SPECIAL AREA MAP: Potential Redevelopment Area - Warrenton

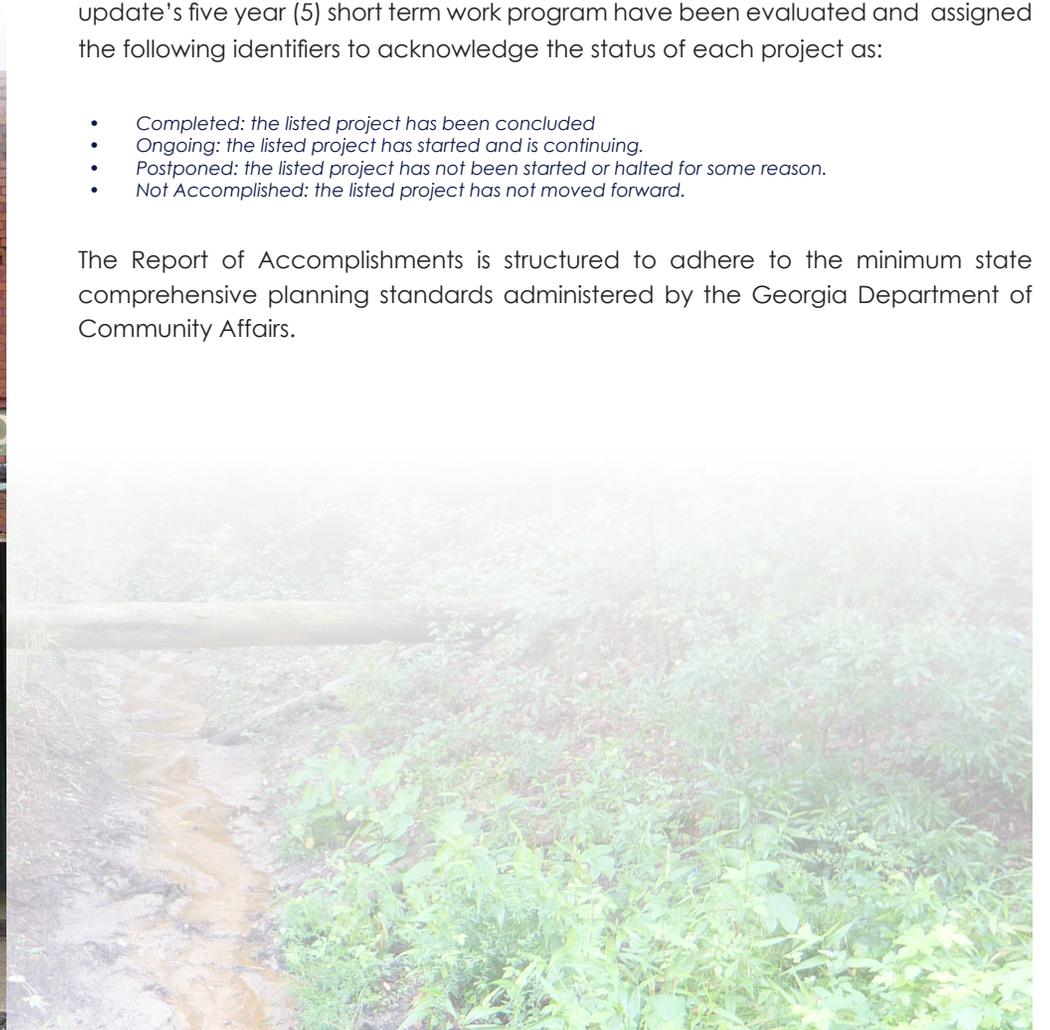


# COMMUNITY AGENDA: REPORT OF ACCOMPLISHMENTS

This section of the 2014 Warren County Joint Comprehensive Plan presents the Report of Accomplishments for Warren County, and the cities of Camak, Norwood, and Warrenton. A list of projects from the prior joint comprehensive plan partial update's five year (5) short term work program have been evaluated and assigned the following identifiers to acknowledge the status of each project as:

- *Completed: the listed project has been concluded*
- *Ongoing: the listed project has started and is continuing.*
- *Postponed: the listed project has not been started or halted for some reason.*
- *Not Accomplished: the listed project has not moved forward.*

The Report of Accomplishments is structured to adhere to the minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs.



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# Report of Accomplishments: Economic Development

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Actively market Warren County as a community where businesses can locate and grow.		√			The Chamber of Commerce is continuing to provide this service for the county and municipalities.
Actively recruit small business owners to locate / relocate in our downtowns.		√			The Chamber of Commerce is continuing to provide this service for the county and municipalities.
Start a "Shop Local" campaign to encourage investment in local business.	√				
Provide new infrastructure for new access road parallel to I-20		√			This continues to be a community priority and funding is currently being sought.
Develop water and wastewater infrastructure at interstate interchanges in Warren County.		√			A new sewer line has been completed from Warrenton to Camak (towards I-20) and Warrenton will be increasing sewer capacity.
Investigate the feasibility and benefits of instituting a Hotel/Motel tax in Warren County.			√		There is still interest in this project, however, it has been postponed.
Develop and occupational tax ordinance.			√		The project has been re-prioritized.
Adopt ordinance requiring building permits for all new construction.			√		There is still interest in this project, but it has become less of a priority.

# Report of Accomplishments: Housing

Increase affordable housing supply through rehabilitation and small scale expansion.			√		This project will continue as funding becomes available.
Establish incentives for preservation / rehabilitation of existing housing stock.		√			
Require denser residential development in appropriate locations.			√		The project has been re-prioritized.
Increase housing choices for young professionals.		√			New STWP reflects progress towards on this project.
Amend zoning to allow loft style developments in downtowns.		√			The City of Warrenton allows for mixed-use buildings but this is currently not codified.
Revise and strengthen nuisance ordinances.			√		This project has been re-prioritized a goal.

# Report of Accomplishments: Community Facilities

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Establish community/neighborhood watch programs.				√	This is no longer a priority for the community.
Establish a recycling program			√		There is continued interest in this project.
Control the expansion of water and sewer facilities in order to guide development to areas that have been deemed appropriate.		√			Infrastructure is being used to focus development in the Community Growth character area.
Secure funding to aid in the operation of EMS, fire and public safety		√			
Develop plan for future expansion of schools that focuses on re-use and/or locating near existing population centers.	√				Middle School and High School have been combined.
Repair dilapidated sidewalks (Warrenton)		√			
Upgrade storm water facilities and improve street drainage throughout the Warrenton		√			
Develop a new senior citizen's center. (Warren County)	√				
Renovate the Rickeson, Beall Springs, and Norwood fire stations.			√		This will occur as funds become available
Upgrade and repair failing water and sewer throughout the City of Warrenton		√			
Expand and upgrade the water plant in the City of Warrenton		√			
Purchase and upgrade fire and rescue equipment		√			

# Report of Accomplishments: Transportation

Develop and implement multi-use trails plan			√		The community is interested in this project and this has become a goal.
Develop and implement Safe Routes to School Plan			√		There is still interest but priorities have changed.
Amend subdivision regulations and zoning ordinances to require greater degree of connectivity between new and existing developments.	√				

# Report of Accomplishments: Natural and Cultural Resources

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Actively promote and market the opportunities for Agriculture based tourism that exist in rural Warren County		√			
Activate Historic Preservation Commission (Warrenton)			√		Currently listed as having a historic preservation ordinance by Georgia HPD. This will be the next phase.
Focus new residential development in areas that have been identified as appropriate.		√			
Secure funding to preserve the character of downtown and rural village areas		√			
Adopt and enforce a comprehensive tree ordinance.			√		There is still interest in creating the ordinance however, this is no longer a priority.
Rehabilitate the Knox Theatre.		√			This project continues as funding come available.
Develop Depot Museum.	√				
Develop a new senior citizen's center. (Warren County)	√				
Pursue having the City of Warrenton accepted to the Certified Local Government Program.		√			
Renovate / restore Warrenton's historic City Hall.			√		Lack of funding has postponed this project.

# Report of Accomplishments: Land Use

Amend subdivision regulations and zoning ordinance to allow for small lot development in appropriate areas	√				
Focus residential growth in area that have been identified as appropriate		√			
Develop and adopt design guidelines for new commercial development along Warrenton's southeast edge.		√			
Adopt and enforce access management standards in order to limit the number of new curb cuts along major thoroughfares.		√			
Guide development through targeted infrastructure expansion		√			This can clearly be seen through the expansion of infrastructure along highway towards Camak.
Amend subdivision regulations and zoning ordinance to require new developments to connect to existing sidewalks where feasible.	√				
Continue to monitor / update land use and other GIS data.		√			

# Report of Accomplishments: Intergovernmental Coordination

Project	Status				Comments
	Completed	Ongoing	Postponed	Not Accomplished	
Pursue consolidation of fire service, recreation department, water service and code enforcement.		√			This is an ongoing activity.
Maintain SPLOST intergovernmental agreement		√			This is an ongoing activity.
Continue coordinated support of tourism and economic development programs.		√			This is an ongoing activity.

# COMMUNITY AGENDA: COMMUNITY WORK PROGRAM

The *Warren County Joint Comprehensive Plan 2014's* Community Work Program component establishes priority activities which Warren County governments and/ or other vested or partnering agencies will undertake over the next five (5) years. The Community Work Program is the principal implementation tool for addressing the needs and opportunities identified during this planning process and listed elsewhere within this document. Although designed by local planning participants to guide community building activities prioritized from the "bottom-up," the Community Work Program is structured to adhere to minimum state comprehensive planning standards administered by the Georgia Department of Community Affairs. Consistent with state rules the 2014 *Comprehensive Plan's* Community Work Program includes the following information:

- *Brief Description of Activity*
- *Time-frame for undertaking Activity*
- *Responsible Party for Implementing Activity*
- *Estimated Cost (if any) of implementing the activity*
- *Funding Sources where applicable*



## Warren County: Economic Development Work Program

Work Program Projects	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Market county properties to industries that extract natural resources.	X	X	X	X	X	Warren County & Warren County Chamber	Staff time	Local funds
Place sewerage facilities near interchange exit 165 for potential occupants.		X	X			Warren County	\$300,000 +	EIP
Evaluate potential workforce needs for industries located in the county.	X	X	X	X	X	Warren County	Staff time	Local funds
Create and implement a marketing plan promoting cycling routes and walking trails in the county.		X				Warren County Chamber	\$5,000	Local Funds
Develop and adopt a county-wide Occupational Tax ordinance.		X				Warren County , CSRA-RC	\$10,000 - \$16,000	Local Funds
Implement the applicable strategies of the regional "Comprehensive Economic Development Strategy."	X	X	X	X	X	Warren County	Variable	TBD - Based on Opportunity
Create a tourist center along the Ogeechee River in conjunction with the Scenic Byway.			X	X	X	Warren County	\$600,000	Federal Scenic By-ways
Initiate a Category 3 (Multi-activity grant) - Community Development Block Grant (CDBG) for economic development for downtown development of Norwood and Camak		X	X			Warren County, CSRA-RC, Norwood, Camak, Chamber	\$300,000+	CDBG - Local match

## Warren County: Housing Work Program

Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warrenton, and portions of Warren County (see "Special Areas" [p. III-25 - p.III-29]).			X	X		Warren County, CSRA-RC	\$25,000 - \$35,000	Local Funds
Unify nuisance code enforcement among all Warren county jurisdictions		X	X			All jurisdictions	TBD - Based on contracts and intergovernment agreements	Local Funds
Initiate an application for a Category 2 (Housing) - Community Development Block Grant for rehabilitation and reconstruction of housing structures in targeted redevelopment areas.				X	X	Warren County, CSRA-RC	\$10,000 - \$15,000	Local Funds
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing			X	X		Warren County, All Municipalities	Staff Time	Local Funds
Rehabilitate existing, structurally sound housing near downtown into senior housing				X	X	Warren County, Warrenton	\$300,000 annually	CDBG - Local Funds

# Warren County: Community Facilities Work Program

Work Program Project	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Begin advertising services offered by the Senior Center.	X	X	X	X	X	Warren County, CSRA-RC AAA	Staff Time	Local Funds
Seek private donations from area businesses to supplement funding for the Senior Center.		X	X			Warren County, Chamber	Staff Time	Local Funds
Develop a welcome center near the Ogeechee River			X	X	X	Warren County, Chamber	\$600,000	Federal Scenic By-Way Fund
Purchase equipment for Public Safety Departments and Public Works as needed	X	X	X	X	X	Warren County	TBD - based on equipment needs	Local Funds
Complete renovations to the walking trail.		X	X			Warren County, School Board, Warrenton	\$100,00	Local Funds
Complete the construction of a splash pad.		X	X	X		Warren County, Warrenton	\$150,000	Local Funds
Create a regional Fire, Emergency Management, and EMS service with surrounding counties		X				Warren County	Staff Time	Local Funds
County sewer extension to the Silvertown neighborhood near Hwy. 80 N			X			Warren County	\$703,450	CDBG
Camak sewer extension Phase I-III			X			Camak, Warren County	\$813,735	GIFA/CDBG/GIFA Loan

## TRANSPORTATION

Construct an access road/frontage road shall be constructed parallel to I-20.					X	Warren County	TBD	T-SPLOST
Identify and promote cycling routes throughout the county				X		Warren County, Chamber	Staff Time	Local Funds
Initiate discussion with local rail companies to investigate the possibility of extending rail lines to potential industrial sites				X		Warren County	Staff Time	Local Funds
Initiate a study regarding multi-trails connecting municipalities					X	Warren County, CSRA-RC	\$10,000-\$20,000	Local

## Warren County: Natural and Cultural Resources Work Program

Work Program Project	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Inventory publicly owned properties for potential reuse.			X			All Jurisdictions	Staff Time	Local Funds
Complete renovations to the Knox Theater					X	Warren County	\$1,000,000	TBD - Based on availability of funding sources

## Warren County: Land Use Work Program

Implement the strategies of those housing needs assessments and property inventories, and redevelopment planning initiatives, that were initiated as recommended by this community work program.			X	X	X	Warrenton, Warren County	TBD - Based on pending assessments and studies.	TBD - Based on pending assessments and studies.
Facilitate land use and development activities in a manner that ensures consistency with the "Land Use Plan" component of the comprehensive plan.	X	X	X	X	X	Warren County, Camak, Warrenton	Staff time	Local funds
Create an Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties				X	X	All Municipalities & Warren County	Staff time	Local funds
Adopt an ordinance creating a joint planning commission.	X	X				All jurisdictions	\$5,000	Local funds

# City of Camak: Economic Development Work Program

Work Program Projects	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Initiate a Category 3 (Multi-activity grant) - Community Development Block Grant (CDBG) for economic development for downtown development of Norwood and Camak		X	X			Warren County, CSRA-RC, Norwood, Camak, Chamber	\$300,000+	CDBG - Local match
Rehabilitate a building in downtown Camak or Norwood as retail spaces for area businesses.			X	X	X	Warren County Chamber & Participating Municipality	\$300,000 +	Redevelopment Fund
Coordinate with area tourism office to recruit local niche vendors to sell their wares in rehabilitated downtown property.				X	X	Warren County Chamber & Participating Municipality	Staff time	Local funds

# City of Camak: Housing Work Program

Initiate multi-jurisdictional ordinances to address delinquent residential property owners		X				All municipalities, CSRA-RC	\$10,000 - \$15,000	Local Funds
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties.		X	X			All municipalities	Staff Time	Local Funds
Unify nuisance code enforcement among all Warren county jurisdictions		X	X			All jurisdictions	TBD - Based on intergovernmental agreements and contracts	Local Funds
Acquire and clear vacant lots and dilapidated housing structures in Camak, Norwood and Warrenton.				X	X	Camak, Warrenton	\$300,000 annually	CDBG - Local Funds
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing			X	X		Warren County, All Municipalities	Staff Time	Local Funds

## City of Camak: Community Facilities

Work Program Project	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Purchase equipment for Public Safety Departments and Public Works as needed	X	X	X	X	X	Warren County, Warrenton, Camak, Norwood	TBD - based on equipment needs	Local Funds
Repair and increase linear footage of sidewalks.	X	X	X	X	X	All Municipalities	\$100,000	TSPLOST
Incorporated communities should apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.			X			Camak, Norwood, Warrenton	\$300,000 max	CDBG
Camak sewer extension Phase I-III			X			Camak, Warren County	\$813,735	GIFA/CDBG/GIFA Loan

### TRANSPORTATION

The City of Camak does not have any transportation projects within this five (5) year short-term work program

## City of Camak: Natural and Cultural Resources Work Program

Inventory publicly owned properties for potential reuse.		X			All Jurisdictions	Staff Time	Local Funds
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## City of Camak: Land Use Work Program

Work Program Project	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Facilitate land use and development activities in a manner that ensures consistency with the "Land Use Plan" component of the comprehensive plan.	X	X	X	X	X	Warren County, Camak, Warrenton	Staff time	Local funds
Create an Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties				X	X	All Municipalities & Warren County	Staff time	Local funds
Adopt an ordinance creating a joint planning commission.	X	X				All jurisdictions	\$5,000	Local funds

# City of Norwood: Economic Development Work Program

Work Program Projects	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Initiate a Category 3 (Multi-activity grant) - Community Development Block Grant (CDBG) for economic development for downtown development of Norwood and Camak		X	X			Warren County, CSRA-RC, Norwood, Camak, Chamber	\$300,000+	CDBG - Local match
Rehabilitate a building in downtown Camak or Norwood as retail spaces for area businesses.			X	X	X	Warren County Chamber & Participating Municipality	\$300,000 +	Redevelopment Fund
Coordinate with area tourism office to recruit local niche vendors to sell their wares in rehabilitated downtown property.				X	X	Warren County Chamber & Participating Municipality	Staff time	Local funds

# City of Norwood: Housing Work Program

Initiate multi-jurisdictional ordinances to address delinquent residential property owners		X				All municipalities, CSRA-RC	\$10,000 - \$15,000	Local Funds
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties.		X	X			All municipalities	Staff Time	Local Funds
Unify nuisance code enforcement among all Warren county jurisdictions		X	X			All jurisdictions	TBD - Based on intergovernmental agreements and contracts	Local Funds
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing			X	X		Warren County, All Municipalities	Staff Time	Local Funds

## City of Norwood: Community Facilities

Work Program Project	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Purchase equipment for Public Safety Departments and Public Works as needed	X	X	X	X	X	Warren County, Warrenton, Camak, Norwood	TBD - based on equipment needs	Local Funds
Repair and increase linear footage of sidewalks.	X	X	X	X	X	All Municipalities	\$100,000	TSPLOST
Incorporated communities should apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.			X			Camak, Norwood, Warrenton	\$300,000 max	CDBG

### TRANSPORTATION

The City of Norwood does not have any transportation projects within this five (5) year short-term work program

## City of Norwood: Natural and Cultural Resources Work Program

Inventory publicly owned properties for potential reuse.			X			All Jurisdictions	Staff Time	Local Funds
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## City of Norwood: Land Use Work Program

Work Program Project	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Create an Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties				X	X	All Municipalities & Warren County	Staff time	Local funds
Adopt an ordinance creating a joint planning commission.	X	X				All jurisdictions	\$5,000	Local funds

# City of Warrenton: Economic Development Work Program

Work Program Projects	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			

The City of Warrenton does not have any transportation projects within this five (5) year short-term work program

# City of Warrenton: Housing Work Program

Work Program Projects	Time-frame					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Conduct a housing needs assessment for the Cities of Norwood and Warrenton, and Town of Camak to understand existing housing conditions, under-utilized properties, and vacant housing structures.	X					Warrenton, CSRA-RC	\$10,000	Local Funds
Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warrenton, and portions of Warren County (see "Special Areas" [p. III-25 - p.III-29]).			X	X		Warren County, Warrenton, CSRA-RC	\$25,000 - \$35,000	Local Funds
Initiate multi-jurisdictional ordinances to address delinquent residential property owners		X				All municipalities, CSRA-RC	\$10,000 - \$15,000	Local Funds
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties.		X	X			All municipalities	Staff Time	Local Funds
Amend the zoning ordinance to reflect the allowance mixed-use building downtown.	X					Warrenton	Staff Time	Local Funds
Unify nuisance code enforcement among all Warren county jurisdictions		X	X			All jurisdictions	TBD - Based on intergovernmental agreements and contracts	Local Funds
Initiate an application for a Category 2 (Housing) - Community Development Block Grant for rehabilitation and reconstruction of housing structures in targeted redevelopment areas.				X	X	Warren County, Warrenton, CSRA-RC	\$10,000 - \$15,000	Local Funds
Acquire and clear vacant lots and dilapidated housing structures in Camak, Norwood and Warrenton.				X	X	Camak, Warrenton	\$300,000 annually	CDBG - Local Funds
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing			X	X		Warren County, All Municipalities	Staff Time	Local Funds
Rehabilitate existing, structurally sound housing near downtown into senior housing				X	X	Warren County, Warrenton	\$300,000 annually	CDBG - Local Funds

# City of Warrenton: Community Facilities Work Program

Work Program Project	Timeframe					Responsible Party	Cost Estimate	Fund Source
	2014	2015	2016	2017	2018			
Purchase equipment for Public Safety Departments and Public Works as needed	X	X	X	X	X	Warren County, Warrenton, Camak, Norwood	TBD - based on equipment needs	Local Funds
Repair and increase linear footage of sidewalks.	X	X	X	X	X	All Municipalities	\$100,000	TSPLOST
Incorporated communities should apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.			X			Camak, Norwood, Warrenton	\$300,000 max	CDBG
Codify the City of Warrenton Ordinance					X	Warrenton	\$5,000 - \$10,000	Local Funds
Adopt a policy of community policing to increase police visibility.				X	X	Warrenton	Staff Time	Local Funds
Initiate USDA partially funded sewerage grant to increase capacity					X	Warrenton	\$8,000,000 / max	USDA Grant
Complete renovations to the walking trail.		X	X			Warren County, School Board, Warrenton	\$100,00	Local Funds
Complete the construction of a splash pad.		X	X	X		Warren County, Warrenton	\$150,000	Local Funds

## TRANSPORTATION

The City of Warrenton does not have any transportation projects within this five (5) year short-term work program

# City of Warrenton: Natural and Cultural Resources Work Program

Inventory publicly owned properties for potential reuse.			X			All Jurisdictions	Staff Time	Local Funds
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