

**A Resolution of Warren County for the Adoption of
the
Warren County Joint Comprehensive Plan
2024-2029**

WHEREAS, the Warren County Board of Commissioners, the governing authority of Warren County in conjunction with the Cities of Norwood, Warrenton, and the town of Camak Georgia, has prepared the *Warren County Joint Comprehensive Plan 2024-2029* to replace their prior joint comprehensive plan and joint comprehensive plan update and,

WHEREAS, the *Warren County Joint Comprehensive Plan 2024-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Warren County Joint Comprehensive Plan 2024-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;"

NOW, THEREFORE, BE IT RESOLVED by the Warren County Board of Commissioners that the *Warren County Joint Comprehensive Plan 2024-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 14th day of May, 2024



John R. Graham, Chairman
Warren County Board of Commissioners

ATTEST:



Porsha Johnson, Clerk
Warren County



TOWN OF CAMAK
POST OFFICE BOX 24
CAMAK, GEORGIA 30807-0024
PHONE (706) 465-2332
cityofcamak@bellsouth.net

TOWN COUNCIL

Lonnie Daniel
 Patsy Edwards
 Kimberly Golser
 Shirley Parker
 Diane Whitaker

MAYOR
 Allen Troy

CLERK
 Margaret Pinion

**A Resolution of the Town of Camak for Adoption of the
 Warren County
 Joint Comprehensive Plan: 2024-2029**

WHEREAS, the Camak Town Council, the governing authority of the Town of Camak, Georgia, has prepared the *Warren County Joint Comprehensive Plan: 2024-2029* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Warren County Joint Comprehensive Plan: 2024-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

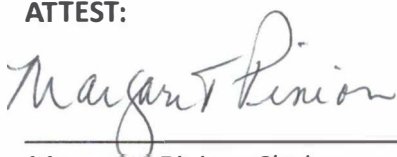
WHEREAS, the *Warren County Joint Comprehensive Plan: 2024-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;" and,

NOW, THEREFORE, BE IT RESOLVED by the Camak Town Council that the *Warren County Comprehensive Plan: 2024-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 13th day of May, 2024


 Allen Troy, Mayor
 Town of Camak

ATTEST:


 Margaret Pinion, Clerk
 Town of Camak



**A Resolution of the City of Norwood for Adoption of the
Warren County
Joint Comprehensive Plan: 2024-2029**

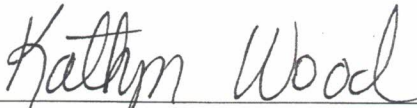
WHEREAS, the Norwood City Council, the governing authority of the City of Norwood, Georgia, has prepared the *Warren County Joint Comprehensive Plan: 2024-2029* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Warren County Joint Comprehensive Plan: 2024-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Warren County Joint Comprehensive Plan: 2024-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;" and,

NOW, THEREFORE, BE IT RESOLVED by the Norwood City Council that the *Warren County Comprehensive Plan: 2024-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 3rd day of June, 2024



Kathryn Wood, Mayor
City of Norwood

ATTEST:



Pamela McCord, Clerk
City of Norwood

**A Resolution of the City of Warrenton for Adoption of the
Warren County
Joint Comprehensive Plan: 2024-2029**


WHEREAS, the Warrenton City Council, the governing authority of the City of Warrenton, Georgia, has prepared the *Warren County Joint Comprehensive Plan: 2024-2029* to replace their prior comprehensive plan and comprehensive plan update and,

WHEREAS, the *Warren County Joint Comprehensive Plan: 2024-2029* was prepared in accordance with the Rules and Procedures of the Georgia Department of Community Affairs; and,

WHEREAS, the *Warren County Joint Comprehensive Plan: 2024-2029* has been reviewed by the Central Savannah River Area Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the minimum "Standards and Procedures for Local Comprehensive Planning;" and,

NOW, THEREFORE, BE IT RESOLVED by the Warrenton City Council that the *Warren County Comprehensive Plan: 2024-2029* is hereby adopted and that a copy of this resolution shall be submitted to the Central Savannah River Area Regional Commission.

Adopted this 14th day of May, 2024



Chris McCorkle, Mayor
City of Warrenton

ATTEST:



Mary Ann Moseley, Clerk
City of Warrenton

CAMAK NORWOOD WARRENTON

Warren County

2024-2029

Joint Comprehensive Plan



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Joint Comprehensive Plan

2024 - 2029

This document was prepared jointly with the cooperation
of the following local governments:

The Chairman and County Board of Commissioners

Warren County, GA
PO Box 46
Warrenton, GA 30828
Adopted: May 14, 2024

The City of Camak

PO Box 24
Camak, GA 30807
Adopted: May 13, 2024

The City of Norwood

PO Box 64
Norwood, GA 30821
Adopted: June 3, 2024

The City of Warrenton

PO Box 109
Warrenton, GA 30828
Adopted: May 14, 2024

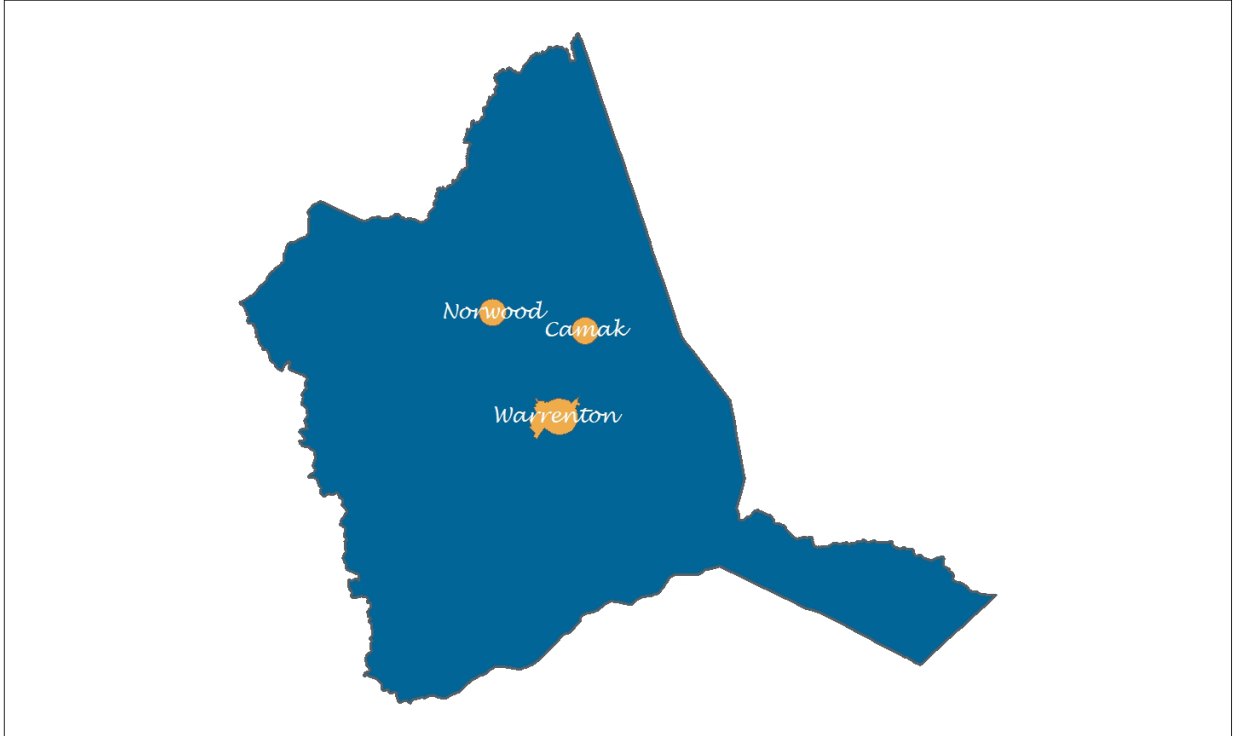
Prepared By:



3626 Walton Way Extension
Suite 1
Augusta, Georgia 30909

The Central Savannah River Area Region





Warren County



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Introduction

Counties, cities, and towns in Georgia all desire to provide residents of all ages and backgrounds with a safe, affordable, healthy and beautiful place to live and thrive. These communities, large and small, all experience change at various points in their existence, whether it be environmental, political, geographic, economic, or demographic. For example, rapid, uncontrolled development can lead to sprawl, and declining or stagnant development can lead to dilapidated buildings and increased blight. Change is inevitable, and the long-term viability of every community is affected by it.

Community stabilization is a vital factor in remaining viable and encouraging quality growth. For a community to remain strong in an ever-changing world, it must accommodate its current needs, anticipate future needs, and take advantage of critical opportunities. It also requires adaptation in the face of unforeseen circumstances or emergencies. It is critical to recognize that the effects of change are different for communities that can anticipate, plan for and accommodate it.

Communities that fail to plan can face negative effects that could have been prevented or mitigated with proper planning. A vision which is consistent and locally generated, in conjunction with an implementation plan, can ignite economic opportunities and encourage social cohesiveness in any jurisdiction.

The Warren County Joint Comprehensive Plan focuses on unique community traits and assets while identifying present issues and presenting future solutions. The Warren County Joint Comprehensive Plan is the official guiding document for Warren County and the communities of Camak, Norwood, and Warrenton. This document serves to:

- Outline a desired future
- Provide a guide for how to achieve that future
- Formulate a coordinated long-term plan

The comprehensive plan coordinates areas of significance in economic development, housing, community facilities, cultural/natural resources and land use in a guide for:

- Land development in relationship with the environment
- Retention and attraction of employment opportunities
- Continued maintenance and access to public services and facilities
- Recreational services created and improved

Comprehensive plans prepared in Georgia that are consistent with the DCA standards include a strategic planning component called the “community work program.” Each community’s five-year community work program lists measurable projects that will be undertaken within the applicable community’s geographic area consistent with their stated comprehensive plan goals. This document includes data at a variety of scales, from the state and region, down to the municipal level. All of which provide valuable context and comparison information for plan users.

In conjunction with the Warren County Service Delivery Strategy, this document is a resource to provide a road map for each jurisdiction. Appointed and elected officials should use this resource as they deliberate land development issues and help their respective citizens understand the benefits of proper community planning.



Community Background

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.



Community Background

Camak

The Georgia Railroad Company was chartered in 1883 to build a line of railroad between Augusta and Athens with branches to Madison and Eatonton. James Camak was the first president of the Georgia Railroad. The depot in that location evolved into the town of Camak.

Norwood

Norwood developed around a gristmill and was known as Gunn's Mill until 1888. The Georgia Railroad laid tracks through the town and it filled with business activity for many years. Once the Georgia Railroad Depot was closed, Norwood business began to decrease.

Warrenton

It is situated at the intersection of U.S. Highway 278 and Georgia highways 16 and 80. Norfolk Southern and CSX Corporation provide rail service from Warrenton to Atlanta, Augusta, Macon, and Savannah. The city's land area is slightly less than two square miles. The county and town were both named for Joseph Warren, a Massachusetts physician and patriot who was killed at the Battle of Bunker Hill during the Revolutionary War (1775-83).



WARREN COUNTY SNAPSHOT

Total Population



5,215

Poverty Rate



22.9%

Median Household Income



\$45,091

Total Households



1,945

Bachelors Degree or Higher



11.1%

Total Housing Units



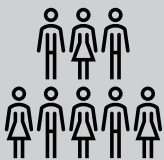
2,511

Residents Without Health Coverage



8.6%

Hispanic or Latino Population



53

Median Gross Rent



\$674

Median Age



45.3



Planning Process And Community Involvement

What is the Comprehensive Plan

The Comprehensive Plan is a policy document that guides the future growth of Warren County. It is designed to facilitate a coordinated planning program that ultimately leads to desired future social and economic outcomes for all its jurisdictions. It serves as a guide to both the public and private sector, providing guidance on items such as land development, housing improvements, economic development, cultural/environmental asset protection, and provision of community services and facilities. In short, the comprehensive plan is a unified document encouraging overarching consistency and coherence in county and municipal policies.

The comprehensive plan is structured as a dynamic document that should be amended when local priorities or conditions change. Periodic updates are necessary to ensure that the document's stated policies align with the needs and aspirations of residents. Over time, local and external conditions have changed. Some objectives have been met, and others have changed or been overtaken by competing priorities. The current comprehensive planning effort addresses these changes and integrates new or evolving priorities among residents and community leaders.

How to use the Comprehensive Plan

This comprehensive plan is a guide for action and is intended to serve as a reference for potential users. A member of the City Council, Board of Commissioners or government staff should refer to this plan's policies when deciding on the approval of a rezoning or location of new development. Companion planning documents should be used in conjunction with the comprehensive plan. These include but are not limited to the CSRA Regional Plan, the County Solid Waste Management Plan, the comprehensive and solid waste plans of other nearby jurisdictions, the Regional Water Plan, the CSRA Regionally Important Resource Plan, and other local and state regulatory documents (e.g. zoning ordinance, subdivision regulations).

The Comprehensive Plan Components

The CSRA-RC is the county's selected planning coordinator for the Warren County Joint Comprehensive Plan 2024-2029. This document has been prepared to exceed the minimum requirements of Georgia DCA's 2018 Minimum Standards and Procedures For Local Comprehensive Planning (effective October 2018). The 2023 Comprehensive Plan includes the following state-required and elective components:

Community Goals | Needs and Opportunities | Report of Accomplishments
Community Work Program | Public Involvement Overview
Economic Development | Land Use | Housing | Broadband Services
Natural & Cultural Resources | Community Facilities & Services

All state-required comprehensive planning components and additional elective elements listed are distributed throughout the Warren County Joint Comprehensive Plan in various chapters and appendices.

The 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 overlaps 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.

Overview of the Plan Development Process

First Required Public Hearing: Briefs the public on the process and describes opportunities to participate.

Plan Development: Includes data collection and analysis; includes opportunities for involvement from stakeholders and community members.

Second Public Hearing: Provides an opportunity for comment on the publicly available draft plan and notifies the public of plan submittal for official review.

Submittal of Draft Plan for Review: Requires a formal letter from the highest elected official to the CSRA-RC; CSRA-RC submits the plan to DCA .

Notification of Interested Parties: Provides all interested parties (other governments, state agencies, etc.) the opportunity for plan for review and comment.

Regional Commission & DCA Review: Includes CSRA-RC review for potential conflicts and DCA review for statute compliance.

Report of Findings and Recommendations: Is transmitted within 40 days after submittal.

Plan Revisions: May be made to the plan to meet state requirements or address comments from interested parties.

Plan Adoption: Occurs after official DCA approval of the plan.

Notification of Local Adoption: Requires the submittal of a signed resolution and adopted plan to the CSRA-RC within 7 days; CSRA-RC forwards this to DCA
Qualified Local Government status (QLG): Includes a written notification from DCA that the jurisdiction's QLG status has been extended.

Publicizing the Plan: Occurs after plan adoption and informs citizens of final plan availability.

Public Involvement Overview

A comprehensive plan should be composed to reflect the shared vision, goals and objectives for all communities involved in the process. The Georgia Department of Community Affairs requires the planning process for comprehensive plans to follow a set of minimum procedures to ensure the public has the opportunity to provide input and review the comprehensive plan document as it is created.

Consistent public input is a necessary component for the creation and completion of the comprehensive plan document. One significant part of the process is forming a stakeholder committee of community members. This group of people is critical to the plan creation and informs the decision-making process. A primary purpose of the stakeholder committee is ensuring that CSRA-RC staff adequately presented the aforementioned shared vision, goals, and objectives of the community.

The members of the Warren County stakeholder committee for this planning process were:

- John Graham - Chairman, Warren County BOC
- Porsha Johnson - Clerk, Warren County BOC
- Allen Troy - Mayor, Town of Camak
- Margaret Pinion - Clerk, Town of Camak
- Lonnie Drake - Mayor, City of Norwood (Previous)
- Kathryn Wood - Mayor, City of Norwood (Current)
- Pamela McCord - Clerk, City of Norwood
- Chris McCorkle - Mayor, City of Warrenton
- Marry Ann Mosley - Administrator, City of Warrenton
- O.B. McCorkle - Executive Director, Warren Co. Development Authority
- Michael Thigpen - Warren County Planning & Zoning
- Ron Sellers - Chief of Police, City of Warrenton Police Department
- Jammie Smith - Chief Deputy, Warren County Sheriff's Office
- Emma Sinkfield - Executive Director, Warren County Quality of Life
- Chris Harris - Superintendent, Warren County Board of Education
- Joy Langley - Nurse Manager, Warren County Health Department
- Tammy Cheely - County Extension Agent, Warren County Extension Office
- Jeffrey Fowler - Warren County Community Relations and Project Director
- Crystal Ladousier - Warren County Office of Emergency Services
- Patricia Allen-Brown - Warren Senior Center and Transit Director
- Patricia Kendrick-Walker - Warren County 911 Communications Director
- Alex Lowe - City of Warrenton Fire Chief

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective:

December 14, 2023 | February 15, 2024 | March 28, 2024

Two public hearings were also held as a part of this process on October 30, 2023 and April 29th 2024.

Included in the community planning process was an electronic survey that received 123 responses. The survey responses were reviewed and used to generate new ideas and provide community confirmation of priorities created by the stakeholder committee. Staff compared what the stakeholder committee developed with what survey results revealed when crafting the plan to ensure that voices were being heard. Local officials also retained survey results, including open ended responses for future consultation.

Public awareness efforts included the newspaper, website posts, and social media posts.

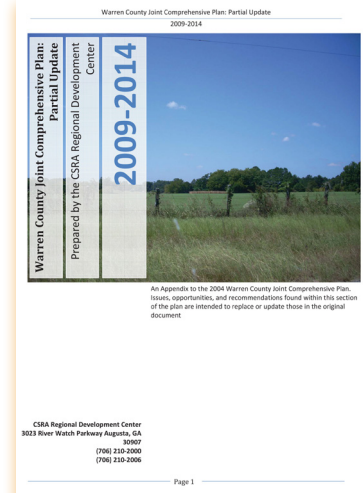
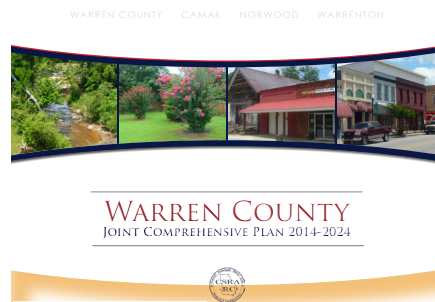
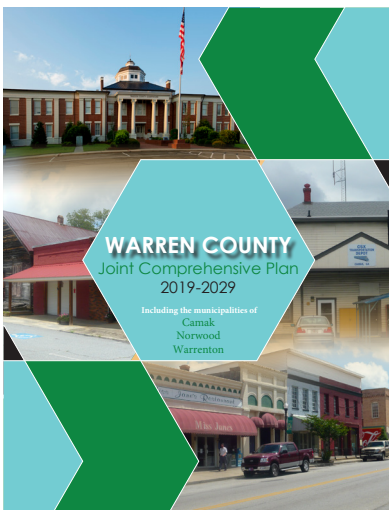


Prior Plans

The comprehensive plan is a living document that should be updated as the community it describes changes. The Georgia Department of Community Affairs (DCA) requires 5-year updates of the plan and community work program 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.

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.

The Warren County Joint Comprehensive Plan 2014-2024 and 2019-2029 were created with assistance from CSRA-RC. These plans updated the previous plans, including new Character Areas and maintaining the Special Areas previously developed in 2009 (despite them no longer being required). 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.







S. W. O. T Analysis

As part of the planning process, the public was asked to complete a 'SWOT' Analysis. SWOT stands for strengths, weaknesses, opportunities, and threats. The information provided the basis for subsequent assessments of needs, opportunities, and, ultimately, formulation of goals and policies.

Strengths

- Available, affordably-priced land
- Jurisdictions work together
- Proximity to I-20, rail
- BOE and technical college partnership
- Expansion of water/sewer from cities to county
- Presence of historic resources
- Supportive citizens
- TSPLOST, especially the 25% discretionary funds
- Charming small town feel

Weaknesses

- Blighted areas to include commercial in downtown areas
- Lack of code enforcement in the cities
- Aging or non-existent infrastructure (broadband)
- Small tax base, lack of funds
- Lack of industry and commercial business and associated jobs
- Lack of adequate and affordable housing for ownership or rental
- Heir property (unable to locate owners)
- Out of state property owners
- Lack of recreation services
- Do not have a hospital
- Need to update signage/ walkability

Opportunities

- Broadband deployment/expansion
- Consolidation of services
- Continue water/sewer expansion into Unincorporated areas
- TSPLOST renewal
- Business recruitment near interstate
- Establish industry expansion
- Undeveloped interchanges on I-20
Norwood/ Camak exits
- Housing developments
- Senior housing
- Better educated workforce (skilled labor)
- Expansion of EMS
- Expand Telemedicine/Telehealth

Threats

- Unfunded mandates (state)
- Drug trafficking
- Declining population
- Unemployment rate so low (hard to fill jobs)
- Hard to compete with incentives (South Carolina/neighboring counties)



Community Need and Opportunities

The needs and opportunities included in this section of the plan present issues to address and possibilities to pursue across all jurisdictions.

These items were generated during the 2024 comprehensive planning process utilizing: input from the stakeholder committee, the previous plan, community survey, and SWOT analysis. This plan section also informed other parts of the plan, including goals and work program activities. As a reminder, these aren't the only possible needs and opportunities, and this document is flexible to change as the community does.

Economic Development

Needs

- More job opportunities.
- Increased downtown retail/commercial in municipalities.
- Terrestrial broadband access.
- Workforce development.

Opportunities

- Existing sites with access to sewer and water in incorporated areas that could support commercial development/redevelopment or industrial/warehousing.
- Available land close to interstate interchanges which could support industrial/warehousing activities.
- To expand the farm-to-school program.
- Increased course offerings at Oconee Fall Line Technical College and Warren County Career Academy.
- Growing agritourism sector.
- Presence of resource extraction industries.
- Telemedicine development to improve healthcare for residents with limited resources and limited transportation.
- Collaborate at a multi-jurisdictional level to promote tourism throughout the county.
- City center buildings that may be structurally sound and can be renovated.

Natural and Cultural Resources

Needs

- Fully inventory historic resources and develop preservation plans for high priority sites.
- Renovate the Knox Theater and other event spaces in order to provide the community with additional attractors and potential revenue generators.

Opportunities

- The Ogeechee River is a natural resource which has the potential to be a regional recreational attraction.
- Promote the Scenic Byway designation of Highway 16.
- Utilize potential greenspaces to create additional parks and recreation area.
- Expand the activity of the Warren County School System's teaching garden program.

Land Use

Needs

- Improve code enforcement to address new construction, vacant, dilapidated, and abandoned housing.

Opportunities

- Land within Warren County that has the potential to be used as farmland, silva-culture, kaolin mining, and other uses.
- Special areas provide the community an opportunity to focus on the particular needs of defined areas.
- Utilize character areas to help guide development of certain land uses in designated areas throughout the county.

Housing

Needs

- Review land use ordinances for consistency and impediments to providing housing in areas where its needed.
- Examine the condition of vacant housing to determine rehab/reuse ability.
- Removal or renovation of abandoned and dilapidated housing.
- Reinvestment in neighborhoods.
- Assess housing conditions throughout Warren County.
- Address absentee property owners who neglect their properties through fines, code enforcement, etc.
- Repair and rehabilitation of aging homes.
- Workforce Housing.

Opportunities

- Create mixed-use buildings, with residences on the second floor, in downtown areas.
- Develop a streamlined and coordinated code enforcement system.
- Apply for funding/grants for workforce housing.

Community Facilities

Needs

- Expand or improve infrastructure in areas identified for potential for industrial development.
- Consistent transportation services' access to major metropolitan areas.
- Ensure staff receive proper training to enable them to enforce ordinances.
- Increased north-south transportation links via highways.
- Review the Solid Waste Management Plan (including the land suitability map) and make changes as needed.
- Increased level of service and physical facilities for aging residents.

Opportunities

- Reuse options for vacant or underutilized public buildings.
- Expand utilities beyond municipal limits and increase service area.
- Combine water/sewer systems between Warrenton and Warren County .
- Increase law enforcement presence in areas to decrease drug activity.
- Increase recreational options for all county residents.
- Utilize Tree City USA designations and associated funds for new city/town projects.
- Increase pedestrian facilities like sidewalks in municipal limits where necessary and appropriate, particularly in Camak and Norwood.
- Expand current rail transportation to serve additional warehouse or manufacturing needs.
- Expand course offerings at the local schools and technical college to meet needs of local and regional employers and new technology.

Community Goals and Policies

Goals are broad statements of understanding that are intended to provide guidance toward a desired future outcome. Goals put short-term decisions in proper context. Goals are some of the most valuable insights gleaned from the comprehensive planning process, in that they shape the ventures into which the community will invest its limited resources.

A community reaches its goals through the establishment of and adherence to supporting policies. This section details Warren County's goals and policies.

Economic Development

Goal - To have a diverse local economy built on a prepared workforce, business attraction and retention, creation of new employment opportunities and utilization of natural and cultural resources.

- Focus on upgrading infrastructure for and attracting new industry to the industrial parks.
- Work with strategic partners to further develop the tourism side of the economy.
- Maintain an updated list of available sites suitable for development.
- Promote the sustainability and expansion of existing agritourism efforts.
- Encourage business development in established Enterprise Zones.
- Encourage Development Authority members to receive updated training.

Land Use

Goal - To promote preferred land uses and development patterns, while ensuring efficient and effective use of available land throughout the county.

- Periodically review land use ordinances and update as needed.
- Maintain updated digital and paper zoning maps.
- Encourage staff and planning commission members attend planning and zoning trainings.
- Periodically review zoning ordinance provisions and other regulatory tools to ensure that they do not restrict infill or redevelopment by creating barriers to the development of affordable housing. Such regulations include minimum floor areas, minimum lot sizes and standards, garage stall requirements, permit fees, etc.
- Coordinate new development with siting of public facilities and utilities.
- Annually review the Comprehensive Plan character areas and update if desired development patterns have changed.

Housing

Goal - To guarantee that development and redevelopment provides housing opportunities that meet the needs of all citizens regardless of age, ethnicity, race, gender, physical ability or income.

- Maintain an adequate supply of residential land, providing opportunities for various housing types, consistent with policies for annexation, transportation, land use and the environment.
- Promote new infill housing development consistent with the style and type of housing in the surrounding neighborhood by developing underutilized or undeveloped lots within existing developed neighborhoods.
- Encourage joint public and private participation through local, state and federal programs to help cover the financial gap between affordable housing and the actual cost of developing housing.
- Facilitate the development of low-interest loan programs to assist low-to moderate income homeowners with housing maintenance.
- Promote redevelopment projects that will add to the diversity in terms of housing types and price ranges of housing supply.
- Promote housing rehabilitation and adaptive re-use in appropriate areas.
- Eliminate land use conflicts through code enforcement and housing maintenance assistance and redevelopment to ensure the integrity and long-term viability of residential neighborhoods is protected.
- Integrate and disperse affordable housing units throughout the municipalities so that they are not concentrated in one area.
- Promote creative mixed-use development in and near downtowns that integrates housing with public places, retail and service commercial.
- Utilize incentives where appropriate to promote development of desired housing types.

Natural and Cultural

Goal - To adequately protect sensitive natural areas and cultural resources while encouraging public access and visitation.

- Monitor naturally sensitive areas for pollution and or degradation.
- Create, review and update natural resource protection ordinances as needed.
- Prevent landfills from being developed near or adjacent to streams, rivers, and/or creeks.
- Encourage development away from naturally sensitive areas.
- Consider the negative effects of development on cultural resources during the planning process.
- Promote the Scenic Byway and other scenic views and sites.
- Periodically update historic resource surveys.
- Encourage expansion of existing trails and parks where feasible.
- Conduct activities to maintain the “Tree City” certification.

Community Facilities

Goal - To provide for the delivery of public services to the residents of Warren County and its municipalities in a more uniform and efficient manner.

- Support infrastructure improvements that contribute to a strong and healthy neighborhood identity.
- Update and renovate public buildings and look for opportunities to reuse vacant ones.
- Replace road, fire protection and public safety equipment as needed.
- Pave roads within municipal limits and in designated county areas.
- Maintain quality water and sewer infrastructure and make improvements as needed.
- Maintain adequate water, sewer, flood and drainage throughout the county.
- Pave roads within municipal limits and in designated county areas.
- Identify potential passive and active recreation opportunities and apply for funding to develop them.
- Maintain and update e911 maps regularly.
- Seek opportunities to partner with neighboring jurisdictions to expand water & sewer infrastructure.

Broadband

Goal - To ensure that all residents, businesses and institutions have access to quality, affordable high speed Internet throughout the county.

- Provide residents, businesses and institutions with opportunities to discuss their broadband.
- Pursue funding opportunities to expand and/or improve access.
- Pursue the “Broadband Ready” site designation for important community buildings, as defined in the 2018 ACE Act.
- Seek opportunities to partner with neighboring jurisdictions to create or expand high speed Internet infrastructure where feasible.
- Continue to maintain broadband ready site designation.

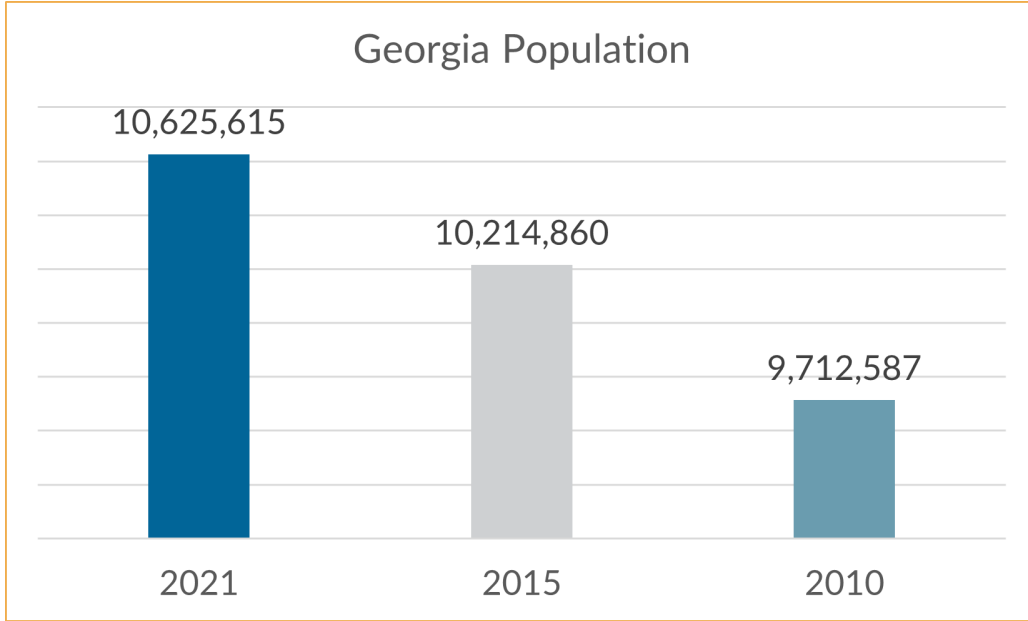




Demographic Overview

The demographic overview aims to provide an understanding of who Warren County's residents are, and how the county is changing. Though the accuracy of data from national sources is often disputed for rural communities, these sources do provide a valuable baseline for understanding rural population dynamics. The Census Bureau and other generators of data and analysis commonly utilize statistical methods to produce projections based on trends. These measures are typically offered with a margin of error or confidence interval, and a disclaimer acknowledging that the measures are samples or projections.

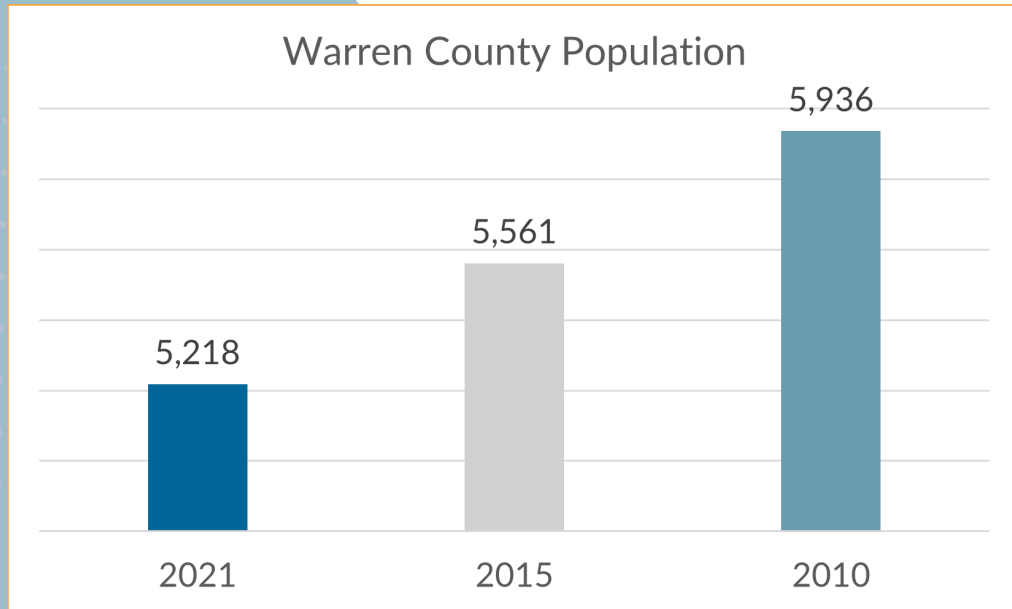
Population



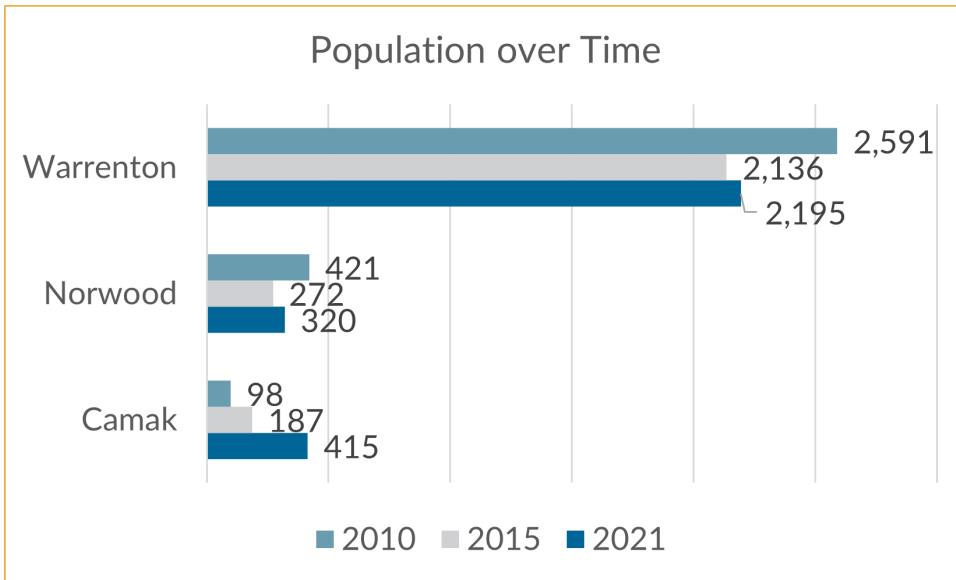
Source: American Community Survey, 5-year estimates , S0101, 2010, 2015, 2021

According to the American Community Survey, the population in Warren County in 2021 was 5,218, which reflects a decline in population of 12% from 2010. In 2021, the median age in Warren County was 44.5.

Warrenton and Norwood both saw a decline in population since 2010. Warrenton saw a decrease of around 15% and Norwood around 24%. City of Camak saw an increase in population over this same time period. Camak population grew by 323%.

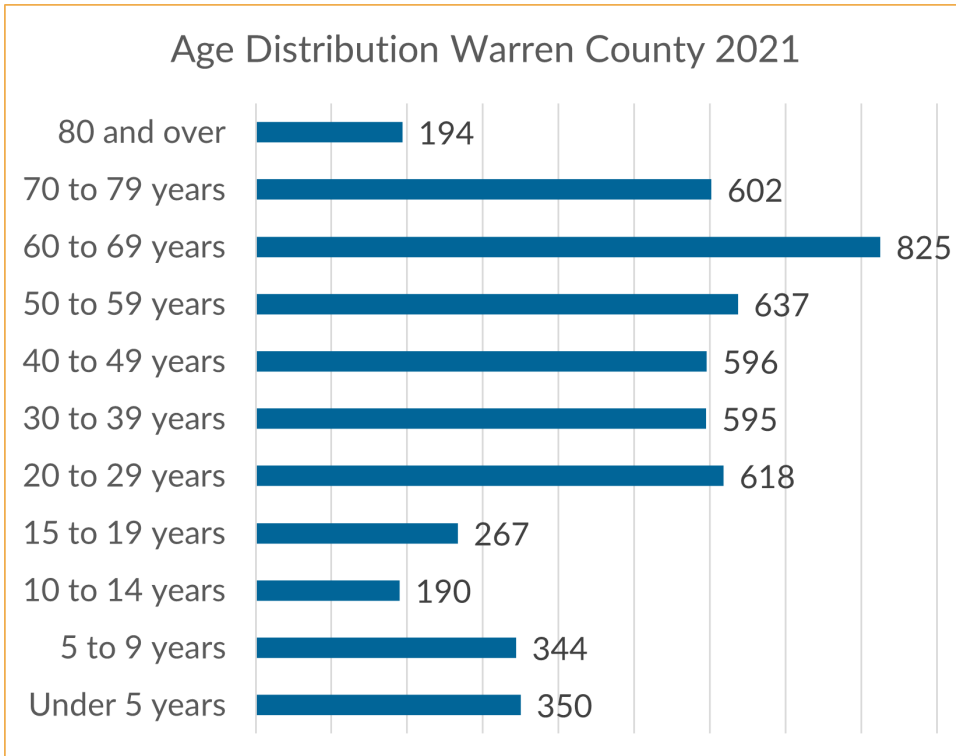


Source: American Community Survey, 5-year estimates , S0101, 2010, 2015, 2021



Source: American Community Survey, 5-year estimates , S0101, 2010, 2015, 2021

In Warren County, the age group with the largest portions of the population in 2021 were 60 to 69 year olds. The age group with the smallest population was 10- 14 year olds.

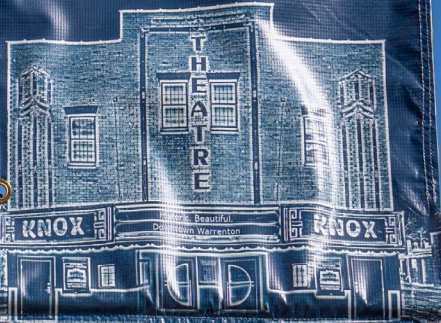


Source: American Community Survey, 5-year estimates , S0101, 2010, 2015, 2021



Welcome to

DOWNTOWN
WARRENTON





Broadband Services

Access to high speed Internet (broadband) is an important part of life today. Broadband enables greater connectivity and expands possibilities for individuals and families to improve their quality of life. From students in the classroom and professionals providing telemedicine to patients with no rural hospital or clinic, to county staff streaming online training and residents using library computers, broadband touches the lives of citizens of all ages and backgrounds.

This section of the plan provides an overview of broadband and the ACE Act reviews the state of local and regional connectivity.

What is Broadband?

Broadband is high speed Internet. The FCC currently defines high speed Internet access as download speeds of at least 25 Mbps and upload speeds of at least 3 Mbps.” Mbps is megabits per second. These minimum upload and download speeds are essential to quality of service for end user customers. Broadband includes several high-speed transmission technologies, such as fiber optic, wireless, Digital Subscriber Line (DSL) and coax cable. The goal in many communities may be terrestrial service, but mobile or satellite may be the only option. Warren County is no exception in many parts of the county.

Different technologies:

- Fiber optic cable - buried underground and transmits data over light through glass or plastic
- Coax Cable - copper-based infrastructure deployed by cable TV and telephone broadband providers; is described as durable and the dominant technology for residential broadband service. It involves wireless devices or systems providing service in fixed locations.
- DSL - copper-based and offered over traditional telephone networks. It is not as rapid as other technologies and may degrade over distance.
- Wireless is fixed where the wireless systems provide service in fixed locations. Mobile wireless consists of cellular networks that deliver service to mobile end-users. Satellite wireless utilizes geostationary satellites that provide service in low-density locations. Lastly, microwave wireless uses mid-to-high frequency signals to deliver service between line-of-sight locations.

THE ACE ACT

In 2018, the Georgia General Assembly passed “Achieving Connectivity Everywhere (ACE) Act” (Senate Bill 402). Provisions in the Act include:

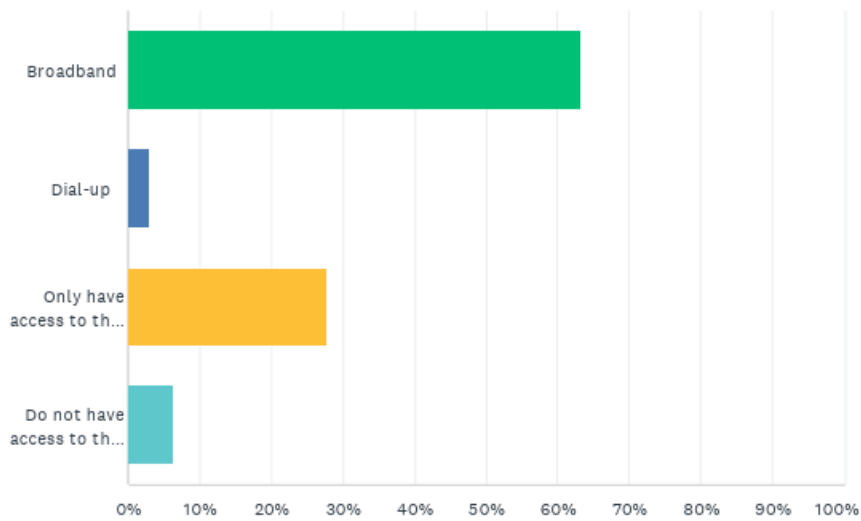
- Requires that each local government in the state incorporate a “Broadband Services Element” into its local comprehensive plan.
- Enables local governments to take advantage of applying for financial incentives (such as grants) for broadband services, if they meet certain criteria.
- Enables the Georgia Department of Transportation to use interstate highway rights-of-way for deployment of broadband services and other emerging communications technologies.
- Enables a political subdivision that has a comprehensive plan that includes the promotion of the deployment of broadband services to the Department of Community Affairs for certification as a broadband ready community.
- The Georgia Department of Community Affairs - determine and publish which areas in the state are served and unserved; development and deployment of the Broadband Ready certification program. A served area means a census block that is not designated by DCA as an unserved area. An unserved area means a census block in which broadband services are not available to 20 percent or more of the locations as determined by DCA. The map below is provided by DCA to determine served and unserved areas of broadband service, based on service information collected for the locally-provided addresses.

Based on the Warren County Community survey, 63 percent of respondents stated they had access to broadband internet at their home.

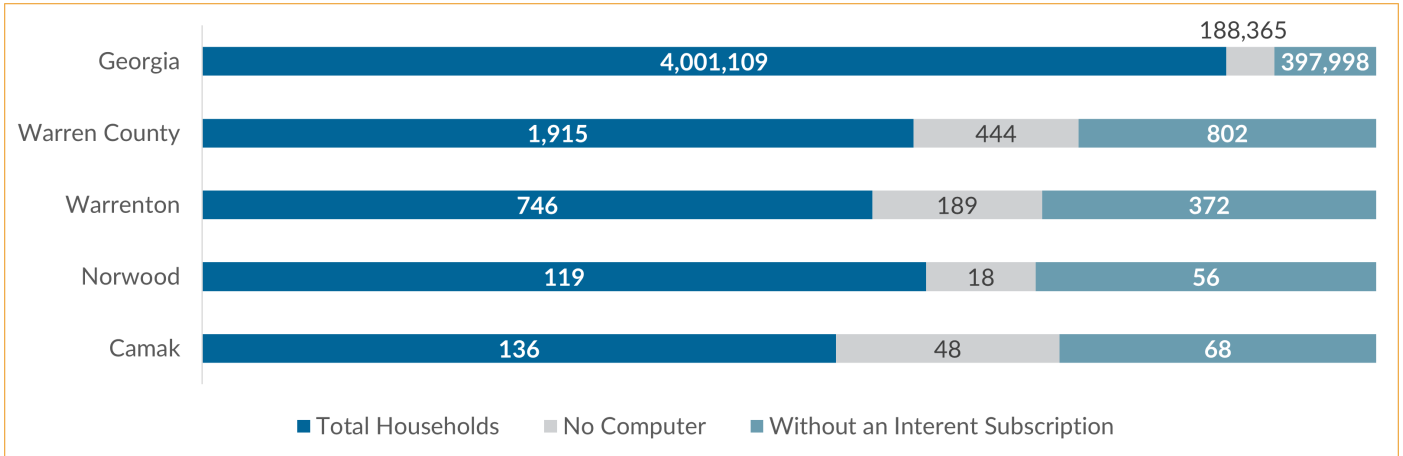
Warren County Joint Comprehensive Plan 2024-2029 Community Survey

Q8 What type of internet access do you have at home?

Answered: 65 Skipped: 58



ANSWER CHOICES	RESPONSES	
Broadband	63.08%	41
Dial-up	3.08%	2
Only have access to the internet on my cell phone	27.69%	18
Do not have access to the internet	6.15%	4
TOTAL		65



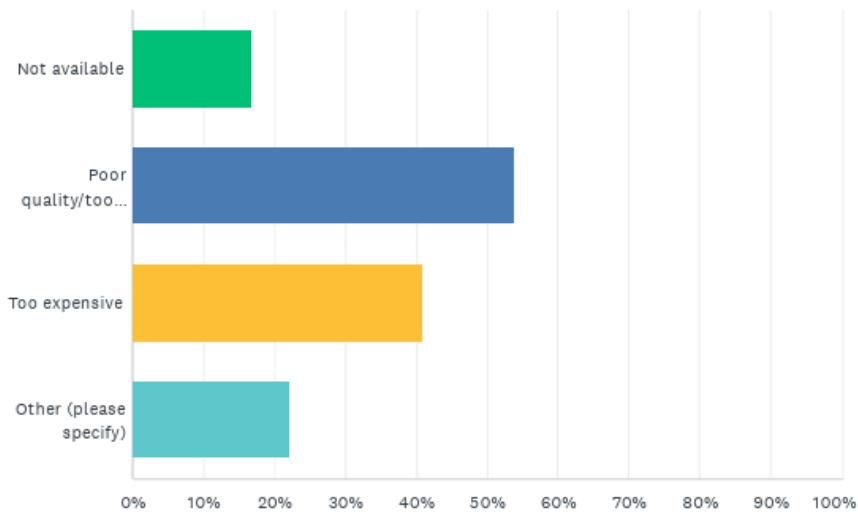
Source: American Community Survey 2020 5-year estimates S2801

The table above shows the total number of households that do not have a computer or internet subscription according to the American Community Survey. Warren County has about 23% of households without a computer and 42% without internet access. Warrenton has 25% of households without a computer and around 50% without internet access. Norwood has about 15% of households without a computer and 47% without internet access. Camak has around 35% of households without a computer and about 50% without internet access.

Warren County Joint Comprehensive Plan 2024-2029 Community Survey

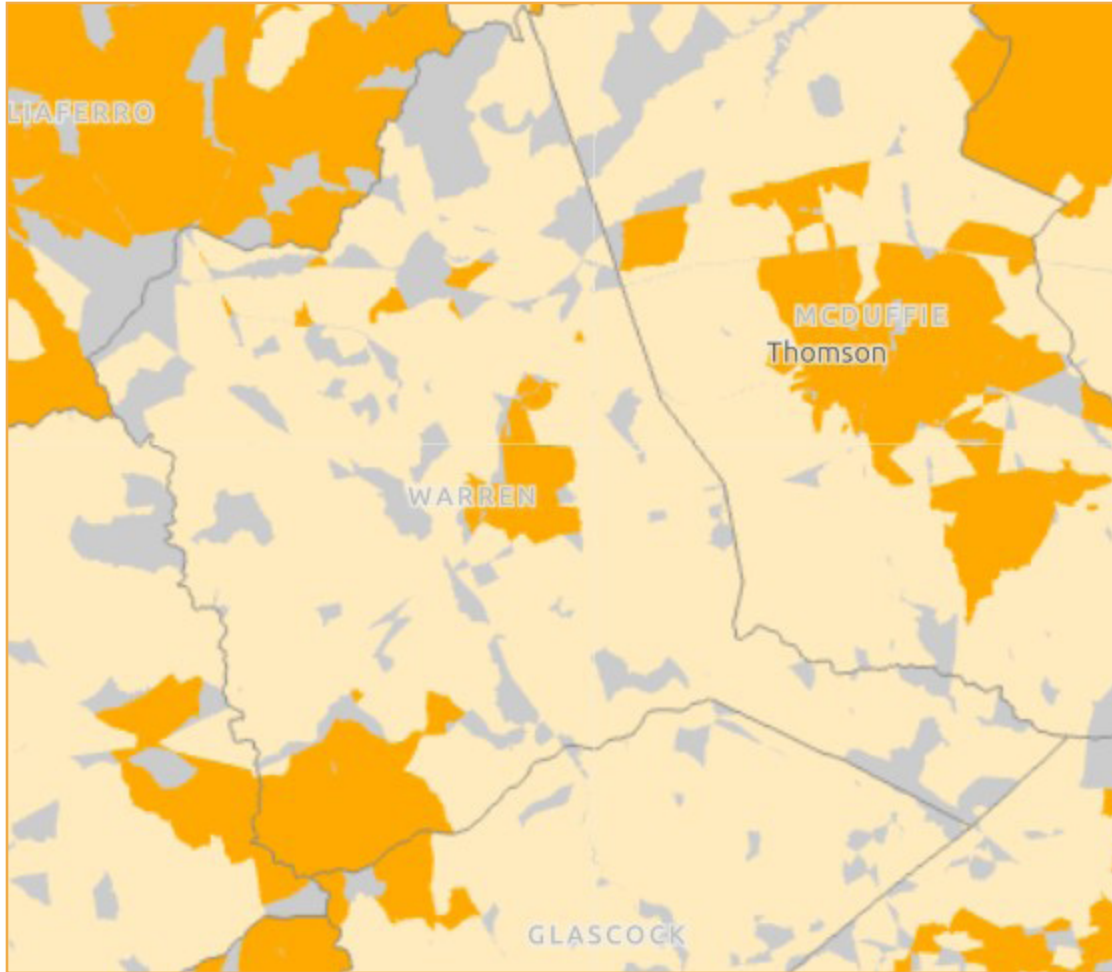
Q9 What issues do you have with internet at home? Check all that apply.

Answered: 54 Skipped: 69



ANSWER CHOICES	RESPONSES	
Not available	16.67%	9
Poor quality/too slow	53.70%	29
Too expensive	40.74%	22
Other (please specify)	22.22%	12
Total Respondents: 54		

2023 Georgia Broadband Availability Map : Warren County



Source: <https://broadband.georgia.gov/2023-georgia-broadband-availability-map>

According to the Department of Community Affairs, Georgia Broadband Availability Map, there are around 1,462 locations in Warren County that are unserved by broadband. The map depicts access to broadband, not subscription to broadband.

Warren County

Unserved Locations: 1,462

Served Locations: 1,646

Percent Unserved: 47

Legend

Census Block Status

- Served
- Unserved
- No Locations



WARRENTON

Washington

FORD

2810

Economic Development

A community's employers are one of the key determinants of resident quality of life. This section briefly discusses the firms operating within Warren County and the industries in which Warren residents are employed throughout the region. This analysis is intended to support local decision-makers in their efforts to facilitate industrial growth and workforce preparedness.

Labor Force Participation in Warren County

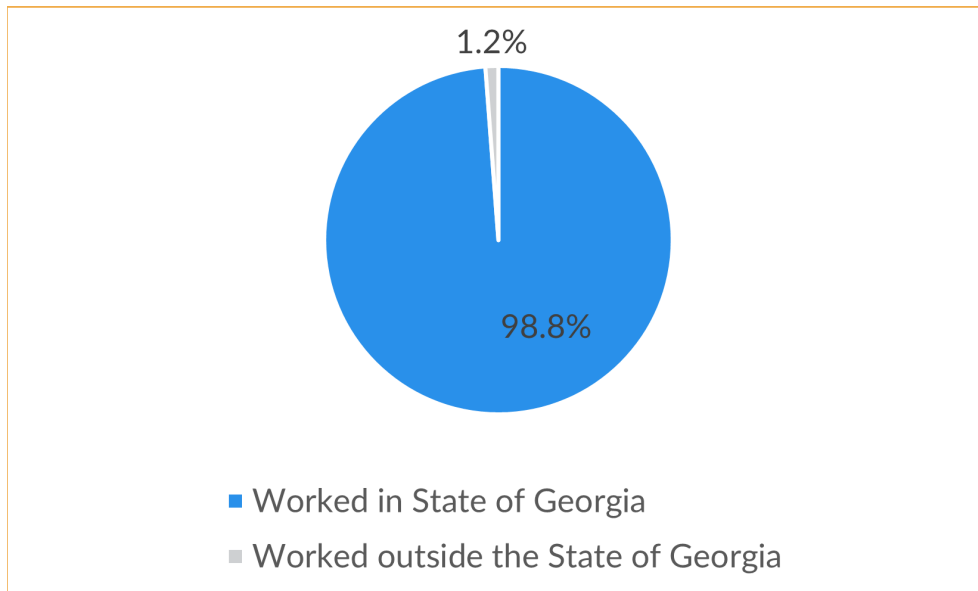
	2021	2010
Population age 16 and over	4,252	4,739
Population in Labor Force	2,079	2,454
Employed	1,927	2,205
Unemployed	151	219
Unemployment Rate	7.3%	9%
Population not in Labor Force	2,173	2,285

Source: American Community Survey 2021, 2010 DP03

The American Community Survey shows that the population over the age of 16 has decreased since 2010 by 10.28%. The total population in the workforce decreased by 15.28% since 2010. The percentage of population aged 16+ that is unemployed has also decreased by almost 31%. This decrease in the number of unemployed citizens should have also decreased the number of citizens not in the labor force. The percentage of residents not in the labor force decreased by about 5% since 2010.

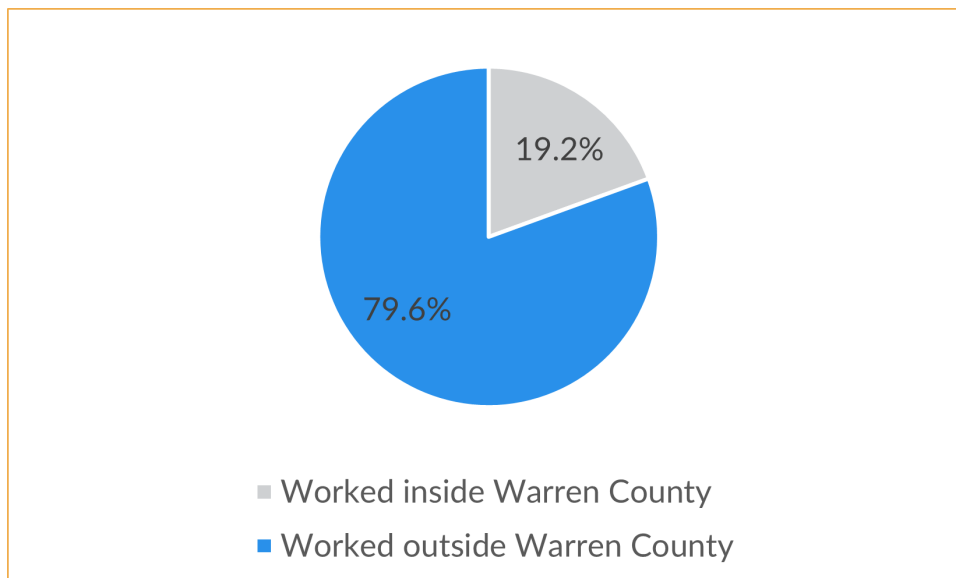
Location of Employment

According to the American Community Survey, nearly all residents of Warren County work in the State of Georgia, with only 1.2% of residents working outside of the state.



Source: American Community Survey 2021 S0801

The American Community Survey reports nearly 80% of residents work outside of Warren County, with about 20% of residents working within the county.



Source: American Community Survey 2021 S0801

Educational Attainment

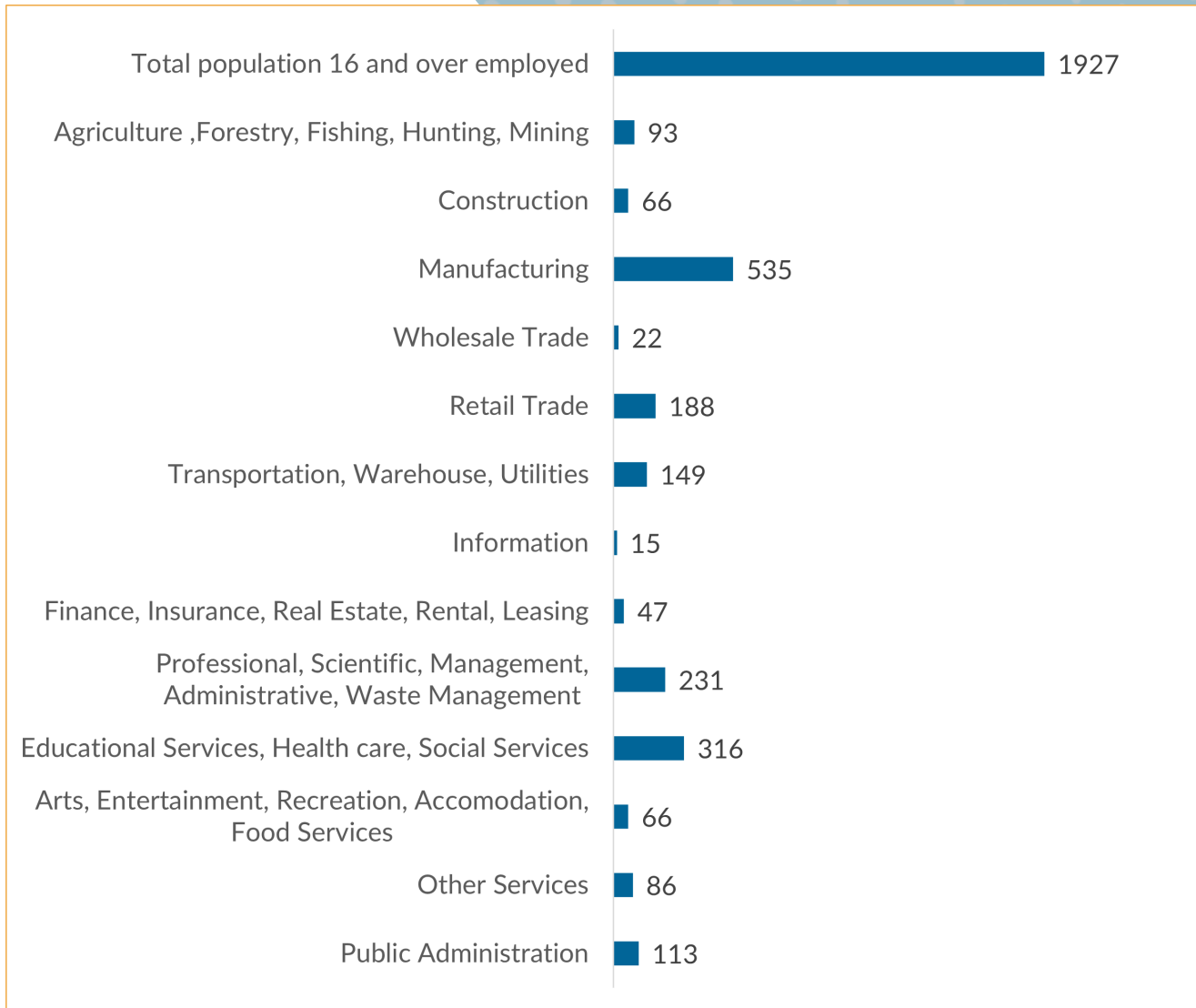
Population 18 years and older	4,142
Attended School/No HS Diploma	1,134
High School Graduate	1,649
Some College or Associates Degree	993
Bachelor's Degree	242
Graduate Degree or Higher	124

Source: American Community Survey 2021 S1501

According to the 2021 American Community Survey, 73% of the population over the age of 18 in Warren County has a high school equivalency or higher. In 2021, 33% of residents over the age of 18 were reported to have an associates degree or higher.

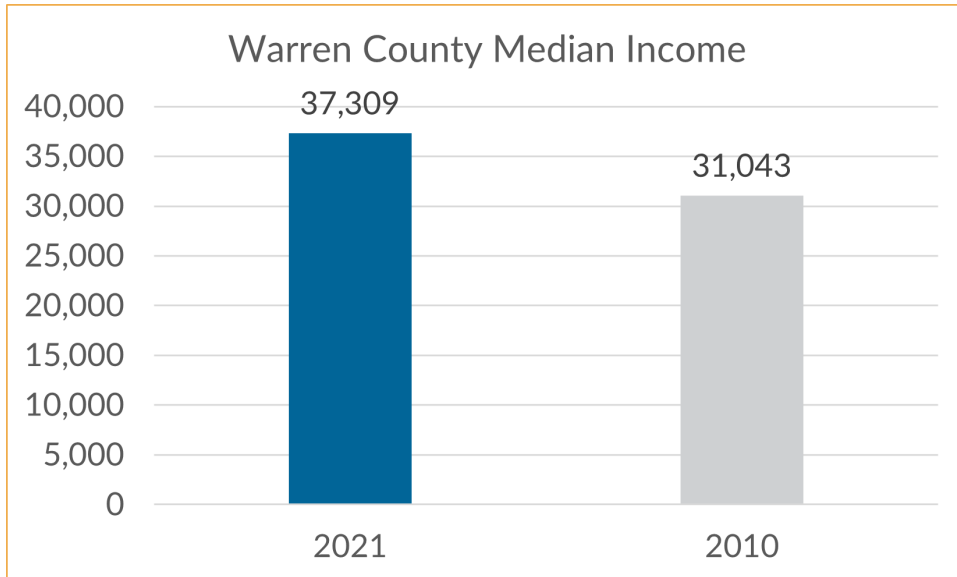
Manufacturing trade was the largest industry of employment by citizens in Warren County in 2021 at 28%. Educational, Healthcare, and Social Services were the second largest industry at 16% of employment. Professional, Scientific Management, Administrative, and Waste Management was the third largest industry in Warren County at 12% in 2021.

Employment by Industry



Source: American Community Survey 2021 DP03

Average Annual Income



Source: American Community Survey 2010, 2021 S1901
INCOME AND BENEFITS (IN 2021 INFLATION-ADJUSTED DOLLARS)

In general, poverty describes an absence of money or resources that would allow an individual to satisfy their basic needs. In an effort to quantify poverty, the U. S. Census Bureau along with the Office of Management and Budget (OMB) established monetary thresholds using the Consumer Price Index, but do not change based on geography. For example, in 2021, a family of four was considered to be living beneath the poverty threshold if their combined income was under \$27,479.

The U.S. Census Bureau gauges a geographic area's income using Median Household Income (MHI). The MHI is meant to represent the average person living in a respective area. The MHI in Warren County in 2021 was \$37,309. This was an increase of 20% in annual income since 2010.

Source: American Community Survey 2010, 2021 S1901





Housing

Housing types and conditions vary across the county. Examining this information is important because housing conditions within a community provide insight into its economic and social health. High vacancy rates, large quantities of deteriorated housing, and lack of new development are indicators of population decline, stagnant growth, and potentially low quality of life. This section of the plan examines the housing mix, occupancy, home values and age of housing stock.

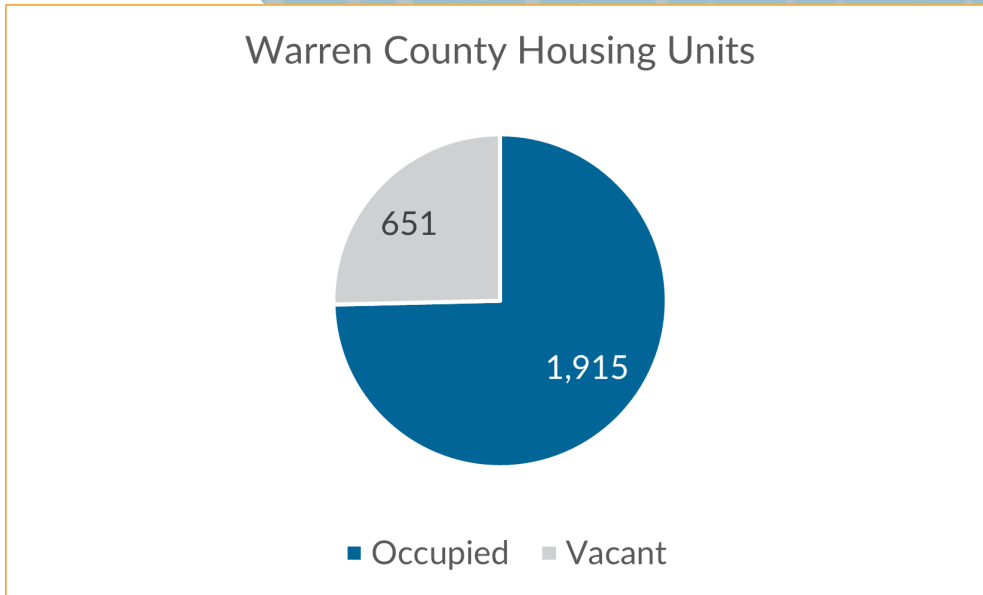
Existing Housing Stock

Warren County's housing stock includes both owned and rental units and a mix of housing types. There are about 2,566 housing units. The majority of the county's housing stock is classified as single-family. Approximately 75 percent of housing units were occupied in 2021.

Camak had 87% occupancy, Norwood had 75% occupancy and the city of Warrenton had 86% occupancy in 2021.

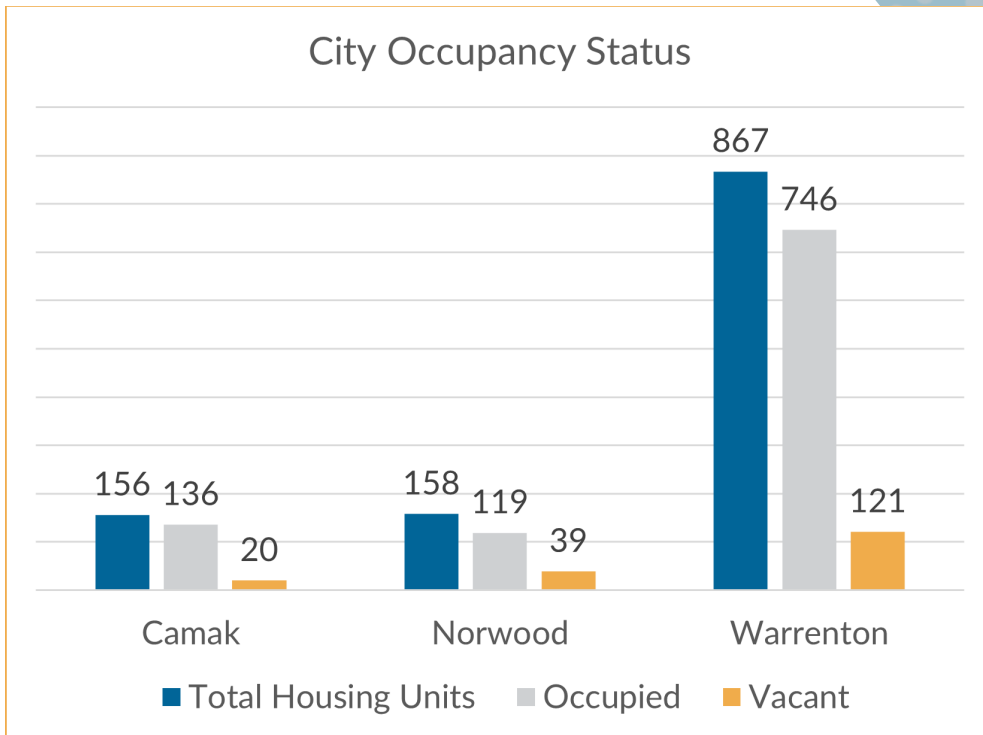


Occupied and Vacant Housing Units Warren County



Source: 2021 American Community Survey 5-year estimates DP04

Number of Housing Units



Source: 2021 American Community Survey 5-year estimates DP04

Housing Unit Types

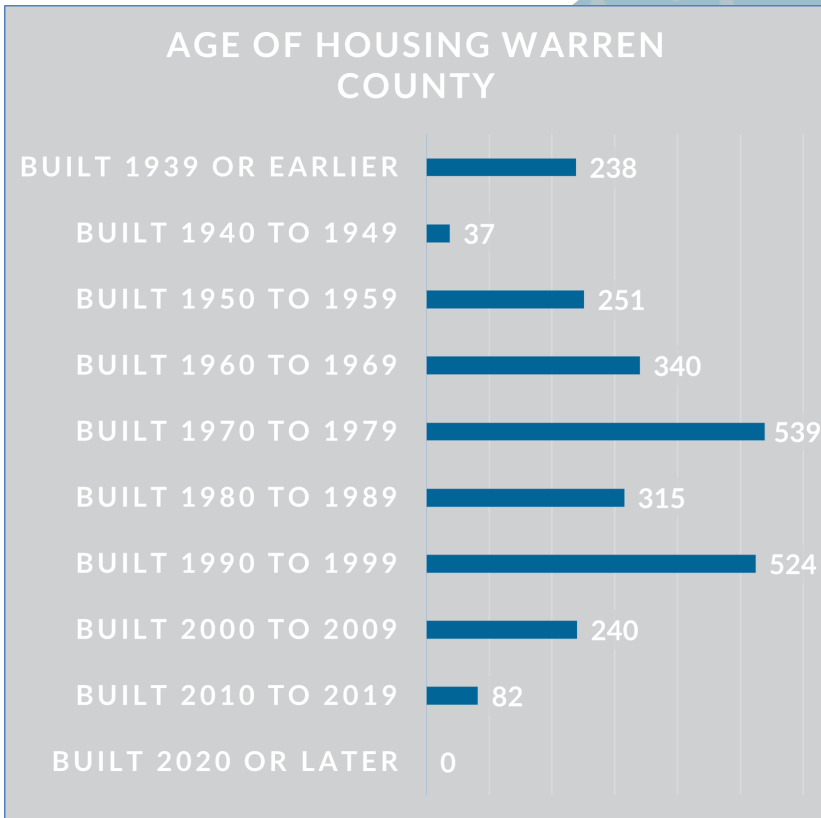
According to the 2021 ACS, roughly 92 percent of the housing stock in Warren County is comprised of either single family detached residences (58 percent) or mobile homes/ trailers (33 percent).

1-unit, detached	1,491
1-unit, attached	13
2 units	78
3 or 4 units	15
5 to 9 units	61
10 to 19 units	29
20 or more units	21
Mobile home	858
Boat, RV, van, etc.	0

Source: 2021 American Community Survey 5-year estimates DP04



Age of Housing

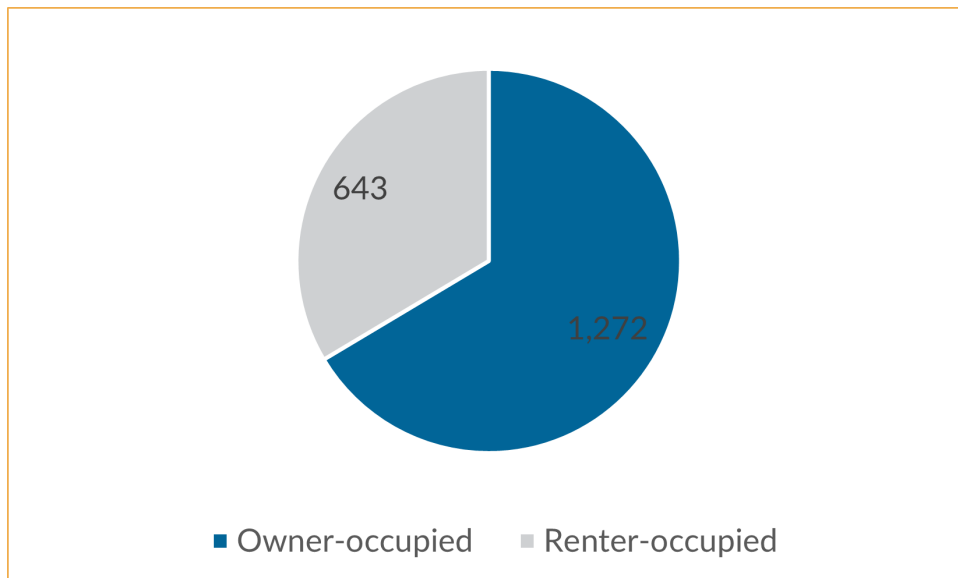


Warren County's housing stock is aging. All of Warren County had a spike in development in the 1970's, slowing in the 1980's and continuing to soar in the 1990's. Around 54 percent of the current housing stock appeared during this 30-year cycle. There has been a slow down of development after the 1990's.

Owner occupied housing makes up around 66 percent of the occupied housing units in Warren County. Renters make up around 34 percent.

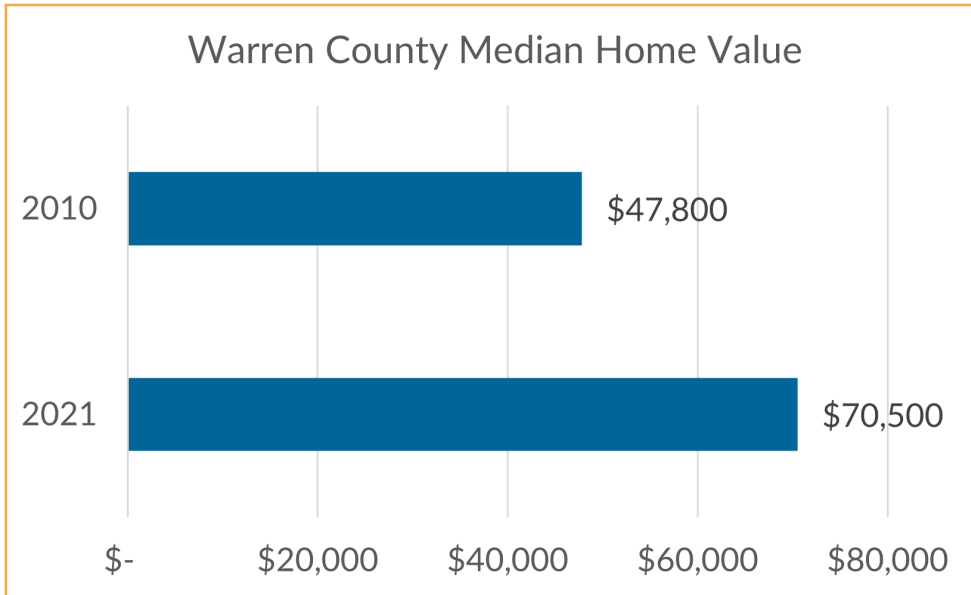
Source: 2021 American Community Survey 5- year estimates DP04

Housing Unit Owner vs Renter



Source: 2021 American Community Survey 5- year estimates DP04

Owner-Occupied Home Values

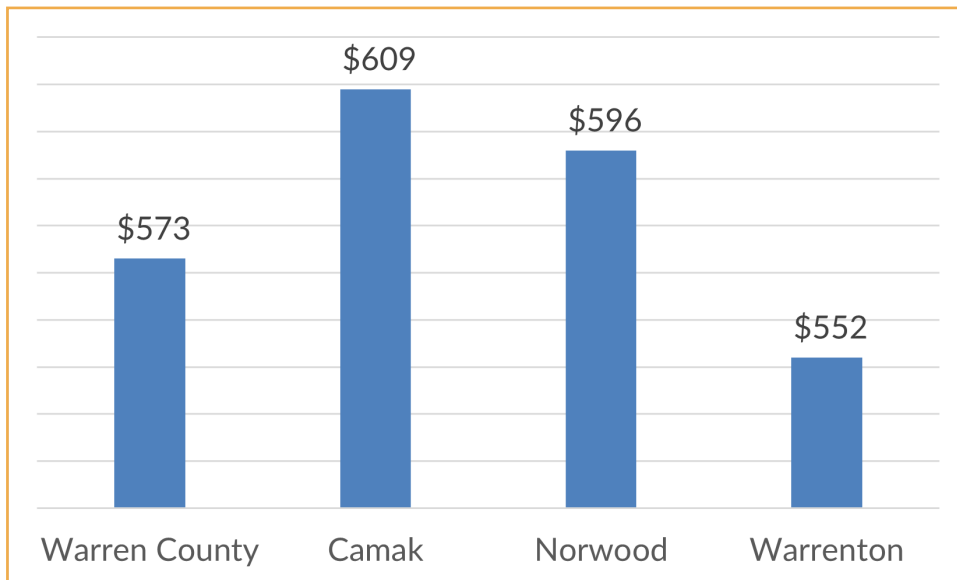


Source: 2021 American Community Survey 5- year estimates DP04

Median home value in Warren County rose around \$22,700 since 2010. The median home value in Warren County in 2021 was \$70,500.

Median Rent

According to the American Community Survey, in 2021 the median rent in Warren County was \$573. Camak median rent was \$609, Norwood \$596, and Warrenton \$552.



Source: 2021 American Community Survey 5- year estimates DP04

The City of Warrenton has been pursuing housing initiatives throughout the past five years. As an active member of the Georgia Initiative for Community Housing (GICH), they have utilized Community Development Block Grant (CDBG) and Community HOME Investment Program (CHIP) funding to improve housing throughout the city. Since 2019, the focus of their CDBG funding has been a neighborhood off Macon Highway and Main Street. Within this neighborhood, 3 dilapidated homes have been cleared, 7 homes have been rehabilitated, 8 homes were reconstructed, and at least 5 more houses are being assessed for potential rehabilitation or reconstruction. Of the eight homes that were reconstructed, 5 included removing outdated mobile homes and replacing them with new ones. The next CDBG application is anticipated to finish the neighborhood, and several more dilapidated buildings will be cleared. The CHIP funding, which was awarded in 2022, is starting the reconstruction of one home within the aforementioned neighborhood, and then will continue rehabilitation and reconstruction of homes throughout the city.

359 Shoals Street



Before



After

160 Shoals Street



Before



After

32 W Brinkley Street



Before



After

114 Beall Springs



Before



After

386 Shoals Street



Before



After

Affordable Housing

A new affordable housing apartment community was built in 2021. This provided 72 more units in the community. The \$15 million development includes 1, 2, and 3-bedroom apartments, a clubhouse, playground, laundry facility and community garden. Legion Park is located on Parham Street and opened in January of 2023.







Natural & Cultural Resources

Natural and cultural resources are often unrecognized community assets that contribute to the vitality and sustainability of the county. They have the potential to draw visitors who value natural beauty or historic character. These assets can be connected to similar resources in other counties for regional tourism.

As conditions change, it is important to focus efforts on protecting critical natural features like watersheds, and avoid hazards like floodplains. When development decisions are made, the natural and cultural resources that make Warren County unique must be considered.

NATURAL RESOURCES

The potable water supply in Warren County and its municipalities is primarily supplied by deep water wells and surface lake extraction. 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 sources have multiple components which allow naturally occurring water sources to occur. These components include:

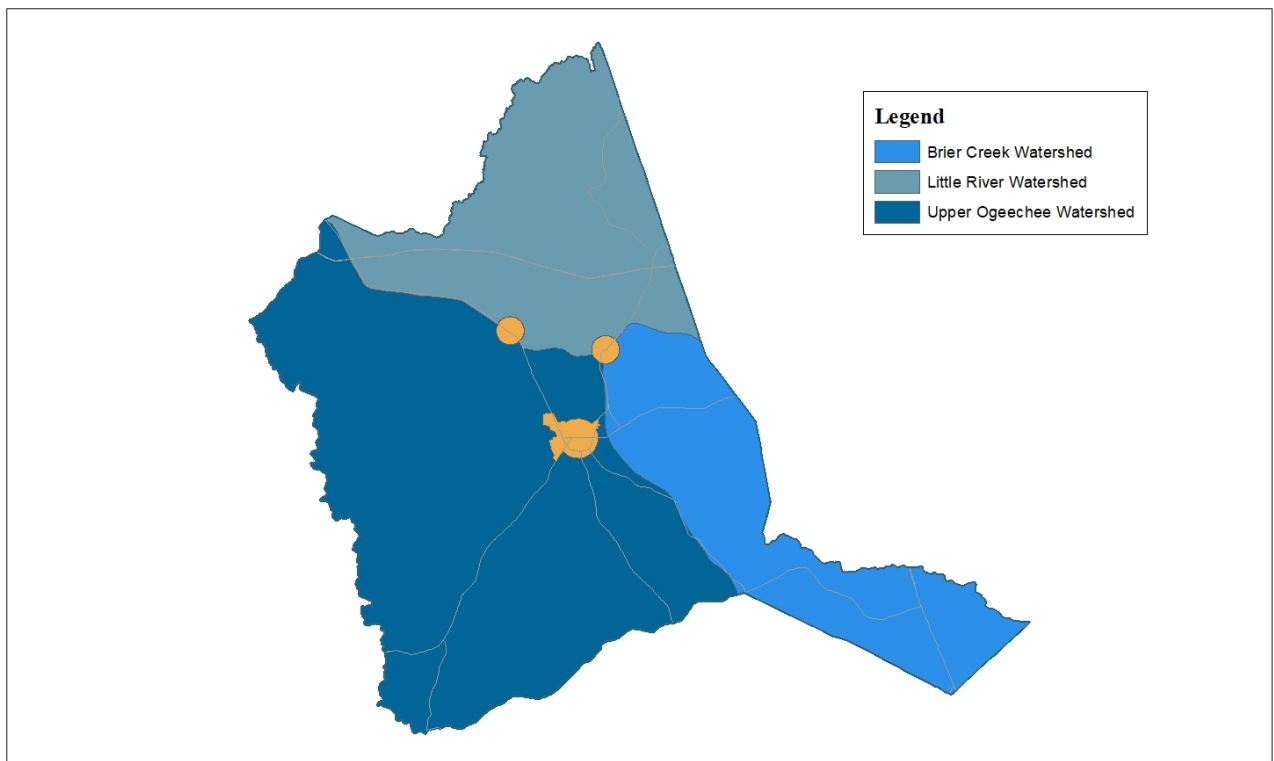
Watersheds: Land formations which direct water (primarily rain water) flows in a certain direction and feeds smaller flows and water bodies.

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.

Watersheds Located in Warren County

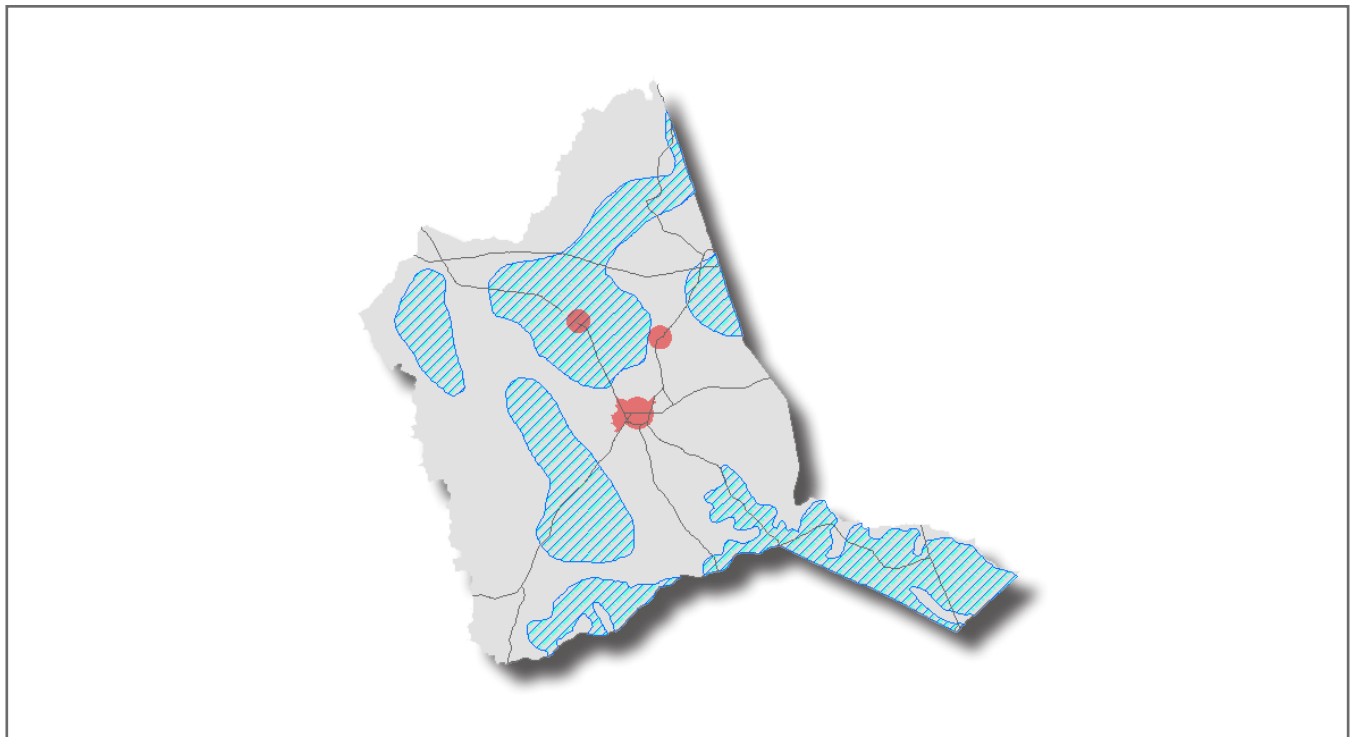
This map illustrates the location of the three watersheds that are partially located in Warren County. These watersheds are: Upper Ogeechee, Little River, and Brier Creek.



Groundwater Recharge Areas Located in Warren County

These 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. The Georgia Department of Natural Resources recommends that local governments adopt criteria for groundwater protection as part of their land use regulations.



Wetlands Located in Warren County

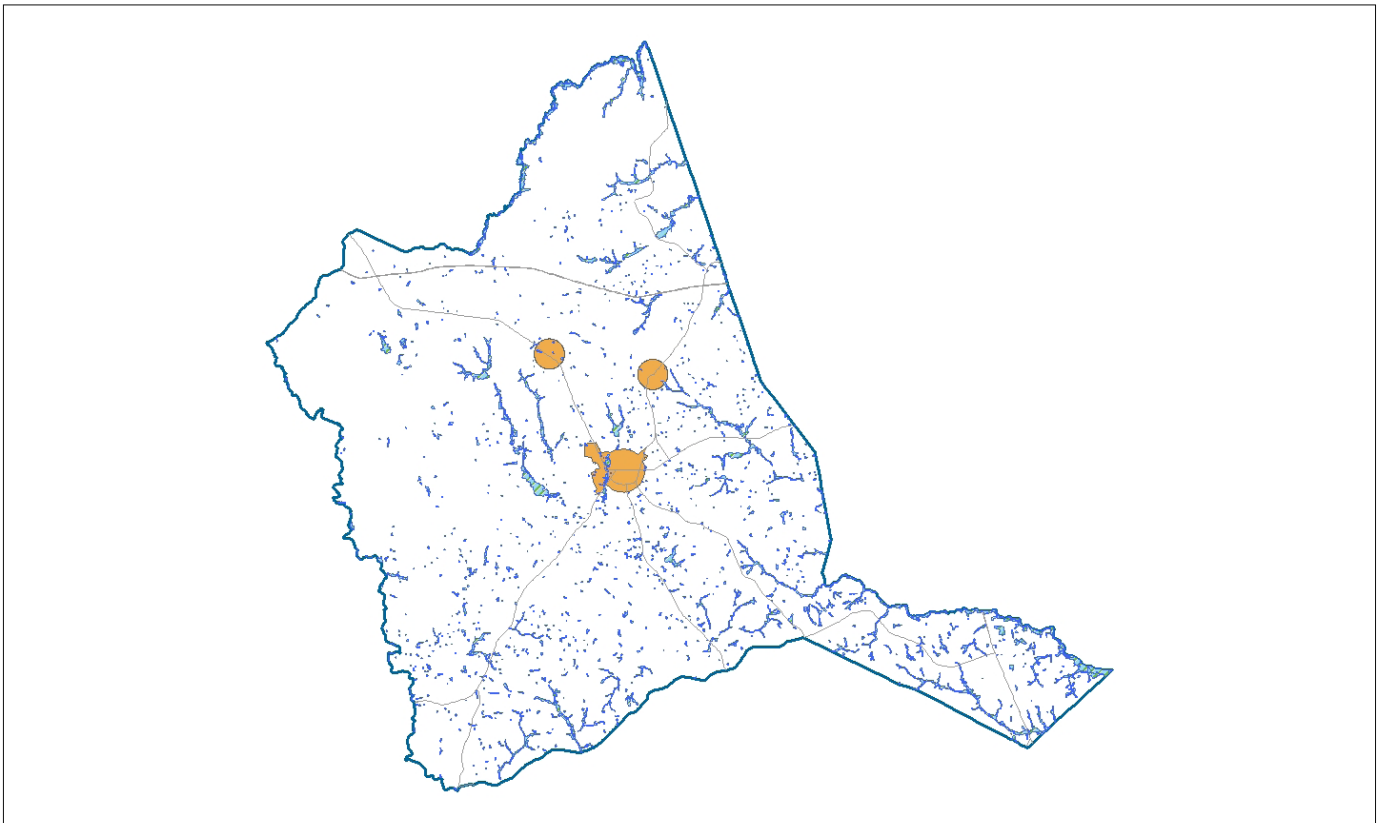
Wetlands can be defined as lands which are saturated, either permanently or seasonally, creating an ecosystem that contains characteristic vegetation that has adapted to the unique soil conditions.

Wetlands serve as a unique habitat for fish and wildlife, breeding ground, and home for unique plant and animal species that have adapted to these special conditions.

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

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.

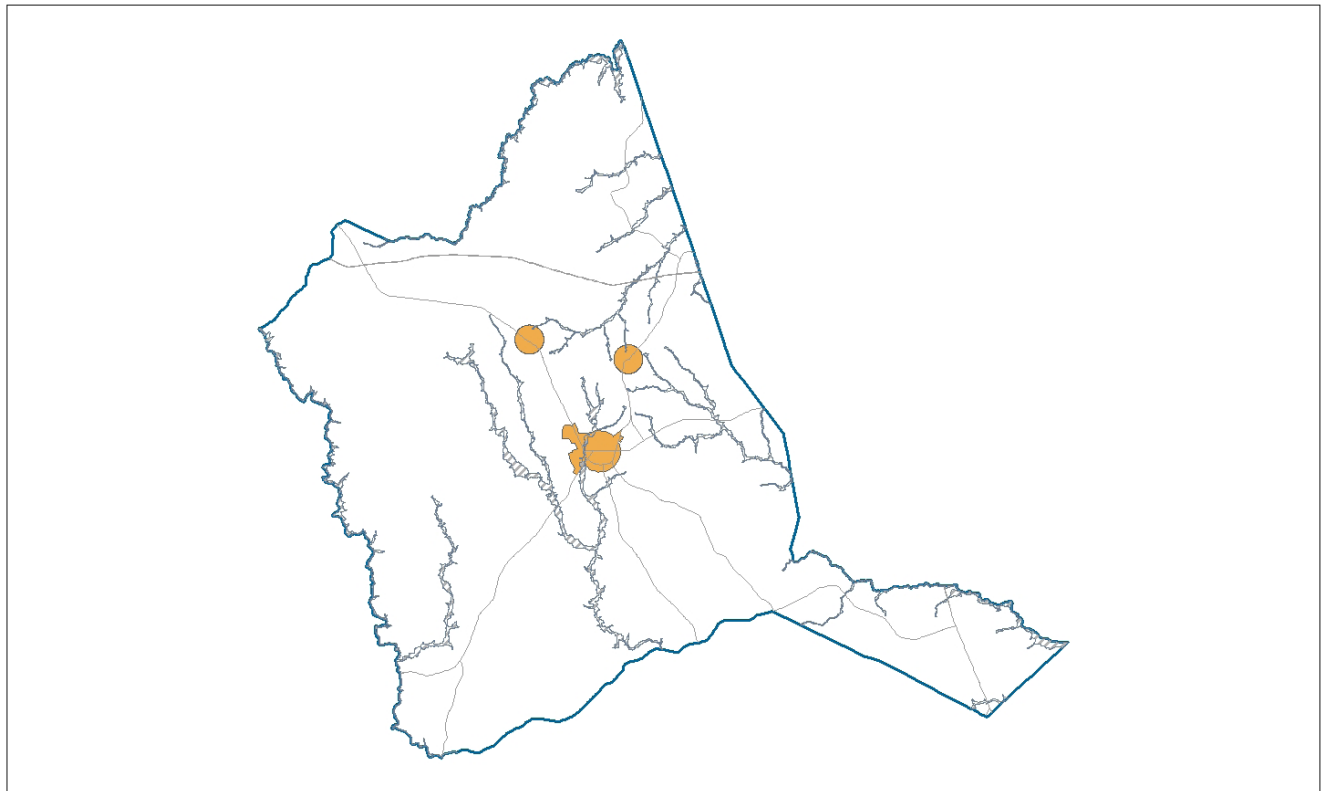


Flood Plains

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 area limited number of flood plains located in Warren County. The map below 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 plain 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. Those 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.

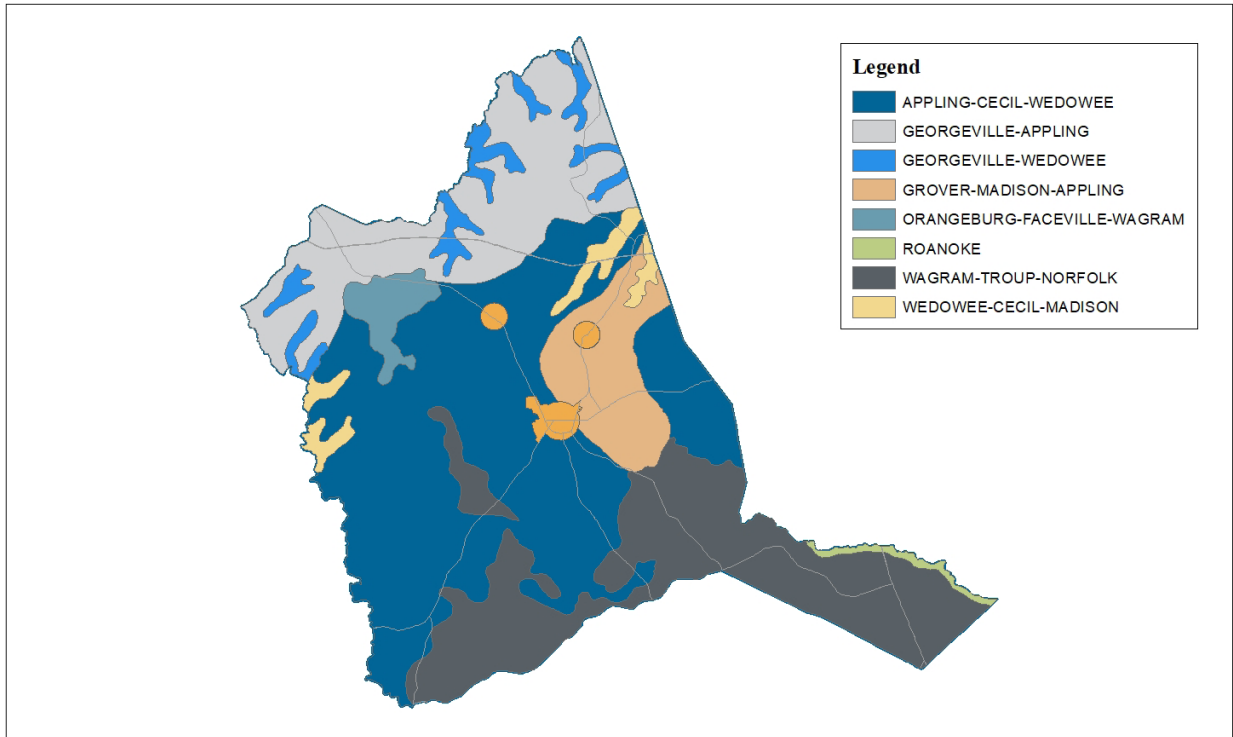
Carolina & Georgia Sand Hills:

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.

Southern 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.

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:



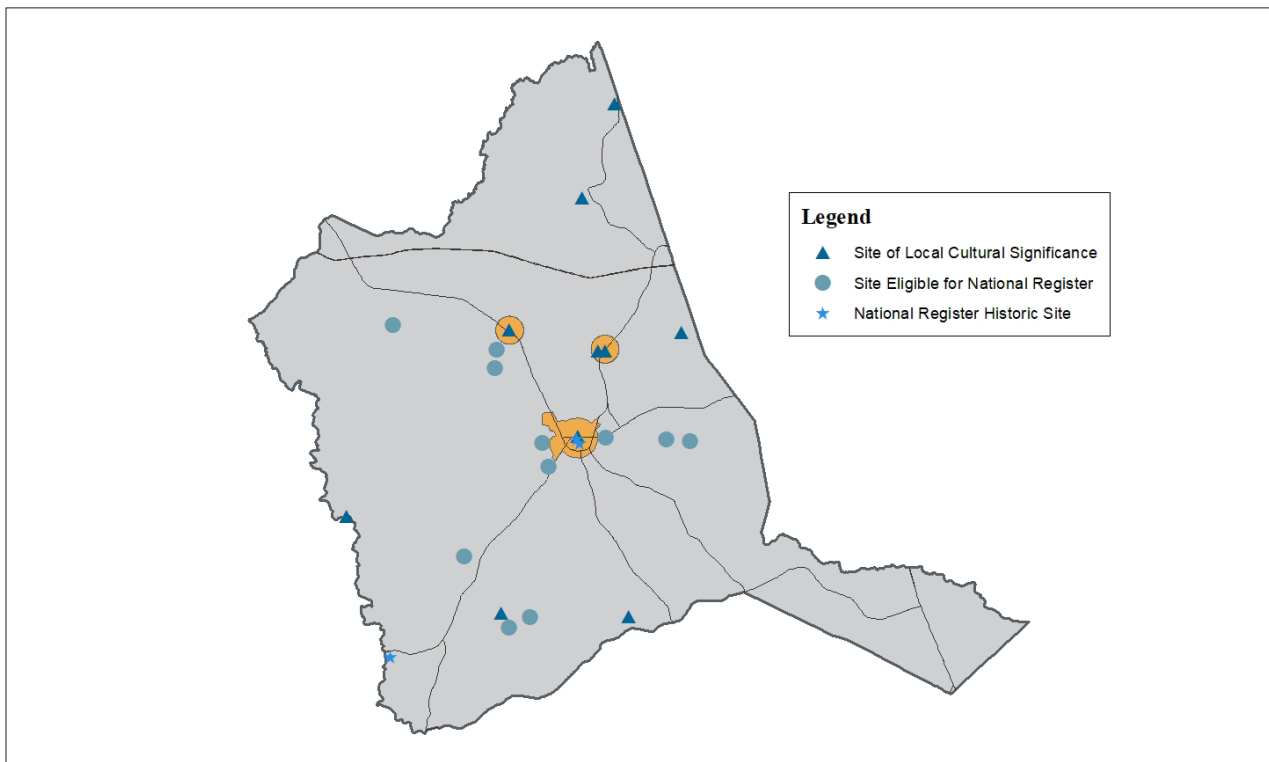
CULTURAL RESOURCES

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.





Camak, GA



EST 1898

Community Facilities

Community facilities and services are a critical component of life in Warren County. These facilities and services contribute to the health, safety and welfare of residents, help to improve the overall quality of life, and often foster new business and residential development opportunities. Community facilities include public safety, education, parks and recreation, hospitals, and cultural and historic assets.

An effective local government continually assesses and makes efforts to enhance the service operations of the facilities provided in an effort to offer residents and other stakeholders value for their investment in the community.

Water Treatment and Supply

Warren County does not operate a public water system, and water system size and capacity varies among the different municipalities. Warren County contracts with the City of Warrenton to maintain and operate the county water system. The county and city have a joint agreement for water and sewer services. Additionally, private wells and links to the McDuffie County water system (primarily along the eastern border of the county) provide water to some 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 also has the capacity to treat 1,000,000 gpd and is capable of storing up to 1,000,000 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 25,000 gpd of water from Warrenton to serve its residents, and its water is stored in a Warrenton water tank. 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 that can be used to serve a growing population when needed and the requirements of most new industries and businesses. Countywide population loss has increased water supply for the majority of the county. Withdrawal amounts should be adjusted to levels consistent with population and industry changes.



Sewerage and Wastewater

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 no longer operates a water or sewerage system. The County contracts with the City of Warrenton to maintain and operate the county sewer system. The county and city have agreed a joint agreement for water and sewer services. For several years the jurisdictions in Warren County have worked to provide citizens with greater access to public sewer.

The Town of Camak has successfully completed two phases of sewer line extensions through funding from Community Development Block Grants (CDBG). The Town has applied for funding for its final phase that would connect all of Camak to sewer. The Camak sewer system lines connect to those of the City of Warrenton and provide access to residents in unincorporated Warren County. McDuffie County also provides some residents in unincorporated areas sewer service. This is limited to residents near the county border along Highway 12.

Warrenton and Norwood operate the only sewerage systems in the county and are currently operating below their capacity. Population trends also suggest that existing usage will decline. However, both Warrenton and Norwood continue to have enough capacity to supply sewer services to potential new businesses. The City of Warrenton currently operates a sewer treatment plant which has 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.



Fire, Police, and EMS

There are two (2) law enforcement agencies operated by local jurisdictions. The Warren County Sheriff's Department is located at the Warren County Public Safety Center located at 169 Hwy 80N. The Sheriff's Office has the Elected Sheriff, Chief Deputy and 6 patrol deputies. The office does not have a K9 unit. The Sheriff's Office provides law enforcement services to the unincorporated areas of the county and the cities of Camak and Norwood.

The City of Warrenton operates a police department which is operated out of City Hall. The police department currently has six (6) full time officers and four (4) part-time officers. The Warren County Sheriff and Warrenton Police Department contract with McDuffie County to house inmates because the County does not operate a jail.

Warren County currently operates six (6) volunteer fire stations. The headquarters station is located at the Public Safety Center. The other five (5) stations are located in different areas of the County. Camak and Norwood each have one fire station. The other three (3) stations are spread throughout unincorporated Warren County: a station in Beall Springs area on Mauldin Road, a station in Ricketson area on Quaker Road and a station in Panhandle area located on Purvis School Road. The fire service is provided by volunteer firefighters. This group provides fire service, rescue service and first responder service to the citizens within the unincorporated limits of the county and the cities of Norwood and Camak. 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.

The EMS service is located at the Public Safety Center. The EMS service has three (3) EMS units available to respond to calls. Two units are equipped to respond as ALS units and one is equipped to respond as a BLS unit. The EMS service also has cross trained employees in EMS and Fire services. The EMS crews support the Fire Department with fire suppression services.



Libraries

Warren County operates one library located in 10 Warren Street in Warrenton. The library is part of the Clarks Hill Regional Library system. The library currently operates with two (2) full time employees who 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 library should be considered for the “Broadband Ready” site designation as a part of the broadband deployment process.

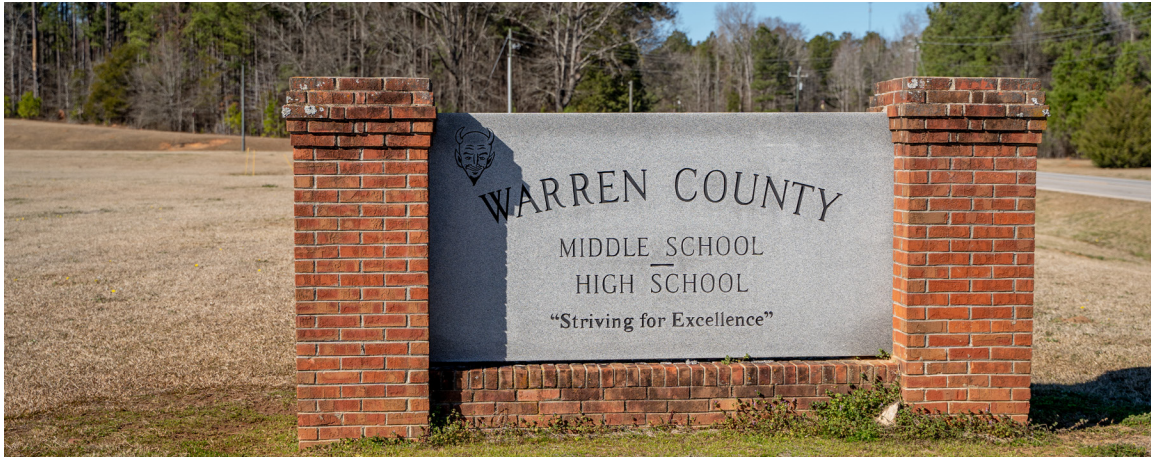
The Old Warren County Gym and Cultural Center is located near downtown and provides residents a site for performances and minor athletic events. This site is listed on the National Register of Historical Sites and is a treasured asset to the community.

The Knox Theater is another community asset. Although currently not in use due to renovations, the Knox Theater has potential to be the local performing arts venue and a significant revenue generator for the community once renovations are complete. Warren County has taken the lead on researching available grants for the costly, but much-needed project.



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.



Alternative Modes of Transportation

Warren County is served with demand-response service, paid for in part by state and federal agencies that provide transportation benefits, such as Medicare and Medicaid. Some areas like downtown Warrenton have bike lanes, other areas have more extensive networks. Warren County would like to pursue a multi-use trails plan in the future.

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 City of Norwood and the Town of Camak both have road segments where pedestrian traffic has created a dirt path, and sidewalk access in the municipalities is limited. The Town of Camak has several sidewalk segments that together measure over 1,000 feet along Lazenby Road and Railroad Street.

The City of Warrenton has the most extensive network of pedestrian facilities in Warren County. The city has over 3 miles of sidewalks. The largest segments are located in city center and in residential areas near downtown. These facilities provide necessary pedestrian connections to 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. Warrenton officials will discuss bike and pedestrian facilities in target areas during the URP process. Warren County communities should focus on repair and maintenance of sidewalks in existing areas as well as seek opportunities to expand into new areas.

Railroads

Three railway companies currently operate rail lines throughout Warren County. These railroad companies and miles of track are:

- CSX Transportation - approx. 37 miles
- Norfolk Southern - approx. 10 miles
- Georgia Woodland - approx. 1.22 miles

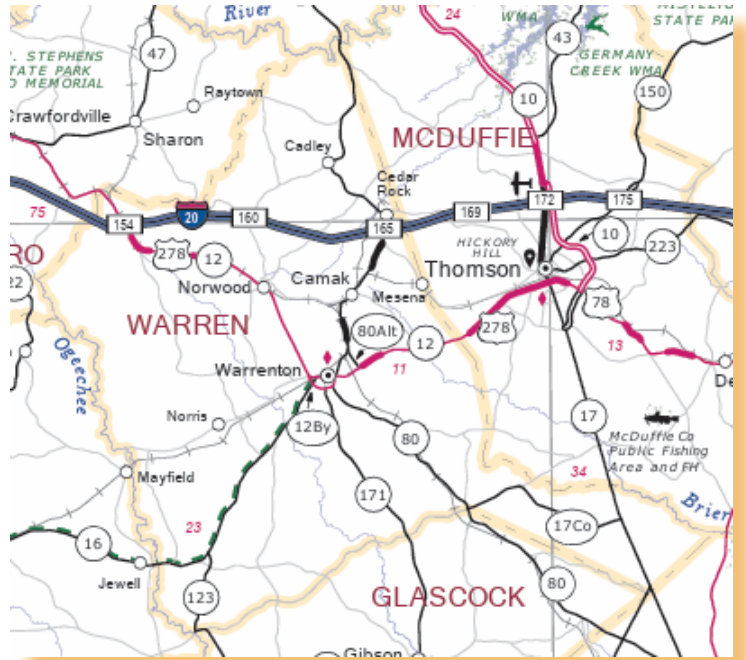
In total, these railway companies operate approximately 49 miles of rail lines throughout Warren County primarily to move freight. These rail companies serve local industries by transporting lumber and aggregate from local lumber yards and quarries.

Railroads are part of the culture of Warren County. The Town of Camak celebrates Railroad Days annually to celebrate the importance of rail lines in the founding of Camak. Proceeds from Railroad Days are used for town improvement projects approved by the Railroad Days Committee.



Road Network

Warren County currently contains over 400 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, is 875.



Electric Vehicles (EV)

The innovative technology of electric vehicles has made them more popular among consumers. They may reduce the use of imported fuels and reduce greenhouse emissions. Any jurisdiction that wishes to promote or support the adoption of EV's will need to build out its public EV charging infrastructure while also making it easier for individual EV owners, businesses, and developers to install private charging stations or networks. EV's use rechargeable batteries to power an electric motor. These batteries need to be recharged regularly. Local governments can play a key role in encouraging the adoption of EV's by influencing standards, codes, processes, and policies to approve the installation of private and public charging stations. Local governments may chose to host or operate public charging stations.



Transportation Investment Act (TIA)

The Transportation Improvement Act (TIA, aka TSPLOST) in 2012 provided transportation improvements across the region. TIA represents a 1% transportation sales tax to fund regional and local transportation improvements, of which 75% of funds go to a predefined project list. Discretionary funds are used on a variety of projects, such as airports, roads, bridges, bike lanes, and pedestrian facilities. The funds can be used on any new or existing transportation projects, including operation and maintenance or as a match for state and/or federal funds.



Warren County TIA Projects www.gaa-tia.com			
Project	Description	Band	Original Project Budget
I-20 Frontage Road Phase 2	I-20 Frontage Road Phase 2	3:2020 to 2022 (TIA 1)	\$7,000,000
I-20 Frontage Road Phase 1	I-20 Frontage Road Phase 1	2:2016 to 2019 (TIA 1)	\$7,000,000
Mitchell Road Resurfacing	Resurfacing and rehabilitation of Mitchell Road, between Hwy 16 and Glascock County Line; Includes a 1' paved shoulder.	1:2023 to 2026 (TIA 2)	\$1,947,000
Mayfield, Five Points Jewell and Mt Beulah Church Roads Resurfacing	Resurfacing and rehabilitation of Mayfield Road, Five Points Jewell Road, and Mt Beulah Church Road.	1:2023 to 2026 (TIA 2)	\$2,577,872
Cadley Road Resurfacing	Resurfacing and rehabilitation of Cadley Road, to Hwy 80 North	1:2023 to 2026 (TIA 2)	\$1,122,348
Norwood-Camak Road Resurfacing	Resurfacing and rehabilitation of Northwood-Camak Road, between Camak City Limits and Ridge Rd.	1:2023 to 2026 (TIA 2)	\$561,174
Little Brier Creek Church Road Resurfacing	Resurfacing and rehabilitation of Little Brier Creek Church Road, between Ricketson Rd and Hwy 80.	1:2023 to 2026 (TIA 2)	\$495,153
Andrews Chapel Road Resurfacing	Resurfacing and rehabilitation of Andrews Chapel Road, between Jack Ray Rd and Prospect Church.	1:2023 to 2026 (TIA 2)	\$528,164
Garthright Road Resurfacing	Resurfacing and rehabilitation of Garthwright Road, between Hwy 80 North	1:2023 to 2026 (TIA 2)	\$313,597

	and Thomson Hwy (Hwy 278)		
Rocky Branch Church Rd Resurfacing	Resurfacing and rehabilitation of Rocky Branch Church Rd, between Elam Church Rd and Sam Collins Rd	1:2023 to 2026 (TIA 2)	\$297,092
GA 80 Sidewalks - Warrenton	Sidewalks along GA 80 in the City of Warrenton.	2:2027 to 2029 (TIA 2)	\$2,765,660
Story Road and Williams Ch Creek Rd Resurfacing	Grade, drain, base and pave Story Road and Williams Church Rd to meet a 45mph speed design.	3:2030 to 2032 (TIA 2)	\$3,088,000



Senior Center

The Mission of the Warren County Senior Center is to promote wellness, encourage independence, and provide services and activities that enhance the quality of life for our older adults. Activities are scheduled each day, Monday through Friday, and include: water aerobics with transportation to Aycock Recreation Center in Henderson, manicures, movie showings, dance and art classes, table games, group singing and corn hole. There are also fitness classes including Zumba, special exercises for those with arthritis and those who need to improve their balance, and a variety of commercial workout equipment to meet just about any fitness need.



Parks and Recreation

Public parks and recreation facilities are located in Warrenton, Camak, and Norwood. These municipalities contain approximately 20 acres of active and passive parks and are looking to expand. Additionally, Warren County is currently working with the Warren County School Board to improve recreational facilities and provide additional venues. Areas considered for conservation are potential sites for increased passive recreation.

The City of Warrenton contains multiple recreational areas including, two (2) downtown parks that contain playground equipment and tennis courts. Cedar Park has playground equipment, a basketball court and community building. The Memorial Park, located in Camak is an excellent example of a passive park and should be replicated in other areas. The Town of Camak and City of Norwood were both recently designated as a Tree City USA. Camak plans to do some additional upkeep and fencing at its park. Norwood developed a veteran's park adjacent to City Hall, completed in 2020.



Solid Waste

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 county has one manned collection site for solid waste. This site also is set up for receiving recycling materials (plastic, paper, cardboard, glass). The County is considering other recycling options such as electronics in the future.

Warren County no longer has an active landfill; solid waste is delivered to the McDuffie County inert landfill. The county continues to handle all groundwater and methane monitoring for the closed Warren County Landfill. This landfill was closed in 1995. The Town of Camak and City of Norwood offer residents curbside pickup and delivered to the landfill by a third party. Warrenton has a contract for the pick-up and disposal of solid waste with a private contractor. Warrenton picks up yard waste and transports it to the landfill.



Land Use

Land use is at the heart of planning for the future of any community. The timing and location of new development, or reuse of existing developed land, depend in large part on factors discussed in previous sections: population change, economic growth, availability of or need for community facilities and infrastructure, housing stock, and natural and historic resources. Each of these components of a community has a direct impact on how land will be used. In essence, land use is the intersection of all other facets of community planning.

This section details the tools currently in place to shape development, and provides prescriptive guidance to ensure that future development occurs in a manner that moves Warren County toward realizing its desired end.

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. The majority of land in the county is zoned agricultural or residential.

Industrial land in the county includes mining sites and industrial parks. The municipalities and county are seeking to better connect and expand existing industry and plan for the future as new projects such as highway widening and broadband deployment happen. One industry that has seen regional growth is solar, and there are opportunities to grow this industry in the county.

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.
- Mixed Use: For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community.
- 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/Forestry: Land designated for farming (including but not limited to pastures, farmsteads, specialty farms, livestock production or other similar uses) and other agricultural pursuits. This also includes land designated for commercial timbering or other similar rural uses.
- Undeveloped/Vacant

CHARACTER AREAS

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 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 descriptions and maps can be found on the following pages.

Character Area Narratives

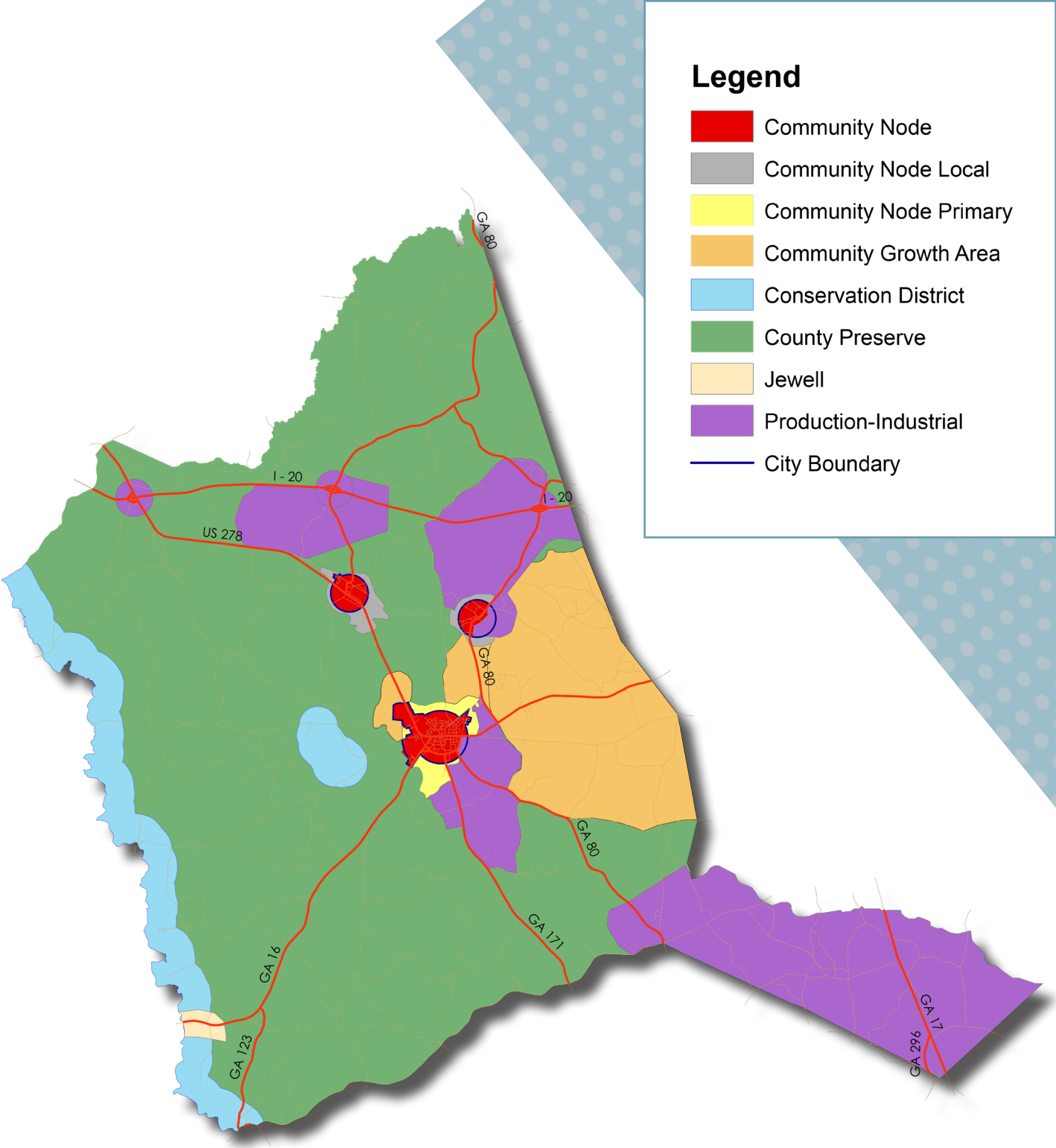
The narratives which correspond to the Character Area Map should be viewed as general policy statements - as statements of intent. Their use and applicability is similar to those other goals and policy statements found in the Community Goals section of the Plan. They should inform future development decisions and perhaps form the basis for more detailed topic-specific studies in the future.

Relationship to Special Areas

Special Areas discussed 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.



CHARACTER AREA MAP: Warren County



Legend

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

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.

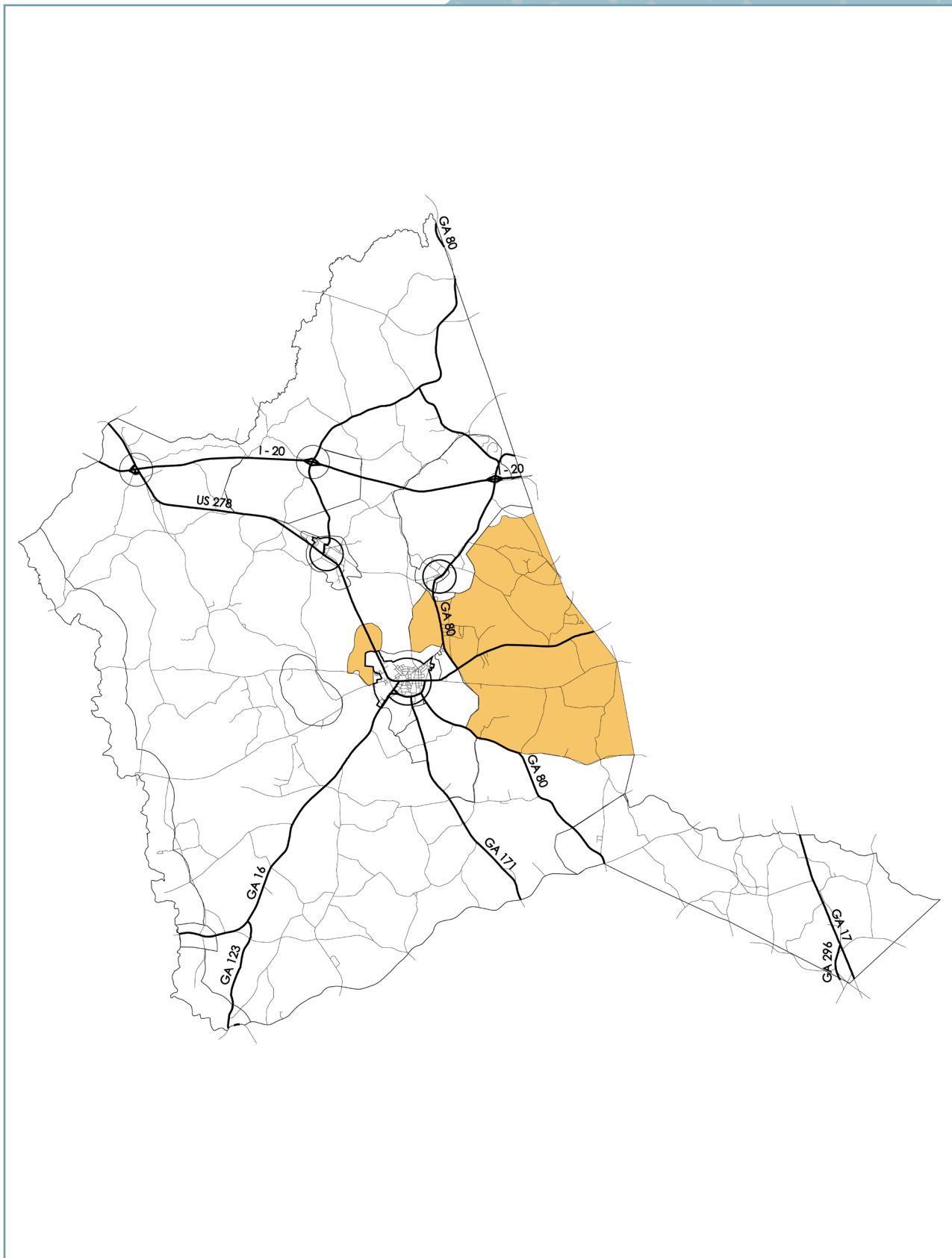
Implementation Measures

- Limit new infrastructure to these areas.
- Provide incentives for individuals to move to the area.
- Continue to work collaboratively to provide services.

Land Uses and Zoning Categories

- Commercial
- Low Density Residential
- Medium Density Residential





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; efforts to recruit business are ongoing.

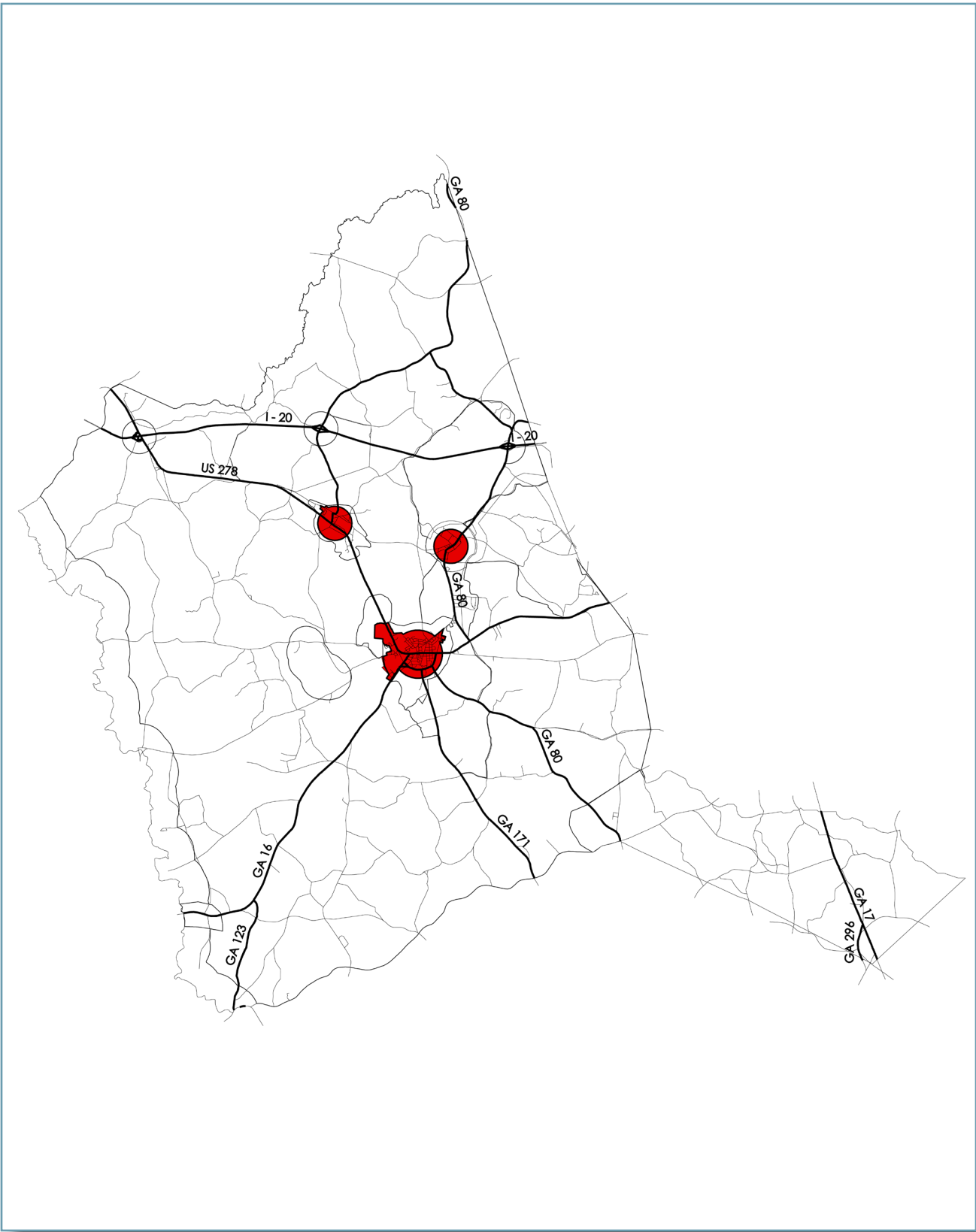
Implementation Measures

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

Land Uses and Zoning Categories

- Commercial
- High Density Residential
- Medium Density Residential





CHARACTER AREA: Community Node (Local)

General Description

The Community Node (Local) character area 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.

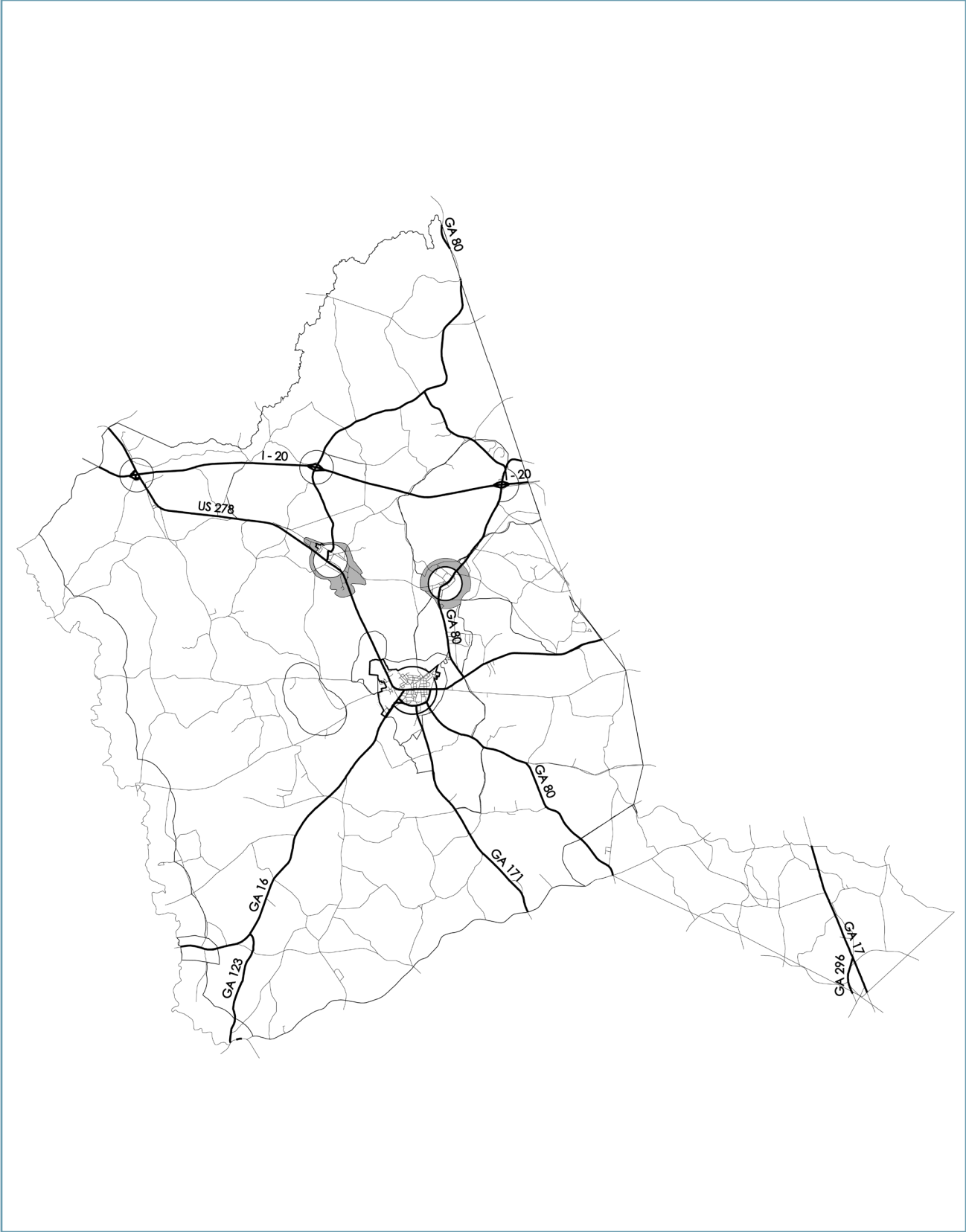
Implementation Measures

- 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.

Land Uses and Zoning Categories

- Commercial
- Low Density Residential
- Medium Density Residential





CHARACTER AREA: Community Node (Primary)

General Description

The Community Node (Primary) character area surrounds the City of Warrenton. This area is 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.

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.

Land Uses and Zoning Categories

- Commercial
- Residential with varied density





CHARACTER AREA: Conservation

General Description

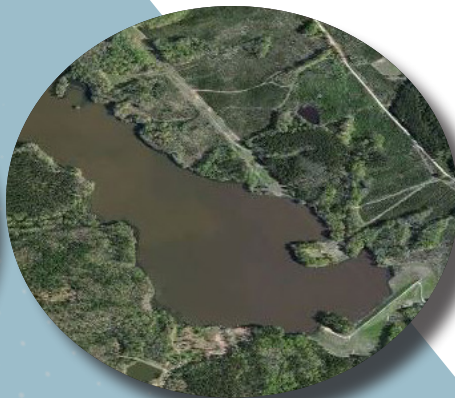
The Conservation character area is predominantly rural, undeveloped land that is used for agriculture or rural residential that act as a buffer to environmentally sensitive lands - particularly those in close proximity to the Ogeechee River corridor. The rural character of land should be retained within 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.

Land Uses and Zoning Categories

- Large Lot Residential
- Forestry
- Agriculture
- Passive Recreation

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.





CHARACTER AREA: County Preserve

General Description

The County Reserve character area is the single largest character area established within Warren County. It's 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.

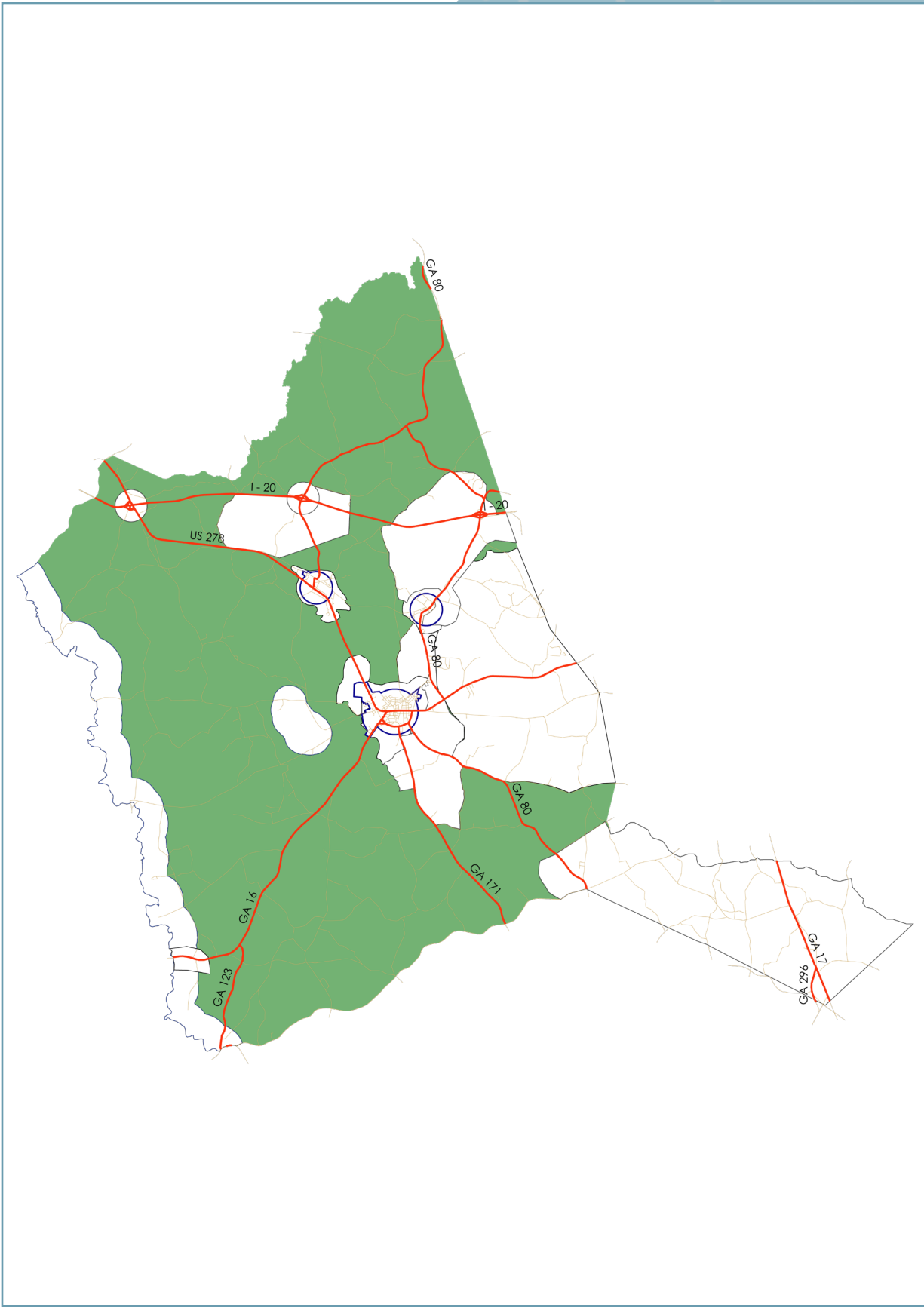
Implementation Measures

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

Land Uses and Zoning Categories

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





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, as well as small-scale commercial and recreational enterprise. All of which that supports the economic viability of the area in a manner that complements and enhances the historic built context.

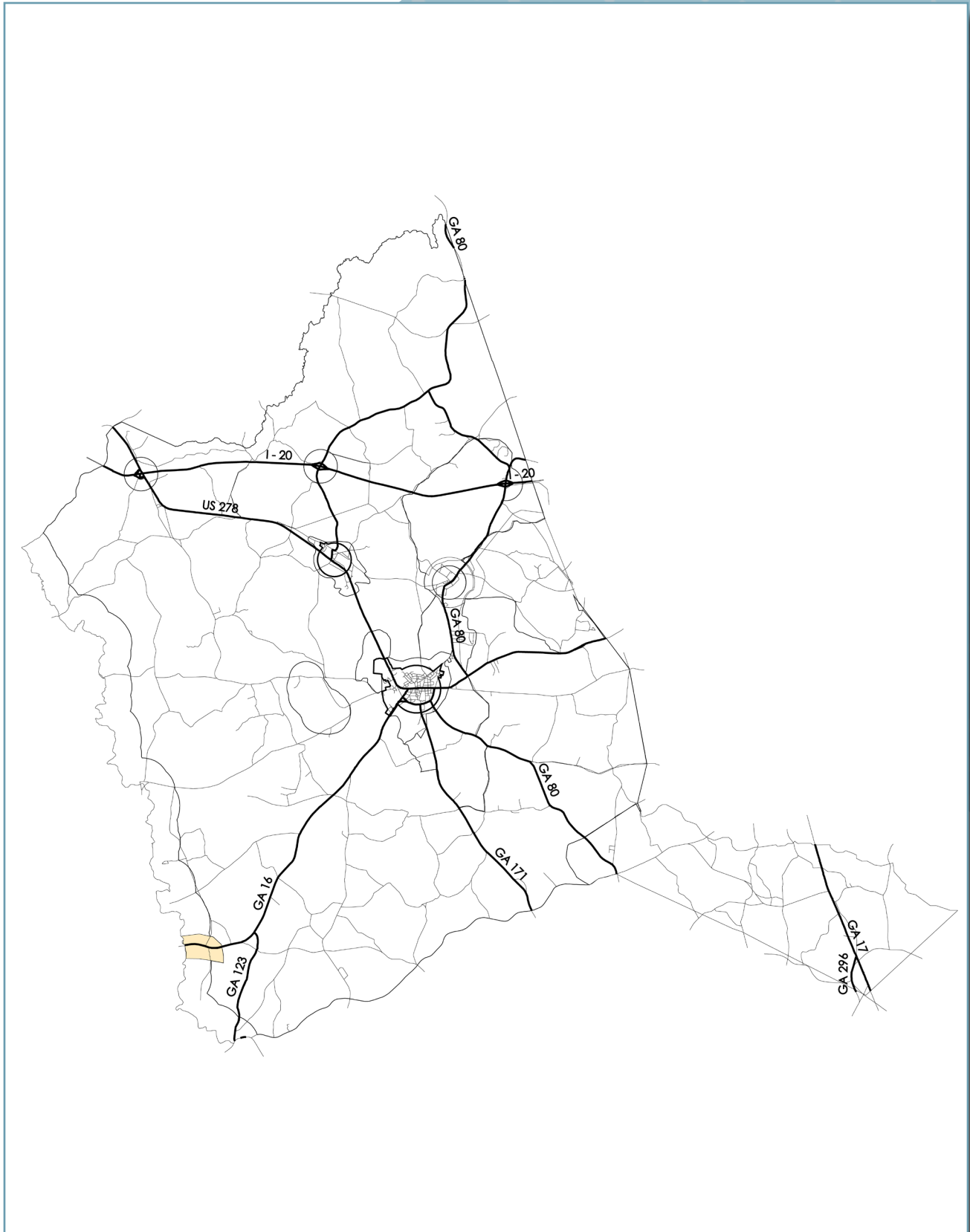
Implementation Measures

- 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.

Land Uses and Zoning Categories

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





CHARACTER AREA: Production- Industrial

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.

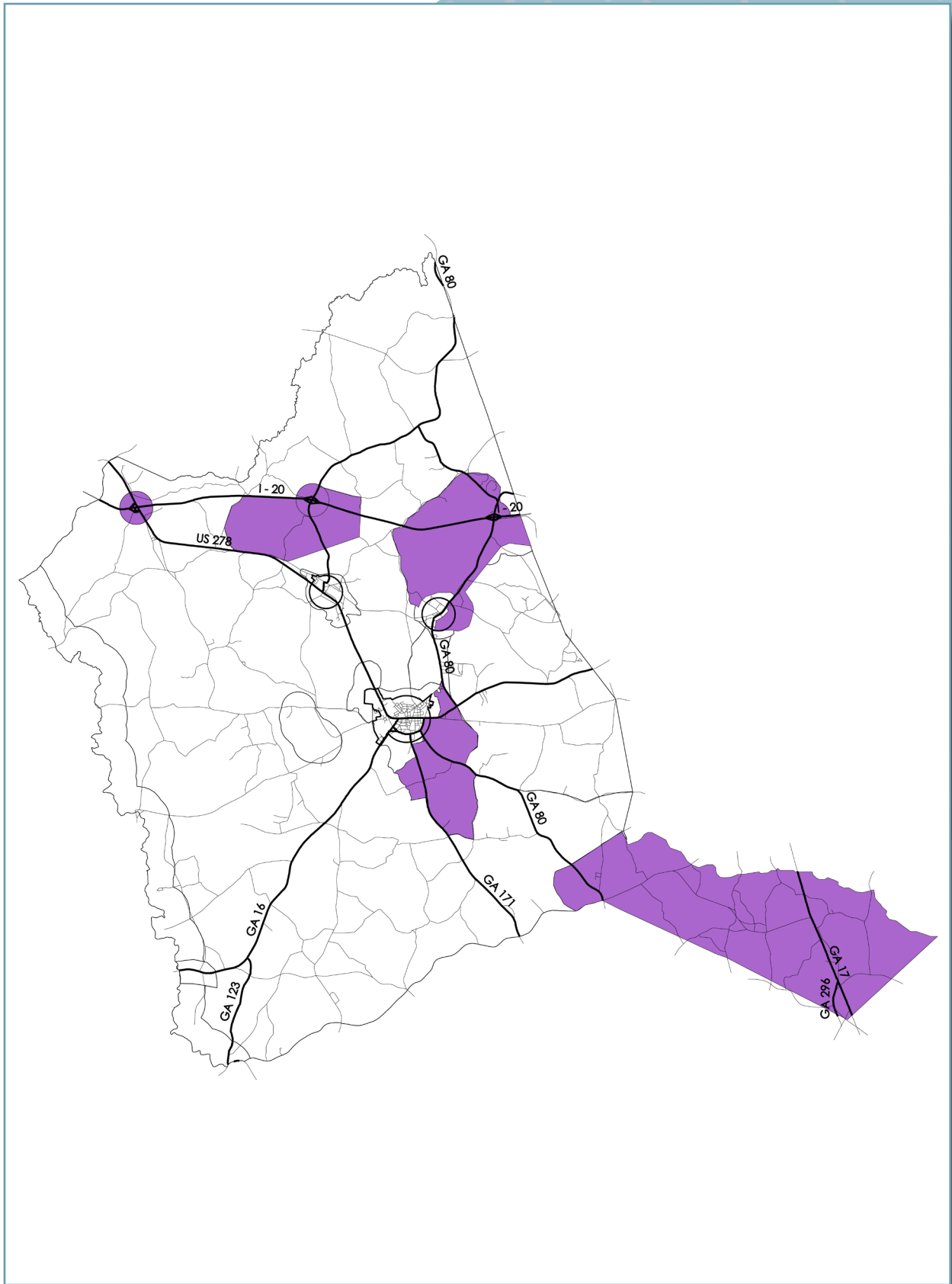
Implementation Measures

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

Land Uses and Zoning Categories

- Industrial
- Commercial
- Forestry





SPECIAL AREA MAPS

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.

Although no longer required, participants in the 2024 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. The 2024 Comprehensive Plan includes the following Special Areas: Ogeechee River Corridor, Warren County Scenic By-Way, Downtown Camak, Downtown Norwood, Potential Warrenton Redevelopment Area.

The Comprehensive Plan Special Area maps and narratives are located on the following pages. When interpreting how best to use the maps and narratives, the reader should be mindful of the following three (3) parameters:

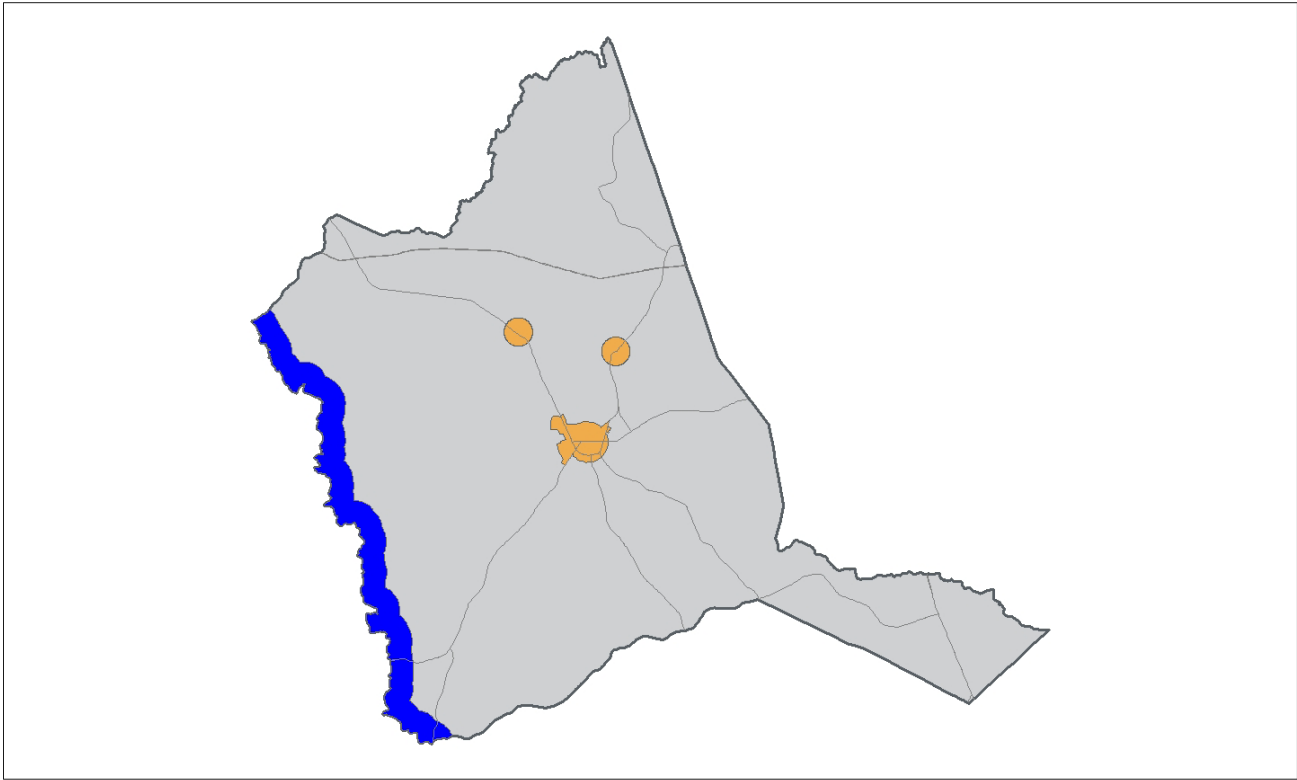
- **Special Area Boundaries.** Mapped and textual descriptions of Special Areas are conceptual only. Implementation of strategies to address Special Area issues may effect highly variable geographic areas. Such variability is necessary given that the true scope and scale of Special Area conditions is 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 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 section of the Plan. 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 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.



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.

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.

Camak Downtown



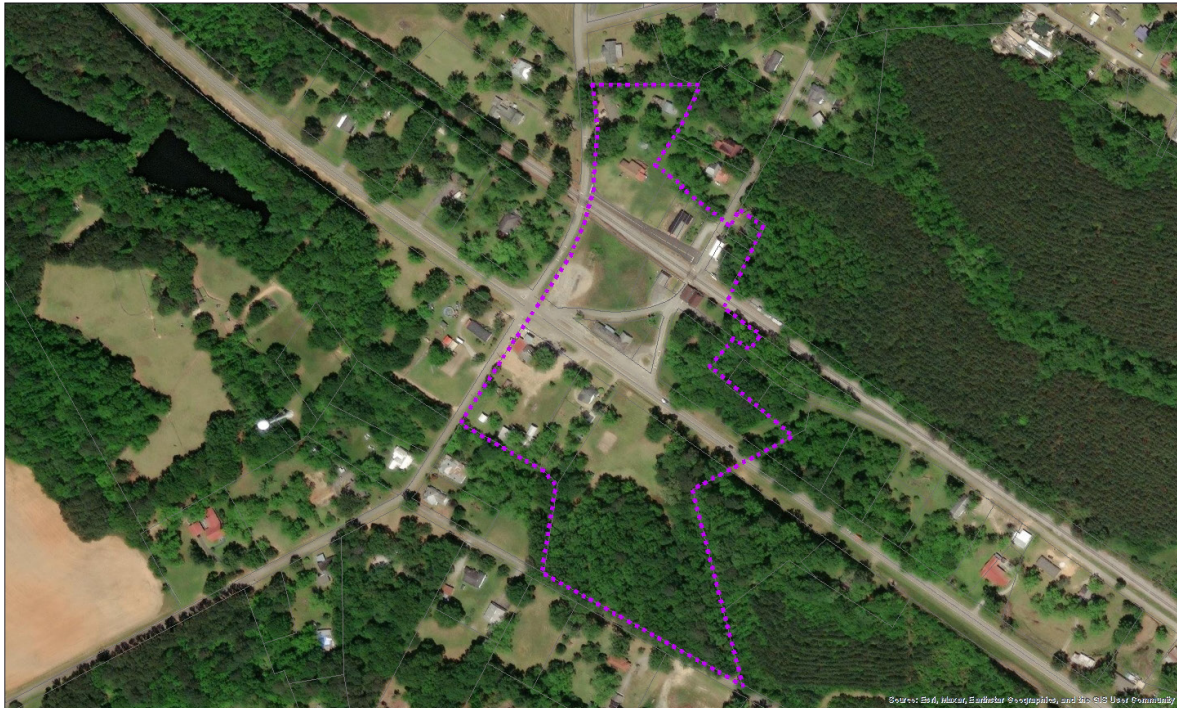
Condition

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.

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 pro-active 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.

Redevelopment Area - City of Warrenton



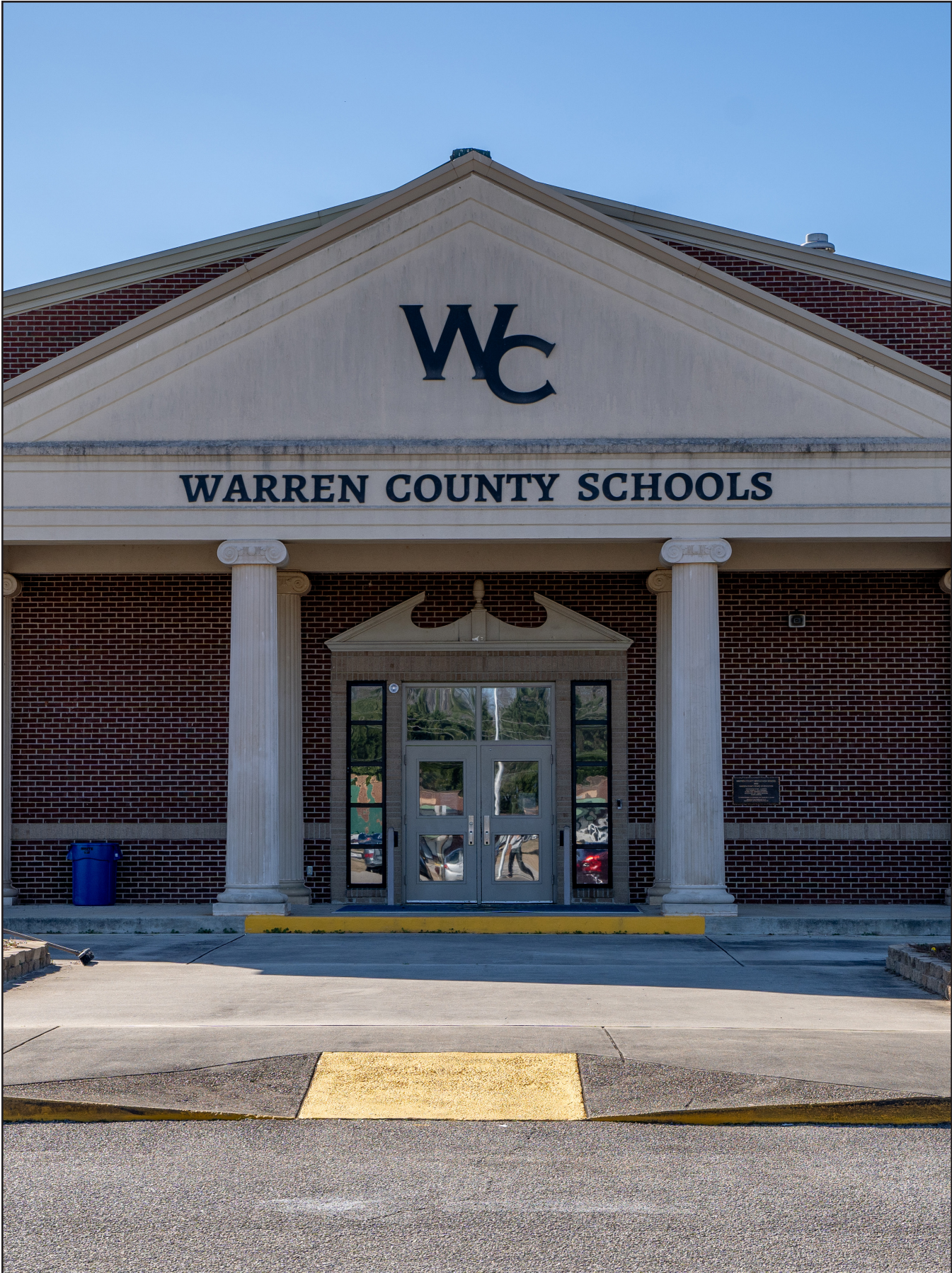
Condition

The City of Warrenton was determined to have pockets of blight throughout the city. The City has a number of infrastructure priorities that will be addressed over the next several years. Storm-water drainage is an issue as residents in some neighborhoods are adversely affected by rain events causing difficulties on their property and in public right-of-way. Shoals and Beall Springs streets have significant flooding issues that should be addressed as a high priority. Downtown sidewalks on streets directly connected to neighborhoods should be made a priority.

Intent

Four target areas were defined within the City of Warrenton. Develop attractive, affordable, and mixed-income housing opportunities. Initiate and support nuisance abatement activities. Provide infrastructure that generates neighborhood re-investment. Enable community commercial investment.





Report of Accomplishments

The Report of Accomplishments reviews the current status of activities identified as priorities in the previous five-year work program. The status of each activity is indicated as one of the following four categories: completed, ongoing, postponed, not accomplished. Activities indicated as 'ongoing' are carried over to the upcoming five-year work program. For activities indicated as 'postponed' or 'not accomplished' a supporting rationale is also provided.

Warren County

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Place sewerage facilities near interchange exit 165 for potential occupants.		X			Currently working with engineer to complete construction estimate and design layout to service the area. Estimated completion date 2026. This will be called Access I-20 Commerce Park in the new work program.
Evaluate potential workforce needs for industries located in the county.	X				
Create and implement a marketing plan promoting cycling routes and walking trails in the county.	X				
Develop and adopt a county-wide Occupational Tax ordinance in collaboration with Warrenton.	X				
Create a welcome center along the Ogeechee River in conjunction with the Scenic Byway.			X		No funding is available for this project, it has been postponed. This item will appear in the new work program.
Improve the Centerpointe Industrial site -with new roads, water and sewer, and broadband.		X			Phase 1 of the road is complete and phase 2 is under construction, work continues on water, sewer, and broadband infrastructure. Estimated completion 2030.
Improve the Camak industrial site -with new roads, water and sewer, broadband.			X		Project has been postponed, work has been focused on CenterPoint site and new site at Hwy 80N at Exit 165.
Provide the RC with a list of important County locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				

Warren County

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Initiate a Multi-activity Community Development Block Grant (CDBG) for economic development for downtown development of Warrenton, Norwood and Camak.			X		Postponed, other needs for CDBG grants are currently ahead of a CDBG grant for this work. This activity will be addressed in the new work program and will not include the words “Multi-Activity”.
Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Upgrade Solid Waste/Recycling Facility.		X			Have secured SPLOST funding and currently planning the upgrades for the facility. Estimated completion date 2026.
Vehicle storage shed at Road Department.		X			This activity is ongoing and to be completed 2026-2027.
Community Service Building upgrades.			X		Working to secure funding needed for upgrades, estimated to be completed 2026.
Courthouse upgrades.		X			Work is currently in progress and should be completed in 2024.
New Fire Station on the west side of county.		X			Plans have been completed and funding has been secured. Working to secure location in Norwood. This will be reworded from “west-side” of County to Norwood.
New 911 and Emergency Operations Center.		X			Currently waiting to receive notice of funding approval.

Warren County

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
New Fire Station on east side of county.		X			Planning continues, new location planned for Camak. This will be reworded from “east side” of county to Camak.
New Extension service facility.		X			Location has been secured, working on funding source for the new facility, 2026.
Renovate the Rickeson, Beall Springs, and Norwood Fire Stations.		X			Planning continues, this item will be completed 2028.
Create a regional Fire, Emergency Management, and EMS service with surrounding counties.		X			Currently working with Glascock County on a joint EMS facility. Discussed with Taliaferro County for a joint EMS facility. Currently working with both counties to see if we can move forward with a Regional approach.
Upgrade motor grader.	X				
Upgrade tractor with bush cutter.	X				
Upgrade dump truck.	X				
Upgrade truck fleet.	X				
Upgrade Fire Trucks and equipment.	X				
Upgrade Cardiac Monitors for EMS.	X				
Upgrade EMS units.	X				

Warren County

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Upgrade rescue units/equipment.		X			Working on securing funding for this equipment, to be completed 2025.
Upgrade brush trucks.		X			Working on securing funding for this equipment, to be completed 2026-2029.
Develop a joint agreement for water and sewer services with City of Warrenton.	X				
Complete renovations to the walking trail.		X			This project is in process and Completion estimated 2028.
Provide the RC with a list of school gardens and farmer's markets for inclusion in regional food asset mapping.	X				
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X			Warren County will continue to apply for funds to help infrastructure improvements.
Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work jointly with Warrenton to develop joint Planning Commission, joint land use, joint ordinances, joint code enforcement, and joint building inspection department.		X			Looking at how ordinances can be combined to benefit each government. Will pursue additional funding to aid staff to complete additional workload.

Warren County

Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Adopt an ordinance requiring building permits for all new construction.		X			This is ongoing, Looking to complete this item by 2026.
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.		X			Looking at other LBA's to see if this would benefit Warren County. To be completed by 2027.
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Assist CSRA RC in collection of address data, which will assist DCA with address-level evaluation of broadband service.	X				
Evaluate city buildings like community centers to determine which may be improved to become a “Broadband Ready” site under the ACE Act.	X				
Adopt a resolution stating that Warren County desires to be fully served by broadband capability through broadband deployment.	X				
Participate in the East Georgia Broadband initiative.	X				
Apply for funding to install fiber optic cable along county roads.		X			Continue to apply for grants to secure funding, will continue in 2025.

Warren County

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work jointly with Warrenton and try to establish joint GICH communities.		X			GICH committee continues to work on the approved plan.
Conduct a redevelopment planning initiative in order to address dilapidated and vacant housing issues in special areas within Warrenton and portions of Warren County .(see “Special Areas”)		X			Warren County will continue working with the RC to address this need. Warrenton is moving forward with their plan.
Unify nuisance code enforcement between the County and Warrenton - among all Warren county jurisdictions.		X			Work continues to see how the county and cities can aline their ordinances to work together.
Review County neighborhoods and designate target areas for housing rehabilitation and reconstruction.		X			Warren County will continue to work with the RC to address this need.
Initiate an application for a Housing - Community Development Block Grant for rehabilitation and reconstruction of housing structures in targeted redevelopment areas.		X			Warren County will continue to work with the RC to address this need.
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing in order to provide more housing options (including affordable housing).		X			Warren County will continue to work with the RC to address this need.

Warren County

Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Complete Phase I and Phase II of 1-20 Frontage Road.	X				
Upgrade Transit vans.		X			Applied to GDOT for two new vans. Vans have not been available due to shortage last few years.
Initiate a study regarding multi-trails connecting municipalities.			X		Looking for funding at this time.
Develop a list of projects for the next regional TSPLOST initiative.	X				
Identify and promote cycling routes throughout the county.	X				
Develop and initiate a school plan for Safe Routes to School if feasible.		X			Developing plan with the RC, estimated to be completed in 2026.
Natural & Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Renovate the Knox Theater.		X			Currently working on a grant to secure funding and looking at other funding options. This should be complete by 2027.

City of Camak

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Initiate a Category 3 (Multi-activity grant) - Community Development Block Grant (CDBG) for economic development for downtown development of Camak.				X	Began as a CDBG ended up being a GEFA loan.
Rehabilitate a building in downtown Camak as retail spaces for area businesses.				X	The city does not own any property in downtown to accomplish this activity. Not a priority at this time.
Coordinate with area tourism office to recruit local niche vendors to sell their wares in rehabilitated downtown property.				X	Not a priority at this time.
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				
Work with Warren County to develop the Camak Industrial Park.		X			A sewer pumping station has been put in place, work continues to secure funding.

City of Camak

Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Evaluate public buildings like community centers to determine which may be improved to become a “Broadband Ready” site under the ACE Act.	X				
Adopt a resolution stating that Camak desires to be fully served by broadband capability through broadband deployment.	X				
Participate in East GA Broadband Initiative with Warren County and other jurisdictions.	X				
Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Unify nuisance code enforcement among all Warren county jurisdictions.		X			In the process of getting an intergovernmental agreement signed with Warren County. Should be completed by 2028.
Acquire and clear vacant lots and dilapidated housing structures in Camak.		X			In the process of locating owners of properties, this should be finished by 2030.
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing.		X			In process of accessing local housing stock, this should be completed by 2029.

City of Camak

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Repair and increase linear footage of sidewalks in downtown and other unserved areas.	X				
Apply for Category 3 Community Development Block multi-activity grant for targeted water and sewerage maintenance and building clearance.				X	Not aware of this grant. Will inquire in the future about opportunities for CDBG grants available.
Complete Camak sewer extension Phase III, where the target area is a residential neighborhood comprised of portions of Highway 80 N., Church Street, Nelson Street, Old Camak Road, East Guill Street, and Bell Street. The proposed Phase III Target Area is the final continuation of the City's sewer extension project as both Phase I and II are complete and contain the pump stations and gravity sewerage backbone required for the system.	X				
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X				
Expand and improve Camak city park, including fencing and vegetation control in nearby areas.			X		This has been postponed due to lack of funding. City would like to continue to expand and improve park.

City of Camak

Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Construct a road to the new Camak Industrial Park.				X	This project is not feasible at this time. The city is no longer planning this activity.
Participate in discussions for the next regional TSPLOST initiative.	X				
Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.		X			Looking at other LBA's to see if this would benefit Warren County. To be completed by 2027.
Adopt an ordinance creating a joint planning commission.	X				

City of Norwood

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Evaluate public buildings like community centers to determine which may be improved to become a “Broadband Ready” site under the ACE Act.	X				
Adopt a resolution stating that Norwood desires to be fully served by broadband capability through broadband deployment.	X				
Participate in East GA Broadband Initiative with Warren County and other jurisdictions.	X				

City of Norwood

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Unify nuisance code enforcement among all Warren county jurisdictions.		X			This is ongoing and the city is working with the county to get this enforced.
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties.				X	The city is not able to enforce due to cost.
Examine community housing to determine what areas are in need of rehabilitation.				X	The city not does have staff to perform this task and cannot afford to perform this task.
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing.				X	Not a priority at this time.
Natural And Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Inventory publicly owned properties for potential reuse.	X				
Explore the feasibility of becoming a Tree City USA.	X				

City of Norwood

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Evaluate the community to determine areas in need of sidewalks, particularly where elderly residents live.	X				
Repair and increase linear footage of sidewalks in unserved or under-served areas.				X	The city does not have funding at this time.
Apply for a Community Development Block Grant for targeted water and sewerage maintenance and building clearance.	X				
Provide the RC with a list of school gardens, community gardens and farmer's markets for inclusion in regional food asset mapping.	X				
Upgrade retention ponds throughout the City and extend sewer service along Atlanta Hwy.			X		The city will apply for a CDBG grant for this section in 2024.
Complete development of Veteran's Park adjacent to City Hall.	X				
Conduct flood and drainage improvements throughout the City, including but not limited to Old Greensboro Rd and Massengale Street.	X				
Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Participate in discussions for the next regional TSPLOST initiative.	X				

City of Norwood

Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.		X			Looking at other LBA's to see if this would benefit Warren County. To be completed by 2027.
Adopt an ordinance creating a joint planning commission.	X				

City of Warrenton

Economic Development					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Create an Urban Redevelopment Plan.	X				
Create a Revitalization Area Strategy and apply for funds to assist with implementation of the Urban Redevelopment Plan.		X			Received CDBG grants in 2019, 2020, 2021, (need to be completed) The RAS has been completed. This will be reworded in the new work program as Apply for funds to assist with implementation of the Urban Redevelopment Plan.
Provide the RC with a list of important City locations and events for inclusion in the regional database of historic landmarks, festivals, and attractions.	X				
Broadband					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Evaluate public buildings like community centers to determine which may be improved to become a “Broadband Ready” site under the ACE Act and apply for funding.	X				
Adopt a resolution stating that Warrenton desires to be fully served by broadband capability through broadband deployment.	X				
Participate in East GA Broadband Initiative with Warren County and other jurisdictions to install fiber optic cable for business and residential use.	X				

City of Warrenton

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Unify nuisance code enforcement between Warren County and Warrenton and other municipalities if feasible.		X			Work continues to see how the county and cities can aline their ordinances to work together.
Acquire and clear vacant lots and dilapidated housing structures in Warrenton.		X			No lots have been acquired. CDBG grants have been working on demolishing dilapidated structures. This will be reworded in the new work program to remove “acquire”.
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing.	X				
Conduct a redevelopment planning initiative in order to dilapidated and vacant housing issues in special areas within Warrenton and Warren County, as defined by Special Areas in the comp plan, GICH committee, URP, or RAS.	X				
Initiate multi-jurisdictional ordinances to address delinquent residential property owners as a part of City Charter/COA update.		X			Work continues and should be competed by 2028.
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties as a part of City Charter/COA update.		X			Work continues and should be competed by 2028.
Unify zoning ordinance with Warren County to establish a joint ordinance.		X			Work continues to see how the county and cities can aline their ordinances to work together.
Amend the zoning ordinance to reflect the allowance mixed-use building downtown to allow for loft apartments.				X	Not a priority of the city at this time.
Review and update policies that focus on the rehabilitation of existing housing rather than developing new housing.	X				.

City of Warrenton

Housing					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Rehabilitate existing, structurally sound housing near downtown into senior housing.				X	The city does not plan to do this at this time.
Work jointly with Warren County and try to establish joint GICH communities.		X			GICH committee will continue to work on the redevelopment plan. Warrenton will need to reapply to be GICH alumni.
Begin holding credit counseling and/or home buyer education workshops, as recommended in 2018 Housing Action Plan Update.	X				
Natural And Cultural Resources					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Renovate/Restore the historic Warrenton City Hall.			X		Applying for USDA grant, looking for other forms of funding.
Support County efforts to renovate the Knox Theater.	X				The city writes letters of support for the county.

City of Warrenton

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Evaluate the community to determine areas in need of sidewalks, particularly where elderly residents live.	X				
Repair and increase linear footage of sidewalks in downtown and other unserved areas.		X			Apply for 2024 CDBG for Shoals street.
Apply for a multi-activity CDBG grant for targeted water and sewerage maintenance and building clearance as defined by Special Areas in the comp plan, GICH committee, URP, or RAS.		X			Have applied for CDBG and will reapply to continue work in the RAS. This will be reworded in the new work program to omit the word “multi-activity”.
Provide the RC with a list of school gardens, community gardens and farmer’s markets for inclusion in regional food asset mapping.	X				
Codify the City of Warrenton Ordinance.	X				
Utilize citizens to facilitate the Clean Community Ordinance.				X	Not feasible at this time.
Complete renovations to the walking trail.				X	Not a city project, only walking trail is on county property. The county maintains.

City of Warrenton

Community Facilities					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Add flood and drainage improvements (curb and gutter and storm-water infrastructure) throughout the city - in, but not limited to, Academy Street, Beall Springs Street, and Shoals Street.		X			This has been addressed with 2019, 2020, 2021 CDBG's. The city will apply for a 2024 CDBG to continue work on this.
Develop a joint agreement for water and sewer services with Warren County.	X				
Land Use					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Work jointly with Warren County to develop a joint Planning Commission, joint land use ordinances/regulations, joint code enforcement, and a joint building inspection department.		X			Looking at how ordinances can be combined to benefit each government. Will pursue additional funding to aid staff to complete additional workload.
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.		X			Looking at other LBA's to see if this would benefit Warren County. To be completed by 2027.
Transportation					
Project	Completed	Ongoing	Postponed	Not Accomplished	Comments
Participate in discussions for the next regional TSPLOST initiative.	X				



Community Work Program

The Work Program consists specific activities that the cities of Warren County will undertake in the five-year period from 2024 through 2029 to meet identified community needs and advance local goals. Although the plan was developed jointly, each jurisdiction has developed its own set of work program activities. Some activities will be completed as joint effort with participation by all local governments. Each work program entry includes: a description of the activity, a time frame for completion, parties responsible for implementation, a cost estimate, and a funding source.

Warren County

Economic Development								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Add new roads, water/sewer, and broadband to Access 1-20 Commerce Park.		X	X			County, Development Authority	3.5 M	SPLOST, Grants, GEFA
Create a welcome center along the Ogeechee River in conjunction with the Scenic Byway.					X	County, Development Authority	500K	Grants
Improve the Centerpointe Industrial site -with water and sewer, and broadband.		X	X	X		County, Development Authority	36M	GEFA, Grants, SPLOST
Improve the Camak industrial site -with new roads, water and sewer, broadband.				X	X	County, Development Authority	2.3M	SPLOST, Grants
Initiate a Community Development Block Grant (CDBG) for economic development for downtown development of Warrenton, Norwood and Camak.				X		City, Development Authority	1M	SPLOST, Grants
Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Upgrade Solid Waste/Recycling Facility.		X				County	120K	SPLOST
Vehicle storage shed at Road Department.		X	X			County	75K	SPLOST
Community Service Building upgrades.				X		County	500K	Grants, Loans

Warren County

Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Finish Courthouse Upgrades.	X					County	600K	General Funds, Grants
New fire station in Norwood.		X				County	600K	Grants, Loans
New 911 and Emergency Operations Center.		X	X			County	1.5M	Grants, Loans
New fire station in Camak.			X			County	600K	Grants, Loans
New Extension service facility.			X			County	500K	Grants
Renovate the Rickeson, Beall Springs, and Norwood Fire Stations.		X	X	X		County	750K	Grants, Loans
Create a regional Fire, Emergency Management, and EMS service with surrounding counties.	X	X	X	X	X	County	2M	Grants, Loans
Update rescue units/equipment.		X				County	150K	SPLOST, Grants
Upgrade brush trucks.			X	X	X	County	100K	SPLOST, Grants
Complete renovations to the walking trail.					X	County	10K	General Funds, Grants
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X	X			County	2M	Grants
New Fire Training Center.		X	X	X		County	2M	Grants, Loans

Warren County

Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Install wells for water system.	X	X	X	X	X	County	1M	Grants, Loans
New building for transit vans.		X				County	70K	Grants
New Coroner Facility with walk in cooler.		X	X			County	500K	Grants, Loans
Land Use								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work jointly with Warrenton to develop joint Planning Commission, joint land use, joint ordinances, joint code enforcement, and joint building inspection department.				X		City, County, RC	TBD	Local Funds, DCA
Adopt an ordinance requiring building permits for all new construction.			X			City, County	\$1K	Local Funds
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.				X		City, County	Staff Time	Local Funds

Warren County

Broadband								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Apply for funding to install fiber optic cable along county roads.	X	X	X	X	X	County, Private Sector, RC	Staff Time	Local Funds, Grants
Housing								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work jointly with Warrenton and try to establish joint GICH communities.		X	X			County, City	2,500	Local Funds
Conduct a redevelopment planning initiative in order to address dilapidated and vacant housing issues in special areas within Warrenton and portions of Warren County. (see “Special Areas”)		X				County, City	10K	Local Funds
Unify nuisance code enforcement between the County and Warrenton - among all Warren county jurisdictions.			X			County	Staff Time	Local Funds
Review County neighborhoods and designate target areas for housing rehabilitation and reconstruction.		X	X			County	5,000	Local Funds

Warren County

Housing								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Initiate an application for a Housing - Community Development Block Grant for rehabilitation and reconstruction of housing structures in targeted redevelopment areas.				X	X	County	1M	Grants
Initiate policies which focus on the rehabilitation of existing housing rather than developing new housing in order to provide more housing options (including affordable housing).		X				County	2,500	Local Funds

Warren County

Transportation								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Upgrade Transit Vans.			X	X		County, GDOT	120K	Federal Funds, General Funds
Initiate a study regarding multi-trails connecting municipalities.				X		County	5K	Grants
Develop and initiate a school plan for Safe Routes to School if feasible.	X	X	X			County, Warrenton, RC, SRTS	Staff Time	Local Funds, GDOT, SRTS
Natural and Cultural Resources								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Renovate the Knox Theater.	X	X	X	X		County	3M	Grants

City of Camak

Economic Development								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work with Warren County to develop the Camak Industrial Park.				X	X	County, City	TBD	Local Funds, grants and loans, private
Housing								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Unify nuisance code enforcement among all Warren county jurisdictions.	X	X	X	X	X	City, County	TBD	Local Funds
Acquire and clear vacant lots and dilapidated housing structures in Camak.	X	X	X	X	X	City	TBD	Local Funds, Grants
Initiate policies which focuses on the rehabilitation of existing housing rather than developing new housing.	X	X	X	X	X	City, County	Staff Time	Local Funds
Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Expand and improve Camak city park, including fencing and vegetation control in nearby areas.		X	X			City	10K	Local Funds, Grants

City of Camak

Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Demolish old building on West Railroad Street.	X	X	X	X		City	25K	Local Funds, Grants
Work with engineers on EPD lead pipe replacement to develop scope of work required.	X	X	X			City	TBD	Local Funds, Grants, TBD
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X	X			City	1M	Grants
Transportation								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Resurface Old Camak Road from Lazenby Street to end of road.		X				City	\$32K	Local Funds
Land Use								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-	2024-	2025-	2026-	2027-			
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.	X	X	X			City, County	Staff Time	Local Funds
Work with Warren County to have intergovernmental agreement for County Code enforcement for city ordinances.	X	X	X	X	X	City, County	Staff Time	Local Funds

City of Norwood

Housing								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Unify nuisance code enforcement among all Warren county jurisdictions.	X	X				City, County	Staff Time	Local Funds
Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Upgrade retention ponds throughout the City and extend sewer service along Atlanta Hwy.	X	X	X	X	X	City	TBD	Local Funds, Grants, CDBG
Apply for CDBG grant to upgrade retention ponds throughout the city and extend sewer service along Atlanta Hwy.	X	X	X	X	X	City, RC	Staff Time	DCA, CDBG
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X	X			City	1M	Grants
Land Use								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.	X	X	X	X	X	City, County	Staff Time	Local Funds

City of Warrenton

Economic Development								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Apply for funds to assist with implementation of the Urban Redevelopment Plan.	X	X	X	X	X	City, RC	Staff Time	Local Funds, Grants
Seek funding to address Brownfield properties.	X		X		X	City, EPA	1M	Grants
Complete strategic plan for downtown Warrenton to get rural zone designation.	X					City, DDA, Hometown warrenton	Staff Time	Local Funds
Apply for grant to remove blight and renovate buildings downtown.		X	X			City, DCA, RC	750M	Grants
Housing								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Unify nuisance code enforcement between Warren County and Warrenton and other municipalities if feasible.			X			City, County	Staff Time	Local Funds
Clear dilapidated housing structures in Warrenton.	X	X	X	X		City	TBD	CDBG, Grants, Local Funds
Initiate multi-jurisdictional ordinances to address delinquent residential property owners as a part of City Charter/COA update.		X	X	X		City, County, RC	10K	Local Funds
Initiate a system of fines for absentee residential property owners of dilapidated/vacant properties as a part of City Charter/COA update.		X	X	X		City, County, RC	TBD	Local Funds

City of Warrenton

Housing								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Unify zoning ordinance with Warren County to establish a joint ordinance.			X			City, County	Staff Time	Local Funds, DCA
Work jointly with Warren County and try to establish joint GICH communities.	X	X				City, County, RC	Staff Time	Local Funds
Reapply to be GICH alumni.	X	X				City, RC	Staff Time	Local Funds, DCA
Continue to apply for CDBG/CHIP grants for housing rehabilitation, reconstruction, and new construction.		X	X			City, County, RC	TBD	Grants
Natural and Cultural Resources								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Renovate/Restore the historic Warrenton City Hall.	X	X				City	650K	Local Funds, Grants, Donations

City of Warrenton

Community Facilities								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Repair and increase linear footage of sidewalks in downtown and other unserved areas.	X					City	Varies	CDBG, Grants, Local Funds, TSPLOST
Apply for CDBG grant for targeted water and sewerage maintenance and building clearance as defined by Special Areas in the comp plan, GICH committee, URP, or RAS.	X	X	X	X		City	1.25M	CDBG, Local Funds
Add flood and drainage improvements (curb and gutter and stormwater infrastructure) throughout the city - in, but not limited to, Academy Street, Beall Springs Street, and Shoals Street.	X	X				City	750K	CDBG, Local Funds, CHIP
Apply for Grant Funds for water, sewer, flood and drainage, and roadway improvements.		X	X			City	1M	Grants

City of Warrenton

Land Use								
Project	Time frame					Responsible Party	Cost Estimate	Funding Source(s)
	2023-24	2024-25	2025-26	2026-27	2027-28			
Work jointly with Warren County to develop a joint Planning Commission, joint land use ordinances/regulations, joint code enforcement, and a joint building inspection department.	X	X				City, County	TBD	Local Funds
Work with other jurisdictions determine the feasibility of starting and operating a Land Bank Authority for the purpose of reclaiming vacant and dilapidated properties.	X		X			City, County	Staff Time	Local Funds



Appendix

Community Involvement

The stakeholder committee met several times over the course of the plan creation process and actively participated in facilitated discussions and group exercises to define community needs, establish community goals, and create community work program activities. One key item created during the exercises was the SWOT analysis (strengths, opportunities, weaknesses, and threats) of the county. Combined with data collected by Regional Commission staff and county staff, the SWOT analysis directly informed the crafting of the county needs and opportunities. It also provided support for long-term goals developed further along in the process.

Stakeholder Committee Members

The members of the Warren County stakeholder committee for this planning process were:

- John Graham - Chairman, Warren County BOC
- Porsha Johnson - Clerk, Warren County BOC
- Allen Troy - Mayor, Town of Camak
- Margaret Pinion - Clerk, Town of Camak
- Lonnie Drake - Mayor, City of Norwood (former)
- Kathryn Wood - Mayor, City of Norwood (Current)
- Pamela McCord - Clerk, City of Norwood
- Chris McCorkle - Mayor, City of Warrenton
- Marry Ann Mosley - Administrator, City of Warrenton
- O.B. McCorkle - Executive Director, Warren Co. Development Authority
- Michael Thigpen - Warren County Planning & Zoning
- Ron Sellers - Chief of Police, City of Warrenton Police Department
- Jammie Smith - Chief Deputy, Warren County Sheriff's Office
- Emma Sinkfield - Executive Director, Warren County Quality of Life
- Chris Harris - Superintendent, Warren County Board of Education
- Joy Langley - Nurse Manager, Warren County Health Department
- Tammy Cheely - County Extension Agent, Warren County Extension Office
- Jeffrey Fowler – Warren County Community Relations and Project Director
- Crystal Ladousier – Warren County Office of Emergency Services
- Patricia Allen-Brown – Warren Senior Center and Transit Director
- Patricia Kendrick-Walker – Warren County 911 Communications Director
- Alex Lowe – City of Warrenton Fire Chief

Stakeholder Committee Meetings

Stakeholder meetings were held on the following dates to provide information, review data, and gain community perspective.

Warren County Joint Comprehensive Plan			
Stakeholder Meeting December 14, 2023 5:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
John R Graham	Warren Co BOC	706-465-2171	john@warrencountyga.gov
Allen L. Troy	Camak GA. Mayor	706-830-5542	allentroy66@gmail.com
Mary Ann Mosley	City of Durwood	706-465-3382	mmosley@durwoodga.gov
Pam McCord	City of Norwood	706-465-9675	cityofnorwoodga@gmail.com
Margaret Rinin	City of Camak	706-465-2332	cityofcamak@ellsouth.net
Michael Thigpen	WARREN COUNTY	706-465-0310	Planner@warrencountyga.gov
OB McCord	Warren	706-832-1601	development@warrencountyga.gov



Warren County Community Service Building | 48 Warren Street | Warrenton

Stakeholder Committee Meetings

Warren County Joint Comprehensive Plan			
Stakeholder Meeting February 15, 2024 5:00 pm			SIGN IN SHEET
NAME	ORGANIZATION	PHONE	EMAIL
Jeffrey D. Fowler	Warren County Chamber	706-465-9604	
OB McCorkle	Warren Co. D.A	706-832-1601	
Pam McCord	City of Norwood	706-465-9675	
John Arban	Warren Co. BOC	706-465-2171	
Aprice Young	CSRA RZ	706-210-2022	
CHRIS McConne	Warrenton	706-836-0052	
Emma F. Dinkfield	Family Connection of Warren City	706-914-0139	association@bellsouth.net
Dorsha Johnson	Warren Co. BOC	(706)465-2171	
MICHAEL THISPAN	WARREN CO.	706-465-0310	



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Stakeholder Committee Meetings

Warren County Joint Comprehensive Plan			
Stakeholder Meeting March 28, 2024 5:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Lobby Ziegler	Citizen		
Janele Ziegler	Mayor Pro Tem	city of warrenton	
MICHAEL H. SPAN	WARREN COUNTY		
Mary Ann Moseley	City of Warrenton		
Porsha Johnson	Warren Co. BOC	(503) 465-2171	Porsha@warrencountyga.gov
John Graham	Warren Co. Bot		
Pam McCord	Norwood, City		
OB McCord	WCDA		
Chris McConkie	Warrenton		



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Public Hearings

Two joint public hearings were held as part of the process. Initial public hearing was held at the start of the comprehensive planning process in one location for each jurisdiction to participate. The second public hearing was held once the plan was drafted to brief the public on contents of the plan and submittal timeline, as well to get final input.

Warren County Joint Comprehensive Plan			
Public Hearing 1 October 30, 2023 5:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Tammy Carden	F ^{im} WC ^o GA	706 914 0930	LocationsitesbyTam@gmail.com
Ron Carden	Events & Warren Co	706 914 0930	R2T2Enterprise@gmail.com
ALTON JOHNSON	TAX PAY FOR	706-699-4865	ALTONJOHNSON@WILCOITTPROPRATE.COM
Alex L. Troy	CITY OF Camak	706-465-2332	CITYofCamak@BEISOUTH.NET
Betty English	Chamber		benGLISH@uga.edu
Lynne Pesik	FC of WC	706 872-1153	lynne.pesik@gmail.com
Porsha Johnson	Warren Co. BOC	(706)465-2171	porsha@warrencountyga.gov
Pam McCord	City Norwood	706-465-9675	cityofnorwoodga@gmail.com
Margaret Pinner	City of Camak	706-465-2332	cityofcamak@beisouth.net
Jeffrey Fowler	Warren County	706-465-9604	Jeffrey@warrencountyga.gov
MICHAEL THIPPEN	WARREN COUNTY	706-465-0310	PLANNING@WARRENCOUNTYGA.GOV
Danyelle Rus	Warren County	706-465-9604	danyelle@hometownwarrenton.org



Warren County Community Service Building | 48 Warren Street | Warrenton

Warren County Joint Comprehensive Plan			
Public Hearing 1 October 30, 2023 5:00 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Glenn F. Paxton	Concern Citizen	706-466-4295	paxtonglenn494@gmail.com
Crystal Ladousier	Warren Co. EMA	706-465-3358	crystal@warrencountyga.gov
John Graham	Warren Co BOC	706-465-2171	john@warrencountyga.gov
Mary Ann Moser	City of Warrenton	706-465-3388	mmoser@warrenton.org
Chris McCord	City of Warrenton	706-465-3388	chris@warrenton.org
Robyn & Daniel Thipp	City of Warrenton	706-962-0312	Tippithippen@gmail.com
OB McCord	DA	706-832-1601	obmccord@gmail.com
Jan Newsum	Armed Forces	706-414-1180	jnewsum27@gmail.com



Warren County Community Service Building | 48 Warren Street | Warrenton

WARREN COUNTY LEADER

Affidavit of Publication of Newspaper

Public Notice

The State of Georgia

County of Warren

Before me, the undersigned authority, on this day personally appeared Andrew O'Byrne, an agent of WARREN COUNTY LEADER, who being by me duly sworn upon oath and says: That the attached NOTICE was published in WARREN COUNTY LEADER, a newspaper of general circulation in the town of Warrenton, County of Warren, Georgia in the following issue(s): 10/5/23, 2023, and that the attached newspaper clipping is a true and correct copy of said published notice.

Signed: [Signature]

Sworn to and subscribed before me, this the 27th day of October, 2023

Notary Public

Public Hearing Notice
Warren County Joint Comprehensive Plan 2024-2029

A public hearing for the Joint Comprehensive Plan will take place on Monday, October 30, 2023 at 5:00 p.m., at the Warren County Community Service Building, located at 48 Warren Street, Warrenton, Georgia. The purpose of this meeting will be to initiate the Warren County Joint Comprehensive Plan by briefing members of the community on the process for plan development and of opportunities for public participation. The Joint Comprehensive Plan document establishes long-term goals and policies and a short-term action plan by which Warren County and the communities of Camak, Norwood, and Warrenton will manage future community growth and development. Residents wishing to comment or make suggestions should be in attendance.

Persons with special needs relating to handicapped accessibility or foreign language should contact Porsha Johnson, County Clerk at 706-465-2171 prior to October 25, 2023. This person can be located at the Warren County Board of Commissioners Office, 521 Main Street during the following hours: 9:00 a.m. – 5:00 p.m. Monday-Friday. Persons with hearing disabilities can contact the Georgia Relay Service, at (TDD) 1-800-255-0056, (Voice) 1-800-255-0135, 7-1-1.
WCL 10/5/23

[Signature]
exp. 3.12.2031

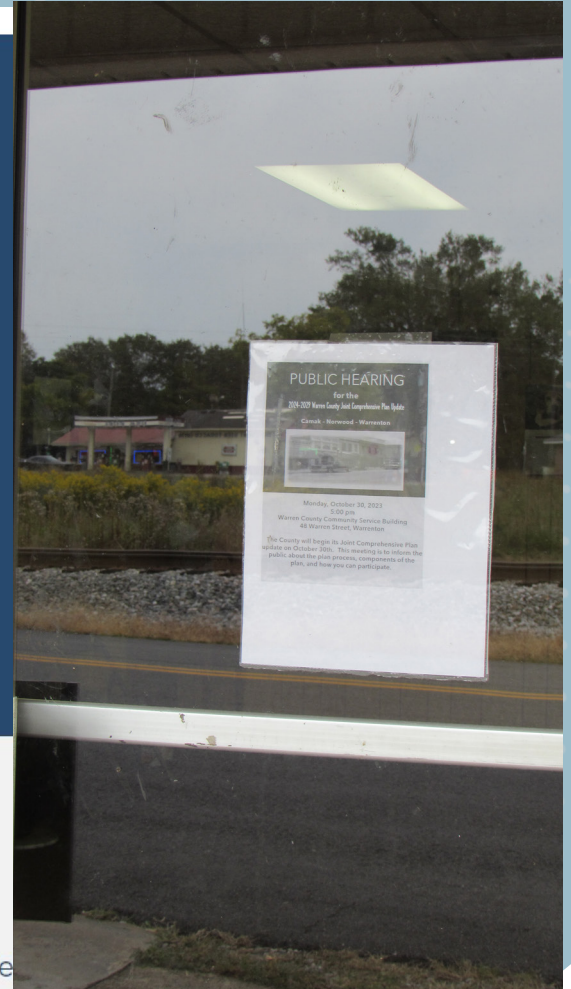
Local Govt

Public Hearings

PUBLIC HEARING

for the
2024-2029 Warren County Joint Comprehensive Plan Update

Camak - Norwood - Warrenton



Monday, October 30, 2023
5:00 pm

Warren County Community Service Building
48 Warren Street, Warrenton

The County will begin its Joint Comprehensive Plan update on October 30th. This meeting is to inform the public about the plan process, components of the plan, and how you can participate.



Public Hearing



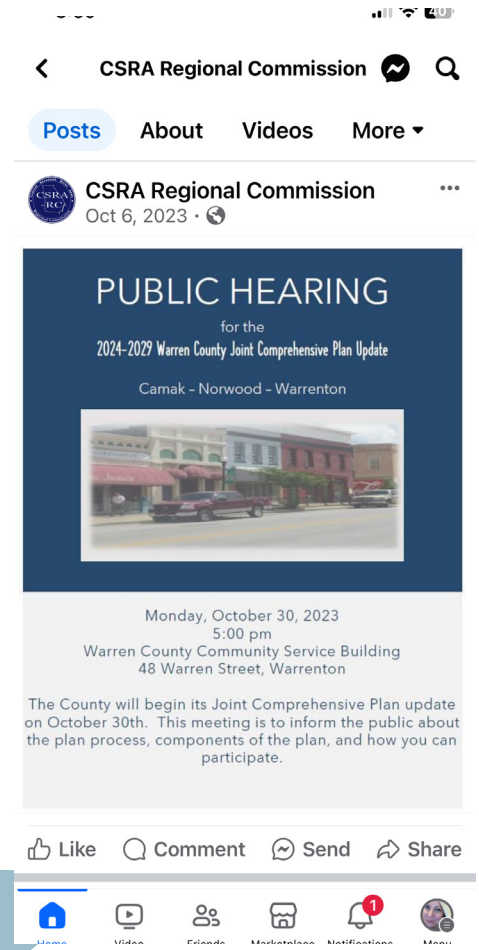
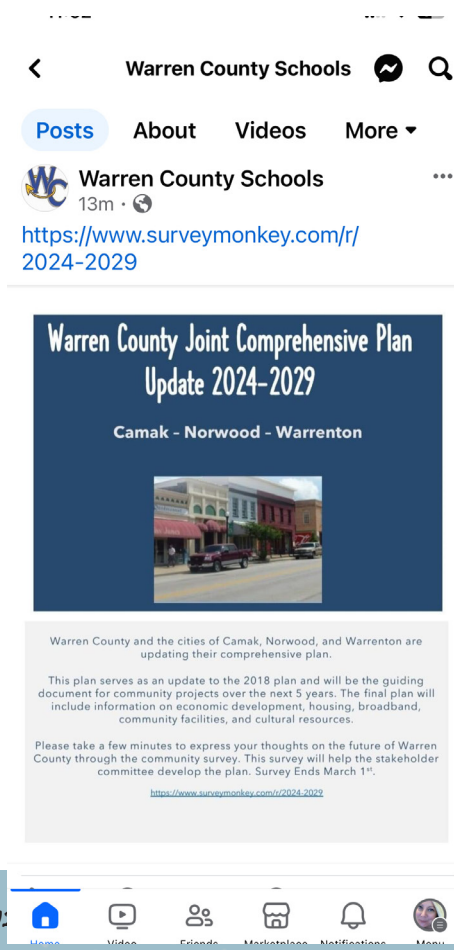
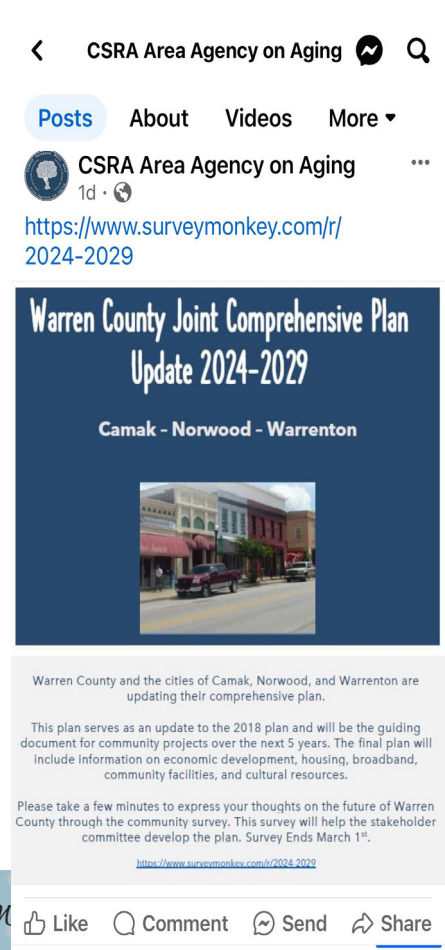
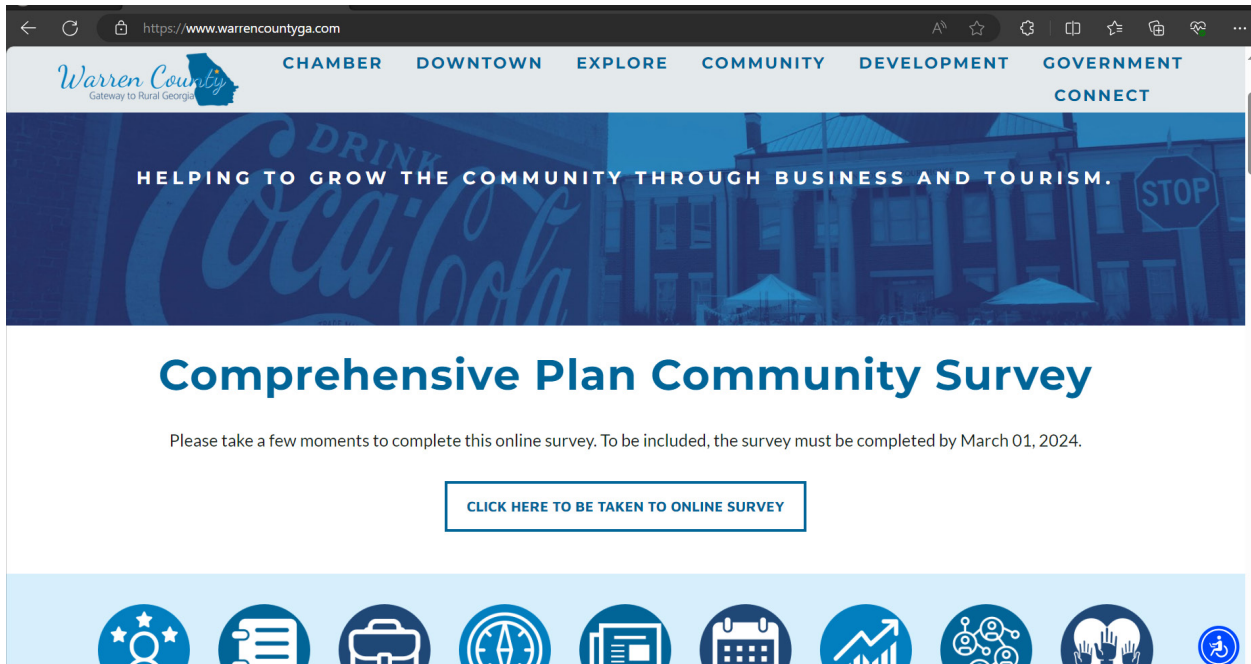
Warren County Joint Comprehensive Plan			
Public Hearing April 29 th , 2024 5:30 pm		SIGN IN SHEET	
NAME	ORGANIZATION	PHONE	EMAIL
Porsha Johnson	Warren County	(706) 465-2171	porsha@warrencountyga.gov
John Graham	Warren County	706-465-2171	
Margaret Pinion	City of Camak	706-465-2332	cityofcamak@bellsouth.net
Pam McCord	City of Norwood	706-465-9675	cityofnorwoodga@gmail.com
MICHAEL THASPA	WARREN COUNTY	706-465-0310	
Mary Ann Moseley	City of Warrenton	706-465-3382	mmoseley@warrentonga.gov
ALLEN L. TROY	CITY OF CAMAK	706 830 5542	allenitroy46@gmail.com



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Social Media and Web

During the planning process, Warren County and the CSRA Regional Commission was able to use social media to encourage public participation.



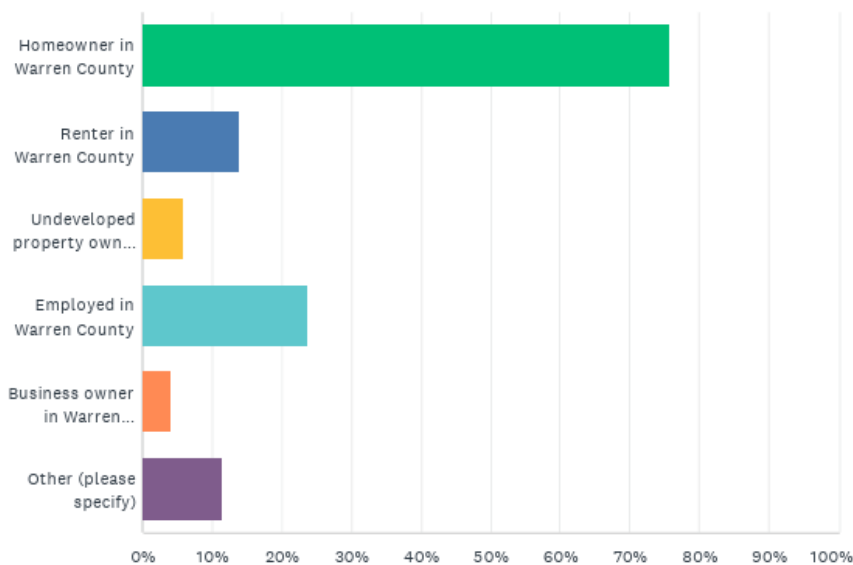
Community Survey

The following are response chart summaries of select questions from the community survey. Open-ended questions to include the SWOT analysis are not included, but have been provided to local government officials for future use.

Warren County Joint Comprehensive Plan 2024-2029 Community Survey

Q1 Which of the following categories currently describes you? Check all that apply.

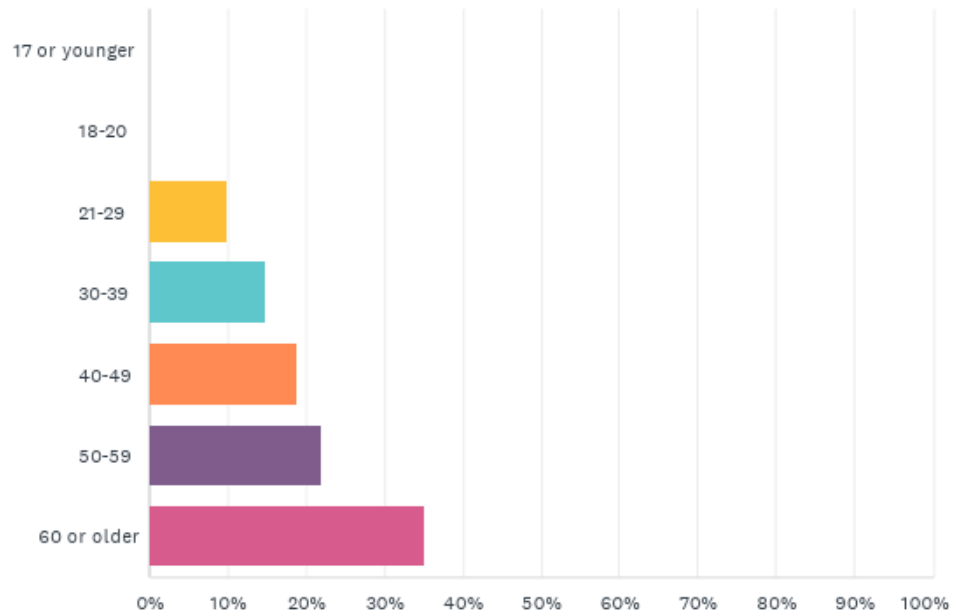
Answered: 123 Skipped: 0



ANSWER CHOICES	RESPONSES	
Homeowner in Warren County	75.61%	93
Renter in Warren County	13.82%	17
Undeveloped property owner in Warren County	5.69%	7
Employed in Warren County	23.58%	29
Business owner in Warren County	4.07%	5
Other (please specify)	11.38%	14
Total Respondents: 123		

Q2 What is your age?

Answered: 123 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	9.76%	12
30-39	14.63%	18
40-49	18.70%	23
50-59	21.95%	27
60 or older	34.96%	43
TOTAL		123

Q3 How long have you lived, worked, or owned property in our community?

Answered: 123 Skipped: 0

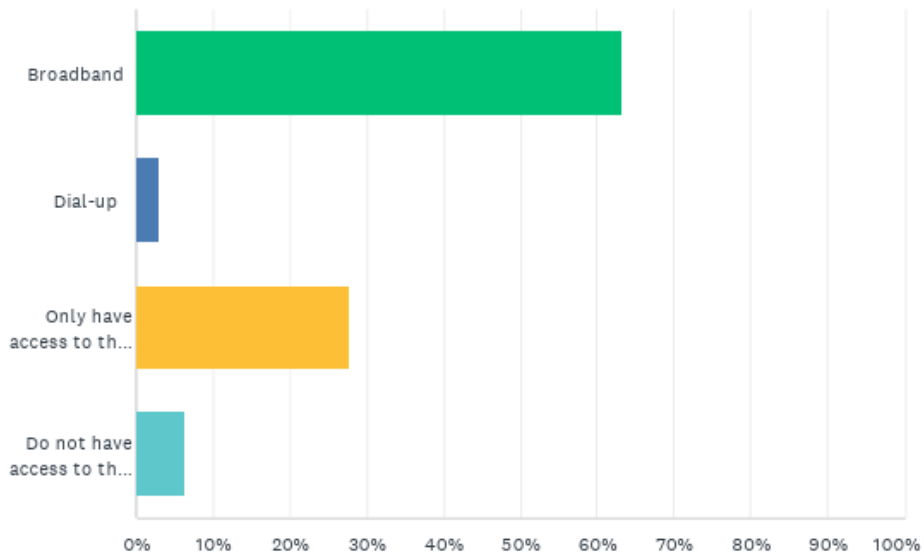
Warren County Joint Comprehensive Plan 2024-2029 Community Survey

	LESS THAN 5 YEARS	6-10 YEARS	11-15 YEARS	MORE THAN 15 YEARS	TOTAL RESPONDENTS
Lived here	20.51% 24	5.98% 7	8.55% 10	64.96% 76	117
Worked here	40.48% 34	19.05% 16	8.33% 7	32.14% 27	84
Owned property here	29.00%	10.00%	9.00%	52.00%	

Warren County Joint Comprehensive Plan 2024-2029 Community Survey

Q8 What type of internet access do you have at home?

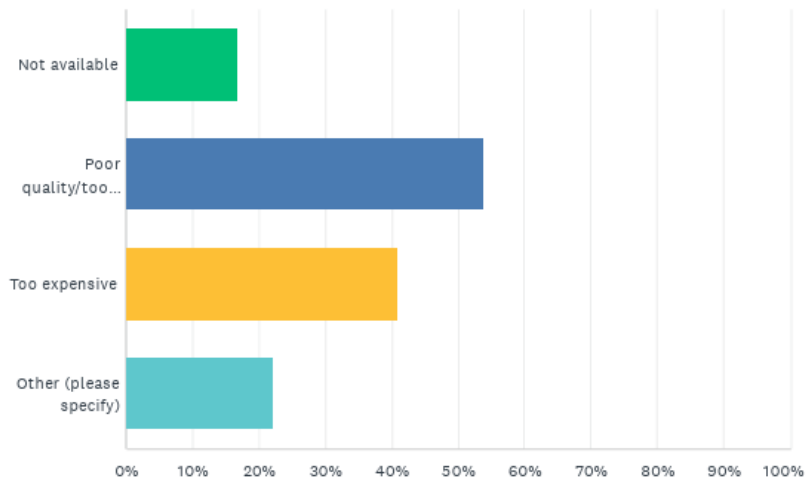
Answered: 65 Skipped: 58



ANSWER CHOICES	RESPONSES
Broadband	63.08% 41
Dial-up	3.08% 2
Only have access to the internet on my cell phone	27.69% 18
Do not have access to the internet	6.15% 4
TOTAL	65

Q9 What issues do you have with internet at home? Check all that apply.

Answered: 54 Skipped: 69

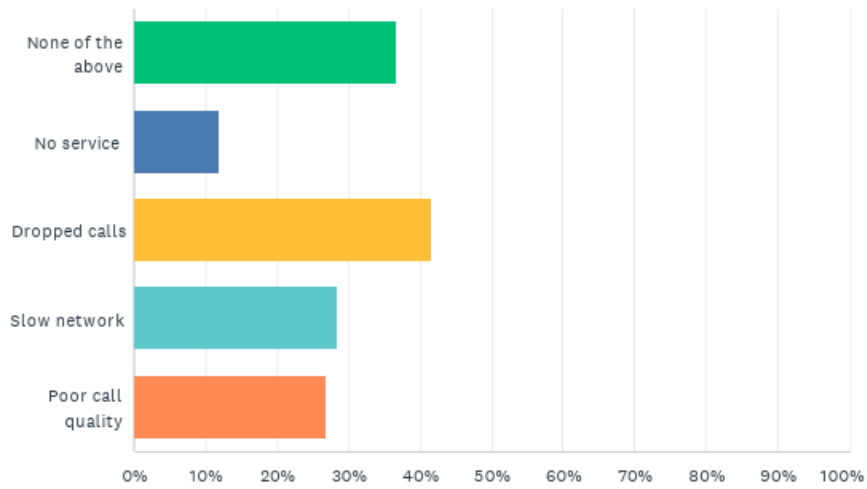


ANSWER CHOICES	RESPONSES	
Not available	16.67%	9
Poor quality/too slow	53.70%	29
Too expensive	40.74%	22
Other (please specify)	22.22%	12
Total Respondents: 54		

Warren County Joint Comprehensive Plan 2024-2029 Community Survey

Q10 What issues do you have with cell phone service at home? Check all that apply.

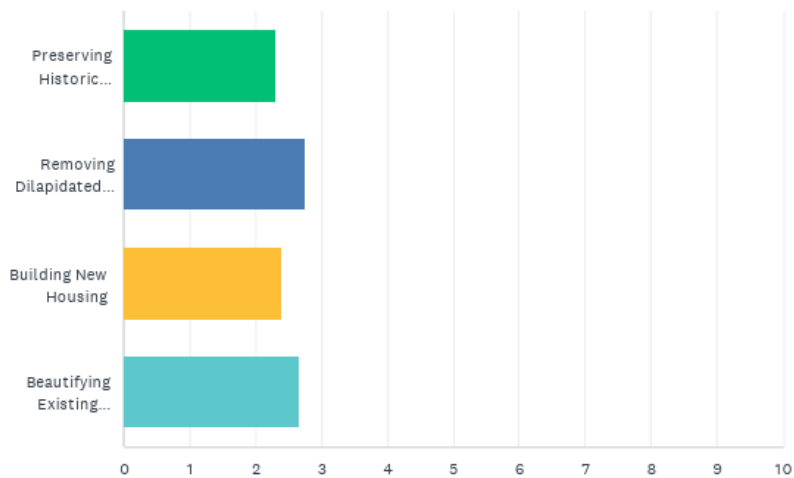
Answered: 60 Skipped: 63



ANSWER CHOICES	RESPONSES	
None of the above	36.67%	22
No service	11.67%	7
Dropped calls	41.67%	25
Slow network	28.33%	17
Poor call quality	26.67%	16
Total Respondents: 60		

Q11 Please rank the following housing topics based on their importance to you from 1 to 4 (with 1 being most important). Each answer option does require a number rank, and each number can only be used once.

Answered: 59 Skipped: 64

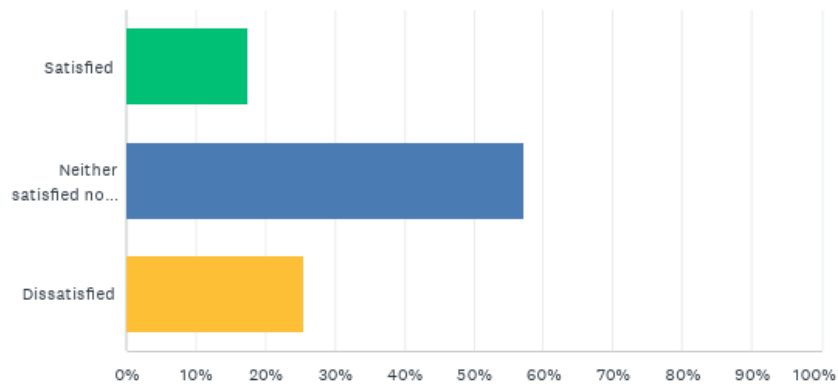


	1	2	3	4	TOTAL	SCORE
Preserving Historic Character	26.42% 14	18.87% 10	13.21% 7	41.51% 22	53	2.30
Removing Dilapidated Buildings	29.09% 16	32.73% 18	21.82% 12	16.36% 9	55	2.75
Building New Housing	18.64% 11	25.42% 15	32.20% 19	23.73% 14	59	2.39
Beautifying Existing Neighborhoods	28.81% 17	23.73% 14	30.51% 18	16.95% 10	59	2.64

Warren County Joint Comprehensive Plan 2024-2029 Community Survey

Q12 How satisfied are you with the variety of housing in our community?

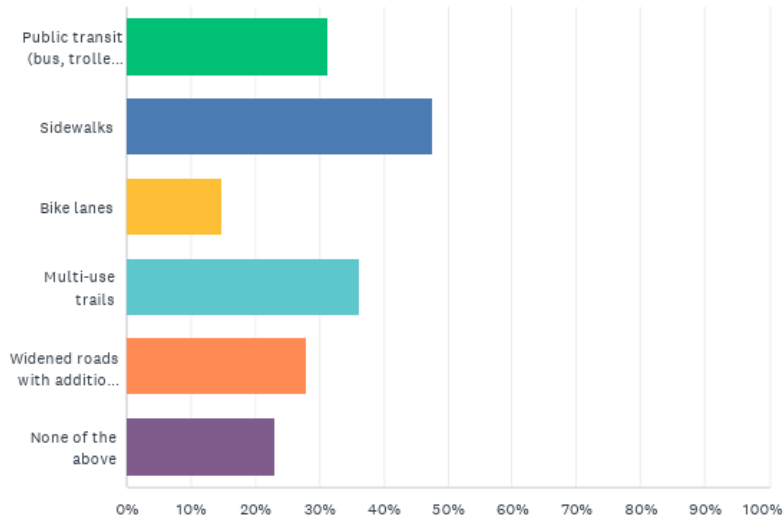
Answered: 63 Skipped: 60



ANSWER CHOICES	RESPONSES	
Satisfied	17.46%	11
Neither satisfied nor dissatisfied	57.14%	36
Dissatisfied	25.40%	16
TOTAL		63

Q13 Which transportation improvements would you like to see more of in our community? Check all that apply.

Answered: 61 Skipped: 62



ANSWER CHOICES	RESPONSES	
Public transit (bus, trolley, etc)	31.15%	19
Sidewalks	47.54%	29
Bike lanes	14.75%	9
Multi-use trails	36.07%	22
Widened roads with additional lanes	27.87%	17
None of the above	22.95%	14
Total Respondents: 61		

Q14 Please rate your level of satisfaction with each of the following public services or facilities.

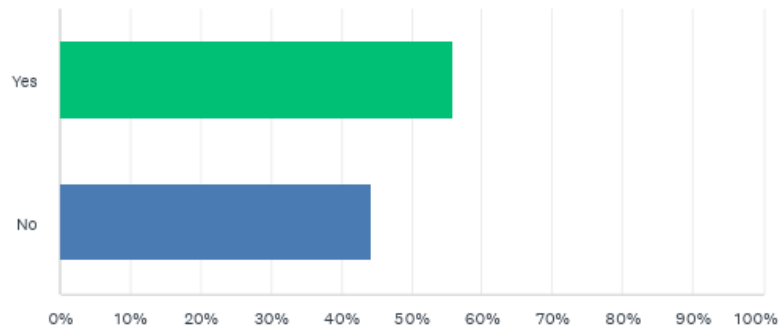
Answered: 59 Skipped: 64

Warren County Joint Comprehensive Plan 2024-2029 Community Survey

	SATISFIED	DISSATISFIED	NO OPINION	TOTAL
Parks and recreation facilities	16.95% 10	61.02% 36	22.03% 13	59
Amount of sidewalks	28.81% 17	40.68% 24	30.51% 18	59
Street and road signage	61.02% 36	20.34% 12	18.64% 11	59
Condition of streets and sidewalks	22.03% 13	66.10% 39	11.86% 7	59
Cleanliness of public spaces	40.68% 24	38.98% 23	20.34% 12	59
Code enforcement	25.42% 15	40.68% 24	33.90% 20	59

Q16 Do you use public facilities such as parks, trails, and ball fields?

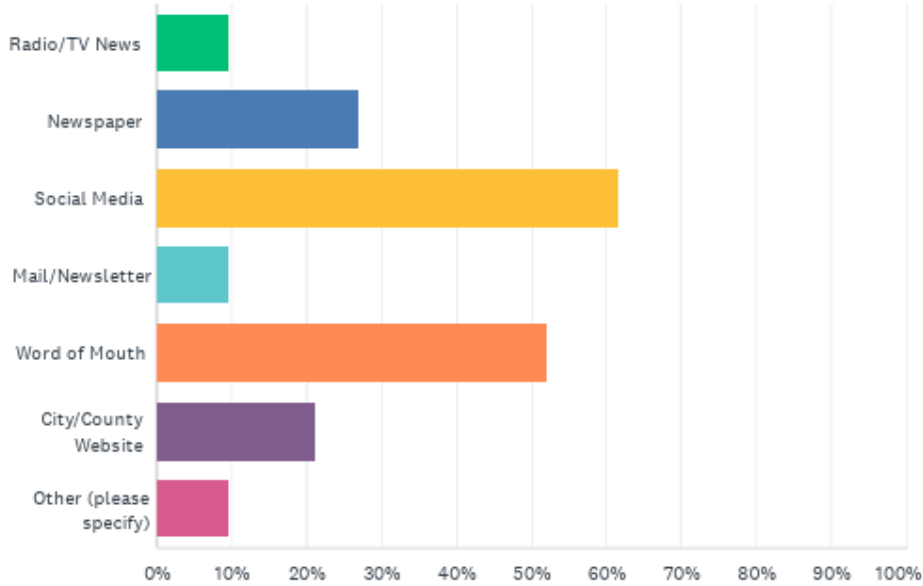
Answered: 59 Skipped: 64



ANSWER CHOICES	RESPONSES	
Yes	55.93%	33
No	44.07%	26
TOTAL		59

Q20 How do you typically find out about what's happening in our community? Check all that apply.

Answered: 52 Skipped: 71



ANSWER CHOICES	RESPONSES
Radio/TV News	9.62% 5
Newspaper	26.92% 14
Social Media	61.54% 32
Mail/Newsletter	9.62% 5
Word of Mouth	51.92% 27
City/County Website	21.15% 11
Other (please specify)	9.62% 5
Total Respondents: 52	

Prepared By:



3626 Walton Way Extension
Suite 1
Augusta, Georgia 30909