LIBERTY COUNTY

Progress in Motion

Using Our Past to Build Our Future

2040 Joint Comprehensive Plan
LIBERTY COUNTY, ALLENHURST, FLEMINGTON, GUM BRANCH, HINESVILLE, MIDWAY, RICEBORO, WALTHOURVILLE

Prepared by the

Liberty Consolidated Planning Commission LCPC

June, 2016

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July 5, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

RE: Comprehensive Plan Update Submittal

Liberty County and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro, Walthourville, and the Town of Allenhurst have completed an update of its joint comprehensive plan and are submitting it with this letter for review by the Coastal Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan for Coastal Georgia covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Jeff Ricketson, Executive Director at the Liberty Consolidated Planning Commission at (912) 408-2033 or via email at jricketson@thelcpc.org .

Sincerely,

Donald L. Lovette, Chairman
Liberty County

Enclosures

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July 11, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

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Sincerely,

Thomas Hines

Thomas Hines, Mayor
Town of Allenhurst

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July 12, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

RE: Comprehensive Plan Update Submittal

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Sincerely,

Sandra Martin, Mayor
City of Flemington

Enclosures

July 18, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

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Sincerely,

Ches O'Neal, Mayor
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July 7, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

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Sincerely,

Allen Brown, Mayor
City of Hinesville

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July 25, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

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Sincerely,

Clemontine F. Washington

Dr. Clemontine Washington, Mayor
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Council Member

John Young
Council Member

July 5, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

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Sincerely,

Wm. T. Austin, Mayor
City of Riceboro

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July 12, 2016

Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA 31305

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Sincerely,

Daisy S. Pray

Daisy S. Pray
Mayor

DSP:stm

Enclosures

The City of Walthourville is giving notice by the advertisement that their services are available without regard to race, color, national origin, sex, religon, age, disability, political beliefs, sexual orientation, and martial or family status. The City of Walthourville is an equal opportunity provider and employer.

ACKNOWLEDGEMENTS

Numerous individuals provided knowledge, assistance and insight throughout the process of developing the 2040 Liberty County Joint Comprehensive Plan. Specific contributions of the following are greatly appreciated:

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Joey Brown, County Administrator

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Curtes Roberts, Sr.

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John Young

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Addendums

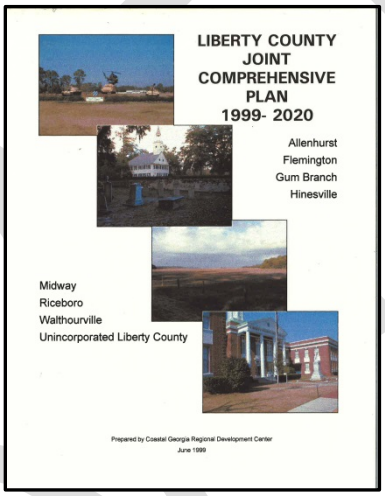
The following reports should be reviewed to support specific elements of the plan. The supporting material is referenced in the comprehensive plan and is available electronically as attachments to the Liberty County Joint Comprehensive Plan at www.thelcpc.org.

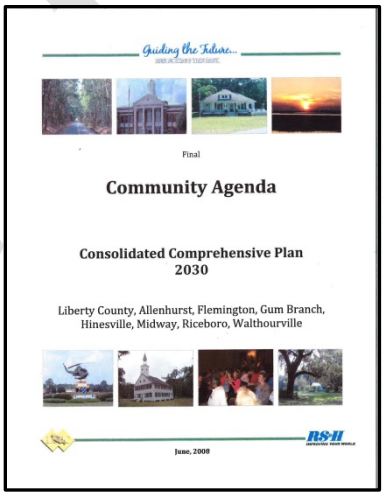
- City of Hinesville Georgia Consolidated Housing Plan
- Metropolitan Transportation Plan

Purpose and Scope

The 2040 Liberty County Joint Comprehensive Plan is the third comprehensive plan for unincorporated Liberty County, the Town of Allenhurst, and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville since the Georgia General Assembly passed the Georgia Planning Act in 1989. The two previous comprehensive plans, *Liberty County Joint Comprehensive Plan* (1999) and *Guiding the Future, Reflecting the Past* (2008) aided in shaping the community by identifying development patterns and community trends through the compilation of statistical data and community input. The strong tradition of planning in Liberty County is believed to be the most important tool for guiding the future.

Every community is influenced by the foundation of its history, the outcomes of today's actions, and the desire for accomplishing the vision of its future.





Progress in Motion: Using Our Past, to Build Our Future is a blueprint to guide growth and sustainable development for the next 20 years by assessing the progression of the community. The purpose of the plan is to provide local government officials with the knowledge needed to make informed decisions in regards to housing, transportation, economic development, natural and cultural resources, and intergovernmental agreements. Each jurisdiction in the County has identified its own distinctive vision, and the components of this plan aim to ensure that the specified visions are ascertainable.

The 2040 Liberty County Joint Comprehensive Plan was prepared under the Minimum Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1. The new standards were adopted by the Georgia Department of Community Affairs (DCA) and became effective March

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1, 2014. In accordance with the new rules, the Liberty County Joint Comprehensive Plan includes three required components: Community Goals, Needs and Opportunities, and the Community Work Program. Due to local conditions in Liberty County the plan also includes three essential planning elements: Land Use, Transportation, and Housing. Realizing and understanding the importance of water for economic prosperity and vitality to the coast, the plan also includes the element Natural Resource, which focuses on water and the potential impacts of social and environmental factors.

The new standards mandate review of the Coastal Georgia Regional Water Plan and the rules for Environmental Planning Criteria established by the Georgia Department of Natural Resources. Both documents were carefully considered during the planning process. The planning elements outlined in this comprehensive plan focus on the essentials of the community and make the plan unique to Liberty County.

Plan Element:	**Required For:**	**Determining Factor:**
Community Goals	All local governments	State regulations
Needs and Opportunities	All local governments	State regulations
Community Work Program	All local governments	State regulations
Land Use	Communities with zoning or equivalent land development regulations that are subject to the Zoning Procedures Law	Zoning is administered and enforced in all local governments.
Transportation	Portions of a local government's jurisdiction that are included in a Metropolitan Planning Organization	Liberty County is in the Hinesville Area Metropolitan Planning Organization
Housing	HUD CDBG Entitlement Communities are required to have a Consolidated Plan	The City of Hinesville became a HUD CDBG Entitlement Community in 2003.
Natural Resources	Optional Element	Liberty County is a coastal community with concerns of the impacts of social and environmental factors.

Regional Water Plan and Environmental Planning Criteria Consideration

Liberty County is part of the Coastal Georgia Regional Water Planning Council (Coastal Council). The Coastal Council was formed in 2009 as part of the state-wide planning process to

help address challenges and explore how our state is expected to grow and use water over the next 40 years. The Coastal Council developed a regional water plan in 2010. In 2011, the Coastal Regional Water Plan was adopted. The Liberty Consolidated Planning Commission, the Steering Committee, and the local governments gave careful consideration to the regional water plan while preparing the 2040 Liberty County Joint Comprehensive Plan. The six goals established by the Coastal Council for the region were considered by all jurisdictions in preparation of the plan. The six goals are listed below:

1. Manage and develop high quality water resources to sustainably and reliably meet domestic, commercial, industrial and agricultural water needs.
2. Identify fiscally responsible and implementable opportunities to maximize existing and future supplies including promoting water conservation and reuse.
3. Optimize existing water and wastewater infrastructure, including identifying opportunities to implement regional water and wastewater facilities.
4. Protect and maintain regional recreation, ecosystems, and cultural and historic resources that are water dependent to enhance the quality of life of our current and future citizens, and help support tourism and commercial activities.
5. Identify and utilize best available science and data and apply principles of various scientific disciplines when making water resource management decisions.
6. Identify opportunities to manage stormwater to improve water quantity and quality, while providing for wise land management, wetland protection, and wildlife sustainability.

The vision of the regional water plan, “to conserve and manage our water resources in order to sustain and enhance our unique coastal environment and economy of Coastal Georgia,” is inherent in this comprehensive plan’s community goals, needs and opportunities, and natural resources elements.

Statute 12-2-8 of the Official Code of Georgia Annotated Georgia statute and code O.C.G.A. 12-2-8 “for the promulgation of minimum standards and procedures for protection of natural resources, environment, and vital areas of state; stream and reservoir buffers,” was also taken into consideration during the development of the comprehensive plan. Liberty County and its municipalities have adopted several ordinances that comply with O.C.G.A. 12-2-8, commonly referred to as the Environmental Planning Criteria. These ordinances are vital in protecting the

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natural resources in Liberty County and its municipalities: water supply and sewer disposal, wetlands, stormwater discharge, drainage, soil erosion, and conversation subdivision ordinances.

This update, the 2040 Liberty County Joint Comprehensive Plan, continues the County's planning tradition and sets the stage for Liberty County as a great place to live, work, play, and visit. Growth within the County is inevitable, but the reasoned and thoughtful planning that forms the basis of this plan will allow the County to manage its growth, maximize benefits for the citizens in the community, and fulfill the destiny the community envisions. The comprehensive plan is intended to be a dynamic, adaptable guide for citizens and officials as they work to shape Liberty County's future on a continual, proactive basis.

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INTRODUCTION

Progress in Motion: Using Our Past to Build Our Future is a comprehensive plan prepared under the new Minimum Planning Standards and Procedures of the Georgia Planning Act of 1989. It is a joint plan for Liberty County and its municipalities: the Town of Allenhurst, City of Flemington, City of Gum Branch, City of Hinesville, City of Midway, City of Riceboro, and the City of Walthourville.

Liberty County is located along the southeast coast of Georgia, approximately 40 miles south of Savannah. It spans 603 square miles and includes a large portion of the military installation Fort Stewart (193 sq. miles) and the municipalities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville. Liberty County was incorporated in 1777. The county's name honors the settlers of Midway who were champions of independence and the first community to send delegates to the Continental Congress. The first county seat was in Sunbury; two years later it was changed to Riceboro. In 1837, the county seat was moved to Hinesville, the largest municipality in the county, where it has remained.

Fort Stewart, previously known as Camp Stewart, was established in 1940 and named in honor of General Daniel Stewart. The installation was designed as an anti-aircraft artillery training site for the United States Army and is the home of the Third Infantry Division, known as the "Rock of the Marne." Comprised of 279,270 acres, Fort Stewart is the largest military installation east of the Mississippi River. Roughly 118,533 acres, or 185 square miles, of the training installation is located in Liberty County, while the remaining land is located in Long, Tattnall, Evans, and Bryan counties.

The county has a population of approximately 63,453, according to the 2010 Census. The county contains the incorporated communities of Allenhurst (695 persons), Flemington (743 persons), Gum Branch (264 persons), Hinesville (33,437 persons), Midway (2,121 persons), Riceboro (809 persons), and Walthourville (4,111 persons). During the past 30 years, Liberty County has experienced steady growth. From 1980 to 1990, the county grew by more than 40 percent, from 37,583 to 52,745. The significant growth rates began to slow down in 1990 and have remained steady since 2000. In 1990, the population reached 52,745; in 2000 the population was 61,610 and by 2010 it had increased to 63,453.

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Liberty County is a progressive community that continually evolves due to its large population of native residents and the influx of the transitional military community. As the community grows, so does the level of service and opportunities offered to citizens. Within the past few years, several state-of-the-art facilities have been built, including the Ralph H. Johnson VA Medical Center Outpatient Clinic, Liberty County Board of Education central office, Armstrong State University Liberty Center campus, Savannah Technical College Liberty campus, the Liberty College and Career Academy, Liberty County Department of Family and Children Services, and the Live Oak Public Library. Liberty Regional Medical Center recently expanded to accommodate the growing community.

Several recently completed projects have taken place to provide improved services to the residents of Liberty County including, the adaptive reuse of the former Liberty County Elementary School to the East End Government Complex which houses a branch of the Live Oak Library, an office for the Tax Commissioner, Keep Liberty Beautiful, and meeting space for citizens. The Liberty County Historic Courthouse was also renovated and houses the Liberty Consolidated Planning Commission, Liberty County Cooperative Extension, Voter Registration & Election, and Liberty County Deputy Coroner. Additionally, new commercial developments that provide services to residents county-wide have opened, including two Wal-Mart Neighborhood Markets and a 20-acre, 140,000 square foot shopping center in Hinesville.

The Liberty County School System is comprised of fourteen schools, including seven elementary schools, three middle schools, and two high schools. There is also a Pre-Kindergarten Center and a Liberty College and Career Academy (LCCA). The LCCA is a charter school that focuses on providing prospective students with the skills, training, and ethics necessary to obtain viable employment in the workforce. In the 2014-2015 school year, approximately 9,610 students were enrolled in the Liberty County school system. Two higher education opportunities are available in Liberty County: Armstrong State University Liberty Center and Savannah Technical College's Liberty Campus.

Liberty County has a diverse work force population of 24,817 employees. The top five employers are in the areas of defense, education, chemical manufacturing, healthcare, and retail. Fort Stewart employs 2,696 civilians, the Liberty County Board of Education employs 1,493, SNF Holding Company (Chemtall) employs 936, Liberty Regional Medical Center employs 525,

and Wal-Mart employs 475. As of January 2016, Liberty County's unemployment rate of 6 percent was slightly higher than the state's 5.5 percent and significantly higher than the nation's 4.9 percent. Liberty County is considered a regional employment hub, as it draws workers from many of the smaller adjoining counties.

Liberty County's prime location puts it at an advantage for continuous growth and development. The County is well-served by highway and rail access with U.S. 17, U.S. 84, and state routes GA 144, 119, and 196. The County has direct access to I-95 and easy access to I-16 and the ports of Savannah, Charleston, Brunswick, and Jacksonville. Liberty County is in close proximity to the Savannah/Hilton Head International Airport and the Jacksonville International Airport, the MidCoast Regional Airport is located at Fort Stewart.

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Demographics

Population

According to the 2010 U.S. Census, Liberty County had a population of 63,453. This is a marginal increase of 1,843, or 3%, from the 2000 U.S. Census count of 61,610, continuing a 20 year trend of population increase in the county. The incorporated areas have also witnessed a continuous increase in population from 2000 to 2010 with the exception of Allenhurst and Gum Branch who experienced an 11.8 percent decline and 3.3 percent decline, respectively. The Cities of Flemington and Midway experienced the largest population increase of 101.4 percent and 92.8 percent, respectively; the Cities of Hinesville (10 percent), Riceboro (9.9 percent), and Walthourville (2 percent) have experienced nominal growth.

TABLE 1 Total Population

	Liberty County	Allenhurst	Flemington	Gum Branch
Population 2000	61,610	788	369	273
Population 2010	63,453	695	743	264
Population Change 2000-2010	1,843	-93	374	-9
Percent Change 2000-2010	3%	-11.8%	101.4%	-3.3%

	Hinesville	Midway	Riceboro	Walthourville
Population 2000	30,392	1,100	736	4,030
Population 2010	33,437	2,121	809	4,111
Population Change 2000-2010	3,045	1,021	73	81
Percent Change 2000-2010	10%	92.8%	9.9%	2%

Source: U.S. Census Bureau 2000 and 2010

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The racial composition of some ethnicities in the County has changed in recent years. Traditionally the White population has accounted for 47 percent, while the Black/African American population has fluctuated between 40 and 43 percent. Between 2014 and 2010, the American Indian/Alaskan Native population declined by 19 percent from 358 persons to 289 persons. The Asian or Pacific Islander and the population designated as other experienced significant growth between 2014 and 2010 of 30 percent and 63 percent, respectively. The population for those individuals of two or more races has been virtually unchanged since 2010. The Hispanic population accounted for 11 percent of the total population in 2014.

Table 2 Liberty County Population By Racial Composition

Race/Ethnicity	1990	2000	2010	2014
White	28,935	28,737	29,881	30,597
Black/African-American	20,655	26,396	26,805	26,088
American Indian/Alaskan Native	254	322	358	289
Asian or Pacific Islander	1,195	1,348	1,247	1,622
Other Race	1706	2,732	1,810	2,945
Two or More Races	N/A*	2,075	2,960	2,948
Hispanic Population	N/A*	5,022	6,159	7,176
Total	52,745	61,610	63,061	64,489

**Question was not asked in 1990 Census*
Source: U.S. Census Bureau 2010 and American Community Survey 2010-2014

Between 2000 and 2010 Liberty County experienced a marginal increase in population of 1,843. With this slight increase the percentage of people within general age cohorts remained roughly the same. In 2000 and 2010, 10 percent of the population was 4 years of age or younger. Between 2000 and 2010 the percentage of population in the 5 to 24 year cohorts was 40 percent and 34 percent. Approximately 42 (2000) and 41 (2010) percent of the population were in the 25 to 54 year cohorts. In 2010, approximately 15 percent of the population was 55 years and over, slightly more than the eight percent in 2000. This level of stability across age cohorts does not reflect the trend of an aging population base that has been experienced in many communities across the nation. County-wide the median age is relatively young, Allenhurst (32), Flemington (37), Gum Branch (38), Hinesville (28), Midway (34), Riceboro (44), Walthourville (29), and Liberty County (30).

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Table 3 Liberty County Population By Age Distribution

Age Range	1990	2000	2010	2014
0-4	6,025	6,412	6,552	6,875
5-14*	8,253	10,661	9,784	9,629
15-24*	13,881	13,679	11,692	11,936
25-34	12,317	11,798	10,472	11,890
35-44	5,903	9,106	7,748	7,138
45-54	2,728	4,902	7,909	7,182
55-64	1,684	2,620	5,325	5,481
65+	1,954	2,432	3,971	4,358
Total	52,745	61,610	63,453	64,489

Source: U.S. Census Bureau 2010 and American Community Survey 2010-2014

The Coastal Georgia region is an area of higher education opportunities, military installations, diverse employment opportunities, and recreational amenities. Over the last 30 years, Liberty County (20 percent) has grown at a rate slower than the region (36 percent) and the state (50 percent). Since 1990, Liberty County has been one of the four slowest growing communities in the region. Outside of Chatham County, Liberty County is one of the larger counties in the Coastal Region. By 2020, Liberty County's population is expected to increase by 12,087 people, a 19 percent increase; slightly lower than the Region's projected 20 percent increase and higher than the state's 17 percent increase.

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Table 4 Region Population By County

	1990	2000	2010	2020	2030
Bryan	15,438	23,417	30,233	36,930	44,465
Bulloch	43,125	55,983	70,217	86,985	107,678
Camden	30,167	43,664	50,513	63,336	77,516
Chatham	216,935	23,2048	265,128	306,088	354,945
Effingham	25,687	37,535	52,250	64,553	78,507
Glynn	62,496	67,568	79,626	89,307	98,625
Liberty	52,745	61,610	63,453	75,540	85,512
Long	6,202	10,304	14,464	19,498	26,016
McIntosh	8,634	10,847	14,333	16,644	18,653
Screven	13,842	15,374	14,593	14,809	14,494
Region Total	528,016	619,960	718,263	859,327	1,004,062
Georgia	6,478,216	8,186,453	9,687,653	11,326,787	13,154,530

Source: U.S. Census Bureau, 2010

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EDUCATION

The educational attainment in the ten year period between 2000 and 2010 had minimal changes. Of the population in 2010, 10% had a 9th to 12th grade education with no diploma. This was up slightly from 9.6% in 2000. In 2010, the percentage of high school graduates or those with an equivalency was 36.9%. This was up from 33.9% in 2000. Approximately 29 % had some college education but no degree in 2010; a slight decrease from 30.1 % in 2000.

In Liberty County, a smaller percentage of the population has a bachelor's (8.9 %) or graduate/professional (4.3%) degree than the state (19% and 10% respectively) and the nation (19% and 11% respectively). The following table compares educational attainment by percentage of Liberty County to the state and the nation according to the 2010 U.S. Census data.

Table 5 Educational Attainment

Level of Education	Liberty County	Georgia	United States
Less than 9th Grade	1,009	---	---
9th to 12th Grade (No Diploma)	4,447	711,000	20,512,000
High School Graduate (Includes Equivalency)	16,445	2,611,000	80,560,000
Some College (No Degree)	12,888	---	---
Associate Degree	3,830	383,000	13,832,000
Bachelor's Degree	3,982	975,000	31,423,000
Graduate or Professional Degree	1,915	521,000	17,528,000

Source: U.S. Census Bureau, 2010

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Economic Development

Key indicators of the economic health of Liberty County are employment/unemployment trends, employment by occupation and employment by industry, major employers, household income and retail sales.

Unemployment in Liberty County as of January 2016 was 6 percent, while the unemployment rate for Georgia was 5.5 percent. This data is based on information from the Georgia Department of Labor, Workforce Statistics and Economic Research. The national unemployment rate for the same time period was 4.9 percent.

The 2010 Census reported that nearly 23,000 people were employed in Liberty County. Nearly 21.5 percent of persons employed in Liberty County have public administrative occupations. Another 18 percent have education services, health care, or social services occupations. Collectively, more than 30 percent of the population is employed in some form of service occupation. Approximately 13.5 percent have retail trade occupation compared to the two percent of those employed in the wholesale trade sector. See the following table for a complete breakdown of employment by sector.

Table 6 Employment by Sector

Sector	2010
Agriculture/Forestry/Fishing/Hunting/Mining	100
Construction	1,021
Manufacturing	1,620
Wholesale Trade	523
Retail Trade	3,085
Transportation and warehousing	1,275
Information	252
Finance/Insurance/Real Estate	930
Professional/Administrative/Waste Management	1,623
Education Service/Health Care/Social Services	4,190
Arts/Entertainment/Recreation	2,209
Other services, except public administration	1,037
Public Administration	4,891
Total	22,756

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year

Federal and local government agencies are the largest employers in Liberty County accounting for 14 percent of the workforce. The military installation, Fort Stewart, employs 15,875 soldiers and 2,696 civilians. Fort Stewart provides job opportunities for approximately 11.8 percent of Liberty County's workforce, excluding its uniformed armed forces.

Table 7 Top Employers for Liberty County 2014

Fort Stewart	2,696
Liberty County Board of Education	1,493
SNF Holding Company (Chemtall)	936
Liberty Regional Medical Center	525
Wal-Mart Super Center	475
Target	470
Liberty County Board of Commissioners	333
Interstate Paper LLC	230
The Heritage Bank	220
City of Hinesville	211

Source: U.S. Department of Labor

The majority of Liberty County residents work inside the county. This percentage increased slightly by 5.3 percent from 2010 to 2014. The percent of residents working outside of Liberty County and the State of Georgia decreased by 5.4 percent, collectively. This slight increase of residents working inside the county illustrates that residents are taking advantage of the expansion of existing industries or new industries coming to Liberty County.

Table 8 Location of Employment For Liberty County

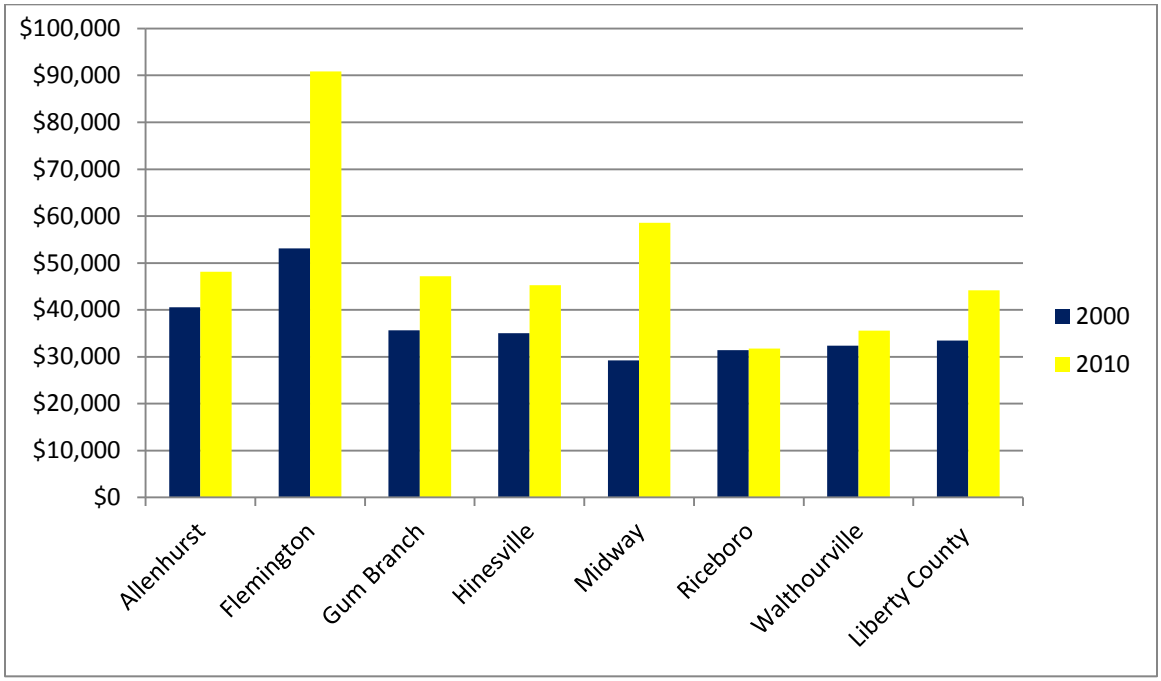
	2010	2014
Percent Worked in Liberty County	75.7%	81%
Percent Worked outside Liberty County	21.1%	17.3%
Percent Worked outside Georgia	3.2%	1.6%

Source: U.S. Department of Labor

According to the U.S. Census Bureau the poverty threshold for an individual under the age of 65 is an income of $12,316 or less and for a family of four (two children) it is an income of $24,008 or less. In 2014, the American Community Survey reported approximately 16 percent of the families and 18.2 percent of the individuals living in Liberty County are considered living in poverty status. This is higher than the national average of 12.1 percent of the families and 15.6 percent of individuals over 18. This compares to the state's 16 percent of the families and 18.2 percent of individuals over 18 living in poverty.

In 2010, Liberty County had a median household income of $44,146. This is lower than the state average of $45,395. However, Liberty County's median income improved by 31.9 percent since 2000 when the median household income was $33,477. The median household income improved for all jurisdictions from 2000 to 2010, Allenhurst by 18.7 percent, Flemington by 71.2 percent, Gum Branch by 32.5 percent, Hinesville by 29.2 percent, Midway by 100.5 percent, Riceboro by 1 percent, and Walthourville by 10 percent.

Table 9 Liberty County Median Household Income



Source: U.S. Census Bureau 2000 and 2010

LIBERTY COUNTY

VISION: "To be the premier community in coastal Georgia in which to live, work and visit because of our rich history, heritage, cultural diversity, unsurpassed quality of life and respect for the environment and natural resources."

Liberty County was established on February 5, 1777, from portions of the parishes of St. John, St. James and St. Andrew. It was the 6th county to be established in Georgia and was named Liberty County because of, unlike much of Georgia, its early commitment to the Revolutionary War effort.

Liberty County's rich history began as it was settled in 1752 by a group of settlers belonging to the Society of Friends. This group moved south from Dorchester, South Carolina, to settle in the coastal area of Georgia, halfway between the existing settlements of Savannah and Darien. In addition to the Midway settlement, the seaport Town of Sunbury was also established. This bustling port rivaled the port of Savannah, although the only remaining evidence of the original town is the cemetery.

Liberty County settlers took the lead in the Revolutionary War effort. Two of Georgia's three delegates to the Continental Congress and signers of the Declaration of Independence, Button Gwinnett and Lyman Hall; were residents of Liberty County. Liberty County's commitment to liberty continued through the 1800s during the War of 1812 and the Civil War and into the 20th century when civil rights activists received training at Dorchester Academy.

Liberty County is also home to Fort Stewart, where the 3rd Infantry Division of the United States Army is based. Fort Stewart encompasses portions of five counties in its 279,290 acres and is the largest military installation in the eastern United States. Fort Stewart is the combat training installation for both regular soldiers and reservists.

The Town of Sunbury was the original county seat; however, because of the length of travel from the western portions of the county to the county seat, it was moved to the Town of Riceboro in 1797. In 1837, the county seat was moved to the City of Hinesville, again to be more centrally located.

Today, the City of Hinesville is the largest municipality in the county. There are six other incorporated municipalities in Liberty County, including Allenhurst, Gum Branch, Flemington, Midway, Riceboro, and Walthourville. Liberty County is located approximately 40 miles southwest of Savannah and is bordered by McIntosh County, Bryan County, Long County, and Tattnall County. All of Liberty County and a portion of Long County are included in the Hinesville Area Metropolitan Planning Organization (HAMPO), the federally designated planning area specifically for transportation.

COMMUNITY GOALS

- We will address transportation needs and challenges to develop opportunities for improvements that are compatible with an enhanced quality of life
- We will maximize the use of existing infrastructure and encourage growth that is supportive of existing development
- We will encourage and support the development of affordable housing
- We will seek to promote brownfield and greyfield sites for appropriate mixed-used development
- We will enforce ordinances that protect and preserve our community character
- We will promote sustainable and efficient commercial development that re-uses existing buildings and promotes the revitalization of neighborhood commercial centers to serve as community focal points
- We will aim to create a walkable community by encouraging new development near the street front, providing frequent street connections and pedestrian links
- We will enforce regulations to address signage
- We will encourage the preservation of our history and foster civic pride
- We will promote the use of natural and cultural assets for outdoor recreational and leisure activities
- We will preserve the history of Liberty County by pursuing listing on the National Register of Historic Places for eligible buildings, districts, and landmark structures
- We will continue to preserve and promote cultural arts activities and heritage through festivals, exhibits, and reenactments

- We will promote safe, affordable, and sanitary housing
- We will promote cluster development to ensure protection of environmental areas, allowing for more open space, and protecting farmland and the character of rural communities

ALLENHURST

VISION: "To be a City which prides itself on being a friendly, quiet, and welcoming community while respecting and revering our past, present, and future."

The Town of Allenhurst lies along U.S. 84, which divides the town in half. Allenhurst is the only jurisdiction in Liberty County whose geographic boundary is still a circle. The town shares borders with the City of Hinesville and the City of Walthourville. The land that became known as the Town of Allenhurst was originally a part of the old Sand Hills region, which later became Walthourville. In the early 1900s, Byers Allen moved to the community to start a sawmill business. In 1909, a post office was established in the community and the area was named Allenhurst in honor of Mr. Allen. Allen only operated the sawmill for a few years.

In 1909, Ernest V. Dunlevie of Erie County, New York, purchased 200 acres of land in Allenhurst to start Dunlevie Lumber Company, a sawmill. The Dunlevie sawmill became the second largest mill in the southeast with an annual payroll of $250,000. A depot was constructed in partnership with the railroad company. All of the establishments in the town were built by the Dunlevies to benefit employees of the mill. A general store, church, club, doctor office, dentist office, school, and, most importantly, employees' residences were built. One of the unique and remarkable features of the town was a mile-long pine board walkway, which extended from the mill to the home of Ernest V. Dunlevie.

Allenhurst was incorporated January 1, 1965. The town maintains a small-town southern atmosphere. The population has fluctuated over the last 20 years, ranging from the high 500s to the high 700s. The local government has taken measures to preserve the history of the town by adopting the Allenhurst Historic District. The district encompasses six of the original homes built for the Dunlevie Lumber Company: Dunlevie-Sikes, Dunlevie-Pace, Robinson-Cox, Dunlevie-Troha, Dunlevie-Sapp, and Dunlevie-Waters. The small, quaint town was often described as beautiful due to the tree-lined streets and groves of large moss-draped trees. In order to preserve some of the natural history of the town, The Miller Pasture Trust, a 1,400 acre tract, will remain in a conservation easement.

COMMUNITY GOALS

- We will address transportation needs and challenges to develop opportunities for improvements that are compatible with an enhanced quality of life
- We will maximize the use of existing infrastructure and encourage growth that is supportive of existing development
- We will encourage and support the development of affordable housing
- We will seek to promote brownfield and greyfield sites for appropriate mixed-used development
- We will enforce ordinances that protect and preserve our community character
- We will promote sustainable and efficient commercial development that re-uses existing buildings and promotes the revitalization of neighborhood commercial centers to serve as community focal points
- We will aim to create a walkable community by encouraging new development near the street front, providing frequent street connections and pedestrian links
- We will enforce regulations to address signage
- We will encourage the preservation of our history and foster civic pride in the Allenhurst Historical District
- We will promote the use of natural and cultural assets for outdoor recreational and leisure activities
- We will preserve the history of Allenhurst by pursuing listing on the National Register of Historic Places for eligible buildings, districts, and landmark structures
- We will continue to preserve and promote cultural arts activities and heritage through festivals, exhibits, and reenactments
- We will promote safe, affordable, and sanitary housing

FLEMINGTON

VISION: "To be a City which promotes a wholesome, progressive environment, reflecting the traditional values of our heritage while embracing a dynamic vision of our future."

The City of Flemington is located along U.S. 84, just southeast of Hinesville. Flemington's history is tied to summer homes/villages or "retreats" of the wealthy plantation owners in the Midway District. In 1815, William Fleming purchased unsettled land about ten miles west of Midway for a retreat, which he named Gravel Hill. He divided the land into parcels for himself and several friends, all members of the Midway Congregational Church and Society. The summer homes soon became permanent residences and a church and school were built. In 1850, the retreat of Gravel Hill was renamed Flemington in honor of William Fleming. Flemington was incorporated January 1, 1941.

Since its existence, Flemington has been known for its connection to deep family roots which still holds true today, as evidenced by native families and descendants still living in the community, including the Martin's and the Stacy's. Several Victorian style homes that were built in the 1800s remain and are in good condition. The city has continued to grow long after the days of families living on small farms and pastures and producing everything needed to survive on the home place. Over the last twenty years, Flemington's population has increased by 166 percent.

The Old Flemington area, which focused around Old Sunbury Road, has maintained the character of residential homes sitting back from the main road. There are several historic properties that front Old Sunbury Road, including the Flemington City Hall, Stacy Florist Shop, and the Flemington Presbyterian Church. Outside of Old Flemington, commercial development has thrived. The effect of the commercial development that has happened more recently has been reciprocated on a county and regional level. The city has become the location where many visitors of Liberty County come to stay, due to the new LaQuinta Inn, Fairfield Inn & Suites, Holiday Inn Express Hotel & Suites and existing lodging at Quality Inn.

The City of Flemington is focused on developing and administering policies and programs that promote a progressive environment and a dynamic vision for the future while at the same time

honoring traditional values. The City's motto, "Preserving our Heritage, Shaping our Future," is evidenced in the strategic planning that has maintained the character of Old Flemington.

COMMUNITY GOALS

- We will adopt recommendations from the US 84 Corridor Study, as appropriate
- We will create minimum standards for bicycle parking accommodations at commercial and workplace destinations
- We will promote bicycles as a viable and attractive means of transportation
- We will provide bicycle facilities along all collector and arterial streets
- We will address transportation needs and challenges to develop opportunities for improvements that are compatible with an enhanced quality of life
- We will maximize the use of existing infrastructure and encourage growth that is supportive of existing development
- We will encourage the and support the development of affordable housing
- We will seek to promote brownfield and greyfield sites for appropriate mixed-used development
- We will enforce ordinances that protect and preserve our community character
- We will promote sustainable and efficient commercial development that re-uses existing buildings and promotes the revitalization of neighborhood commercial centers to serve as community focal points
- We will aim to create a walkable community by encouraging new development near the street front, providing frequent street connections and pedestrian links
- We will enforce regulations to address signage
- We will encourage the preservation of our history and foster civic pride
- We will promote the use of natural and cultural assets for outdoor recreational and leisure activities
- We will preserve the history of Flemington by pursuing listing on the National Register of Historic Places for eligible buildings, districts, and landmark structures
- We will continue to preserve and promote cultural arts activities and heritage through festivals, exhibits, and reenactments

- We will promote safe, affordable, and sanitary housing
- We will promote the preservation of the city's exiting tree canopy, especially the "legacy oak tree"

Gum Branch

VISION: "To remain a rural community, preserving and protecting our unique cultural heritage and life-style, while encouraging quality growth that will enhance and maintain our sense of community."

Located about 10 miles west of Hinesville along Georgia Highway 196, the City of Gum Branch has often been referred to as the "backbone of Liberty County." Three main industries were located in the rural area in the early 1800s: lumbering, naval stores, and farming. This was attributed to the vast expanse of pine lands and tillable soil, which provided the meat and dairy products for most of the families in the county. Two schools, a post office, a church, and a general store were built. The city revolved around the church and the school.

The City of Gum Branch was incorporated January 1, 1979. It remains a small, tight-knit community which wishes to preserve its rural character. The city's population has declined over the last twenty years. Among Gum Branch's early families were the Todds and the Wells, and original tracts of lands are still held by descendants of these early settlers. Descendants of the Wells family help oversee the administration of the city by serving as councilmembers.

Community Goals

- We will protect the natural integrity of the land and encourage development that protects farmland and rural character
- We will preserve open space and utilize natural resources as amenities to promote appropriate rural development
- We will protect the natural resources and environmentally sensitive areas by establishing them as areas of significant resources and only approving compatible development in the designated areas
- We will preserve farmland and rural character by requiring larger lot sizes and limiting development density
- We will promote cluster development to ensure protection of environmental areas, allowing for more open space, and protecting farmland and the character of rural communities

HINESVILLE

VISION: "To be the southern living community of choice in Coastal Georgia for a day or a lifetime. We are committed to serving our residents with superior organization that demonstrates excellence, responsiveness and efficiency."

Incorporated January 1, 1916, the City of Hinesville is the county seat for Liberty County. The city is named for Charlton Hines, who was a state senator from 1828 to 1847. In 1837, Senator Hines introduced legislation to have the county seat moved from Riceboro to a place more centrally located and readily accessible to the Gulf and Western Railroad.

Hinesville has had its share of prosperity dating back to the Pre-Civil War Era, when the town was growing with naval stores that supplied indigo, rice, and cotton. Sherman's 1864 March to the Sea caused the growth in the small rural community to stop as a series of skirmishes took place in and around the town. Many residents left the community after the Civil War causing the naval store industry to be deserted.

In the aftermath of the war, several schools opened that would forever have an impact on the City of Hinesville and Liberty County. After the war there were no schools for white children; Dorchester Academy, an all-black school, opened in 1869. In 1870, Samuel Bradwell reopened the Poor School as Hinesville Academy, which was renamed to Bradwell Institute. Bradwell Institute became well known all over the State of Georgia for providing a high quality education.

After two hurricanes in 1928 and 1929, Hinesville's population was just 315. After years of devastation, a new development in 1940 would cause a resurgence for the small city. A tract of approximately 280,000 acres adjacent to Hinesville was selected to be an anti-aircraft training site for the U.S. Army; it was named, Camp Stewart in honor of Daniel Stewart. People began moving to the area to help build the base and start businesses to capitalize off of the presence of the soldiers. By 1944, Camp Stewart had over 55,000 soldiers.

After World War II, Camp Stewart was deactivated, which caused a significant decline in population. In 1945, due to international conflict, Camp Stewart was reactivated. Since the 1950s, Hinesville's population has continued to increase significantly. The largest increase was

from 1970 to 1980 when the population increased by 174.8 percent, jumping from 4,115 to 11,309. According to the U.S. Census American Community Survey in 2014, Hinesville's population was 34,815, a 4.1 percent increase from the 2010 population of 33,437. The population is expected to reach 50,000 by 2040.

Through continuous investment in the city's infrastructure, Hinesville has continued to grow and attract new developments. This strategic planning has helped to mitigate problems that some communities are facing around the state. A partnership with Fort Stewart has afforded Hinesville the opportunity to plan for and accommodate growth for the next decade. Liberty Transit is a public bus system started in 2010, which provides fixed-route services to residents of Hinesville, Walthourville, Fort Stewart and Flemington. It has provided more than 100,000 rides since 2010.

Since January 2012, nearly 200,000 feet of commercial space has been developed in Hinesville, in addition to 500 single-family dwellings. Additionally, there have been 118 multi-family units permitted in the city since 2012.

Like many communities, the city does face the challenge of available developable land. With limited options, the city will have to make infill development and redevelopment a strategy for smart growth and future development. The city has identified five neighborhoods in need of preservation, rehabilitation, or reconstruction, which would include infill and redevelopment strategies. They are:

- Azalea Street Community (currently underway)
- South Main Street Area
- M. L. King Jr. Drive/Welborn Street Neighborhood
- Bradwell Street/North Main Street Community
- North Main Street/Gause Street Community

Hinesville will commemorate its 100th anniversary of incorporation in 2016. In addition to celebrating 100 years, the city has many projects that have been completed in 2016 or will be completed in 2016, including Live Oak Library, Wal-Mart Neighborhood Market, Armstrong State University Liberty Campus, Renaissance Senior Living Center, Veterans Housing on Rebecca Street and Welborn Street, and a 100,000 square foot commercial development.

COMMUNITY GOALS

- We will support unique development standards for "big box" retail stores that would provide the opportunity for non-traditional design standards which would be compatible with existing surrounding development
- We will encourage the shared use of parking to maximize the efficient use of limited urban space
- We will direct higher density residential developments to downtown or urban areas
- We will create overlay ordinances where appropriate to preserve community character
- We will address transportation needs and challenges to develop opportunities for improvements that are compatible with an enhanced quality of life
- We will maximize the use of existing infrastructure and encourage growth that is supportive of existing development
- We will encourage and support the development of affordable housing
- We will seek to promote brownfield and greyfield sites for appropriate mixed-used development
- We will enforce ordinances that protect and preserve our community character
- We will promote sustainable and efficient commercial development that re-uses existing buildings and promotes the revitalization of neighborhood commercial centers to serve as community focal points
- We will aim to create a walkable community by encouraging new development near the street front, providing frequent street connections and pedestrian links
- We will enforce regulations to address signage
- We will encourage the preservation of our history and foster civic pride
- We will promote the use of natural and cultural assets for outdoor recreational and leisure activities
- We will preserve the history of Hinesville by pursuing listing on the National Register of Historic Places for eligible buildings, districts, and landmark structures
- We will promote safe, affordable, and sanitary housing
- We will continue to promote the redevelopment and revitalization of downtown

MIDWAY

VISION: "To be a city that honors its rich history with an eye toward the future by conserving natural and historic resources; fostering mixed use, pedestrian-friendly communities with character; and becoming a local and regional destination for live, work, and play."

Midway is believed to have received its name because of its central location between Savannah and Darien. The community was founded by English Puritans who migrated to St. John's Parish, Georgia, from Dorchester, South Carolina. The Puritans established two settlements: new Dorchester and the modern-day Midway. In 1754, the settlers and families that had recently moved to the settlement established the Midway Society. The Midway Society was a group in which Christianity and daily living were closely interrelated. The group built their first meeting house in 1756, Midway Church; it was burned by the British in 1778. In 1792, a new church was built.

In addition to their faith, the settlers held strong political opinions. Two residents from St. John's Parish signed the Declaration of Independence: Lyman Hall and Button Gwinnett. In 1777, St. John's Parish combined with St. Andrew's and St. James's parishes to become Liberty County as a result of the strong dedication for independence by Lyman Hall and Button Gwinnett. Evidence of the impact that the settlers from Midway had on the history of Liberty County are evident in the Midway Museum, Midway Congregational Church, and Midway Cemetery, which make up the Midway Historic District. The historic district was placed on the National Register of Historic Places in 1973. The Midway Museum is Georgia's only colonial museum.

Incorporated January 1, 1925, the City of Midway is located in the southeast area of the county at the intersection of U.S. 84 and U.S. 17. Midway's motto is, "A Growing City with a Hometown Feel." Over the past decade, the City of Midway has experienced substantial increase in population, and additional residential, commercial, and industrial developments, while still maintaining its small town identity.

In 2010, the U.S. Census reported that the population of Midway was 2,121, a 92.8 percent increase or additional 1,021 residents since 2000. New housing developments have been built to

accommodate the growing population including, Auburn Ridge, Hickory Hill, and Eastwood Village. The majority of the manufacturing industries are located in the two industrial parks located in and in the proximity of Midway: Tradeport East Business Center and the Midway Industrial Park. Tradeport West Business Center is also located in and in close proximity to Midway, though there is no activity presently in the industrial park. Recent commercial developments include, a Gulf Gas Station with an adjoining McDonalds, Dollar General Store, Family Dollar Store, and a commercial complex with five businesses. The city is currently in the planning stages for a New City Hall Government Complex.

The beautiful Cay Creek Wetlands Interpretive Center is located in Midway. The different ecosystems (open wetland, freshwater tidal swamp, and brackish tidal marsh) provide a habitat for more than 100 species of insects, reptiles, birds, mammals, and amphibians. It is also home to native Georgia trees like the Oak, Palmetto Palms, and Magnolias.

COMMUNITY GOALS

- We will support and target revitalization of existing neighborhood commercial centers to maintain them as vibrant, functioning economic and social centers
- We will address transportation needs and challenges to develop opportunities for improvements that are compatible with an enhanced quality of life
- We will maximize the use of existing infrastructure and encourage growth that is supportive of existing development
- We will encourage and support the development of affordable housing
- We will seek to promote brownfield and greyfield sites for appropriate mixed-used development
- We will enforce ordinances that protect and preserve our community character
- We will adopt special designation for preservation corridors to protect the roadway from heritage- altering improvements
- We will promote sustainable and efficient commercial development that re-uses existing buildings and promotes the revitalization of neighborhood commercial centers to serve as community focal points

- We will aim to create a walkable community by encouraging new development near the street front, providing frequent street connections and pedestrian links
- We will enforce regulations to address signage
- We will encourage the preservation of our history and foster civic pride
- We will promote the use of natural and cultural assets for outdoor recreational and leisure activities
- We will preserve the history of Midway by pursuing listing on the National Register of Historic Places for eligible buildings, districts, and landmark structures
- We will continue to preserve and promote cultural arts activities and heritage through festivals, exhibits, and reenactments
- We will promote safe, affordable, and sanitary housing

RICEBORO

VISION: "To be a vibrant "City of Pride" that preserves, enhances and protects and provides a gateway to our rich and diverse cultural and historical backgrounds, while encouraging, but managing, quality growth that conveys a "sense of community" for all people that work, visit or reside with us."

The City of Riceboro is the oldest existing city in Liberty County. John and William Graves received a grant of 2,100 acres of land in 1756/1757 along the banks of the North Newport River. The soil was perfect for rice planting and access to the river was important for the transportation of goods. A fort was constructed on the Newport River for the protection of the settlers. The location of this area was ideal at the time because a road ran from Savannah to the Altamaha River through this vicinity. This land would later become known as Gravesend, for the Graves brothers. The brothers surveyed town lots and sold them to planters.

The settlement flourished and large quantities of rice were shipped from the port, which made the name Riceborough appropriate. After the Revolutionary War, Sunbury, then the current county seat experienced a decline in economic vitality and a decreased population. On February 1, 1797 "a place to be called Riceborough" was designated as the new site for courthouse and other public buildings. The spelling "borough" was important at that time because it signified a fortified settlement; the spelling of Riceborough was later changed to Riceboro. For forty years Riceboro was the center of political and commercial activity in the county. As the population of the inland areas outnumbered the coastal area, a centralized county seat was needed. The county seat was transferred from Riceboro to Hinesville in 1837, over time the city lost its importance as a port. However, Riceboro continued to thrive. The city gained a railroad and a station for shipping naval stores and timber that replaced rice. Riceboro was incorporated on January 1, 1927.

Today Riceboro is still a major route for transporting goods to a desired location by way of E. B. Cooper Highway/Georgia Highway 119 and U.S. 17. The city is a regional employment hub with two manufacturing industries located along U.S. 17: Interstate Paper LLC and SNF Holding Company (Chemtall). Both industries have been on the Top 15 Employers List for Liberty

County for the last five years, providing a total of 1,166 jobs. Riceboro is a city rich in cultural history. The Ricefest Festival is held the first and second weekends each November to honor rice farming which was a major economic activity in the coastal region of Liberty County. The annual event also pays homage to the legacy of the Gullah Geechee, who lived along the coast from Northern Carolina to Northern Florida. The Geechee Kunda Cultural Center is located just outside the city limits of Riceboro. The center is located on the site of the former Retreat Rice Plantation where many Geechee slaves were forced to work and many died. The portion of U.S. 17 in Riceboro has been designated as a Gullah Geechee National Heritage Corridor.

The City has recently made improvements to the Riceboro Baptismal Site, located just beyond the city limits in unincorporated Liberty County. The baptismal site was used by the Geechee community for 100 years to baptize new members, with the first baptism dating back to 1840. The Briar Bay Praise House was used as an off-plantation meeting house for enslaved people of the community and is still used for the annual watch night program. The Nationally Registered LeCounte Woodmanston Plantation/Botanical Garden is located west of the city off of Barrington Ferry Road. Portions of the 3,000 acre tract of land were extremely low and wet, which yielded a prime area to develop a rice plantation.

The city's population remained relatively low until it increased by 244 percent to 745 persons in 1990. Since 1990, the population has fluctuated with years of increase and decline. Riceboro's downtown area is situated along U.S. 17, providing the opportunity for growth. Several new city buildings/facilities have been built along the major corridor in an effort to re-establish a downtown core, including: Riceboro City Hall, a Youth Center, a park, and a new fire station. The city is focusing on the redevelopment of several substandard and dilapidated properties located throughout the city. Riceboro is known to be a "family" city, where children move off to another location to live their adult lives and relocate back to the coastal community to retire. This sense of relocating back to one's home place has resulted in progressive leadership that is committed to making Riceboro a thriving city like it once was.

COMMUNITY GOALS

- We will adopt special designation for preservation corridors to protect the roadway from heritage- altering improvements
- We will preserve our scenic features of Barrington Ferry Road and E.B. Cooper Highway by designating them as National Scenic Byways and/or the Gullah Geechee National Heritage Corridor
- We will increase traffic calming measures on local and collector roads, such as roundabouts, curb bulb-outs, raised pedestrian crossings, street side vegetation, and speed humps which provide additional safety measures
- We will address transportation needs and challenges to develop opportunities for improvements that are compatible with an enhanced quality of life
- We will maximize the use of existing infrastructure and encourage growth that is supportive of existing development
- We will encourage and support the development of affordable housing
- We will seek to promote brownfield and greyfield sites for appropriate mixed-used development
- We will enforce ordinances that protect and preserve our community character
- We will promote sustainable and efficient commercial development that re-uses existing buildings and promotes the revitalization of neighborhood commercial centers to serve as community focal points
- We will aim to create a walkable community by encouraging new development near the street front, providing frequent street connections and pedestrian links
- We will enforce regulations to address signage
- We will encourage the preservation of our history and foster civic pride
- We will promote the use of natural and cultural assets for outdoor recreational and leisure activities
- We will preserve the history of Riceboro by pursuing listing on the National Register of Historic Places for eligible buildings, districts, and landmark structures
- We will continue to preserve and promote cultural arts activities and heritage through festivals, exhibits, and reenactments

- We will promote safe, affordable, and sanitary housing
- We will promote cluster development to ensure protection of environmental areas, allowing for more open space, and protecting farmland and the character of rural communities

WALTHOURVILLE

VISION: "To be an open, diverse and respected community honoring it's deeply rooted values while transitioning into a choice destination in Liberty County, Georgia."

The City of Walthourville is the second largest incorporated area in Liberty County, with a 2010 Census population of 4,111. The city is located along U.S. 84 and borders Long County. It was the location of the first retreat of the Midway colonists, located more than 15 miles southwest of the settlement. Because the land was high and the soil was sandy, the retreat was appropriately named Sand Hills. Andrew Walthour was the first to build a dwelling at Sand Hills; he was quickly joined by other settlers. The temporary retreat area soon became a permanent residence for some settlers and the name was changed to Walthourville to honor Andrew Walthour. (Walthourville later became Lambert and was renamed Walthourville) Walthour and the other settlers turned the sandy area into one of the richest cotton plantations in the region.

Walthourville also became known for its beautiful homes, though sadly there is only one home that remains from the Victorian era and it is in a dilapidated condition. In 1844, Walthourville was one of the most populous villages with more than 700 residents. The center of life for the settlers was the church. They were members of the Midway Congregational Church, but as more settlers made Walthourville their permanent home, it became evident that a local church was needed. The original Walthourville Presbyterian Church was burned May 1, 1877. The second house of worship was finished in July 1878 and destroyed by a storm in August 1881. The current church was built in 1884. Baconton Baptist Church, one of the oldest African American churches in the county, was organized in 1897.

The settlers of Walthourville maintained farms near their homes and supplied the local market with tea, pears, peaches, apples, and scuppernongs along with a variety of vegetables. Turpentine stills and sugar cane mills were also economic engines in Walthourville. The Walthourville Depot was built by either the Atlantic Coast Line or its predecessor Savannah, Florida and Western Railway. A post office was opened in the late 1800s in a building in which a small mercantile business was operated.

Incorporated January 1, 1974, Walthourville has been one of the most trailblazing communities in Liberty County and, in some aspects, the State of Georgia. Governor Jimmy Carter appointed Mrs. Lyndol Anderson as the first Mayor of Walthourville in 1974, along with an all-female council. The City of Walthourville had an African-American female mayor before any other city in the state, former Mayor Carrie Kent Brown.

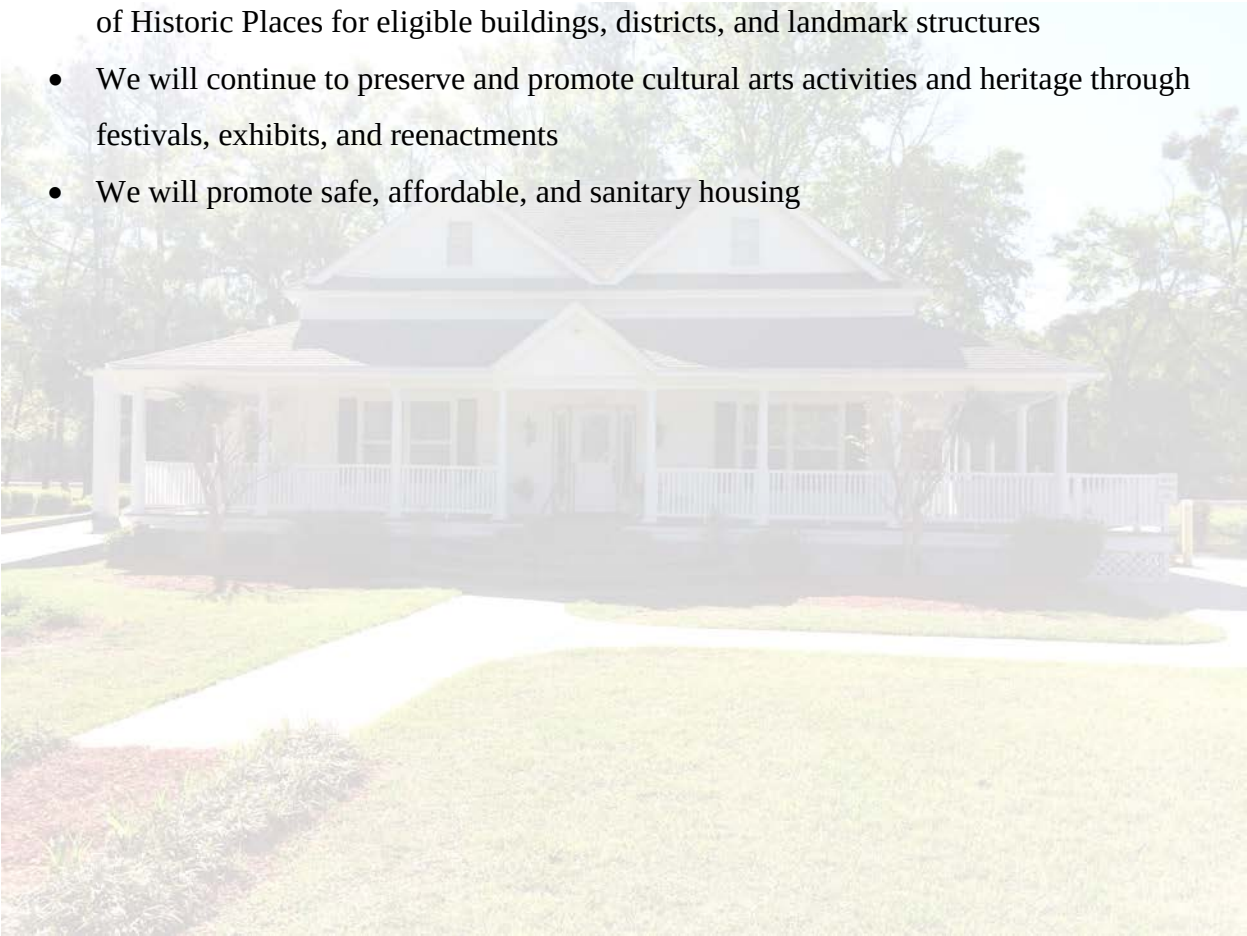
The city's population increased by 123 percent from 1980 to 1990, to 2,024 people. The population almost doubled from 1990 to 2000, from 2,024 to 4,030. The population has remained relatively unchanged since 2000. The City of Walthourville has seen some positive growth within recent years. The former train master's home was renovated in 2009 and is currently being used as City Hall. A new education facility opened in the last couple of years, the Liberty College and Career Academy.

There is direct access from the City of Walthourville to Fort Stewart by way of Airport Road; this close proximity has piqued an interest in additional single-family residential development. Homes are being built in two new subdivisions, Hampton Ridge and Hartford Estates. The city has experienced some commercial development including Family Dollar, Dollar General, and additional development is planned for the next year. Plans are being made to build a new multi-purpose facility that will house the police and fire department as well as meeting space for residents. As the city continues to progress, the local administration is committed to ensuring that the city's motto holds true, "Always Moving, While Improving."

COMMUNITY GOALS

- We will encourage appropriate infill development through infrastructure location and land use regulations
- We will promote cluster development to ensure protection of environmental areas, allowing for more open space, and protecting farmland and the character of rural communities
- We will support new residential development that is compatible with and supportive of existing resources
- We will promote pedestrian-friendly, mixed-use developments that provide areas to live, work, play and worship
- We will build schools within neighborhoods where students can walk to class
- We will adopt land-use regulations that encourage shared driveway access and service while retaining reasonable access to the property
- We will revitalize existing commercial hubs by economic development marketing efforts through the Liberty County Development Authority and the Liberty County Chamber of Commerce
- We will maintain and improve safety and efficiency in the transportation system to support existing land use patterns and accommodate for increased development
- We will address transportation needs and challenges to develop opportunities for improvements that are compatible with an enhanced quality of life
- We will maximize the use of existing infrastructure and encourage growth that is supportive of existing development
- We will encourage and support the development of affordable housing
- We will seek to promote brownfield and greyfield sites for appropriate mixed-used development
- We will enforce ordinances that protect and preserve our community character
- We will promote sustainable and efficient commercial development that re-uses existing buildings and promotes the revitalization of neighborhood commercial centers to serve as community focal points

- We will aim to create a walkable community by encouraging new development near the street front, providing frequent street connections and pedestrian links
- We will enforce regulations to address signage
- We will encourage the preservation of our history and foster civic pride
- We will promote the use of natural and cultural assets for outdoor recreational and leisure activities
- We will preserve the history of Walthourville by pursuing listing on the National Register of Historic Places for eligible buildings, districts, and landmark structures
- We will continue to preserve and promote cultural arts activities and heritage through festivals, exhibits, and reenactments
- We will promote safe, affordable, and sanitary housing



NEEDS AND OPPORTUNITIES

The list of needs and opportunities is an analysis of strengths, weaknesses, opportunities, and potential threats developed by the Stakeholder Advisory Committee. The committee was comprised of key community leaders with expertise and relative experience in the nine identified areas of concern. An original list of topics with expected or ongoing challenges was developed by analyzing statistical and demographic data, as well as completing the Quality Community Objective survey for each of the eight governing authorities in Liberty County.

A comprehensive assessment was made for each of the 87 topics identified as a need or an opportunity. A working list was created that identifies the issue associated with the topic, what actions are needed to address the issue, and what opportunities could be created by addressing the issue. As the community continues to change, so will the topics in the "Needs and Opportunities" section. This is the final working list of Needs and Opportunities for the 2040 Joint Comprehensive Plan.

QUALITY OF LIFE

Projected Growth

Issue→ With a forecasted population increase of 66.2% over the next 30 years, adequate planning is needed to accommodate growth of communities to ensure stability.

Needs:

- Increased public services/safety measures
- Infrastructure to accommodate a growing community

Opportunities:

- Increased economic development opportunities
- Diversified workforce with varying skills and educational attainment

Healthy Senior Living

Issue→ The senior population, aged 55 and older, have accounted for approximately 8% of the population for the last 30 years.

Needs:

- Greater access to medical services

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- Additional senior/assisted living facilities
- Recreational facilities/parks designed for seniors
- Organizations that focus on services for seniors such as Meals On Wheels, Visiting Angels, Pets for the Elderly Foundation, etc.
- Greater access to transportation options

Opportunities:

- Larger volunteer base for non-profit and educational facilities
- Create neighborhood community gardens
- Well Care

<u>Safety/Gangs</u>

Issue→ For several years, gang activity spiked in Hinesville; more recently, the amount of gang activity has decreased.

Needs:

- Partnership with neighboring law enforcement agencies
- Continue task force that focuses on gang activity and high risk crimes

Opportunities:

- Decreased rate of criminal activity

<u>Establish a Sense of Place</u>

Issue→ Establish focal points in each community that are defined by characteristics which make them unique to the area.

Needs:

- Create a logo for the City of Gum Branch and use it for all official business
- Enhance areas of the community that are important to its history and heritage
- Collective effort between the municipalities and the Liberty County Chamber of Commerce and the Convention and Visitors Bureau to develop a marketing campaign

Opportunities:

- Attract visitors/tourists to the community
- Form working partnerships with communities whose history and/or contributing factors are similar

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Dispel Preconceived Notion of Quality of Life

Issue→ Perception that Liberty County has limited opportunities to support the well-being of individuals and societies.

Needs:

- Identify areas that need improving in order to ascertain methods to change the public image of Liberty County

Opportunities:

- Create a public relations campaign that focuses on all aspects of quality of life, healthcare, government, education, recreational facilities, faith-based institutions, employment, etc.

ECONOMIC DEVELOPMENT

Skilled Labor Force

Issue→ Inability to gain employment due to the lack of knowledge to pass the standard pre-qualification tests for employment.

Needs:

- Identify additional workforce development programs and promote existing ones

Opportunities:

- Post-secondary educational opportunities (Savannah Technical College, Armstrong State University)
- Liberty College and Career Academy provides students with the skills, training and ethics necessary to obtain viable employment in the workforce of Liberty County
- Certified Work Ready Certificate guarantees that job seekers have the portable skills to serve as a foundation for most customized training
- Internship opportunities
- Participate in state funded Workforce Division programs and initiatives that improve the state workforce, Go Build Georgia, Great Promise Partnership, Operation Workplace, and High Demand Career Initiative

Diverse Economic Development

Issue→ Large percentage of workforce dependent on one employer (Fort Stewart Military Installation).

Needs:

- A range of jobs that meet the diverse needs of the local workforce
- Skilled/unskilled labor force

Opportunities:

- Higher per capita income
- Decreased unemployment rate

Eco-Friendly Developments

Issue→ Seek economic development opportunities that produce eco-friendly products.

Needs:

- Monetary incentives
- Strategic investments
- Eco-labeling (the practice of marking products with a distinctive label to show that their manufacturer conforms to recognized environmental standards)

Opportunities:

- Conserve water and energy
- Prevent air, water, and land pollution

Explore Agriculture Industry/Development

Issue→ Liberty County contains approximately 166,000 acres of farmland and woodland, which make up 73% of the county's total land use.

Needs:

- Discourage the premature conversion of productive farmland to a non-agricultural use
- Minimize the impact of the regulatory process on agriculture's ability to conduct business

Opportunities:

- Promote the expansion and relocation of agribusiness firms in Liberty County
- Improve the economic sustainability of agriculture through increased marketing options, alternative crops, value-added processing, capital financing opportunities and identification of other barriers to the expansion or sustainability of agriculture
- Develop mini-farms in the smaller municipalities

Diversify Retail/Dining Options

Issue→ There is limited variety in the type of retail and dining opportunities offered.

Needs:

DRAFT

- New restaurants and retail shops
- Adequate space and location for developments

Opportunities:

- Additional dining and retail choices
- Additional job opportunities
- Attraction of visitors

Limited Commercial Development

Issue→ There is a need for additional commercial development.

Needs:

- Available commercial sites
- Periodically update market assessment to determine what types of businesses are needed and sustainable

Opportunities:

- Increased tax revenue
- Additional job opportunities
- Decreased unemployment rate
- Improved quality of life

Small Business/Entrepreneurial Development

Issue→ There is limited support for small business development.

Needs:

- Business incubator
- Revolving loan fund to assist with start-up cost
- Provide resources to help small businesses start, grow, and compete globally

Opportunities:

- Local shops with local resources
- More diverse retail/service businesses

Seek Additional Business Opportunities

Attraction of New Economic Development

Business and Industry Retention/Expansion/Growth

Issue→ Identify and put pre-requisites in place for the type of growth we seek to achieve.

Needs:

DRAFT

- Infrastructure placement (roads, water, and sewer) to support new growth
- Appropriate training of the workforce
- Ordinance and regulations to manage growth

Opportunities:

- Industrial land readily available for development
- Skilled labor force
- Diverse work force
- Higher graduation rate than the state

Downtown Revitalization

Issue→ Renew downtown areas and restore them to their former prominence as a center of commercial activity.

Needs:

- Enforce Downtown Overlay District guidelines where applicable
- Establish Downtown Overlay District guidelines where needed

Opportunities:

- Identifiable sense of place
- Active downtown

Post-Secondary Educational Opportunities

Issue→ Creating an educated workforce with skills to support a diverse jobs base.

Needs:

- Offer programs that provide education and training needed to obtain employment with existing industries
- Market programs to high school students

Opportunities:

- Larger selection of qualified applicants for employment opportunities
- Increased per capita income, which will drive business growth and expand state and local tax revenue
- Liberty County Manufactures Collaborative

I-95 Access/Proximity to Ports

Issue→ Prospective industries consider interstate access and proximity to ports critical factors when selecting possible site locations.

DRAFT

Needs:

-Marketing material that promotes Liberty County and its contributing factors to attract prospective economic development opportunities

Opportunities:

- Greater chance of competing nationally for site selection

Variety of Resources and Amenities

Issue → Maintain a range of options to support Liberty County citizens' lifestyles.

Needs:

- Active community outreach
- Working relationship with citizens and elected officials to establish open dialogue

Opportunities:

- An engaged and well-informed community
- Foster civic pride
- Liberty County Chamber of Commerce

Explore Property Taxes to Support City Services

Issue→ Lack of funding to support government services in the smaller municipalities.

Needs:

- Explore the option of implementing property taxes to provide funding for government services

Opportunities:

- Additional revenue to support government administration
- Maintenance of public roads/parks
- Funding to support public schools, police, public safety, and the library

Development of a Business Center/Incubator

Issue→ More small businesses need help getting started.

Needs:

- Support the development, growth, and stabilization of business enterprises
- Establish Enterprise Zone designations
- Establish Opportunity Zone designations
- A space to rent with flexible terms on duration, fee, tenant occupancy, etc.
- Free or low-cost business development classes

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Opportunities:

- Diverse local businesses
- Support the "Shop Local, Buy Local" initiative by the Liberty County Chamber of Commerce and Hinesville Downtown Development

Educational Attainment

Issue→ To provide a high level of education opportunities to children and adults in Liberty County so they are prepared to compete in the nation.

Needs:

- Provide public infrastructure and technological innovation that supports secondary and post-secondary education
- Enacting policies and programs (for example, dual-credit, career-tech programs, career pathway systems) that better prepare high school students for college or career training
- Additional early education programs for low-income families

Opportunities:

- Skilled and productive labor force
- Increased per capita income, which will drive business growth and expand state and local tax revenue
- Move on When Ready Program

HOUSING

Quality Affordable Housing

Issue→ There is a high number of families paying more than 30 percent of their income for housing.

Needs:

- Additional housing units priced to reflect the average income of families in Liberty County
- Home-buyer education classes to educate future and existing homeowners

Opportunities:

- Public/private housing partnerships, i.e. Habitat for Humanity
- Apply for state/federal funds to provide more housing options for low-income families

Diverse Housing Stock

Issue→ Lack of diverse housing types, affordability, location, and density.

DRAFT

Needs:

- County-wide housing assessment
- Maps identifying future residential growth areas
- A redevelopment plan with infill and rehabilitation initiatives
- Additional homes for higher income families
- Additional senior housing, ranging in price, to accommodate all income levels

Opportunities:

- Variety of housing options
- Planned neighborhood development

Code Enforcement

Issue→ Code violations have increased county-wide.

Needs:

- Additional code enforcement officers
- Review of ordinances to ensure code violation is properly addressed
- Seminars/classes that educate citizens on code violations
- Rigorous enforcement of the International Property Maintenance Code and the International Existing Buildings Code county-wide

Opportunities:

- Cleaner neighborhoods
- Increased community morale

Additional Work-Force Housing

Issue→ Locate housing in areas with intense job opportunities.

Needs:

- Appropriate infrastructure to accommodate proposed growth
- Ensure housing is affordable for the intended market

Opportunities:

- Incentive to attract potential industries to the area
- Joint marketing effort between the Liberty County Development Authority and the Liberty County Chamber of Commerce
- Additional housing opportunities for Liberty County's workforce

DRAFT

Assisted Living

Issue→ Currently there are no assisted-living facilities in Liberty County.

Needs:

- Assisted-living facilities to serve Liberty County residents so they can remain in the community
- Housing for seniors that fills the gap between home care and nursing homes

Opportunities:

- Provide a much-needed service to the community
- Liberty County seniors can remain in the community

Absentee Home-Owners with Rental Properties

Issue→ Increased number of code violations at properties where owners reside outside of the County.

Needs:

- Rigorous enforcement of the International Property Maintenance Code and the International Existing Buildings Code county-wide
- Active participation in the Keep Liberty Beautiful program "Good Neighbors: Keep It Clean, Keep It Green"
- Consider adopting the Vacant Property Registry county-wide

Opportunities:

- Increased property tax revenue
- Database of the locations and owners of vacant residential rental properties

Multi-Family Housing Developments

Issue→ Develop additional multi-family developments to meet specific demographics such as seniors, veterans, persons with disabilities, low-income households, etc.

Needs:

- State and federal funding options
- Experienced developers
- Land availability and affordability

Opportunities:

- Increased housing options for targeted demographics

DRAFT

Rehabilitation of Substandard Housing

Issue→ A significant portion of homes need to be rehabilitated so that they are habitable.

Needs:

- Funding sources to cover cost
- Assessment to determine housing stock condition
- Rehabilitate properties that are in substandard condition

Opportunities:

- Adequate housing for Liberty County residents
- Reduced policing and man hours allocated to improved areas
- Foster community pride and economic development opportunities

Condition of Housing Stock

Issue→ The housing stock in Liberty County needs to be assessed to determine its current condition.

Needs:

- Assessment to determine whether homes are in standard, substandard, or dilapidated condition
- Address areas of concentrated blight

Opportunities:

- Data to seek funding to address substandard and dilapidated housing
- Analysis of housing conditions
- Location and knowledge of problem areas

NATURAL RESOURCES

Rural Character

Issue→ Outside of the Hinesville Urbanized Area, Liberty County—especially the municipalities of Gum Branch and Riceboro—is distinctly rural, containing over 6,000 acres of farmland and 153,898 acres of woodland.

Needs:

- Ensure development does not compromise the county's distinct rural character or the farming and timbering opportunities available throughout the unincorporated parts of Liberty County and the cities of Gum Branch and Riceboro

Opportunities:

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- The total market value of products from Liberty County farms increased 63% between 2007 and 2012; preservation of farmland will ensure continued growth of local economy
- Timbering as a local economic engine

Nature-Based and Heritage Tourism Attraction

Issue→ Liberty County is home to numerous nature-based, historical, and cultural attractions including the Geechee Kunda Cultural Center, the Cay Creek Wetlands Interpretive Center, the Midway Museum, and the Fort Morris Historic Site, which is listed on the National Register of Historic Places.

Needs:

- Preservation of these resources
- Funding for wayfinding signage to direct tourists and locals to these resources
- Strategic location plan for installing way finding signage
- Mechanism for the upkeep and maintenance of gazebos at four historically-significant locations throughout the county

Opportunities:

- Attract more tourists to boost local economy
- Continued promotion of natural, historical, and cultural resources as tourist attractions

Protection of Groundwater Recharge Areas

Issue→ Miocene aquifer recharge areas are known to exist in Allenhurst, Walthourville, Hinesville, and parts of unincorporated Liberty County; the entire county is an indirect recharge area for the Floridan aquifer.

Needs:

- Ensure protective ordinances are adhered to in and around known aquifer recharge areas

Opportunities:

-Holmestown/McIntosh area water system draws from the Miocene aquifer

Development Regulations for Environmentally-Sensitive Areas

Issue→ Nearly 56% of Liberty County's usable land (land not under federal jurisdiction) is some form of wetland.

Needs:

- Protection and preservation of wetlands, as these areas provide natural flood mitigation, erosion control, pollutant filtration, and habitat for numerous aquatic and terrestrial animal species

Opportunities:

- Wetlands support wildlife, which in turn support the local economy by providing hunting, fishing, and wildlife observation opportunities

Water Quality and Quantity

Issue→ Stormwater management is an issue facing all urbanized communities.

Needs:

- In addition to managing stormwater runoff quantity, Liberty County needs to implement stormwater quality BMPs
- Continued coordination with Georgia EPD to monitor impaired stream segments in Liberty County

Opportunities:

- The Coastal Stormwater Supplement, which is currently under review for adoption by all local municipalities, focuses on both quantity and quality stormwater BMPs

Management of Groundwater Supply

Issue→ Under the Coastal Water and Wastewater Permitting Plan for Managing Saltwater Intrusion, Liberty County will not be issued any additional Floridan aquifer withdrawal permits until further notice.

Needs:

- Proper management of groundwater drawn from the Floridan aquifer
- Protect Floridan and Miocene aquifer recharge areas

Opportunities:

-Increased use of Miocene aquifer wells

Climate Change

Issue→ Liberty County's climate is classified as subtropical; however, weather trends over recent years indicate that our region may be shifting toward a tropical climate.

Needs:

- Preparation for emergency weather events, as global climate disruption could increase the frequency and intensity of tropical storms and hurricanes

DRAFT

- Changing rainfall patterns may have an effect on local crops
- Rising mean temperatures could have an effect on development methods

Opportunities:

- Updated building codes
- Updated emergency management preparation methods, equipment, and training

Sea Level Rise

Issue→ Records indicate that the rate of Global Mean Sea Level rise is accelerating. Scientific research has shown that, by the year 2100, global sea levels will rise by a minimum of 11 inches and could rise by five feet or more.

Needs:

- Preparation for increasing potential of flood events

Opportunities:

- The inland shift of saltwater and the estuarine system could increase commercial fishing opportunities

Preservation of Marshland

Issue→ Saltwater marshes are an integral part of the local estuarine system, which serves as habitat for an array of wildlife and provides recreational opportunities for residents and tourists.

Needs:

- Continued enforcement of the Coastal Marshlands Protection Act and monitoring of development around county marshlands

Opportunities:

- Saltwater marshes provide recreational opportunities such as boating, swimming, sunbathing, picnicking, fishing, and hunting, as well as educational uses

Promotion of Natural Resources

Issue→ Liberty County's wetlands provide recreational opportunities that can contribute greatly to the local economy. In 2011, the state of Georgia generated $4.6 billion through wildlife-related recreation.

Needs:

-Promotion of the recreational and commercial opportunities available in Liberty County that can boost the local economy and increase visibility and tourism

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Opportunities:

-Continued operation of the 29 registered hunting clubs in Liberty County

-Recreational and commercial fishing, crabbing, shrimping, and oystering opportunities

Expansion of Reclaimed Water Use

Issue→ Using treated wastewater for irrigation can greatly extend a community's water supply.

Needs:

-Funding to support extension of reclaimed water lines throughout the county

Opportunities:

-Reduced stress on drinking water supply

-Reduced disposal into local waterways

HISTORIC AND CULTURAL RESOURCES

Greater Historic Preservation Effort

Issue→ There is an increased interest in preserving historic resources and leveraging them to enhance and build upon Liberty County's historic character.

Needs:

- Historic Preservation Ordinance for each municipality and the County
- Active Historic Society

Opportunities:

- Development of Historic Districts
- Additional sites/structures placed on the National Registry of Historic Places
- Established tourist attractions
- National Register Historic District nomination
- Encourage Downtown Businesses to Restore Historic Facades

Cultural Events

Cultural Facilities/Locations

Issue→ A need to promote locations and events of significant cultural importance.

Needs:

- Identify funding sources for the enhancement of identified sites
- Market site(s) to attract visitors
- Identify funding sources

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- Signage along I-95 for the Dorchester Academy, National Landmark
- Wayfinding signage

Opportunities:

- Pass history and traditions to future generations
- Attract visitors
- Participate with other communities in the region with similar cultural integrity
- Establish a partnership with Coastal Georgia Historic Society, Lower Altamaha Historic Society, and/or Richmond Hill Historic Society
- Utilize SPLOST funds for preservation of resources

Historic Preservation Ordinance

Issue→ Adopt an ordinance that demonstrates long-term vision by preserving irreplaceable cultural resources and promoting sustainability practices.

Needs:

- Continue to maintain and update the Historic Resource Inventory and Survey
- Defined historical districts
- Active Historic Society
- Establish a Historic Preservation Commission

Opportunities:

- Preserve historic integrity
- Promote adaptive reuse, rehabilitation, and retro-fitting of historic buildings
- Higher property values and rates of appreciation
- Establish historic preservation incentive program

Liberty County Historical Society

Issue→ Engaged group of citizens dedicated to preserving Liberty County's history.

Needs:

- Historic Preservation Ordinance in each municipality and the County
- Achieve historic preservation Certified Local Government (CLG) status
- Funding for historic preservation projects
- Strong membership composition that include members from each municipality

Opportunities:

- Funding at the local level for smaller preservation projects

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- Defined goals for preserving and maintaining historic resources
- Provide technical assistance to property owners and prospective buyers seeking to access historic rehabilitation funds
- Utilize SPLOST funding for capital improvements

Promotion of Historic and Cultural Resources

Issue→ Promote all elements contributing to Liberty County's unique sense of place.

Needs:

- Network with heritage tourism professionals in the region
- Marketing campaign
- Enhance Liberty County's image as a culturally historic destination through branding and public awareness
- Adequate way finding signage

Opportunities:

- Increased awareness of the Liberty County Historic Society
- Attract visitors to the area
- Greater awareness of Liberty County's historic resources
- Liberty County Convention and Visitors Bureau

COMMUNITY FACILITIES AND SERVICES

Need for Additional Healthcare Facilities

Issue→ There is a lack of healthcare services and facilities in areas of the County.

Needs:

-Identify high population areas with a lack of services and/or facilities

Opportunities:

- An improved quality of life
- Greater access to healthcare

Adequate Water/Sewer Service Areas

Service Updates and Expansions, as Needed

Issue→ To provide appropriate infrastructure to support current service areas and accommodate for projected growth.

Needs:

- Adopt an updated proposed sewer service area

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- Each public water and sewer provider should compose an inventory of existing water and sewer lines

Opportunities:

- Continue county-wide coordination on the Liberty Regional Water Resources Council (LRWRC)

Public Venue for Activities

Issue→ There is a need for an additional venue to hold public gatherings and community meetings.

Needs:

- Develop a multi-purpose facility in the western part of the County
- Identify funding sources

Opportunities:

- Special Purpose Local Option Sales Tax (SPLOST) funding
- Space for residents to host functions in their community
- Possible reuse of vacant buildings

Development of a New Civic Center

Issue→ There is a need for a multi-use facility in Liberty County.

Needs:

- Identify a site to build a civic center, ideally in close proximity to hotels and restaurants
- Identify funding sources

Opportunities:

- The ability to host large conferences
- Generate revenue from visitors
- Future Special Purpose Local Option Sales Tax (SPLOST) funding opportunity
- Adequate space to host events for the performing arts

Additional Public/Passive Parks

Issue→ There is a lack of adequate access to parks and open space.

Needs:

- Funding for land acquisition
- Enhance existing parks to provide equipment/activities that are limited throughout the County

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- Identify locations for park development

Opportunities:

- An increase in physical activity space
- Increased property values
- Attraction for visitors
- Environmental factors such as pollution abatement and cooling

New Town/City Hall

Issue→ There is a need for a new City/Town Hall in the cities of Gum Branch and Midway and the Town of Allenhurst

Needs:

- Replace outdated government facilities
- Provides room for possible expansion, if needed

Opportunities:

- The government complex will provide a central location for all municipal services

Fire Service Improvements

Issue→ A continued effort to provide fire protection and lower the Insurance Service Organization (ISO) Rating.

Needs:

- To acquire additional portable equipment
- To increase fire station coverage/manpower
- Improvement of the water system with more fire hydrants installed
- A system for better communication methods
- Construct additional stations

Opportunities:

- A lower home-owner insurance cost
- Improved response time

Local Water/Sewer Service

Issue→ The Town of Allenhurst and the City of Gum Branch would like to offer municipal facilities and services either through direct implementation or partnerships.

Needs:

- Limit the use of septic tanks

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- Identify potential revenue sources to support water and sewer infrastructure

Opportunities:

- Local control of regulations regarding new development
- The local government can establish rates for services

Expand Wastewater Treatment Plants

Issue→ Increase capacity of wastewater facilities to provide for future growth.

Needs:

- An approved permit by the Environmental Protection Division (EPD)
- A plan that details the site development and disposal of wastewater
- Funding to cover the cost of the expansion

Opportunities:

- Increased sewer capacity
- Repair and replace aging infrastructure
- New technology that reduces the use of large quantities of chemicals

Impact Fees for Development

Issue→ Municipalities need to consider additional methods to generate revenue, by charging fees for a portion of the capital facilitates needed to support new developments.

Needs:

- Capital Improvement Element (CIE) included in the Comprehensive Plan
- Funds to provide offsite improvements that are necessitated by the new developments.

Opportunities:

- Conformance to building codes
- Developments would have limited effect on property taxes

LAND USE DEVELOPMENT

Preservation of Greenspace

Issue→ There is a need for dedicated areas of vegetation for recreational use or aesthetic purposes.

Needs:

- Regulations that require a percentage of greenspace
- Update existing regulations to include pocket parks, also known as mini-parks, which are frequently created on a single vacant building lot or on small, irregular pieces of land

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Opportunities:

- Improved urban environment
- Reduced energy consumption by countering the warming effects of paved surfaces
- Water quality protection; proper landscaping reduces nitrate leaching from the soil into the water supply and reduces surface water runoff
- Reduced heat buildup due to trees in the parking lot
- Reduced soil erosion
- Improved air quality

Planning to Accommodate Projected Growth

Issue→ Provide infrastructure for proposed service areas.

Needs:

- Guide that identifies projected areas of growth and the land-use classification

Opportunities

- Limited urban sprawl
- Distribute burdens and benefits of growth fairly
- Protection of environmentally-sensitive areas

Overlay District Regulations

Issue→ To determine if the additional layer of standards to modify development guidelines along US 84 and US 17 are achieving the intended purpose.

Needs:

- Review/update the zoning ordinance
- Review the current overlay district criteria and overlay map
- Update to the composition of the members

Opportunities:

- Develop a gateway to the county to encourage tourism
- Develop an efficient transportation network of interconnected streets and multimodal facilities
- Preserve and enhance the natural, cultural, and historic resources

Design Review Guidelines

Issue→ Establish guidelines that provide consistency of the overlay district.

Needs:

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- Review of existing design review guidelines
- Assessment of design review board composition

Opportunities:

- Downtown Redevelopment Overlay District
- Consider creating additional overlay districts
- Creates a sense of place and enhance the aesthetics of the area

Growth Management Regulations

Issue→ Assemble public resources to help shape and guide growth.

Needs:

- Establish local growth management principles
- Review/update zoning regulations
- Create a land use map that identifies areas of growth by land-use classification

Opportunities:

- Sustainable Communities
- Improved Quality of Life

Wildlife Corridors

Issue→ Restrict development from encroaching on terrestrial and aquatic wildlife habitat essential for the survival of diverse wildlife.

Needs:

- Create defined local riparian biological corridor

Opportunities:

- Re-establish populations that have been reduced
- Increase or maintain biodiversity
- Reduce the frequency of wild animals in residential areas

Updated Regulations and Ordinances

Issue→ The existing ordinances and regulations were developed several years ago and some areas are outdated.

Needs:

- Review of the ordinances to address factors that affect the need for revision, including changes in federal and state statutes, development of new uses or new regulatory approaches, or the need to correct mistakes and omissions in the existing ordinance

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Opportunities:

- Liberty Consolidated Planning Commission
- Consistent regulations throughout the County

Manufactured Housing Regulation/Code Enforcement

Issue→ The existing regulations need to be reviewed to ensure that they are relevant to today's concerns.

Needs:

- Strict adherence to the regulations
- Additional code enforcement officers
- Develop a standard guideline for manufactured housing

Opportunities:

- Eliminate substandard/dilapidated mobile homes
- Remove blight in communities
- Increased safety in neighborhoods

Brownfield/Greyfield

Issue→ Promote sustainable development practices by recycling land that may be environmentally contaminated.

Needs:

- Identify funding sources to aid in the clean-up of the contaminated sites (Act 4 Grants, Land Recycling Program, and Industrial Land Recycling Fund)

Opportunities:

- Make contaminated sites safe by completing the cleanup process
- Preserve farmland and greenspace
- Access to restricted/reserved funds
- Sprawl reduction

Planned Land Use Development

Issue→ Anticipate projected growth within the next five to 10 years and plan accordingly.

Needs:

- Future land use map that designates growth in relation to land use classification
- Explore infrastructure expansion to anticipated growth areas
- Identify large tracts of land and market it for the best "suitable" use

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- Establish goals and policies in accordance with growth management principles

Opportunities:

- Concentrated efforts on designated growth areas

Infill Development

Issue→ Maximize the use of existing infrastructure and minimize the conversion of undeveloped land.

Needs:

- Promote Brownfield/Greyfield redevelopment
- Inventory of vacant sites and buildings that are available for redevelopment and/or infill
- A local funding source to reduce the upfront capital investment cost

Opportunities:

- Preserved greenspace/farmland
- Utilize existing infrastructure
- Increased property values
- Infill development sites retain value significantly higher than other developments

Preservation of Low Density Development in Rural Areas

Issue→ Development patterns that enhance the rural visual character and protect the natural environment.

Needs:

- Enforce conservation subdivision ordinance regulations

Opportunities:

- Preservation of greenspace and the natural environment

Gateway Signage

Aesthetics and Beautification Enhancements

Concentrated Planning Efforts on Gateways and Corridors

Issue→ Enhance the entrances and corridors in the community by incorporating signage and landscaping that is unique to Liberty County and the coast.

Needs:

- Identify potential funding sources
- Establish standard format for signage
- Well-defined entrances into the community

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- Prioritize gateway enhancement selection
- Establish a Gateway Beautification Committee

Opportunities:

- Liberty County Gateway Overlay District
- GDOT GATEway Grant
- Keep Liberty Beautiful

TRANSPORTATION

2015-2020 Long Range Metropolitan Transportation Plan

Issue→ Transportation Planning

Needs:

- Transportation coordination with the local agencies, GDOT, and the Federal Highways Administration

Opportunities:

- The Hinesville urbanized area has been designated by the Governor as a Metropolitan Planning Organization; HAMPO was founded in 2003
- The transportation planning area includes Liberty County, urbanized Long County, Fort Stewart, Hinesville, Flemington, Walthourville, Allenhurst, Midway, Riceboro and Gum Branch
- The long range plan is developed using local, state and federal funds every five years; 2015 to 2040 was adopted in September of 2015
- The plan is well vetted and describes how the community sees its transportation future

Alternative Modes of Transportation

Issue→ There is a sizable population that needs to walk, bike or transit to destinations to meet their basic needs without access to a vehicle for transportation.

Needs:

- Increase ridership by better coordinating our limited transit services
- Close the gaps in our pedestrian and bicycle systems/sidewalks
- Uber, Lyft, Ride Share and Taxies
- Improvement to “Share the Road” by increasing separation between ped/bike and vehicles

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Opportunities:

- Consolidate information and contact access to all available public/for hire transportation systems
- Adoption of "Complete Streets" principles by the agencies
- Include non-motorized infrastructure in new and re-construction
- Expand Liberty Transit - Hinesville' fixed route bus system
- Increase use of Coastal Regional Coaches (rural to rural, rural to urban, or urban to rural), Veteran Transport, and Medical Transport
- Savannah Airport, AMTRAK Station, Greyhound Bus and CAT
- Park and Ride Lots at the I-95 intersections

Funding for Projects

Issue→ Demand for transportation improvements exceeds available funding.

Needs:

- Local funding to leverage large "regional" projects
- Local funding for local roads
- SPLOST
- Increase in state and federal funding for "regional" roads
- Transportation Infrastructure reconstruction to new multi-modal standards

Opportunities:

- Increased State /Federal Aid with recent passage of HB 170 "Transportation Funding Act of 2015"
- Regional control of State/Federal highway expenditures through HAMPO
- Liberty Transit 5307 funds (unused allocation for sidewalks)
- Local transportation sales tax after 7/1/2017 (HB 170)

Community Support Regarding Transportation

Issue→ The need to invest in transportation infrastructure concurrent with growth and asset depreciation.

Needs:

- Increased ridership of existing transit systems
- Coordination and Marketing of existing Opportunities:
- Local Funding

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Opportunities:

- Local Funding
- Leveraging
- Satisfaction with existing systems

Congestion and Safety

Issue→ Reduce the cost of delay and accidents through road improvements.

Needs:

- Reduction in congestion
- Reduce accident numbers and severity on the major arterials
- Aged facilities not meeting current highway safety standards
- Better ways to share this road with pedestrian and bicycle users

Opportunities:

- Improve key intersections: channelizing, medians, right and left hand turn lanes, signal timing, lighting and geometric improvements
- Increase the speed by reducing turn conflicts with driveways (right in right out only) and minor side streets (adequate turning radius)
- Install raised and landscaped medians on major arterials to reduce turn conflicts and increase capacity
- Continue the widening program for the major collectors and arterials
- Improve Pedestrian/Bike facilities in new and reconstructed roadways

Park & Ride

Issue→ Lack of facilities for ride sharing.

Needs:

- The average commute is 25 miles one way indicating that our commuters are coming to or leaving our county

Opportunities:

- Interstate 95 serves the majority of these commuters; Park and Ride lots at our two intersections can provide for ride share, especially if Chatham County does the same

US 84 Freight Bypass

Issue→ Congestion and conflict with freight on U.S. 84.

Needs:

- Increased freight traffic from Savannah to the inland ports on U.S. 84 which is slowly destroying the highway physically
- Heavy through truck freight is becoming a non-compatible use for this corridor
- A bypass is needed but too expensive at this time

Opportunities:

- The planning of the U.S. 84 freight bypass roughly along Holmestown Road then around Walthourville has been ongoing for 20 years
- U.S. 84 is dedicated State Freight corridor and not subject to congressional district apportionment thereby competes against the state, not the District 1
- The Long Range Transportation Plan shows high priority projects for a phased bypass:
- US 17 to SR 119 then a new road around Walthourville to the East back to U.S. 84
- Raised medians are proposed on U.S. 84 to increase capacity and reduce accidents
- Urban improvements are proposed for SR 119 in Walthourville to provide non-motorized facilities

INTERGOVERNMENTAL COORDINATION

Communication between Governments and Public Agencies/Organizations

Issue→ Enhance open communication between local governments and various agencies.

Needs:

- Establish a government/non-profit coalition

Opportunities:

- Improved quality of life

Services Consolidation

Issue→ Share or consolidate services in order to reduce costs or slow the growth rate of costs while maintaining a reasonable level of service capacity and quality.

Needs:

- Hold the line on the rising cost of government services

Opportunities:

- Higher level of service
- Cost savings, possible additional funding to dedicate to needed areas

Coordinated Planning

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Issue→ Planning toward common goals with agencies/organizations that focus on similar tasks.

Needs:

- Establish goals and priorities
- Non-profit/government listing
- Continuous media coverage

Opportunities:

- Greater chance of addressing issues with qualified people directing their time to their respective area of expertise
- Improved communication between the local government(s) and citizens
- Annual County-wide Planning Workshop
- Continue to improve communication between cities, the county, and the Board of Education

Participation of Regional Partnerships

Issue→ Work on common goals to address issues that can hinder growth, cause loss of natural and cultural resources, or negatively impact the quality of life.

Needs:

- Identify areas of mutual concern that could potentially affect Southeast Coastal Georgia

Opportunities:

- Positive working relationship between coastal communities
- Active participation in the Coastal Regional Commission
- Hinesville Area Metropolitan Planning Organization

County-Wide Planning Workshop

Issue→ An annual two-day planning workshop, established 25 years ago, to prioritize issues in Liberty County.

Needs:

- Active committee to address identified objectives
- Funding to implement strategies to address goals
- Knowledgeable staff to address issues
- Active participation from key stakeholders
- Obtainable goals/objectives

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Opportunities:

- Coordinated planning between governments and organizations
- Accountability
- A list of prioritized issues
- An opportunity for open dialogue with neighboring agencies

<u>Annexation between Hinesville and Gum Branch</u>

Issue→ Clean up unincorporated islands between the cities of Hinesville and Gum Branch.

Needs:

- Appropriate services to support the area

Opportunities:

-Establish a SR 196 Gateway Overlay District to protect the rural character

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HISTORIC AND CULTURAL RESOURCES

ALLENHURST

Allenhurst Historic District: In 2009, the Town of Allenhurst designated its first historic district. The historic district encompasses approximately 65 acres. The contributing homes in the district are of a vernacular architectural design reminiscent of the Farm House/Mill House style. There are currently six homes in the district that reflect the architectural design of the south from the 1900s to the 1950s.

Dunlevie-Sikes House: The Dunlevie-Sikes House was built for Herbert G. Dunlevie, brother of the company's owner, Ernest V. Dunlevie, and treasurer of the company. This house was a wedding present to him. The house is unusual to the area because it is only one room wide, but very long. It is a two story shotgun house. The Dunlevie-Miller house, which burned in 1992, was built in the same form. *(c. 1910)*

Robinson-Cox House: This home was originally built for the lumber yard manager, William Robinson. This house is built on the four-room central-hall plan typical of the region. However, two stories and a rear addition make the house larger than most in the area. William C. Cox eventually purchased the house. He was responsible for incorporating the Town of Allenhurst. *(c. 1910)*

Dunlevie-Pace House: This was one of the original homes built for employees of the lumber yard. This home was occupied by a carpenter that worked at the mill and was later used as a boarding house. The house is designed on the central-hall plan with four rooms. The exterior of the house shows late Victorian influence with the pointed louvered vent in the shingled gable, the porch railing, and the lattice work under the porch eaves. *(c. 1910)*

Dunlevie-Troha House: This is the home of the late Frank Troha Sr., who worked at the mill. This small house is coming of the region with a hipped roof, front porch, and small central dormer with louvered vent. The house's importance lies more in its relationship and contribution to Allenhurst as an example of a company town than is architecturally significant. *(c. 1918)*

Dunlevie-Troha House

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Dunlevie-Sapp House: This is one of several homes built by the Dunlevie Lumber Company to house its employees. This particular house was built for Charlie Robinson, brother of the company's wood superintendent, Captain William Robinson. This house is typical of the region, designed on the central-hall plan with four rooms. *(c. 1910)*

Dunlevie-Waters House: The home was built for Henry Darling, the chief engineer for the mill. The small gable over the entrance and the shed roof porch are typical of the homes in Liberty County. Though it has undergone many alterations, the house remains important as a unit of the company town of Allenhurst which was built as one in 1910. *(c. 1910)*

Allenhurst Presbyterian Church and Cemetery: The Flemington Presbyterian Men's Service Club, through their mission work, established Allenhurst Presbyterian Church. *(c. 1960)*

FLEMINGTON

Flemington Presbyterian Church

Flemington Presbyterian Church: William Fleming established Gravel Hill in 1815 as a summer retreat. In 1832 a church was built on land given by Simon Fraser. In 1850 the name of the retreat was changed to Flemington. A new church for the old Gravel Hill church was built. T.Q. Cassels was the architect. The structure is a classic example of Greek revival religious architecture of the mid-Victorian period. He was knowledgeable of classical civilization and its monuments, ultimately incorporating an impressive steeple on the church. In 1866, the church officially adopted Presbyterianism. *(c. 1851)*

Roselon Plantation: The Victorian architecture style home was built by Richard Baxter Cassels on his father's plantation. The home remained in the family for years and was used as a summer home for many years. The house is often referenced as the Cassels-Martin House. *(c. 1870)*

Quarterman-Stacy House: The house was built for Luther Quarterman, a descendant of the original Quarterman family. The Quarterman family owned significant amounts of land throughout the community. *(c. 1939)*

Flemington Post Office/Trask Store: The building was built by William Bates Trask who was originally from Massachusetts. He and Fredrick Newsom Lyons operated the store and post office in Flemington and Riceboro under the name of Lyons and Trask. The store was later

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operated by Peter Fleming Martin, Sr. and Herbert Lowery Stacy, Sr. The store remains in the Stacy family and is currently utilized as a floral shop. *(c. 1902)*

Trask House: This house was built by William Bates Trask near his general store. The house and store were purchased by the Martin and Stacy families, who restored them. *(c. 1890)*

M.F. Martin House: Marion F. Martin built this home from lumber milled from his successful lumber business. The home is currently utilized for Thomas L. Carter Funeral Home. *(c. 1927)*

M.F. Martin House/Carter Funeral Home

Cassels-Mills House: This house was built as a summer retreat home for Robert Q. Cassels and Alice Gordon Cassels. A room was added for Dr. Charles C. Carson, pastor of Flemington Presbyterian Church. *(c. 1880)*

Fraser-Davis House: The house was built by Captain James Bacon Fraser. It is an example of a raised cottage style house with Victorian additions. *(c. 1880)*

Flemington City Hall: The property originally served as the manse for the minister of Flemington Presbyterian Church. In 2006, the building was renovated. The renovations maintained the historical integrity of the house. *(c. 1925)*

Jack's Hill: The original home was built on this site in 1803. It burned in 1872. The present house was built using the original chimney's brick for the foundation. The house was built by John Martin and has remained in the Martin family. *(c. 1883)*

Peter Fleming Martin House: The original home of William Wilson Winn, a professor at Tranquill Institute. The home has been continuously owned and occupied by descendants of Peter Fleming Martin, a prominent family in the Flemington community. *(c. 1880)*

GUM BRANCH

Wells Cemetery: The Wells Family migrated from Connecticut to the Gum Branch area in the early 1800s. The Wells Family was instrumental in the development of Liberty County and they have continuously lived in the community. The cemetery is still being used for family burials. *(c. 1881)*

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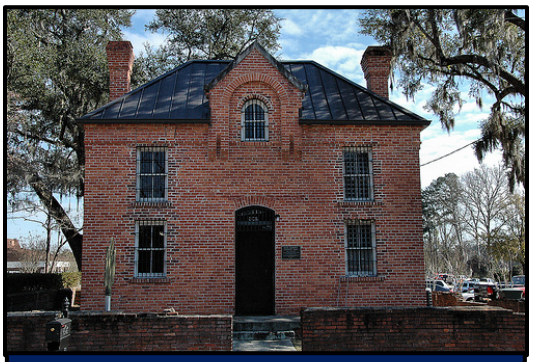
Todd Grocery Store

Todd's Grocery Store: This was a naval store owned by the Todd family. The store provided goods for the families in the Gum Branch and Providence communities.

HINESVILLE

Bacon–Fraser House: The house is an example of a pre-Civil War Plantation Plain type structure. This style was common in rural Georgia and the Southeast in the 19th century. The home is symbolic of a major change in the history of Liberty County. A charred sill beneath the house bears proof that it came from the ruins of old Midway Congregational Church. In 1837, Hinesville replaced Riceboro as the Liberty County seat. Two years later this home was built; it is the only building remaining in Hinesville that documents this historical change. During the Civil War, several out-buildings were burned on the property; however, the main house was spared and used as a place of refuge for the elderly, women, and children. *This property was placed on the National Register of Historic Places in 1985. (c. 1839)*

Liberty County Courthouse: The courthouse is a traditional Neoclassical design; this was the standard design for courthouses in the early 1900s. A cupola with projecting columns, a clock, and a dome is centrally located on the roof. In 1964, lateral wings were added to the courthouse. The addition more than doubled the size of the courthouse. It is architecturally similar to the existing part. *This property was placed on the National Register of Historic Places in 1980. (c. 1926)*



Liberty County Jail

Old Liberty County Jail: The jail was the only county jail in Liberty County from 1892 to 1971 and served as the center for law enforcement activities. The building is a two story vernacular structure with elements of late Victorian style. The design is typical of many county jails built throughout Georgia in the late 19th century. *This property was placed on the National Register of Historic Places in 1992. (c. 1892)*

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Pleasant Grove African Methodist Episcopal (AME) Church and Camp Meeting: The church and meeting site was organized in 1869 at Taylors Creek. Sometime after, 16 acres of land was purchased to build a bigger church. In 1941, the US Government purchased the church to establish Fort Stewart. In 1943, a new church was built. The camp meeting site is the sole event reuniting African-American families of Taylor's Creek, Willie, Cypress Slash, and Strum Bay. *(c. 1943)*

B. C. McCall House: Mrs. B. C. McCall was the postmistress in the early 1930s. She was one of the 25 signers from Hinesville Methodist Church to sign a quilt for the wedding of Lolla Smith and Wilbur Harrison. *(c. 1920)*

Carter House: This was the original home of the family that opened Carter Funeral Home, Lenieu and Hazel Bagley Carter. The Carter Family also established other businesses such as a beauty shop that was located inside the Bagley Building.

Zoucks House: This was the home of one of the more instrumental people to Liberty County, David Zoucks. The new county seat was established on "Zoucks Old Field." David Zoucks was also one of the first recorded trustees of Hinesville Methodist Church. *(c. 1920)*

Wallace F. Mills House: Wallace Fraser Mills and his parents, George and Flora, lived in the home when they moved to Hinesville from Taylors Creek. *(c. 1886/1938)*

Old Hinesville Railroad Depot: Joseph B. Way built his railroad from the depot of the Atlantic Coastline Railroad at McIntosh to his own depot in Hinesville. The railroad operated for nine years until it discontinued due to economic reasons. The depot was originally located on North Main Street. It has since been moved and revitalized with funding from the Hinesville Downtown Development Authority. *(c. 1912)*

Caswell-Groover House: This home is where the Hinesville Gazette was established and became the home of J.R. Bagley. The two front rooms on the first floor of the building were utilized for the paper and the upstairs unit was apartment housing. In 1904, it was moved to its current location. It was then reconstructed into a two story home by E.C. and Ellen Long Caswell. *(c. 1873)*

Brewton House: This is one of three buildings built by D.J. Noble of Hagan, Georgia. The property was originally owned by Judge Samuel B. Brewton. Judge Brewton was a lawyer and the first recorder for the Town of Hinesville. *(c. 1890)*

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Bethel A.M.E. Church Parsonage: This property was originally the office of Judge Simon Brewton and was located across from the Courthouse square. It was built by D. J. Noble. *(c. 1900)*

Coca-Cola Bottling Plant: The Hinesville Bottling Company manufactured Cheri-Cola and other varieties of soft drinks. The building was purchased by the Heritage Bank in 1985 and renovated into office space for their employees. *(c. 1930)*

Coca-Cola Bottling Plant

Way-Cameron House: This house was built by D. J. Noble of Hagan, Georgia. *(c. 1900)*

Ganey-Norman House: This house is a traditional hall-parlor style home, named after the two old-fashioned uses for rooms. This type of home was popular for farm owners, tenant farmers and mill workers because the home could be easily expanded if needed. *(c. 1935)*

Bradwell Institute: Hinesville Institute or Academy was established with Colonel James Sharpe Bradwell as its first headmaster. It was located on the Courthouse Square where Bradwell Park is now located. The school closed briefly during the Civil War. Originally a boarding school and college preparatory facility, the school offered courses in Latin, Greek, chemistry, and other useful and practical sciences. The school was renamed Bradwell Institute to honor the first headmaster. It was used as a temporary courthouse from 1926 to 1927. *(c. 1841)*

Pleasant Grove AME Church: Pleasant Grove A.M.E. Church was organized June 29, 1869, at Taylors Creek, Georgia. Reverend Piner Martin was the first pastor. The first church, a small frame house, was named A.M.E. Church of the U.S.A. Sixteen acres of land were later purchased to build a larger church named Pleasant Grove. The U.S. Government purchased the original church site to establish Camp Stewart in 1941. In 1943 a new church was built. The Pleasant Grove Camp Meeting is recognized as the sole annual event reuniting African American families of the Taylors Creek, Willie, Cypress Slash, Strum Bay and other disbanded communities. *(c. 1943)*

Charlton Hines House: This was the home of the namesake of the City of Hinesville, Charlton Hines. Mr. Hines was a state senator. After his death, the home was turned into Hines Hotel by

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Charlton Hines's son. The hotel was converted into apartments; since then the home has been remodeled and used as offices. *(c. 1837)*

Way House: The original owner of the house was LT Way. *(c. 1910)*

Liberty Armory Site: Returning from the Revolution, the soldiers of Liberty County reorganized themselves into a troop of cavalry, known as the Liberty Dragoons, later the Liberty Independent Troop, the oldest cavalry company in Georgia. The military company participated in every war in which the country was engaged in since the Revolution.

Fort Morris Cannon: The small cannon was a part of the armament of historic Fort Morris at Sunbury during the American Revolution. This cannon, which was excavated at the site of the ruins of the famous Revolutionary fortification in 1940, stands as a reminder of America's hard won struggle to achieve independence.

Harrison Family Cemetery: It is believed that approximately 12 people are buried in this family cemetery. Due to vandalism and weathering, there are no remnants of gravestones or signage. William Harrison operated one of the earliest mercantile stores in Hinesville and served as Hinesville postmaster and Liberty County treasurer. He and his wife, as well as their 10 children are believed to have been buried in the cemetery.

Blue Star Memorial Highway: This marker serves as a tribute to the members of the Armed Forces that have defended the United States of America. It is located at the main gate to Fort Stewart.

Hinesville Bank: From 1911 to 1920, the financial institution known as Hinesville Bank occupied the first floor of Joseph B. Way's office building. In 1921, Hinesville Bank moved into a building that it constructed on courthouse square. Hinesville Bank occupied the first floor; Hinesville Lodge No. 271, Free and Accepted Masons occupied the second floor. The bank is now known as Heritage Bank. *(c. 1921)*

First Baptist Church (Phillip's Building): This was the home of the first pastor of the First Baptist Church, Reverend C.L. Phillips. The building style is colonial revival. This style was the primary style for domestic buildings throughout the first half of the 20th century. (*c. 1940)*

First Presbyterian Church: The church was built by church members in 1955. The church was strategically placed on a corner so that it could be visible to the many people that visited the downtown area. This was the first air conditioned church in the county. In 1975 the church began

a pre-school through kindergarten program; it now offers classes to the twelfth-grade level. *(c. 1955)*

Millers General Store: The Miller family originated in Massachusetts. Edward Payson Miller was a member of the Confederate Army from 1861 to 1865. After the Civil War, he returned to Liberty County to provide for his parents and sisters. Miller established general stores, sawmills, and turpentine stills. The E.C. Miller general merchandise store was located on the courthouse square for many years before it was moved. *(c. 1905)*

Frasier's Barber and Beauty Shop: Charles Frasier and Grace Baker Frasier opened this establishment after the opening of Camp Stewart. The new military clientele inspired new store openings in Hinesville. This period of American history was highly segregated and offered opportunities for Black owned businesses. The barber shop remains open; it is the longest known continuous operating African-American business in Liberty County. *(c. 1943)*

**The following 11 resources appear eligible for listing in the National Register according to the City of Hinesville Historic Resource Survey conducted in 2010*

Rogers Dime Store: *(c. 1930)*

Herald Building/Morgan Barbershop: The Liberty County Herald moved to this building in 1940. It was originally the Johnson-Morgan Barbershop and was run by J. B. Morgan. *(c. 1943)*

Whiteway Café: *(c. 1920s)*

Dr. Miller's Office/Western Auto Store: *(c. 1943)*

Hinesville Pharmacy/Hospital Building: This building was constructed by E. Peyton Way on Courthouse Square. It was called the "Way Building." The first floor was utilized for the drug store, Hinesville Pharmacy and the second floor was the first hospital in Liberty County. *(c. 1930)*

Hinesville City Hall/drugstore: *(c. 1900s)*

Wilcox Store/Telephone exchange: This building was built by Joseph B. Way; residents refer to it as the Wilcox Building. Wilcox General Store was located on the first floor for many years. The second floor was occupied by the Hinesville Theater, which showed silent films. After the theater moved out, the second floor was used by Hinesville Telephone and ultimately was partitioned into apartments. *(c. 1910)*

First United Methodist Church: Methodism was introduced to Hinesville in 1837 when the Town of Hinesville reserved a plot for the Methodist Church. The site was adjacent to the courthouse,

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which is the present day site of Bradwell Park. In 1942 the new building was completed. In 1975 the sanctuary was renovated and a new parsonage was constructed. *(c. 1942)*

J. Madison Smith House: The home was located within the business district of what was then known as a farm town. Mr. J. Madison Smith commanded the Altamaha Scouts from Liberty County during the Civil War. *(c. 1900-09)*

General Joe Fraser House: General Joseph Bacon Fraser Jr. commanded the 101st Coast Artillery Battalion from 1942 to 1943 during World War II. He was one of the early developers of Hilton Head Island, South Carolina, along with his brother Charles. *(c. 1933)*

Information was not available on the following seven properties. All of the properties were built in the early 1900s and contribute to the architectural style of that time.

Kemp House

Georgian Hotel and Tea Room: *(c. 1910) 100 Commerce Street*

Plough House:

Deloach House:

Roberson House:

Porter House: *(1925-1934)* Home of Hubert and Cybil Porter.

Gause House: *(c. 1900)*

MIDWAY

Midway Historic District: The Midway Historic District was added to the National Register of Historic Places on March 1, 1973. The district consists of 20 acres.

Midway Church: The current church was built after the original Midway Church was burned by the British in 1778. It was built on the same site as the original church. The interior of the church is typical of early Protestant churches with slave galleries against the side and rear walls, a high pulpit with a sounding board overhead, and a flight of stairs that lead to the gallery from outside. *(c. 1792)*

Midway Museum

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Midway Cemetery: Originally laid out in 1756, work was completed in 1813. A monument in the center of the cemetery honors Generals James Screven and Daniel Stewart. *(c. 1756)*

Midway Museum: The museum commemorates and reanimates historical exhibits from the Colonial period through 1865.The design of the museum is typical of homes built on the coast in the 18th century. *(c. 1957)*

Martin's Pond (Glebe Plantation): Encompassing nearly 400 acres, this property was originally owned by the Martin Family. Glebe means, "land that belongs to the church." The property was originally used in conjunction with the old Midway Church and was where the pastor lived. The land was utilized for farming, which was the main source of his livelihood. Currently a campground, ponds, and a windmill remain on the property. Once it is developed, the property will be known as Liberty Gateway at Martin Plantation.

Ida Mae and Joe's: The establishment was originally a truck stop but transitioned into a local restaurant. After being vacant for a number of years, the building is currently used as a faith based establishment. *(c. 1938)*

DeWitt and Johnnie Morrison House: Dewitt Johnson was the first principal at the Liberty County High School, which was directly across from the property. His wife, Johnnie, was from a family of educators and farmers. This property is currently owned by the Liberty County Board of Education. *(c. 1945)*

Liberty County High School: The school was originally established as a public high school for African-Americans. In 1970 after desegregation, the school became an elementary school. The school was renovated in 2013 and is now the Liberty County Community Complex, which houses a branch of the Live Oak Public Library, Keep Liberty Beautiful, MVD Tag office, and meeting space. Additional plans include a Liberty County High School Museum. *(c. 1951)*

Gulf Service Station: This service station is a true example of the Art Moderne movement that included elements of horizontal moldings and stripes, ceramic tile, glass block windows in the center, and round nautical style windows on the door. *(c. 1935)*

Gulf Station

Days Memorial Cemetery: As evidenced by the unique layout of the cemetery, it appears that parcels of land were sold from the original deed purchase or

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more added at odd increments and sizes. There is evidence of a church existing on the property at some time. The steps and brick foundation supports remain. *(c. 1917)*

RICEBORO

First African Baptist Church and Cemetery: Known as the "Mother Church of all Black Churches in Liberty County," First AB Church was built in 1849. The church began as a two-story building, where blacks and whites worshiped together. The slaves sat in the balcony while the whites sat in the lower area. In 1853, the church had its first black minister, Reverend Charles Phin. Due to this church, three churches had their origins, First Zion Baptist Church of Riceboro (1870), First African Baptist Church of Jonesville (1896), and Baconton Baptist Church of Allenhurst (1897). The present brick building was erected in the 1960s to replace an earlier wood frame building. *Church (c. 1849) Cemetery (c. 1881)*

Zion Baptist Church Cemetery: *(c. 1892)*

Riceboro Presbyterian Church: On April 12, 1868, Reverend Joseph Williams organized a Presbyterian church in the City of Midway with 300 members. Due to controversy over the building, Reverend Williams and forty-six followers moved to Riceboro where a new building was constructed with the assistance of the Presbyterian Church U.S.A. *(c. 1880)*

Riceboro Presbyterian Church

Riceborough: A short distance east of the old North Newport Bridge, the Courthouse Square for Liberty County was laid out by Act of February 1, 1797. Riceborough was then the Seat of Justice for Liberty County; a Courthouse and public buildings were erected. For many years, Riceborough was an important port for the shipping of rice and other agricultural products.

Old City Hall: Built in the early 1950s, the old city hall's style is different from that of city halls built during that time. The building is a concrete block style. The building is currently used for storage.

Briar Bay Praise House: The praise house was formally used as a school house until the elementary school was built at the crossroads of Barrington Ferry Road and E.B. Cooper Road. The praise house was also used for Sunday School and as a Praise House for the community. The

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building was used as an off plantation meeting house for enslaved people of the community and is still used for the annual watch night program. The property has been deeded to the First African Baptist Church.

Old King's Road: This old colonial road was an established trade route dating back to the 1600s. The corridor leads into wetlands and wildlife sanctuaries around LeCounte Woodmanston Plantation and transports the visitor in a tactile as well as natural setting from the gravel road surface to the cypress trees growing right up to the road. The "Old King's Road/Highway" is now named Barrington Ferry.

Riceboro Baptismal Site: The baptismal site was used by the Geechee community for 100 years to baptize new members. Baptisms at the site date back to the 1840s. The early baptisms were affiliated with the White North Newport Church. After the whites moved to Walthourville, the church was renamed to First African Baptist Church. The church continued using the baptismal site until the 1940s. Recent improvements have been made to the site including an interpretive trail, signage, and access to the fishing hole through collaborative efforts by the City and various grantors. The entrance to the baptismal site is located in the City of Riceboro.

WALTHOURVILLE

Benjamin Johnson House: This is the oldest house in Liberty County that was built by a freed slave. Benjamin Johnson was a leader in the St. Thomas Church and in the community. He was a skilled carpenter, blacksmith, and mechanic. He designed and built the house, which is reflective of the typical central-hall plan with four rooms. The house also has unique designs such as pilasters and corner fireplaces which are typically not found in homes in the area. *(c. 1887)*

Miller-Dryden House: This was the home of Mr. and Mrs. Edward Payson Miller. The Millers were active members of the Walthourville Presbyterian Church. Mr. Miller was an elder and superintendent of the Sunday school. Mrs. Miller was a bible study teacher. The house has been renovated. *(c. 1845)*

Walthourville Depot: The depot was built by the Atlantic Coast Line or its predecessor Savannah, Florida and Western Railway. Joseph Norman Miller, son of David Miller, was agent at the depot. It was sold to the city in 1978 and then moved across the railroad tracks in 1980. The former freight room became city hall and the passenger facilities became the post office. Today the post office remains in its location while the police department is in the former city hall space. *(c. 1885)*

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Quarterman Store

Quarterman Store & House: Mr. Ralph Waldo Quarterman was a notable Walthourville citizen. He was the organizer of the Liberty County Branch of the National Association for the Advancement of Colored People (NAACP). Mr. Quarterman was an active Civil Rights leader and businessman. His home and grocery store still remain on Wilder Road.

Walthourville City Hall: This building was originally occupied by the Walthourville train master. After the train stop was eliminated, the one-story building was purchased by the family of Nancy Deal. The building was renovated and turned into a two-story building. The building was renovated again in 2009 so that it could be used as city hall. *(c. 1920)*

Walthourville International F & AM OES Johnson Lodge No. 37: John Walt built and donated the building for the fraternal organization, Masonry. The building has not been used in the last five years. There are plans to rehabilitate the building and use it for its original purpose. *(c. 1845)*

St. Thomas Methodist Church: The church was built by PI Butler and his brother. The land was donated to the church from Benjamin Johnson, a local community leader. The church originally had a steeple on it so that it would resemble Friendship Baptist Church, which was patterned after Walthourville Baptist Church. The steeple has since been removed. *(c. 1880)*

Walthourville Baptist Church: Found in 1809, the church was originally named North Newport Baptist Church. In 1952, the church voted and changed the name to Walthourville Baptist Church. The original church did not have a building of its own, so it shared facilities with the Sunbury Baptist Church. In 1864 the church building was burnt by General Sherman's army as a signal for gunboats anchored in the channel. Before the building was burnt, the original Bible of the North Newport Church was saved by members of the church. The current church has two unique features: a theater-style floor made of heart pine and solid brick walls. *(c. 1923)*

Blue House: The house was built in the early 1900s by the Pray family. It has remained in the family for over years. (*1900)*

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Baconton Missionary Baptist Church: Reverend W. M. Quarterman, five deacons, and 35 members established the church. The church served as an answer of former slaves to pick and choose their praying ground. *(c. 1869)*

Walthourville Post Office/General Store

Walthourville Post Office/General Store: The post office was opened in the late 1800s in a building in which a small mercantile business was operated. Wallace and Johnny Mallard operated the store. Hugh C. Norman was appointed postmaster and served the public for forty-one years. *(c. 1925)*

LIBERTY COUNTY

Seabrook Village Foundation (NR 2004) 660 Trade Hill Rd.: The Seabrook community is a historic African-American community. The area was settled by freed African-Americans who established small farms after the Civil War. The area encompasses nine acres of land. The Eddie Bowens Farm is comprised of a main house, outbuildings, historic plantings, and the remnants of rice cultivation. The main house was built in 1903.

Cassel's Store Site (NR 1983) Off US 82: The store has been demolished since being placed on the National Registry. Cassel's Store was located in the old community of McIntosh. The store sat on a ten-acre tract of land facing the Seaboard Coastline Railroad tracks. The property was once open and farmers, who traveled from far away to the store, camped out around the building. The store operated from 1888 to the mid-1900s and had the only elevator in the county at the time.

St. Catherine's Island (NR 1969) 10 miles off the GA coast between St. Catherine's Sound and Sapelo Sound, South Newport: The island was owned by Button Gwinnett in the 1770s and was developed as a plantation. An eight-bedroom house is the main residence on the island. Seven guest cottages remain on the property as well as a dozen slave quarters. St. Catherine's Island is irregularly shaped and is located about 10 miles off the Georgia coast. About half of the island is salt marsh and the remaining area is wooded with fine beaches on the northeast and south sides.

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Fort Morris: Fort Morris was erected at the beginning of the Revolutionary War to guard the Port of Sunbury and St. John's Parish. It was named in honor of Captain Morris, who commanded the company of artillery by which it was first garrisoned in 1776. It was here that Colonel John McIntosh sent the famous reply, "come and take it," to the British order to surrender the fort.

Sam Ripley Farm (NR 2004): The main house was constructed in 1926 by Sam Ripley. The farm is comprised of the main house, a grape arbor, storage shed, non-historic pump house, and agricultural fields.

Sam Ripley Farm

Palmyra Cottage: This cottage was on the plantation of John Stevens and his wife Aramintha. This was one of the many plantations that were established as part of Dorchester Community or Village after separating from the Midway church. *(1840)*

Woodmanston (LeConte Plantation) (NR): In 1770, John Eatton LeConte Jr. selected a low, wet area to develop a rice plantation. The rice plantation was started in a section of Bull Town Swamp and was a fourth of a mile wide and three miles long. The home on the property was referred to as Woodmanston. In 1779, the home was burned down by British troops. By 1789 a new home was built and shortly thereafter the floral and botanical garden was started. The LeConte Plantation encompasses more than 3,000 acres.

Dorchester Academy (NR 1986): In 1870, William A. Golding wrote to the American Missionary Association requesting a teacher for African-Americans. In January 1871 "Goldings Grove" opened. The land and the building that the school was housed in were donated by William A. Golding. In 1940, Dorchester Academy closed.

Dorchester Academy

Dorchester Presbyterian Church: Built in 1854 on four acres of land donated by B.A. Busbee, the church was originally used for summer services only. It was one of three of the summer retreat churches established by the Puritans. In

1871, the church was admitted into the Savannah Presbytery. The bell, from old Sunbury, was once used for church, school, market, and town. A service is held monthly at the historic church.

Dorchester Village/Old Dorchester Consolidated School: The school was built in 1938 and replaced the original school that burned. The school consolidated schools at Sunbury, Colonel's Island, Riceboro and Jackson Chapel. It served grades first through seventh until 1951, when it was closed.

One Room School House: The school house was originally located next to the Dorchester Presbyterian Church. It was built in 1852 and served as a school until the 1920's. It was donated to the Dorchester Village Civic Center and moved to its current location in 2013 from the nearby Dorchester Church.

Dunham Farms (Devendorf): The Dunham Farm is located on the old Springfield Plantation. The plantation encompassed approximately 6,000 acres and is the oldest plantation in Georgia remaining with its original family. The Palmyra Barn and Palmyra Cottage remain at the Dunham Farm. *(c. 1755)*

Sunbury Cemetery: The cemetery is the final resting place of the early settlers of Sunbury and members of the Midway Congregational Church. Thirty-four original markers remain, with the oldest dating back to 1788. Many of the markers were destroyed by the 1870s.

Sunbury Cemetery

Geechee Kunda Cultural Center: The center is located on the site of the former Retreat Rice Plantation where many Geechee slaves were forced to work and many died. Geechee/Gullah descended from African-Americans brought to the Southeast as slaves. The descendants were known as Gullah in the Carolinas and Geechee in Georgia. "The Gathering" is held every April; it is an event where food, art, history lessons, and music is shared with the community. The Saturday after Thanksgiving, the group gathers for its annual sugar-cane-grinding festival.

Riceboro Baptismal Site: The baptismal site was used by the Geechee community for 100 years to baptize new members. Baptisms at the site date back to the 1840s. The early baptisms were affiliated with the White North Newport Church. After the whites moved to Walthourville, the

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church was renamed to First African Baptist Church. The church continued using the baptismal site until the 1940s. Recent improvements have been made to the site including an interpretive trail, signage, and access to the fishing hole.

Halls Knoll: This is the home place of Dr. Lyman Hall. From 1760 to 1785, this was the site of Dr. Hall's rice plantation. The home was destroyed by British troops in 1778. He signed the Declaration of Independence and served as the Governor of Georgia.

Sunbury: The community was named after a town in England that denotes a place in the Sun. King George II conveyed 500 acres fronting the Medway River to Mark Carr in 1757. The lots were sold to various individuals and a trading post and wharves were built. In 1758, Mark Carr entered into an agreement to establish a town, Sunbury. It was laid out to resemble Savannah. In 1784, Sunbury was established as the first county seat in Liberty County until it was moved to Riceborough in 1797. Remnants of the town are spread out and serve as a reminder of the once thriving community.

Union Brotherhood Society

Union Brotherhood Society: "The Society" was established in 1932 to help provide for the proper burial of Negro citizens. In 1932, a building reminiscent of an old T-shaped church was built by The Society members for their gatherings. At funerals, the members dressed in black and white and wore badges and greeted each other as Brother and Sister.

Lambert Plantation: John Lambert purchased 863 acres of land in 1784. He would let black preachers hold meetings at his plantation. John Lambert had a special interest in the spiritual welfare of slaves. His entire estate was left in a trust to support the gospel and the relief of the poor and distressed.

Simon Munro: Simon Munro was a British sympathizer and was banished from Liberty County at the end of the war. He was later allowed to return to his Briar Bay Plantation. He, his wife, and two children are buried in a family cemetery in the Briar Bay community.

Gum Branch Baptist Church: The church was organized in 1833 as the Gum Branch Primitive Baptist Church; however, the mission style changed and the word "Primitive" was removed from

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the name. The building was erected in 1838 to replace its home of worship in a brush arbor. In 1925, several members left the church to establish a new church. *(c. 1838)*

Liberty Baptist Church: Established in 1925, Liberty Baptist Church grew from Gum Branch Primitive Baptist Church. The minority members from the primitive church withdrew from the church and founded Liberty Baptist Church across the road from the existing church. *(c. 1925)*

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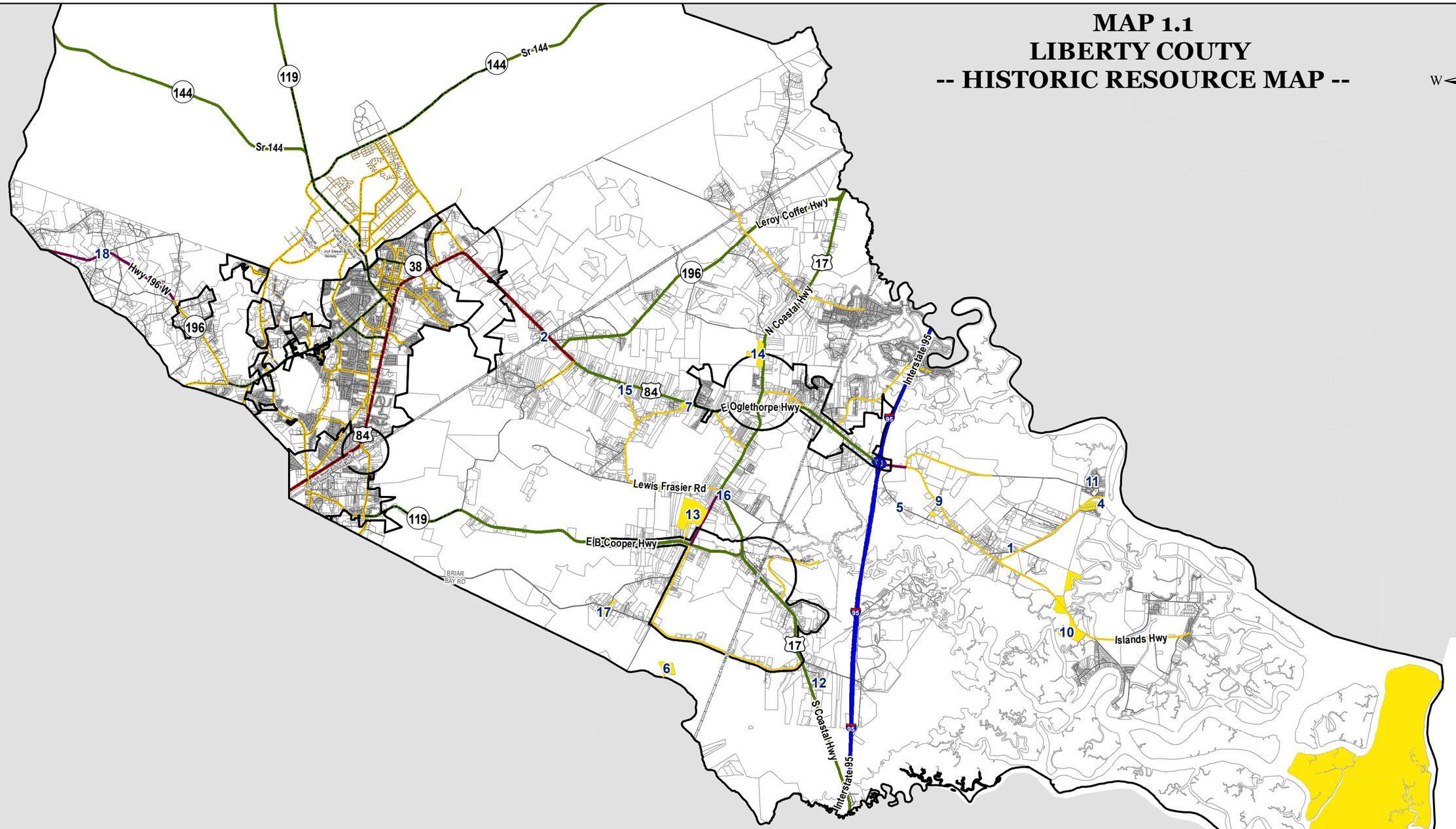
MAP 1.1
LIBERTY COUTY
-- HISTORIC RESOURCE MAP --



1. Seabrook Village Foundation (NR)
2. Cassel's Store (NR)
3. St. Catherine's Island (NR)
4. Fort Morris (NR)
5. Sam Ripley Farm (NR)
6. Woodmanston Plantation & LeConte Gardens (NR)
7. Dorchester Academy
8. Dorchester Presbyterian Church
9. Dorchester Village/One Room School House
10. Palmyra Cottage/Dunham Farms
11. Sunbury Cemetery
12. Geechee Kunda Cultural Center
13. Riceboro Baptismal Site
14. Halls Knoll
15. Union Brotherhood Society
16. Lambert Plantation
17. Simon Munro
18. Gum Branch Baptist Church
19. Liberty Baptist Church

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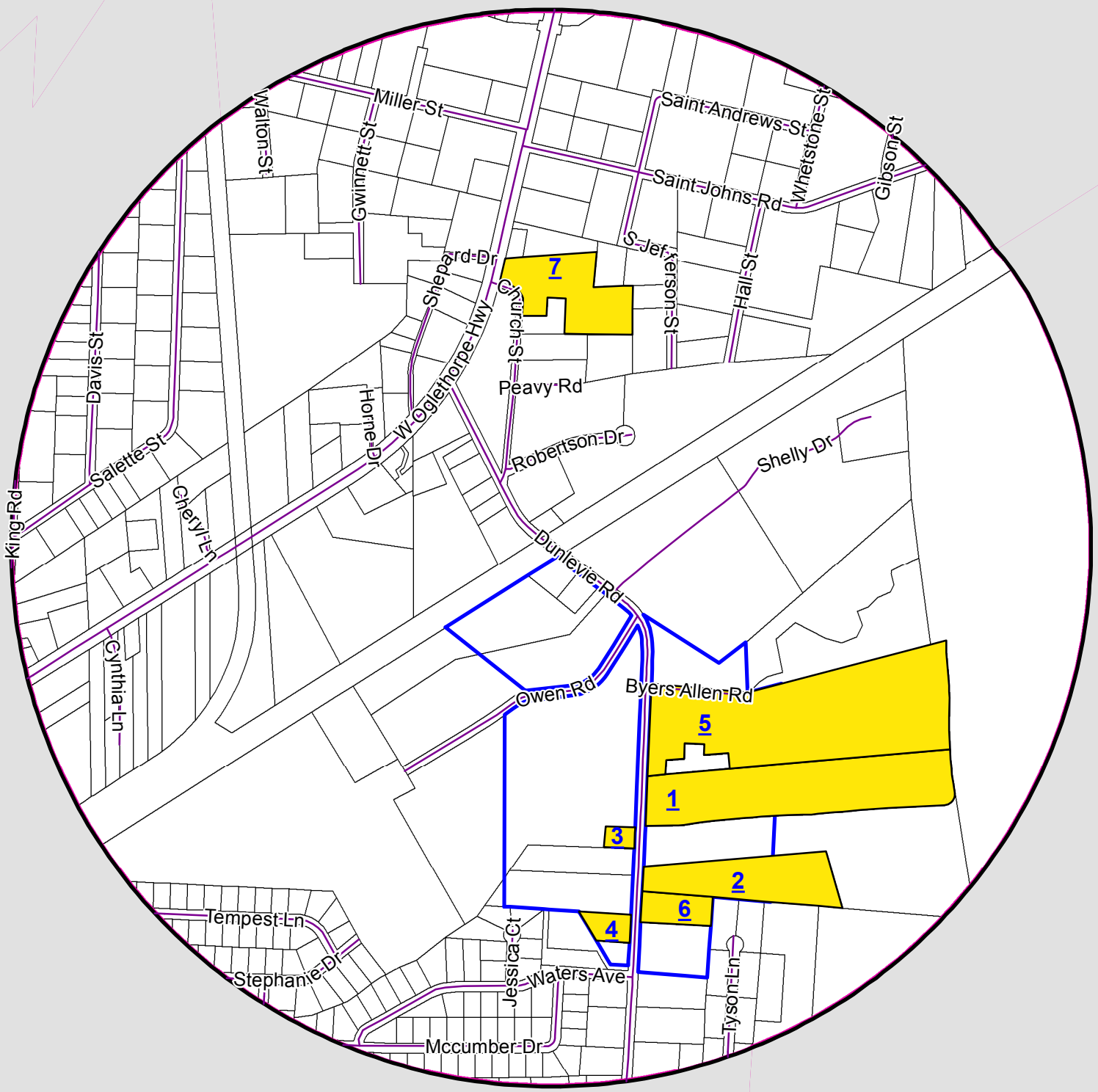
www.thelcpc.org

0 4.5 Miles

1:165,000

MAP 1.2
TOWN OF ALLENHURST
-- HISTORIC RESOURCE MAP --



Allenhurst Historic District

1. Dunlevie-Sapp House
2. Dunlevie-Sikes House
3. Dunlevie-Waters House
4. Dunlevie-Troha House
5. Dunlevie-Pace House
6. Robinson-Cox House
7. Allenhurst Presbyterian Church and Cemetery

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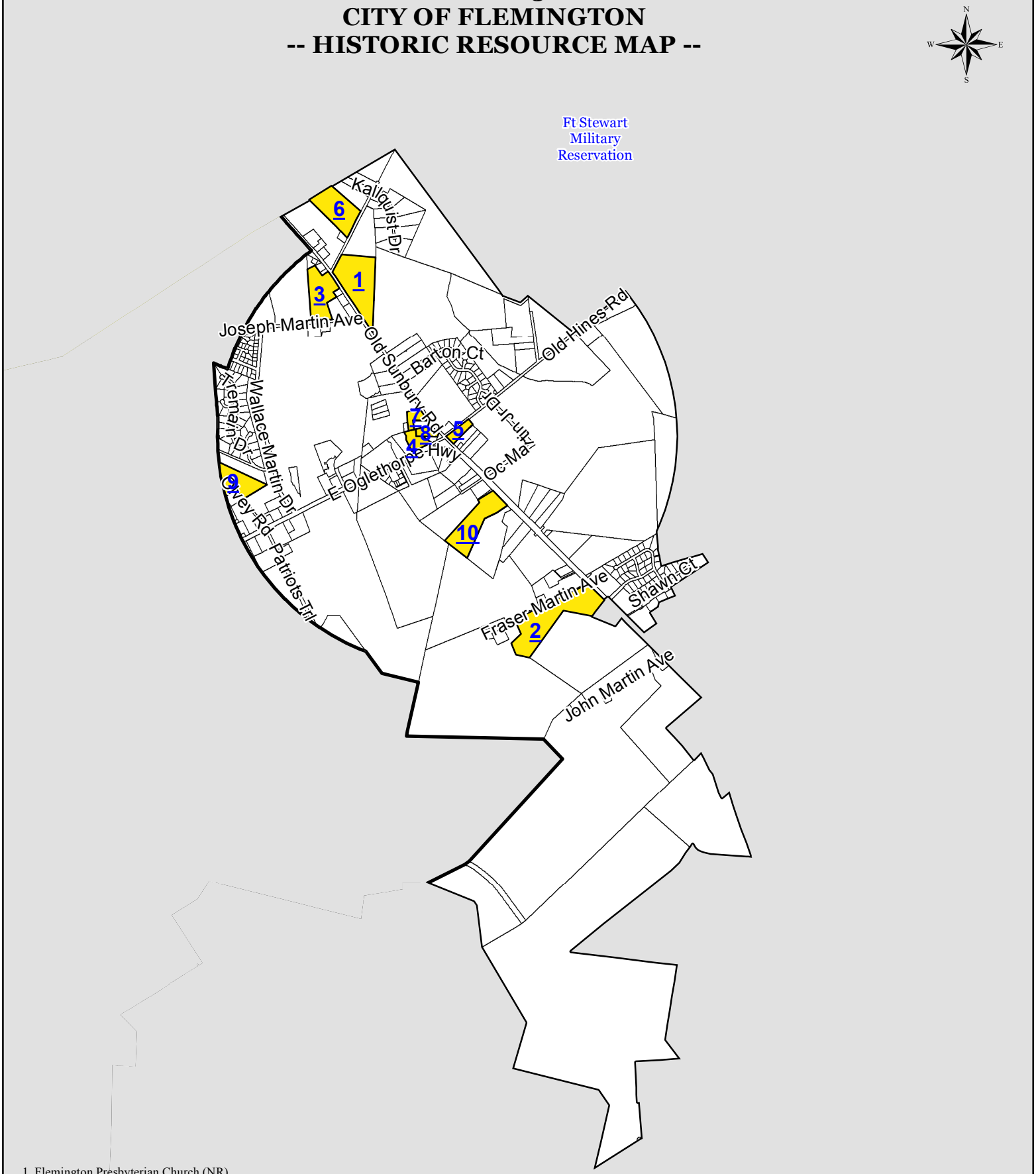
0 0.2 Miles

1:10,000

MAP 1.3
CITY OF FLEMINGTON
-- HISTORIC RESOURCE MAP --



1. Flemington Presbyterian Church (NR)
2. Roselon Plantation
3. Quarterman-Stacy House
4. M.F. Martin House
5. Flemington Post Office/Trask House
6. Cassels-Mills House
7. Fraser-Davis House
8. Flemington City Hall
9. Jack's Hill
10. Peter Fleming Martin House

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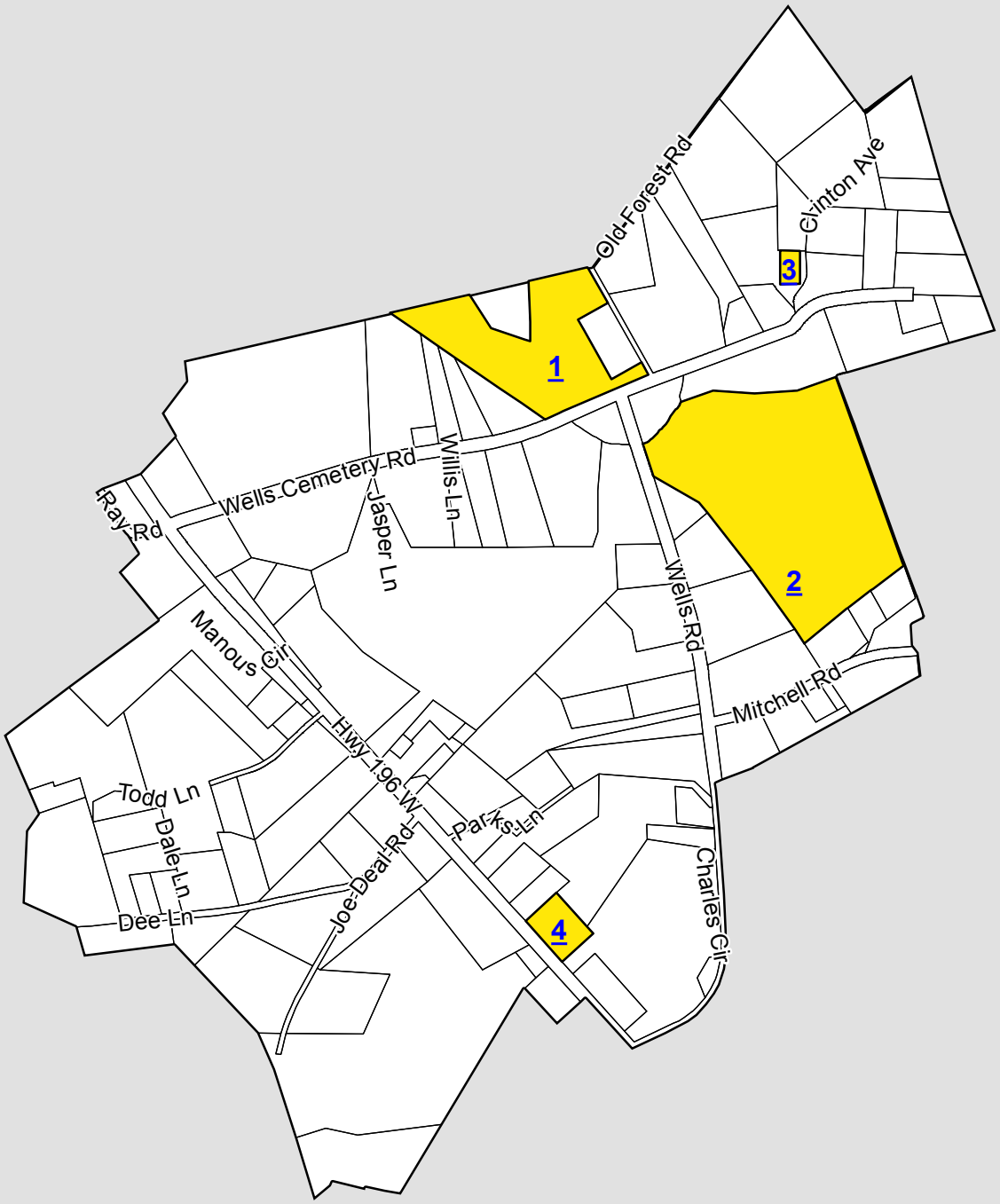
0 0.8 Miles

1:35,000

MAP 1.4
CITY OF GUM BRANCH
-- HISTORIC RESOURCE MAP --



1. Lester J. Wells Cabin
2. Wells-Mitchell House
3. Wells Cemetery
4. Todd's Grocery Store

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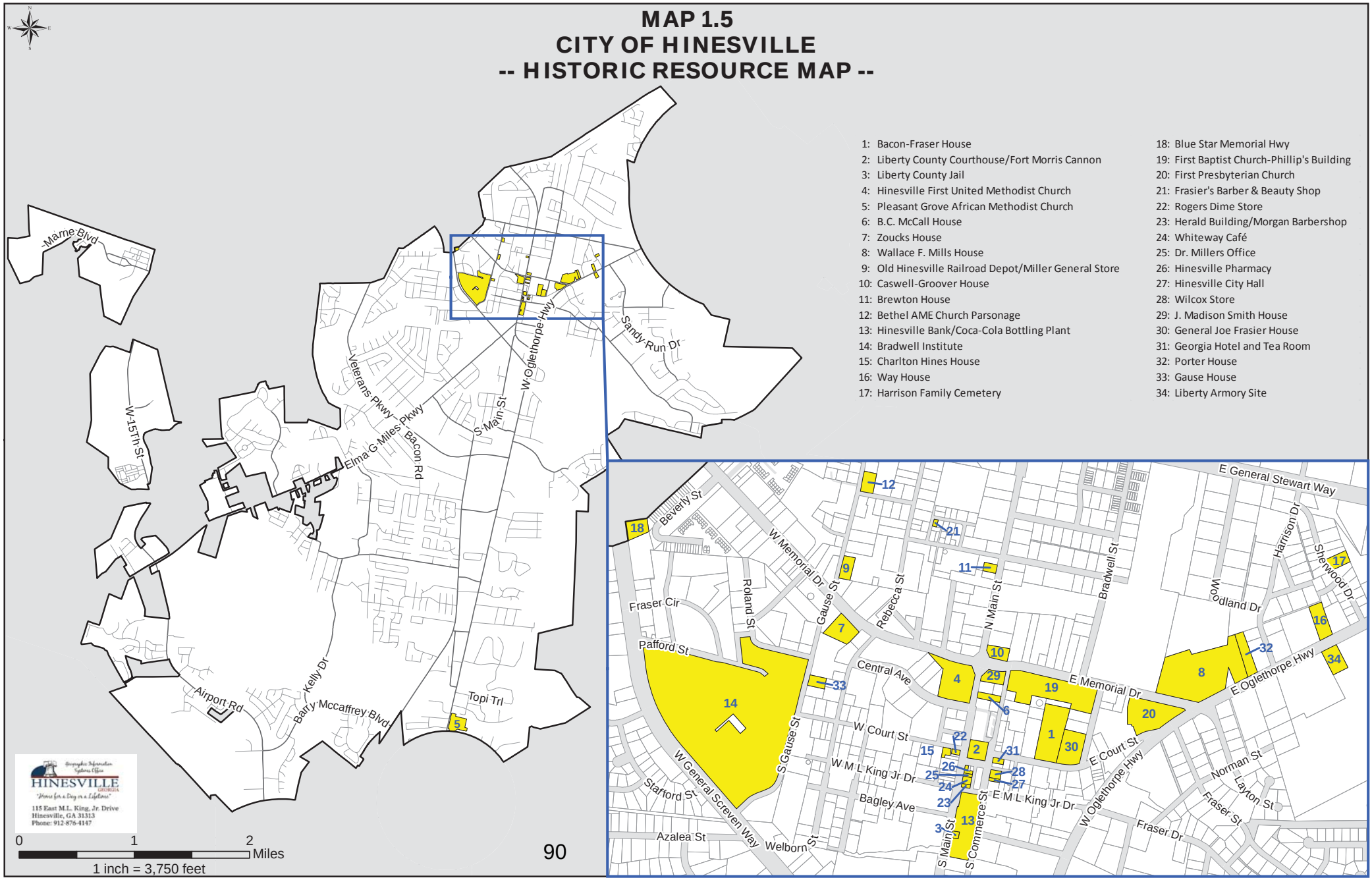
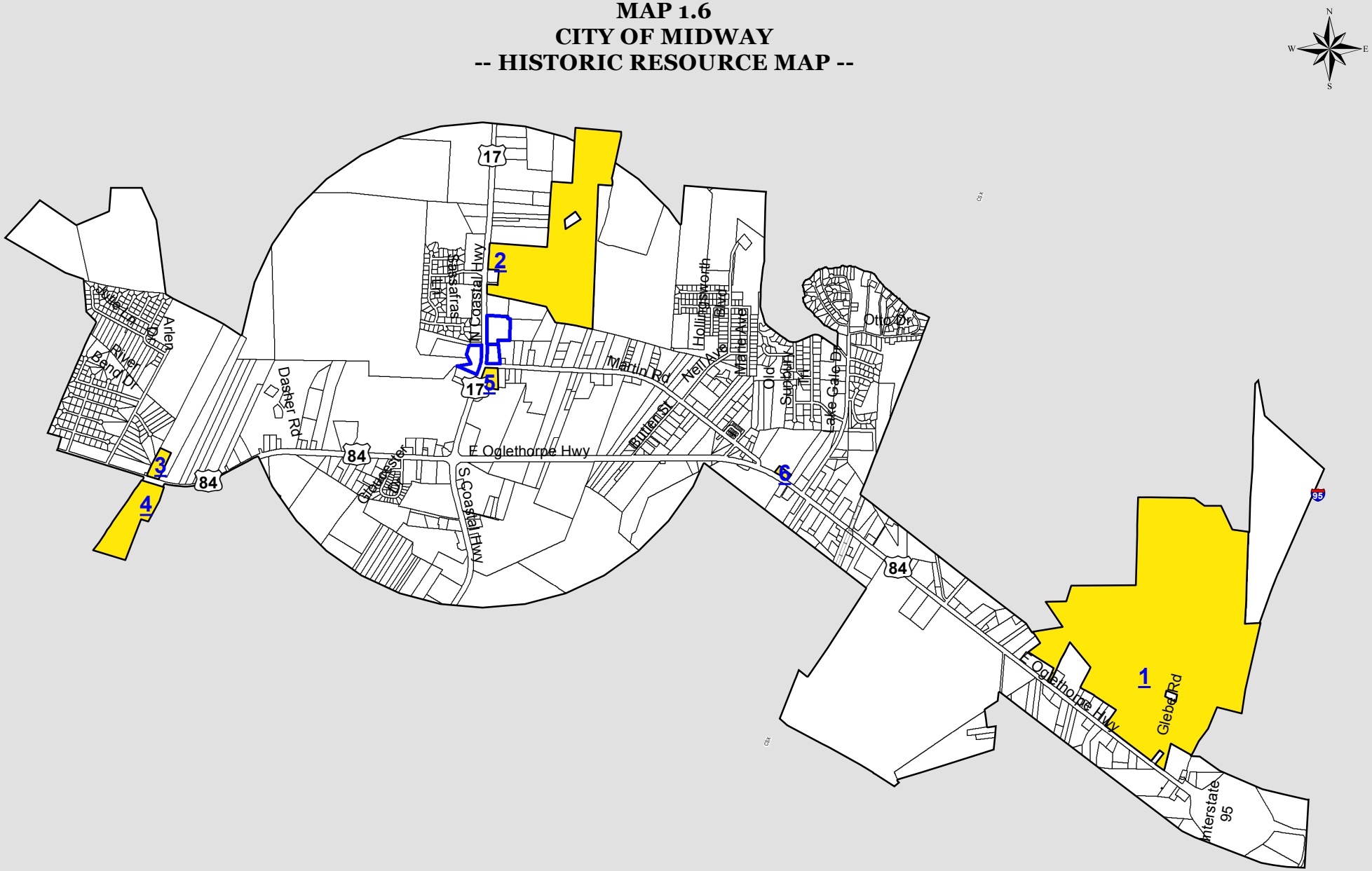
0 0.25 Miles
1:12,500

MAP 1.5
CITY OF HINESVILLE
-- HISTORIC RESOURCE MAP --



1: Bacon-Fraser House
2: Liberty County Courthouse/Fort Morris Cannon
3: Liberty County Jail
4: Hinesville First United Methodist Church
5: Pleasant Grove African Methodist Church
6: B.C. McCall House
7: Zoucks House
8: Wallace F. Mills House
9: Old Hinesville Railroad Depot/Miller General Store
10: Caswell-Groover House
11: Brewton House
12: Bethel AME Church Parsonage
13: Hinesville Bank/Coca-Cola Bottling Plant
14: Bradwell Institute
15: Charlton Hines House
16: Way House
17: Harrison Family Cemetery
18: Blue Star Memorial Hwy
19: First Baptist Church-Phillip's Building
20: First Presbyterian Church
21: Frasier's Barber & Beauty Shop
22: Rogers Dime Store
23: Herald Building/Morgan Barbershop
24: Whiteway Café
25: Dr. Millers Office
26: Hinesville Pharmacy
27: Hinesville City Hall
28: Wilcox Store
29: J. Madison Smith House
30: General Joe Frasier House
31: Georgia Hotel and Tea Room
32: Porter House
33: Gause House
34: Liberty Armory Site

MAP 1.6
CITY OF MIDWAY
-- HISTORIC RESOURCE MAP --



Midway Historic District (NR)
- Midway Church
- Midway Cemetery
- Midway Museum

1. Martin's Pond (Glebe Plantation)
2. Ida Mae and Joe's
3. DeWitt and Johnnie Morrison House
4. Liberty County High School
5. Gulf Service Station
6. Days Memorial Cemetery

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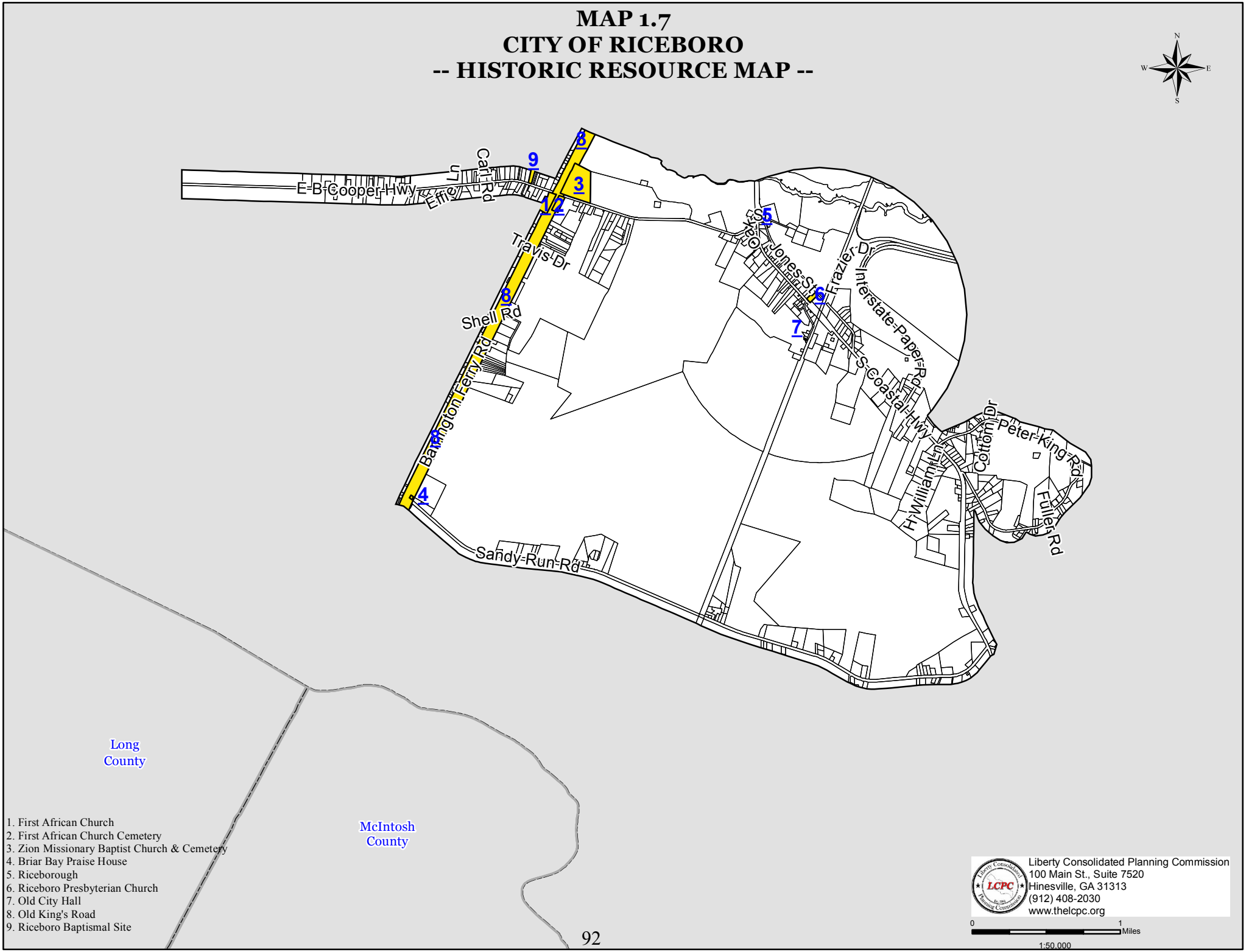
0 1 Miles
1:35,000

MAP 1.7
CITY OF RICEBORO
-- HISTORIC RESOURCE MAP --

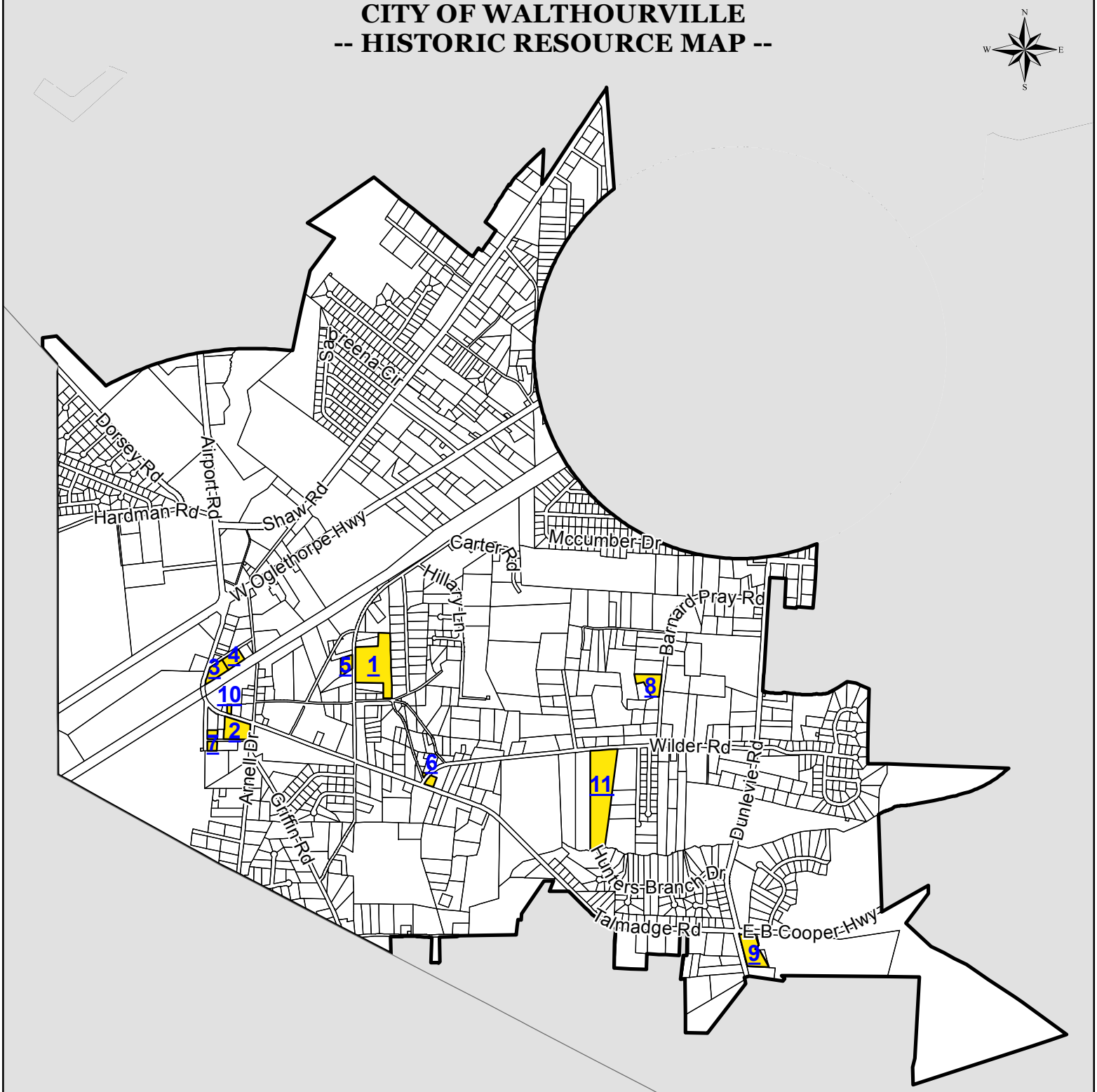


1. First African Church
2. First African Church Cemetery
3. Zion Missionary Baptist Church & Cemetery
4. Briar Bay Praise House
5. Riceborough
6. Riceboro Presbyterian Church
7. Old City Hall
8. Old King's Road
9. Riceboro Baptismal Site

Liberty Consolidated Planning Commission
100 Main St., Suite 7520
Hinesville, GA 31313
(912) 408-2030
www.thelcpc.org

0 1 Miles
1:50,000

MAP 1.8
CITY OF WALTHOURVILLE
-- HISTORIC RESOURCE MAP --



1. Benjamin Johnson House
2. Miller-Dryden House
3. Walthourville Depot
4. Walthourville City Hall
5. Walthourville International F & AM OES Johnson Lodge No. 37
6. St. Thomas Methodist Church
7. Walthourville Baptist Church
8. Blue House
9. Baconton Missionary Baptist Church
10. Walthourville Post Office/General Store
11. Quarterman Store & House

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NATURAL RESOURCES

Liberty County's natural resources are varied, unique, and exceptional. Along with being a vital part of the past and present economies, natural resources are an essential component of the county's future economic development. It is in the best interest of the citizens of Liberty County for these resources to be managed in a sustainable manner, as guided by the principles of sound science.

This chapter of the Comprehensive Plan includes an inventory and assessment of the natural resources found in Liberty County as well as goals and objectives for the management and protection of these resources.

The geo-political boundary of Liberty County consists of 385,280 acres, or roughly 602 square miles, of total land area. The geo-physical boundary, however, consists of 344,672 acres, or approximately 538 square miles. The difference between these boundaries is the 64 square-mile section of Atlantic Ocean that falls under Liberty County's jurisdiction but yields no usable land.

Roughly 123,822 acres, or 193 square miles, of Liberty County's land is under the jurisdiction of U.S. Army installation Fort Stewart, leaving 220,850 acres to the county and its municipalities. Over half of that land—approximately 126,317 acres—comprise the estuarine system, in the form of freshwater wetlands, saltwater marshlands, or open waters inside of St. Catherine's Island. For the purpose of comprehensive planning and land use management, this plan will address only the lands of Liberty County not under federal jurisdiction.

CLIMATE

Liberty County's climate is classified as subtropical, meaning that the coolest months average between 32 and 64 degrees.

Typically, summer temperatures in Liberty County range in the mid to upper 90s during the day and 70s at night. Humidity is high, usually between 60-75 percent. Winters are generally moderate, with average daily temperatures in the 50s and nightly temperatures in the 40s.

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Conditions become more moderate closer to the ocean, with slightly cooler summers and warmer winters.

Average annual rainfall in Liberty County is approximately 45-60 inches. Historically, the greatest rainfall has occurred between April and September, resulting in a seasonally-high groundwater table in October. However, in 2014, the county received 5.82 inches of precipitation in November, which traditionally has been one of the driest months.

Although the coastal Georgia region has not seen a major (category 3, 4, or 5) hurricane impact since 1898, approximately 24 storms have caused hurricane conditions throughout southeast Georgia since 1851—an average of roughly one storm every seven years. Additionally, Liberty County was impacted by Hurricane David when it made landfall near Savannah as a category 1 hurricane in 1979. The Liberty County Emergency Management Agency has hurricane and tsunami response plans in place; however, citizens should prepare themselves and their families for emergency weather events, as global climate disruption could increase the frequency and intensity of tropical storms and hurricanes.

SEA LEVEL RISE

Liberty County also should prepare for impending sea level rise. Scientific research has shown that, by the year 2100, global sea levels will rise by a minimum of 11 inches and could rise by five feet or more. This change in mean sea level will have a direct impact on Liberty County. As saltwater makes its way inland, freshwater wetlands in the Ogeechee Coastal Watershed will be converted back to saltwater marsh, and the entire estuarine system will experience an inland shift. Through this process, Liberty County will experience a net loss in usable land but an economic gain in its fishery.

Sea level rise forecasting analyses indicate that a five-foot rise in mean sea level would bring saltwater inland along the natural drainage ways of the forested wetlands. Through this process, the forested wetlands would be converted back into saltwater marshland.

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GEOLOGY & TOPOGRAPHY

Liberty County is situated east of the North American Eastern Continental Divide in the South Atlantic Coastal Plains eco-region. A variety of ecological systems are found throughout the county, including farmable upland, forested freshwater wetlands, coastal maritime saltwater flatwoods, and two estuarine systems.

Sea level fluctuations and shoreline changes throughout history have left a string of hammocks and barrier islands along Georgia's coastline, including St. Catherine's Island in Liberty County. St. Catherine's, which is privately-owned and accessible only by boat, serves as a habitat for rare and endangered species as well as an environmental and scientific research center.

WATERSHEDS

There are 14 river basins (also referred to as watersheds) in the state of Georgia, and those that drain to the Atlantic Ocean are said to sit in the Atlantic Slope rivers basin. The Ogeechee River basin consists of four sub-basins, and Liberty County sits in two of these sub-basins: the Ogeechee Coastal and the Canoochee.

Figure 1 Watersheds of Liberty County

RIVER SYSTEMS & SURFACE WATER SUPPLY SOURCES

Although there are no Atlantic Slope rivers available for surface water supply within Liberty County, there are two coastal river systems that serve as boundaries between neighboring counties. To the north, the Medway River system divides Liberty and Bryan counties; to the south, the Newport River system serves as the boundary between Liberty and McIntosh counties. These two coastal rivers are unique in that their headwaters (the river's point of origin), river bodies, and river mouths (where the river meets the ocean) all are located within the geo-physical and geo-political boundaries of Liberty County.

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GROUNDWATER SUPPLY SOURCES

All of Liberty County's potable water currently comes from groundwater sources. The county's primary source of potable water is the Floridan Aquifer, the largest renewable aquifer system in North America. The Upper Floridan serves as the largest source of fresh water in coastal Georgia, including Liberty County. However, years of continuous, high-volume withdrawals have left a cone of depression in the aquifer, which has allowed saltwater to intrude at two locations: Brunswick, Georgia and Hilton Head, South Carolina.

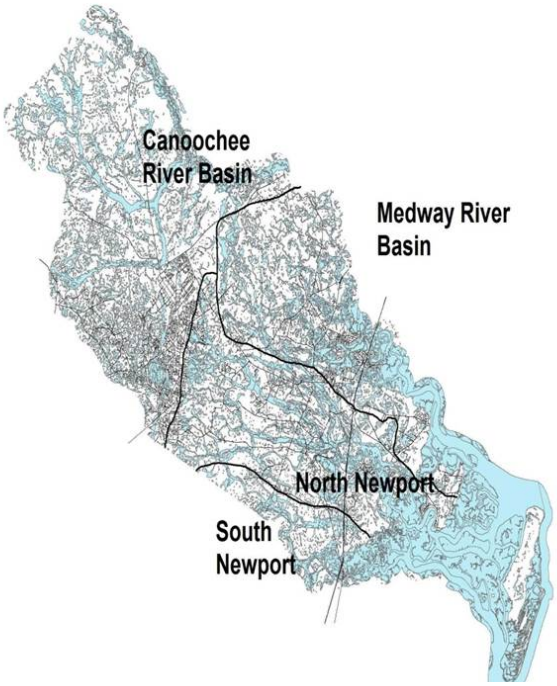

Figure 2 Liberty County Surface Fresh Water

In response to this intrusion, the Georgia Environmental Protection Division (EPD) developed the Coastal Water and Wastewater Permitting Plan for Managing Salt Water Intrusion. Under this plan, the EPD has managed aquifer withdrawals by setting policies and permitting requirements. The plan divided 24 coastal Georgia counties into three management sub-regions; these sub-regions were then further divided into three permitting zones: green, yellow, and red.

Liberty County was identified under sub-region 1 and originally placed in the yellow zone, which allowed for gradual increases in aquifer withdrawals. However, in 2013, the EPD placed Liberty County in the red zone, meaning no additional permits for Upper Floridan Aquifer withdrawals will be issued until further notice.

GROUNDWATER RECHARGE AREAS

Groundwater recharge areas refer to lands where water that will eventually seep into the underground aquifer systems first infiltrates the ground. It is imperative that groundwater recharge areas are protected from hazardous or toxic substances that could pollute the water that eventually will seep into the aquifer systems.

Significant groundwater recharge areas for the Miocene aquifer have been identified in Liberty County by the U.S. Geological Survey and mapped in the *Hydrologic Atlas 18: Most Significant Groundwater Recharge Areas of Georgia.* These significant recharge areas are located in Allenhurst, Walthourville, Hinesville, and parts of unincorporated Liberty County. Protective measures have been put in place to protect these important areas; Liberty County and the Town of Allenhurst in 1999 adopted ordinances addressing development standards in and around the recharge areas, while the cities of Hinesville and Walthourville adopted protective ordinances in 2001.

Although there are no known direct Floridan aquifer recharge areas within Liberty County, the latest scientific research indicates that 8% of the Foridan's volume infiltrates at the fall line while 92% infiltrates throughout the Coastal Plain. This means that our entire county serves as an indirect recharge area for the Floridan aquifer.

WETLANDS

The Environmental Protective Agency defines wetlands as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." As this definition implies, "wetland" is a broad term that applies to a variety of ecological systems and habitats. Freshwater wetlands—which include marshes, swamps, and bogs—as well as brackish (the mixture of fresh and salt water) and coastal (saltwater) marshlands are found within Liberty County. Excluding Fort Stewart, there are approximately 126,317 acres—roughly 197.37 square miles—of wetlands in Liberty County, as identified by the U.S. Fish and Wildlife Service's National Wetlands Inventory.

Along with providing natural flood mitigation, erosion control, and pollutant filtration, wetlands contribute to the county's economy by providing an array of recreational opportunities. The wetlands found throughout Liberty County serve as habitat for an array of aquatic and terrestrial species, which in turn support local hunting, fishing, and wildlife observation opportunities. These industries contribute greatly to the state's economy; in 2011 alone, Georgia generated $4.6 billion through wildlife-related recreation.

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Liberty County's seven municipalities—as well as the county itself—have ordinances in place that manage and regulate the development of wetlands. The county and its municipalities also are in the process of adopting the Coastal Stormwater Supplement, which addresses stormwater management in Georgia's coastal communities. Additionally, Liberty County has adopted a Dunes and Marshlands (DM-1) zoning district, which is intended to protect these particularly sensitive areas.

As sea levels continue to rise and wetlands shift further inland, the county should remain vigilant in protecting all varieties of wetlands.

PROTECTED RIVER CORRIDORS

In Georgia, all rivers with an average annual flow of 400 cubic feet per second are protected by the Mountain and River Corridor Protection Act (O.C.G.A. 12-2-8). The Canoochee River, which runs through Liberty County, meets this criterion. However, the portion of the Canoochee that runs through Liberty County lies within the jurisdiction of Fort Stewart.

Liberty County and its municipalities also have adopted a Soil Erosion, Sedimentation and Pollution Control ordinance which describes what type of buffers are required along rivers and streams.

ESTUARINE SYSTEMS

One of Liberty County's most significant natural resources is its system of estuaries. An estuary, in general, is a semi-enclosed body of water which has a free connection to the ocean and within which saltwater is measurably diluted with freshwater. Two estuaries are found in Liberty County: the St. Catherine's and the Newport. In these estuaries, the mixture of saltwater and freshwater results in a unique habitat for an array of aquatic and terrestrial wildlife. The Medway River basin feeds freshwater to the St. Catherine's estuary, while the Newport estuary receives its freshwater from the North and South Newport rivers.

Along with serving as natural wildlife habitats, these estuaries provide recreational and commercial fishing, crabbing, shrimping, and oystering opportunities. Liberty County's 15

registered hunting clubs also benefit from these estuaries, as they serve as habitats for deer, turkeys, and other wild game.

Scientific research indicates that sea level rise will have an impact on these estuarine systems. The inland movement of saltwater will cause the estuaries to move further inland, covering the existing forested wetlands and converting them into saltwater marsh.

FLOODPLAINS

Floodplains—flat, low-lying tracts of land found around lakes and rivers—protect human life and property by carrying and storing floodwater. In Liberty County, floodplains also feed the estuarine systems. Scientific research shows that sections of Liberty County's floodplains once were estuary and, eventually, will be estuary again, as the sea level continues to rise.

SOIL TYPES

A 1982 soil survey conducted by the Natural Resources Conservation Service determined three major soil classifications within Liberty County. Tables 10, 11, and 12 illustrate these classifications and associated soil units, as well as their land use suitability.

Table 10 Liberty County Type I Soil Classification

Liberty County Soil Units				
Classification	**Soil Unit**	**USDA Description**	**Location**	**Land Use Suitability**
Predominately moderately well drained soils not subject to flooding =12% Liberty County soils	Echaw-Foxworth-Centenary	Nearly level and very gently sloping, moderately well drained soils that are sandy throughout	slight ridges and small knolls located in south-central Liberty County, along coast, St. Catherine's Island (5% county soils)	Agriculture= Moderately suited Forestry= Moderately suited Urban Use=limited
	Stilson-Pelham-Fuquay	Nearly level and very gently sloping, moderately well drained, poorly drained, and well drained soils that are sandy to a depth of 20 to 40 inches and loamy to a depth of 60 inches or more	Broad, smooth areas (moderately well drained); depressions and drainageways (poorly drained); smooth convex ridgetops (well drained) Located throughout western Liberty County (7% county soils)	Agriculture= moderately suited on higher ground and poorly suited in depressions Forestry= moderately suited Urban use= Limited but favorable on ridgetops

**Source: US Department of Agriculture, Soil Conservation Service, 1982*

Table 11 Liberty County Type II Soil Classification

Liberty County Soil Units				
Classification	**Soil Unit**	**USDA Description**	**Location**	**Land Use Suitability**
Predominately somewhat poorly drained and poorly drained soils generally not subject to flooding =52% Liberty County soils	Mandarin-Rutlege	Nearly level, somewhat poorly drained and very poorly drained soils that are sandy throughout	Broad ridges (somewhat poorly drained interspersed with shallow depressions (very poorly drained)	Agriculture= poorly suited Forestry= moderately suited Urban use= limited but ridges favorable with modifications
	Mascotte-Pelham Leefield	Nearly level, somewhat poorly drained and poorly drained soils that are sandy to a depth of 20 to 40 inches and loamy to a depth of 60 inches or more	Low-lying ridges (somewhat poorly drained); broad areas depressions, and drainageways (poorly drained) Located in western Liberty County (20% county soils)	Agriculture= poorly suited Forestry= moderately suited Urban use= limited but ridges favorable with modifications
	Ocilla-Riceboro-Pooler	Nearly level, somewhat poorly drained and poorly drained soils that predominately are sandy to a depth of 20 to 40 inches and loamy or clayey to a depth of 60 inches or more	Low ridges (somewhat poorly drained); broad, low areas and slight depressions (poorly drained) Located in central Liberty County (21% county soils)	Agriculture= moderately suited on low ridges and poorly suited in broad areas and depressions Forestry= moderately suited Urban use= limited but low ridges favorable with modifications
	Bladen-Pooler-Riceboro	Nearly level, poorly drained soils that predominately are loam to a depth of less than 20 inches and clayey to a depth of 60 inches or more	Broad, low areas and slight depressions (poorly drained) Located in Liberty County (7% county soils)	Agriculture= poorly suited Forestry= well suited Urban use= limited

**Source: US Department of Agriculture, Soil Conservation Service, 1982*

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Table 12 Liberty County Type III Soil Classification

Liberty County Soil Units				
Classification	**Soil Unit**	**USDA Description**	**Location**	**Land Use Suitability**
Predominately poorly drained and very poorly drained soils subject to flooding =36% Liberty County soils	Fripp-Beaches-Duckston	Nearly level to moderately steep, excessively drained or poorly drained soils that are sandy throughout	Dunes and beaches flooded by tides (excessively drained); areas between dunes and marshes (poorly drained) Located on St. Catherines Island (1% county soils)	Agriculture= poorly suited Forestry= poorly suited Urban use= limited
	Ellabelle-Johnston-Bibb	Nearly level, very poorly drained and poorly drained soils that predominately are sandy to a depth of 20 to 40 inches and loamy to a depth of 60 inches or more	Depressions, bays, large drainageways (very poorly drained); flood plains (very poorly drained and poorly drained) Located in western Liberty County (9% county soils)	Agriculture= poorly suited Forestry= well suited Urban use= limited
	Bayboro-Cape Fear	Nearly level, very poorly drained soils that are loamy to a depth of 50 inches or more	Depressions and drainageways Located in central Liberty County (8% county soils)	Agriculture= poorly suited Forestry= well suited Urban use= limited
	Bohicket-Capers	Nearly level, very poorly drained soils that predominately are loamy to a depth of less than 20 inches and clayey to a depth of 60 inches or more	Tidal marshes Located near Atlantic Ocean and extend inland along creeks and rivers (14% county soils	Agriculture= poorly suited Forestry= poorly suited Urban use= poorly suited
	Johnston-Bibb-Oster	Nearly level, poorly drained and poorly drained soils that predominately are loamy throughout	Floodplain along the Canoochee River (4% county soils)	Agriculture= poorly suited Forestry= well suited Urban use= limited

**Source: US Department of Agriculture, Soil Conservation Service, 1982*

Liberty County and its municipalities have adopted soil erosion and sedimentation control ordinances. The county should continue to monitor land disturbing activities and uphold best management practices in order to reduce soil erosion and protect water quality.

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AGRICULTURE AND FORESTRY

According to the 2012 Census of Agriculture, there are 46 active farms in Liberty County, comprising just over 6,000 total acres of land. The total market value of products sold in 2012 was $311,000—a 63% increase from the 2007 census. Crop sales made up 48% of that total, at $149,000, while livestock sales made up the remaining 52%, at $162,000. Top crop items by acre included forage-land used for hay, silage, and greenchop; corn for grain; soybeans; pecans; and cut Christmas trees. Cattle and calves, goats, horses and ponies, and turkeys composed the county's top livestock inventory.

Although farmland comprises just over 2% of Liberty County's usable land space, the 2015 tax digest reported 153,898 acres of woodland—68% of the county's total land area. Much of this land is used for timber, and some landowners practice silviculture in these wooded areas.

WILDLIFE

Liberty County is home to numerous aquatic and terrestrial animal species, some of which are under federal and/or state protective status. Tables 13 and 14 outlines rare and protected animal and plant species known to inhabit Liberty County.

Table 13 Plants of Special Concern

Common Name	Scientific Name	Status	State Rank
Scale-leaf Purple Foxglove	*Agalinis aphyl/a*	---	Rare or uncommon*
Purple Honeycomb Head	*Balduina atropurpurea*	Rare (Georgia)	Imperiled
Velvet Sedge	*Carex dasycarpa*	Rare (Georgia)	Rare or uncommon
Spikerush	*Eleocharis montevidensis*	---	Critically imperiled
Greenfly Orchid	*Epidendrum conopseum*	Unusual (Georgia)	Rare or uncommon
Michaux Orchid	*Habenaria quinqueseta var. quinqueseta*	---	Critically imperiled
Boykin Lobelia	*Lobelia boykinii*	---	Imperiled/rare or uncommon
Crestless Plume Orchid	*Pteroglossaspis ecristata*	Threatened (Georgia)	Critically imperiled
Chapman Oak	*Quercus chapmanii*	---	Imperiled
Torrey Beakrush	*Rhynchospora torreyana*	---	Critically imperiled*
Soapberry	*Sapindus marJZinatus*	Rare(Georgja)_	Critically imperiled
Hooded Pitcherplant	*Sarracenia minor*	Unusual (Georgia)	Apparently secure
Skullcap	*Scutellaria mellichampii*	---	Critically imperiled*
Swamp Buckthorn	*Sideroxylon thornei*	Rare (Georgia)	Imperiled
Pineland Dropseed	*Sporobolus pinetorum*	---	Imperiled*
Silky Camellia	*Stewartia malacodendron*	Rare (Georgia)	Imperiled

Source: Georgia Department of Resources, Wildlife Resources Division
**Denotes questionable rank; best guess given whenever possible*

Table 14 Animals of Special Concern

Common Name	Scientific Name	Status	State Rank
Bachman's Sparrow	*Aimophila aestivalis*	Rare (Georgia)	Imperiled
Flatwoods Salamander	*Ambystoma cingulatum*	Threatened (Federal and Georgia)	Imperiled
Eastern Tiger Salamander	*Ambystoma tigrinum*	---	Rare or uncommon/ apparently secure
Loggerhead Sea Turtle	*Caretta caretta*	Threatened (Federal); Endangered (Georgia)	Imperiled
Piping Plover	*Charadrius melodus*	Threatened (Federal and Georgia)	Critically imperiled
Wilson's Plover	*Charadrius wilsonia*	Threatened (Georgia)	Imperiled
Spotted Turtle	*Clemmys guttata*	Unusual (Georgia)	Rare or uncommon
Say's Spiketail	*Cordulegaster savi*	Threatened (Georgia)	Imperiled
Rafinesque's Big-eared Bat	*Corynorhinus rafinesquii*	Rare (Georgia)	Rare or uncommon*
Northern Atlantic Right Whale	*Eubalaena glacialis*	Endangered (Federal and Georgia)	Critically imperiled
Common Rainbow Snake	*Farancia erytrogramma erytrogramma*	---	Rare or uncommon
Golden Topminnow	*Fundulus chrysotus*	---	Status uncertain (possibly in peril; need more information)
Gopher Tortoise	*Gopherus polyphemus*	Threatened (Georgia)	Imperiled
Bald Eagle	*Haliaeetus leucocephalus*	Threatened (Federal and Georgia)	Imperiled
Southern Hognose Snake	*Heterodon simus*	Threatened (Georgia)	Imperiled
Swainson's Warbler	*Limnothlypis swainsonii*	---	Rare or uncommon
Coral Snake	*Micrurusfulvius*	---	Rare or uncommon
Wood Stork	*Mycteria americana*	Endangered (Federal and Georgia)	Imperiled
Striped Newt	*Notophthalmus perstriatus*	Threatened (Georgia)	Imperiled
Slender Glass Lizard	*Ophisaurus attenuatus attenuatus*	---	Rare or uncommon
Mimic Glass Lizard	*Ophisaurus mimicus*	Rare (Georgia)	Imperiled
Red-cockaded Woodpecker	*Picoides borealis*	Endangered (Federal and Georgia)	Imperiled
Florida Pine Snake	*Pituophis melanoleucus mugitus*	---	Rare or uncommon
Broad-striped Dwarf Siren	*Pseudobranchus striatus striatus*	---	Rare or uncommon
Gopher Frog	*Ranacapito*	Rare (Georgia)	Rare or uncommon
Carpenter Frog	*Rana virgatipes*	---	Rare or uncommon
Northern Florida Swamp Snake	*Seminatrix pygaea pygaea*	---	Rare or uncommon
Manatee	*Trichechus manatus*	Endangered (Federal and Georgia)	Critically imperiled/ imperiled
Eastern Mudminnow	*Umbra pygmaea*	---	Imperiled/rare or uncommon

Source: Georgia Department of Resources, Wildlife Resources Division
**Denotes questionable rank; best guess given whenever possible*

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Liberty County's wildlife also serve an important economic function. The array of aquatic animals provide recreational and commercial fishing, oystering, shrimping, and crabbing opportunities. The 500-acre public oystering reef in St. Catherine's Sound is one of only five in the state of Georgia. The county's estuaries also support terrestrial prey for 15 registered hunting clubs.

PARKS AND RECREATION AREAS

Liberty County features several local parks, nature preserves, and recreational opportunities. The Liberty County Regional Park, located just north of the Midway city limits, offers a single-lane boat ramp, ideally suited for smaller boat launching into Jones Creek. The Riceboro Dock and Sunbury Dock also provide public boat landings.

The Cay Creek Wetland Interpretive Center includes a boardwalk through wetlands, and the LeConte-Woodmanston Botanical Gardens offers a walking trail through a cypress forest. The Melon Bluff Nature and Heritage Center boasts 2,200 acres of maritime forest, wetlands, and abandoned rice fields. Visitors can take advantage of flat-water kayaking as well as hiking and biking trails.

Local parks include the Briar Bay, Eve, Gum Branch, Hillery, Holmestown, James A. Brown, Jesse Stevens, Joseph Miller, and Liberty Independent Troop parks. The passive park at Bryant Commons includes walking trails, fishing ponds, and an amphitheater.

The Fort Morris Historic Site, a 67-acre earthen fort that provided protection during the Revolutionary War and War of 1812, is located east of Interstate 95 near Blackbeard Creek. This National Historic Site affords visitors numerous recreational and educational opportunities, including Revolutionary War reenactments, wildlife observation, a one-mile nature trail, and picnic areas.

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HOUSING

Housing consists of a mixture of traditional single-family stick built homes in the unincorporated areas of Liberty County with a significant number of mobile and manufactured homes spread throughout the unincorporated area. Between 2000 and 2014, the number of mobile and manufactured homes increased from 4,297 to 4,930 in the unincorporated area. County-wide mobile and manufactured homes have increased from 6,707 to 7,683, approximately 15 percent. The number of mobile and manufactured homes in the incorporated areas have remained stagnant or increased/decreased slightly with the exception of the Cites of Hinesville and Walthourville, which increased from 1,289 to 1,416 and 664 to 770, respectively.

Table 15 Housing Unit Types: 2014

	1 unit, detached	1 unit, attached	Multi-Family	Mobile Home	Boat, RV, Van	Total Units
Allenhurst	161	0	7	85	0	253
Flemington	278	4	41	28	2	353
Gum Branch	41	0	0	55	0	96
Hinesville	9,534	394	3,760	1,416	0	15,104
Midway	552	8	18	223	-	801
Riceboro	219	2	-	176	-	397
Walthourville	1,188	-	36	770	-	1,994
Liberty County	15,114	1,000	5,933	4,930	10	26,987
Georgia	2,801,356	-	821,579	396,354	-	4,020,736

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Between 2000 and 2010, the number of housing units in Liberty County increased from 21,977 to 26,731, a 21.6 percent increase. The number of housing units increased in each municipality except for the Town of Allenhurst and the City of Gum Branch. From 2000 to 2010 housing units decreased from 326 to 294 in Allenhurst and 129 to 120 in Gum Branch. The City of Midway had the largest increase in total housing units, with an addition of 397 units over ten years, resulting in a net increase of 100.5 percent. This growth can be attributed to the development of four subdivisions, Hickory Hill, Colonial Oaks, Gwinnett Place, and Eastwood Village.

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The Cities of Flemington, Riceboro, Hinesville, and Walthourville experienced significant to marginal increases of 61 percent, 26.4 percent, 24.8 percent, and 9.6 percent respectively. The number of multi-family units has increased by 54 percent county-wide from 6,367 in 2000 to 9,795 in 2014. Interestingly unincorporated Liberty County experienced the largest increase in multi-family units going from 4,106 units in 2000 to 5,933 units in 2014, accounting for a 44.5 percent increase over a fourteen year period.

Table 16 Total Housing Units: 2000-2014

	2000	2010	2014
Allenhurst	326	294	253
Flemington	177	285	353
Gum Branch	129	120	96
Hinesville	11,742	14,653	15,104
Midway	395	792	801
Riceboro	292	369	397
Walthourville	1,639	1,796	1,994
Unincorporated	7,277	8,422	7,989
Liberty County	21,977	26,731	26,987
Georgia	3,281,737	4,088,801	4,114,496

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

There are more rental units (19,768) county-wide than properties whose owners reside in the property as their primary residence (19,092). This is uncommon and the unorthodox breakdown is attributable to the high number of military personnel in the community. Due to continuous transition of military personnel arriving to the community and leaving, it is often easier for military families to rent property as opposed to purchasing a home. This higher number of rental units versus ownership units is seen in only three jurisdictions, Allenhurst, Hinesville, and unincorporated Liberty County. The Town of Allenhurst has 108 primary-owned residence properties compared to 118 rental units, Hinesville 5,904 to 6,843, and unincorporated Liberty County 11,209 to 11,654, respectively.

Housing cost in Liberty County is low when compared to the state of Georgia, with a median housing value of $124,300 in 2014 in Liberty County. This compares to the state's median value

of $148,000. The median housing value ranges for the seven municipalities in Liberty County, Allenhurst ($140,800), Flemington ($171,700), Gum Branch ($82,000), Hinesville ($127,000), Midway ($135,000), Riceboro ($78,700), and Walthourville ($115,100).

If a household pays more than 30 percent of their gross income for housing, including utilities, it is said to be cost burdened and to have excessive shelter costs. On average 32.9 percent of the households with mortgages in Liberty County are cost burdened, which is slightly higher than the 31.8 percent of renters who are cost burdened. In the State of Georgia approximately 53.3 percent of renters pay more than 30 percent of their income on rent; while 33.7 percent of home-owners pay more than 30 percent of their income on housing.

In 2015 Liberty County and its jurisdictions was designated by the Georgia Department of Community Affairs as a Georgia Initiative for Community Housing Initiative (GICH) community. GICH is a three-year housing-revitalization program facilitated collaboratively by DCA, GMA, and UGA (College of Family and Consumer Sciences and Department of Public Service and Outreach. The Liberty County GICH program is administered and coordinated by the Liberty Consolidated Planning Commission. The mission of the Liberty County GICH housing team is "we aim to strengthen our community through collaboration to promote safe, affordable, and sanitary housing for all." Each community identified their primary housing issues, which are listed below.

Town of Allenhurst
*Substantial substandard and dilapidated housing/mobile homes

City of Flemington
*Possible future code enforcement violations
*Preservation of historic homes

City of Gum Branch
*Multi-family housing development needed
*Older housing stock
*Substandard and dilapidated housing/mobile homes

City of Hinesville
*Limited decent, affordable housing to the very low-income population
*Lack of housing for middle class or working households

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City of Midway
*Limited multi-family development(s)
*Dilapidated structures
*Lack of low to medium income housing
*Extensive code enforcement issues

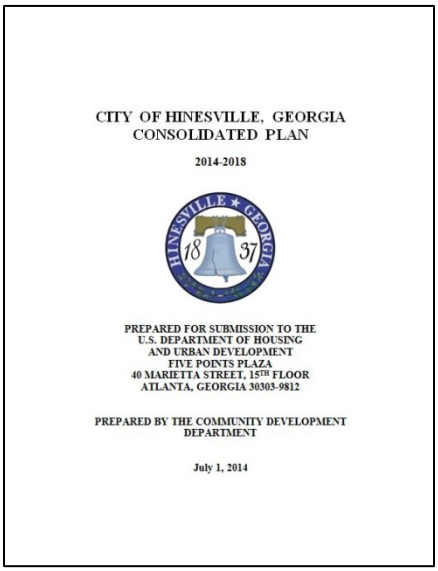
City of Riceboro
*Lack of available housing for the work force
*No assisted living or low-income housing for seniors

City of Walthourville
*Dilapidated housing
*Lack of code enforcement
*Absentee home-owners with substandard/dilapidated rental properties
*Lack of housing options, need additional low-income and senior developments
*Abandoned dilapidated housing

Liberty County
*Shortage of diverse housing stock; housing is needed for low-income families, persons with disabilities, senior citizens, etc.
*Code enforcement violations
*Outdated subdivision regulations
*Dilapidated housing structures and blighted properties

The City of Hinesville is a HUD Entitlement Community. Every five years the City develops a Consolidated Housing Plan that identifies its high priority items and strategies to address the issues. The latest plan was completed in 2014 and covers, 2014 to 2018. The City of Hinesville identified fiver major priorities relevant to addressing the immediate unmet needs of its community. The priorities are:

1. Residential housing,
2. Community and Economic Development,
3. Recreation and Open Space,
4. Homelessness, and
5. Downtown Redevelopment.


CITY OF HINESVILLE, GEORGIA
CONSOLIDATED PLAN

2014-2018

PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FIVE POINTS PLAZA
40 MARIETTA STREET, 15TH FLOOR
ATLANTA, GEORGIA 30303-9812

PREPARED BY THE COMMUNITY DEVELOPMENT
DEPARTMENT

July 1, 2014

DRAFT

SUMMARY OF CONSOLIDATED PLAN STRATEGIES

Residential Housing

Goal: To provide adequate and affordable housing for extremely low-income households.

Objectives:

1. Utilize a portion of HUD Entitlement funds to rehabilitate substandard single-family structures for low and moderate income or elderly homeowners throughout the City of Hinesville through the Owner-Occupied Housing Rehabilitation Project.
2. Continue the Azalea Street Redevelopment Project, which includes the acquisition of properties and installation of public facilities for the purpose of developing affordable housing.

Community and Economic Development

Goal: Eliminate slum and in lower income neighborhoods.

Objectives:

1. Implement a Code Enforcement Demolition Program to provide funds to low income families to aid in blight removal.

Goal: Support agencies that provide social service needs to low and moderate income families.

Objectives:

1. Continue to allocate no more than 15 percent of entitlement funding to sub-recipients to aid in increased service delivery.

Recreation and Open Space

Goal: To enable pedestrians and bicyclists to travel safely and efficiently across the entire City from park to park or node to node.

Objectives:

1. To link Bryant Commons and the proposed passive park located between Veterans Parkway and the railroad corridor.
2. Implement the Park Connectivity Map.

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Goal: Increased availability and accessibility to recreational and open spaces for low-to-moderate income residents, as well as the general public.

Objectives:

1. Provide funding yearly through CDBG Entitlement to update existing parks.
2. Establish additional parks by developing vacant land to include recreational amenities.
3. Complete the Open Space project at Bradwell Park.

Homelessness

Goal: To provide additional emergency transitional housing facilities.

Objectives:

1. Support existing programs, Hinesville Homeless Program, Supportive Housing Program (SHP), Emergency Shelter Grant (ESG), and the Emergency Food and Shelter Grant (EFSG).
2. Continue to host the Homeless Summit.

Goal: Establish shelter for target groups, including one for women and children and for those living with HIV/AIDS.

Objectives:

1. Pursue additional funding opportunities for identified target groups.

Downtown Redevelopment

Goal: Revitalize and redevelop the central business district.

Objectives:

1. Support small business growth and development as a means of reducing unemployment.
2. Realign Memorial Drive and Washington Avenue. (Completed)
3. Create a cultural arts center including a theater, community center, and amphitheater. (Completed)
4. Initiate a joint arts council. (Completed)
5. Create a Youth Center.
6. Promote residential and commercial infill development in the urban core.

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7. Redevelop M.L. King East and West.
8. Develop a Ft. Stewart Memorial and linear public park.
9. Create economic incentives for downtown redevelopment.
10. Initiate public transit throughout the downtown core, linking downtown to Fort Stewart. (Completed)

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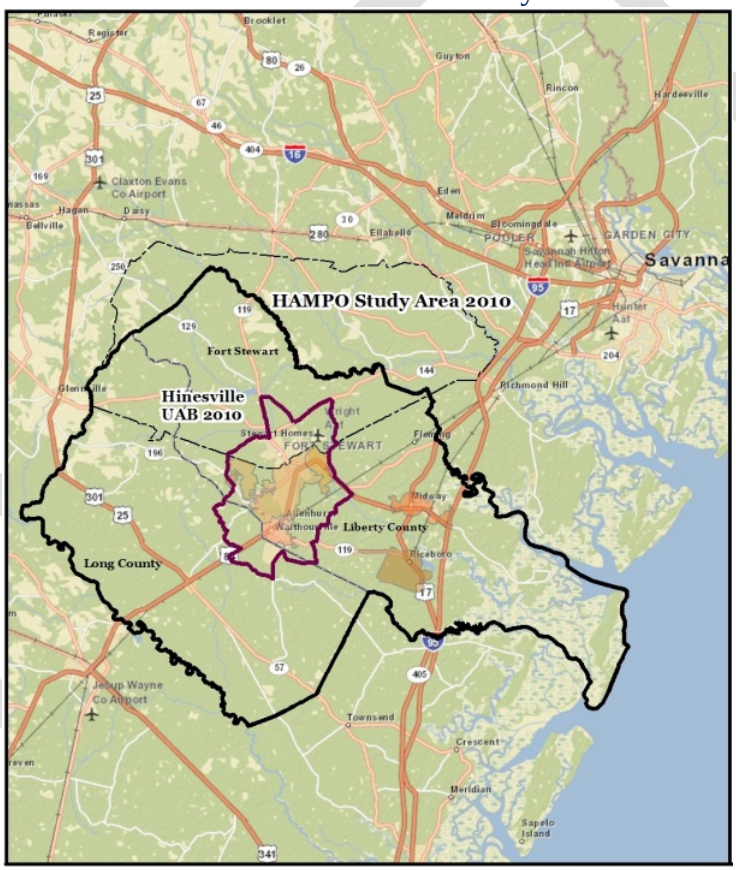
TRANSPORTATION

As a result of the 2000 Census, the Hinesville Area Metropolitan Planning Organization (HAMPO) was established in 2003, as a federally designated transportation planning agency to address transportation planning within the urbanized portions of Liberty and Long Counties. According to federal law, the transportation planning process must be carried out by MPOs for designated urbanized areas that exceed a population of 50,000, as well as the area expected to become urbanized within the next 20 years. According to the 2010 Census, the HAMPO urbanized area population was 51,456. The HAMPO boundary is shown below.

FIGURE 3 HAMPO Boundary Area

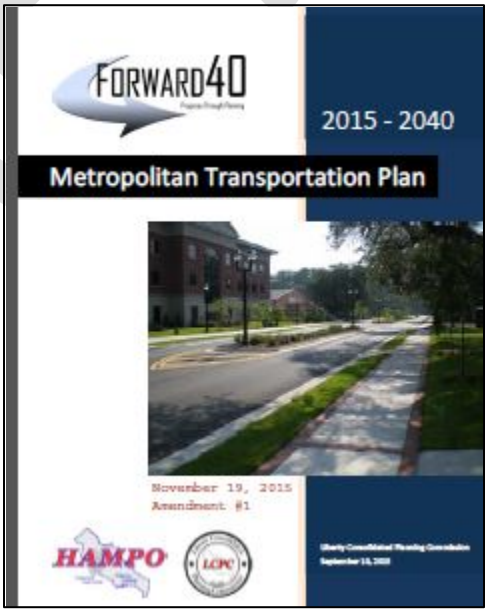


HAMPO is staffed by the Liberty Consolidated Planning Commission (LCPC) and operates under the leadership of a Policy Committee comprised of elected officials and other decision makers from each participating jurisdiction, the Georgia Department of Transportation, and other state and federal agencies. A Technical Coordinating Committee (TCC) and Citizens Advisory Committee (CAC) provide valuable input to the Policy Committee on transportation issues. The

TCC is made up of key government and agency transportation staff members who are involved in technical aspects of transportation planning. The CAC advises the Policy Committee on matters of public opinion from individual citizens and citizen groups regarding planned changes to the HAMPO plans and programs, as well as study findings and recommendations. The CAC ensures that citizen participation in the transportation planning process will be incorporated and is accomplished in accordance with the HAMPO Participation Plan.

As the designated MPO for Liberty County and Urbanized Long County, the HAMPO is responsible for overseeing long range transportation planning within the MPO planning area. The ultimate goal of this planning process is to create an effective public policy framework for mobility and development together with a set of priority transportation investments that will address the area's current and long-term needs and visions.

The Metropolitan Transportation Plan (MTP), previously known as the Long Range Transportation Plan (LRTP), was adopted by the HAMPO Policy Committee on September 10, 2015. It is one of four plans that will complete an integrated planning approach known as Forward 40, Progress Through Planning. The plan is required to be updated every five years and addresses transportation infrastructure for the next 25 years. The MTP identifies the vision, goals and objectives, and strategies that will promote the movement of people and goods throughout the MPO planning region.



GOALS AND OBJECTIVES

As a primary component of the Moving Ahead for Progress in the 21st Century (MAP-21) planning framework, MTPs are required to incorporate the eight federal planning factors and demonstrate how these will be addressed by the MPOs. The goals and objectives identified for the HAMPO 2040 MTP were developed using the 2035 LRTP goals, and are consistent with the eight federal planning factors. These goals and objectives were developed in cooperation with

stakeholders and members of the public and are targeted to ensure that the transportation system helps the HAMPO region attain its overall vision for the future.

FIGURE 4 MTP Goals and Objectives

Protect Environment and Quality of Life	Support Local Planning Initiatives	Encourage Coordination	Improved Public Information
•Minimize impacts on wetlands and historic resources •Preserve/Enhance community character	•Ensure plan consistency •Communicate with local jurisdictions	•Coordinate with local planning partners •Coordinate with state and regional partners	•Provide sound public outreach and information dissemination •Provide educational resources for the public •Utilize a variety of techniques to accomplish public outreach

Protect Economic Development	Accessibility and Mobility	Integrated and Connected System	Safety and Security
•Minimize Congestion •Enhance Freight Connections •Provide transportation alternatives	•Maximize accessibility for populaitons to employment and activity centers •Encourage multimodal use •Provide adequate access to all populations	•Provide efficient and safe multimodal and intermodal connections •Provide efficient reliable freight corridors	•Minimize accidents and conflicts •Prepare for coordinated incident responses

PRIORITIZED PROJECTS

The HAMPO Policy Committee adopted a 2040 MTP prioritization process in June 2014 that included utilizing a tiered screening process based on goals and objectives for the planning area, defining both qualitative and quantitative prioritization factors based on available data from accepted sources, assigning a technical sub-committee to review analysis results, and utilization of the Federal Highway Administration's SMART Principle. A list of projects identified in the 2035 LRTP and new projects identified during the 2040 plan update were considered by a technical subcommittee. Projects were then evaluated using both empirical and subjective factors to provide a score directly tied to the planning goals and objectives of the MTP. Project ranking

was adjusted to allow for factors such as grouping of dependent projects, project commitments, and engineering judgment regarding local projects and priorities. The subcommittee's recommendations and prioritized project list for motorized transportation were presented to the HAMPO Policy Committee and approved. The HAMPO 2040 MTP prioritized project list is shown below.

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TABLE 17 HAMPO 2040 MTP Prioritized List

HAMPO 2040 MTP PRIORITIZED PROJECT LIST

Priority #	Road Name	From	To	Project Type	Lanes	Project Cost
0	Flemington Curve	Old Sunburry	Old Hines Road	Safety, Access Control	4	$2,644,000
0	SR 119 @ Russell Swamp			Bridge Replacement	2	$2,834,676
0	Veterans Pkwy Phase II	Fort Stewart boundary	Wilson Avenue	Widening	4	$11,597,769
0	Hinesville Bypass (western segment)	SR 119	US 84	New Construction	2	$27,290,900
1	Oglethorpe Hwy/US 84 AI/Safety	General Stewart Way	MLK Jr. Drive	Safety, Access Control	4	$1,314,297
2	Sandy Patriots Connector	Sandy Run Dr	Patriots Trail	New Construction	2	$3,097,343
3	Oglethorpe Hwy/US 84	General Screven Way	Flowers Drive	Safety, Access Control	4	$1,819,159
4	Oglethorpe Hwy/US 84	MLK Jr. Drive	General Screven Way	Safety, Access Control	4	$1,154,760
5	Oglethorpe Hwy/US 84	Old Hines Road	General Stewart Way	Safety, Access Control	4	$458,172
6	Oglethorpe Hwy/US 84	I-95	Charlie Butler	Safety, Access Control	4	$1,399,839
7	General Screven Access Improvements	US 84	Fort Stewart Gate 1	Safety, Access Control	4	$3,778,585
8	Oglethorpe Hwy/US 84	Flowers Drive	Topi Trail	Safety, Access Control	4	$3,141,321
9	South Main Street	Darsey Road	Deen Street	Mix: widening, median, access improvements	2	$8,190,257
10	Oglethorpe Hwy/US 84	Peach Street	Butler Avenue	Safety, Access Control	4	$1,206,415
11	Oglethorpe Hwy/US 84	Spires Drive	Old Hines Road	Safety, Access Control	4	$1,735,337
12	Oglethorpe Hwy/US 84	SR 196	Brights Lake Rd	Safety, Access Control	4	$1,499,453
13	Oglethorpe Hwy/US 84	Topi Trail	Airport Road	Safety, Access Control	4	$327,679
14	E.G. Miles Pkwy Access Management	Strickland	General Screven Way	Mix: Raised Median, Access Control	4	$4,782,439
15	General Stewart Way	Main St	Memorial Drive	Widening	4	$4,750,128
16	General Stewart Way	Memorial Drive	General Screven Way	Widening	4	$2,647,524
17	Flemington Loop	US 84	Fort Stewart Rd 47	New Construction	2	$13,501,720
18	Coastal Hwy/US 17	US 84	Barrington Ferry Rd	Widening	4	$24,018,511
19	Oglethorpe Hwy/US 84	US 17	Bill Carter Road	Safety, Access Control	4	$9,679,631
20	Sunbury Rd/Islands Hwy	I-95 ramp	Tradeport Access Road	Widening	4	$7,113,029
21	Central Connector/ General Stewart ext	General Screven Way	Veterans Parkway	New Construction	4	$21,869,353
22	Oglethorpe Hwy/US 84	Butler Avenue	US 17	Safety, Access Control	4	$1,586,737
23	Oglethorpe Hwy/US 84	Bill Carter Road	SR 196	Safety, Access Control	4	$7,345,271
24	Coastal Hwy/US 17	Barrington Ferry Rd	SR 119/EB Cooper	Widening	4	$20,871,494
25	US 84 bridge at I-95	I-95 access	I-95 access	Widening	4	$26,844,550
26	SR 119/EB Cooper Hwy	Eastern Bypass	Barrington Ferry Rd	Mix: widening, median, access improvements	2	$6,635,657
27	Oglethorpe Hwy/US 84	John Martin	Spires Drive	Safety, Access Control	4	$2,259,177
28	SR 119/EB Cooper Hwy	Barrington Ferry Rd	Hinesville Bypass	Widening	4	$63,975,429
29	Oglethorpe Hwy/US 84	Brights Lake Road	John Martin		4	$2,004,837
30	15th Street	EG Miles Pkwy	Fort Stewart boundary		4	$48,892,698
31	Hinesville Bypass (eastern segment)	US 84	SR 119		4	$109,703,238
32	Hwy 57	US 84	US 84		2	$72,633
33	I-95 (8 lanes)	McIntosh County line	South of Jericho River [Bryan County line]	-	8	$469,726,668
34	SR 119/Talmadge Rd	US 84	Eastern Bypass		2	$5,568,229
35	Coastal Hwy/US 17	Railroad	Creek, includes SR 119 intersection		2	$1,054,019
36	Elim Church Road	SR 196	Ludowici		2	$14,513,937
37	Coastal Hwy/US 17	SR 196	US 84		4	$113,684,142
38	Dunlevie Road	US 84	SR 119		2	$2,948,236
39	Central Connector/ General Stewart ext 2	Veterans Parkway	15th Street		4	$0
40	SR 196 W (from Rye Patch Rd)	Rye Patch Rd/SR 196	Hodges Rd/Central Conn		4	$59,078,976
41	Oglethorpe Hwy/US 84	Charlie Butler	Peach Street		4	$5,952,610
42	I-95 Intersection/road Improvements	I-95 Exit 76			0	$950,146
43	SR 196 W (to US 301)	Hodges Rd/Central Conn	US 301		4	$31,215,034
44	15th St/Frank Cochran Connector	Frank Cochran Dr	15th Street		2	$7,444,624
45	Laurel View Connector	Isle of Wight	Laurelview Road		2	$11,068,328
46	Barrington Ferry Rd	SR 119	US 17		2	$2,334,155
47	Peacock Creek Rd	US 84	US 84		2	$17,769,295
48	Gen Stewart Extension east	US 84	Sandy Run Extension		2	$6,961,492
49	I-95 Intersection/road Improvements	I-95 Exit 67			0	$760,117
50	Central Connector (W)	15th Street	Dairy Rd/Hodges Rd		2	$42,907,324
51	Barrington Ferry Rd	US 17	SR 119		4	$23,226,124
52	Hinesville Bypass III	US 84	SR 196		2	$20,755,848
53	Developer Road	Peacock Creek Rd	Patriots Trail		2	$11,131,540
54	Independence Rd (N-S)	SR 196	Central Connector/Ft Stew Boundary		2	$47,564,193
55	Independence Spine Rd (E-W)	15th Street at independence Conn	Dairy Rd		2	$64,953,253
56	WAAF Access Road	Old Hines Rd/Flem Loop	Midcoast Regional Airport		2	$26,313,258
57	Live Oak Church Rd	Current end	Central Connector		2	$11,933,669
58	Cay Creek Extension	Cay Creek Rd	US 17		2	$9,191,986
59	Hampton Island Road	Hampton Island	US 17		4	$22,275,647
60	Sandy Run Drive extension	Sandy Run Dr	Peacock Creek Rd		2	$5,232,578
D	SR 144	four locations	through Fort Stewart		4	$9,706,202
D	Ft Stewart Rd 47	Flemington Loop	SR 144		4	$28,317,782
D	Ft. Stewart Bypass	SR 144	SR 144		2	$165,205,524
D	Ft Stewart Bypass (west)	SR 144	15th Street		2	$35,816,541

NON-MOTORIZED PROJECTS

Alternative modes of transportation have become increasingly desirable and advantageous. The HAMPO Non-Motorized Plan focuses on the delineation of a pedestrian and bicycle facilities network to provide an alternative method of transportation, as well as recreational opportunities. The planning process involved identifying and understanding the effects that land use, mobility, and safety have on the development of a bicycle and pedestrian network. The Non-Motorized Plan and project list were developed in accordance with the eight federal planning factors, which were identified as the MTP Goals and Objectives. In addition to the eight primary goals identified in the MTP, the non-motorized plan includes two additional goals:

- Develop a safe and interconnected regional network of non-motorized transportation facilities that link destinations and people, locally and regionally.
- Improve quality of life in the HAMPO region by developing a network designed to expand and encourage alternative transportation and active recreation.

The following table details the projects recommend by the HAMPO Non-Motorized Plan. The projects are listed alphabetically, not in priority order, and costs are based on 2014 dollar amounts.

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TABLE 18 2015-2040 MTP Non-Motorized Project List

2015-2040 Metropolitan Transportation Plan: Non-Motorized Projects

Project #	Facility	Proposed Type	From	To	Location	Length	Estimated Cost
1	Bacon001	Recommended New Bike/Ped Facility	McDowell Road	Varnedoe Street	Hinesville	0.24	$ 32,361.72
2	Bradwell001	Recommended New Bike/Ped Facility	Existing sidewalks south of Martin St.	Existing sidewalks north of E Mills Ave	Hinesville	0.09	$ 12,135.65
3	Bradwell002	Recommended New Bike/Ped Facility	Lakeview Drive	E General Stewart Way	Hinesville	0.37	$ 49,890.99
4	Deal001	Recommended New Bike/Ped Facility	E G Miles Parkway	South Main Street	Hinesville	0.49	$ 66,071.85
5	Dunlevie001	Recommended New Bike/Ped Facility	West Oglethorpe Highway	Talmadge Road	Allenhurst / Walthourville	1.98	$ 266,984.19
6	Eunice001	Recommended New Bike/Ped Facility	Bacon Road	Existing sidewalks west of Brett Drive	Hinesville	0.05	$ 6,742.03
7	Flemming001	Recommended New Bike/Ped Facility	E G Miles Parkway	Bacon Road	Hinesville	0.58	$ 78,207.49
8	Forest001	Recommended New Bike/Ped Facility	Fraser Street	Gray Fox Road	Hinesville	0.38	$ 51,239.39
9	Fraser001	Recommended New Bike/Ped Facility	West Oglethorpe Highway	Forest Street	Hinesville	0.24	$ 32,361.72
10	Harrison001	Recommended New Bike/Ped Facility	East General Stewart Way	East Oglethorpe Highway	Hinesville	0.34	$ 45,845.77
11	HoneyRidge	Recommended New Bike/Ped Facility	Pineland Avenue	Varnedoe Street	Hinesville	0.29	$ 39,103.75
12	Hwy196-001	Recommended New Bike/Ped Facility	Citation Boulevard	Airport Road	Hinesville	1.49	$ 401,824.69
13	Kacey001	Recommended New Bike/Ped Facility	South Main Street	West Oglethorpe Highway	Hinesville	0.2	$ 26,968.10
14	Kings001	Recommended New Bike/Ped Facility	Lakeview Drive	Snelson-Golden Middle School	Hinesville	0.53	$ 71,465.47
15	Lakeview001	Recommended New Bike/Ped Facility	North Main Street	Martin Road	Hinesville	0.28	$ 37,755.34
16	Main001	Recommended New Bike/Ped Facility	Glenn Bryant Road	Darsey Road	Hinesville	0.54	$ 145,627.74
17	Main002	Recommended New Bike/Ped Facility	Olmstead Drive	Lakeview Drive	Hinesville	0.21	$ 28,316.51
18	MainExt001	Recommended New Bike/Ped Facility	Darsey Road	West Oglethorpe Highway	Hinesville	0.55	$ 74,162.28
19	Martin001	Recommended New Bike/Ped Facility	Lakeview Drive	Jacks Hill Road	Hinesville	0.12	$ 16,180.86
20	McDowell001	Recommended New Bike/Ped Facility	EG Miles Parkway	Bacon Road	Hinesville	0.39	$ 52,587.80
21	Olive001	Recommended New Bike/Ped Facility	Existing sidewalks west of Cheerydale St.	Existing sidewalks on Madison Drive	Hinesville	0.4	$ 53,936.20
22	PaulCaswell001	Recommended New Bike/Ped Facility	Existing sidewalks on Debbie Drive	Desert Storm Drive	Hinesville	0.56	$ 75,510.68
23	SandyRun001	Recommended New Bike/Ped Facility	Tupelo Trail	Gray Fox Road	Hinesville / Walthourville	0.56	$ 75,510.68
24	Shaw001	Recommended New Bike/Ped Facility	Darsey Road	Airport Road	Hinesville	2.63	$ 709,261.03
25	Talmadge001	Recommended New Bike/Ped Facility	West Oglethorpe Highway	Dunlevie Road	Walthourville	2.05	$ 276,423.03
26	Varnedoe001	Recommended New Bike/Ped Facility	Bacon Road	Honey Ridge Lane	Hinesville	0.49	$ 66,071.85
27	SR119-001	Recommended New Bike/Ped Facility	Dunlevie Road	State Highway 119	Walthourville	1.98	$ 819,720.00
28	CayCreekExt001	Recommended New Bike/Ped Facility	US Highway 84	Cay Creek	Midway	0.85	$ 351,900.00
29	Edgewater001	Recommended New Bike/Ped Facility	East Oglethorpe Highway	Liberty Elementary School	Midway	0.56	$ 75,510.68
30	EvergreenPk001	Recommended New Bike/Ped Facility	Veterans Parkway	Azela Street	Hinesville	0.76	$ 314,640.00
31	Fort Morris001	Recommended New Bike/Ped Facility	Interstate 95	Fort Morris Road	East Liberty County	7	$ 2,898,000.00
32	Martin002	Recommended New Bike/Ped Facility	US Highway 17	US Highway 84	Midway	1.26	$ 169,899.03
33	PeacockTrl001	Recommended New Bike/Ped Facility	Holmestown Road	Cay Creek Road	Central Liberty County	7.45	$ 3,084,300.00
34	SandyRun002	Recommended New Bike/Ped Facility	Barrington Ferry Road	US Highway 17	Riceboro	4.29	$ 1,776,060.00
35	BarringtonFerry001	Recommended New Bike/Ped Facility	Sandy Run Road	E B Cooper Highway	Riceboro	3.25	$ 1,345,500.00
36	EBCooper001	Recommended New Bike/Ped Facility	Barrington Ferry Road	US Highway 17	Riceboro	1.89	$ 782,460.00
37	LeConteConnector001	Recommended New Bike/Ped Facility	Barrington Ferry Road	RailToTrailConnector	Riceboro	2.71	$ 1,121,940.00
38	RailToTrailConnector001	Recommended New Bike/Ped Facility	US Highway 17	South Liberty County Line	Riceboro	4.63	$ 1,916,820.00
39	OldSunburyRd001	Recommended New Bike/Ped Facility	Hines Road	Fort Stewart Boundary	Flemington	1.2	$ 496,800.00
40	OldHinesRd001	Recommended New Bike/Ped Facility	Old Sunbury Road	Arts Center Road	Flemington	0.45	$ 186,300.00
		Recommended New Bike/Ped Facility					
*	Geogria Costal Greenway	Recommended New Bike/Ped Facility	North Liberty County Line	South Liberty County Line	Central Liberty County	*	*
					Totals:	**54.33**	**$ 18,132,396.47**

Character Area

The Character Area Map illustrates the natural composition of the land and a specific boundary that complements the function of the land. In keeping with the State's standards, the identified character areas in this plan are a specific geographical area or district within the community that:

-has unique or special characteristics to be preserved or enhanced,
-has potential to evolve into a unique area, or
-requires special attention.

Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of policies, investments, or regulations will be applied in order to preserve or improve future development.

The *2008 Guiding the Future, Reflecting the Past Consolidated Comprehensive Plan* identified 13 character areas for all eight Liberty County jurisdictions on a Future Development Map. For each character area, development patterns, primary land uses, and strategies that conformed to the Quality Community Objective were discussed. The 2008 Future Development Map served as a future land use map as well as a character map, which explains why the categories were very broad. The character areas included:

- *Commercial/Activity Center*
- *Preservation Corridors*
- *Conservation/Parks/Greenspace*
- *Developed Neighborhoods*
- *Developing Neighborhoods (High Density/Intensity)*
- *Developing Areas (High/Medium/Low Density/Intensity)*
- *Parks and Recreation*
- *Major Corridors*
- *Rural/Rural Residential Agricultural*
- *Major Corridors (Tiers 2 and 3)*
- *Developing Neighborhoods*
- *Urban Core*
- *Developed Areas*

The new character area map includes 26 character areas that focus on the way an area looks and how it functions. The county was categorized into five initial categories: Urban Neighborhoods, Rural Residential, Commercial, Corridor, and Other/Special areas. The five categories were then further separated, to identify how they fit in a specific geographic location. All 26 character areas

are new categories and were not used in the 2008 plan. The character areas are not parcel specific; with the creation of this map, it was more important to consider the history of the land and community expectations. The character areas, a general description, and recommended development patterns are described below. The character areas include:

- *Traditional Neighborhood*
- *Declining Neighborhood*
- *Scattered Residential*
- *Rural Residential*
- *Downtown*
- *Neighborhood Commercial*
- *Gateway Corridor*
- *Rural Crossroads*
- *Natural Conservation*
- *Other/Special*
- *Regional Employment Center*
- *Greenspace*
- *Neighborhood Redevelopment*
- *Residential Neighborhood*
- *Transitional Neighborhood*
- *Rural Neighborhood Preservation*
- *Town Center*
- *Commercial Center*
- *Marketplace Corridor*
- *Bypass Corridor*
- *Scenic Corridor*
- *Historic Preservation*
- *Light Industrial Area*
- *Agriculture/Farmland*
- *Memorial Drive District*

TRADITIONAL NEIGHBORHOOD

General Description: A residential area with compact development that supports shops, schools, and other services and allows open space or greenways; can include older urban neighborhoods as well as new neighborhoods

Recommended Development Patterns

- Promote infill development
- Additional pocket/passive parks
- Promote affordable housing development options
- Strong bicycle/pedestrian connectivity to encourage resident to walk/bike to work/shopping
- Service retail should be encouraged such as, dry-cleaning, convenience stores, salons, or similar retail service
- Higher density developments should have direct access to arterial streets

RESIDENTIAL NEIGHBORHOOD

General Description: Tracts of land that are divided specifically for residential development (subdivisions)

Recommended Development Patterns

- Variety of architectural types
- Neighborhood park or recreation space specifically for development
- Individual lots are uniform in size
- Sidewalks and paths are provided on at least one side of the street and paths may be provided through common open spaces
- Streets have a narrow to moderate cross section
- Open spaces and landscaping along the perimeter or edges of developments act as a buffer from commercial or higher intensity development, and to screen the uses from adjacent single-family residential uses
- Buildings typically are located in the center of lots with regular front and side yard setbacks

DECLINING NEIGHBORHOOD

General Description: An area in which most of the original housing stock is in place but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance; there may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with the neighborhood residential use

Recommended Development Patterns

- Promote mixed-income housing with affordable housing options
- Encourage rehabilitation of sub-standard/dilapidated homes
- Consider brownfield/greyfield redevelopment
- Create new housing opportunities out of former underused commercial, warehouse, or industrial spaces
- Re-use existing vacant or under-utilized structures to accommodate new community facilities
- Revitalize existing neighborhood commercial centers
- Improve/update public infrastructure

TRANSITIONAL NEIGHBORHOOD

General Description: A residential area that is either making a transition to middle class stability or gentrification or is slowly declining and showing significant signs of stress

Recommended Development Patterns

- Promote infill development
- Additional pocket/passive parks
- Promote affordable housing development options
- Encourage a diverse housing inventory that meets housing demands for all socio-economic groups
- Establish a "sense of place"
- Improve the appearance and function of commercial spaces
- Updated/improved infrastructure, public services, and neighborhood amenities

SCATTERED RESIDENTIAL

General Description: Individual housing units located throughout Liberty County

Recommended Development Patterns

- Build new residential developments to match the mix of housing types and styles of surrounding properties
- Maintain natural buffers
- Ensure compatible land use
- Preserve open space, natural beauty, and environmental areas
- High degree of separation between buildings
- Each lot typically has access to the main arterial or collector road
- Low pedestrian orientation and access

RURAL NEIGHBORHOOD PRESERVATION	
General Description: Incorporated areas with a rural sense of place	
Recommended Development Patterns	
○ Encourage compatible architecture styles that maintain the rural character of the area ○ Encourage protection of scenic views ○ Subdivision design should incorporate a significant amount of open space ○ Conservation Subdivision Ordinance ○ Require minimum lot sizes of an acre or more to limit development density and protect the rural character ○ Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts	

RURAL RESIDENTIAL	
General Description: Outlying rural areas with agriculture or active farming and scattered single-family housing on large lots	
Recommended Development Patterns	
○ The primary residence of the property owner and any processing or outbuildings associated with activities on the working farm are the only buildings on the land ○ Buildings are one to two stories high and are traditional in style for home, barns and processing facilities ○ Encourage conservation subdivision design that incorporates open space ○ Require large minimum lot sizes to limit development density and protect farmland and rural character ○ Focus developments on previously cleared sites, leaving woodlands largely intact	

TOWN CENTER	
General Description: A community servicing center with retail, office, governmental, cultural, and residential uses	
Recommended Development Patterns	
○ Should include mix of retail, office, services, and employment ○ Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development ○ Design should be very pedestrian-oriented, with strong, walkable connections between different uses ○ Enhance the pedestrian friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc. ○ New residential and commercial development should be concentrated in and around downtown and adjacent neighborhoods on infill sites	

DOWNTOWN

General Description: The heart and economic, cultural center of the city; traditional central business district and immediate surrounding commercial, industrial, or mixed-uses

Recommended Development Patterns

- On street parking is encouraged, additional parking is placed in structures or in surface lots behind buildings to create a more pedestrian-friendly environment
- Downtown should include relatively high-density mix of retail, office, services, and employment to serve a regional market area
- Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums
- Design should be very pedestrian-oriented, with strong, walkable connections between different uses
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.
- New residential and commercial development should be concentrated in and around downtown and adjacent neighborhoods on infill sites
- Shared parking arrangements that reduce overall parking needs and help alleviate traffic congestion

COMMERCIAL CENTER	
General Description: Large scale retail areas that provides goods and/or services to the public	
Recommended Development Patterns	
○ Continuation of commercial development ○ Location of large retail development ○ Continuation of pedestrian features from downtown or town center character area, where applicable ○ Uniform signage ○ Street trees and on-site tree planning requirements ○ Uniform street numbering system for easy recognition by emergency responders ○ Location of businesses promoting motor vehicle use (i.e. drive-thru) ○ Consolidate driveways and provide interparcel connections ○ Locate commercial structures near the street front with parking in the rear of the building ○ Build neighborhood commercial center on appropriate infill sites to serve the surrounding appropriate neighborhoods ○ Development should be architecturally integrated with the site and developed at an appropriate scale so it is compatible with surrounding development ○ Redevelop vacant commercial centers in lieu of new construction ○ Should be mixed-use, pedestrian friendly ○ Located along a major thoroughfare	

NEIGHBORHOOD COMMERCIAL	
General Description: A neighborhood focal point with a concentration of activities such as general retail, service, commercial, professional office, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians	
Recommended Development Patterns	
○ Locally-oriented concentration of retail, office and service uses that are typically located at busy arterial intersections within neighborhoods or at their perimeter ○ Mix of retail, services, and offices to serve neighborhood residents day-to-day ○ Use buffers to protect existing neighborhoods and provide visual and sound barriers between adjacent or incompatible uses ○ Should be pedestrian oriented, with strong, walk able connections between different uses ○ Loft housing should be available ○ Multi-family housing developments should be encouraged ○ Street layout should match those in older parts of the community or connect to the existing street network at many points ○ May be used as a transition between neighborhoods and more intense business districts	

MARKETPLACE CORRIDOR

General Description: A community-serving thoroughfare featuring shops and services along a major roadway; rules/regulations will encourage pedestrian, bicycling, and transit use through creative design

Recommended Development Patterns

- Uniform signage
- Implement traffic calming measures (i.e. raised medians, landscaped medians, curb extensions, polyment cement overlay, raised pedestrian crossing)
- Limit number of billboards
- Coordinate land uses and bike/pedestrian amenities
- Focus on appearance with appropriate signage, landscaping and other beautification measures
- Employ smart growth principles with all new developments including shared driveways or inter-parcel road connections to reduce traffic on the main highways

GATEWAY CORRIDOR

General Description: Major thoroughfare that serves as an important entrance or means of access to the community

Recommended Development Patterns

- Adopt regulations to restrict the number, scale, and design of signs and billboards
- Landscaped medians
- Create overlay ordinances
- Construct bikeways or bike lanes along corridors, where appropriate
- Manage access to keep traffic flowing
- Uniform gateway signage
- Remove dilapidated structures along major corridors

BYPASS CORRIDOR	
General Description: Thoroughfare that is highly traveled and serves as a route around congested areas	
Recommended Development Patterns	
○ Maintain a natural vegetation buffer along the corridor ○ Provide paved shoulders for emergency/breakdown lanes ○ Limit number of billboards ○ Install landscaped/raised medians ○ Encourage commercial development supportive of tractor trailers and vehicular services ○ Limited to no traffic signals ○ Availability of other services – water, sewer, etc.	

RURAL CROSSROADS	
General Description: Small activity areas located at highway intersections that serve rural and agricultural lands	
Recommended Development Patterns	
○ Encourage commercial development that is supportive of and compatible with surrounding area ○ Preserve existing natural, historic or scenic resources ○ Primarily intended to serve the daily needs of surrounding residential areas ○ Located at intersections on main arterial roads or collector roads ○ Promote infill development or redevelopment of vacant commercial buildings	

SCENIC CORRIDOR	
General Description: Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features and scenic or pastoral views	
Recommended Development Patterns	
○ Use existing vegetation and natural topography to reduce the visibility of structures and graded or disturbed areas ○ Set buildings back from the scenic highway corridor as much as practicable ○ Apply for National Scenic Byway designation ○ Avoid use of highly reflective roofing colors and materials ○ Use muted colors and building materials that blend with the surrounding landscape ○ Minimize clearing of trees around structures except where necessary	

NATURAL CONSERVATION	
General Description: Primarily undeveloped natural lands and environmentally-sensitive areas not suitable for development	
Recommended Development Patterns	
○ Undeveloped natural lands ○ Relatively minimal land subdivision and visible infrastructure ○ Preserve wetlands, floodplains, and other sensitive environmental areas ○ Continue to update and map resource inventory, including environmental resources, historic resources, and archeological sites ○ Encourage use of conservation easements ○ Preservation of environmentally sensitive areas by setting them aside as passive parks, interpretive centers, etc.	

HISTORIC PRESERVATION	
General Description: Continuity of cultural resources where the features, landmarks civic or cultural uses retain significant historic integrity	
Recommended Development Patterns	
○ Promote housing maintenance primarily of original exterior design features ○ Encourage National Register of Historic places designation ○ Adopt Historic Preservation Ordinance ○ Encourage rehabilitation according to the Secretary of the Interiors Standards for Rehabilitation ○ New development should be compatible with existing architectural style ○ Discourage incompatible land use/developments ○ Pedestrian oriented ○ Site plans, building design, and landscaping that are sensitive to the historical resources	

OTHER/SPECIAL	
General Description: A district or area that presently does not fit or is not envisioned fitting into the above categories. It may, for instance, have singular characteristics such as a hospital, airport, big box, etc. that is not likely to be replicated elsewhere within the community.	
Recommended Development Patterns	
○ Landscaping of parking areas to minimize visual impact on adjacent streets and uses ○ Enhance the pedestrian-friendly environment by adding sidewalks and creating other trail/bike routes linking to neighboring communities and major destinations ○ Focus on appearance with appropriate signage, landscaping, and other beautification measures ○ Development should be compatible with and supportive of existing surrounding development	

LIGHT INDUSTRIAL AREA

General Description: Areas used in low-intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Recommended Development Patterns

- Use buffers to help existing neighborhood areas and surrounding agricultural tracts in an effort to provide visual and sound barriers between adjacent or incompatible uses
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Infill development on vacant or under-utilized sites
- Typically located near major roads, highways, railways and other large industrial centers
- Should be developed or, where possible, retrofitted as a part of a planned industrial park having adequate water, sewer, storm-water, transportation, and telecommunication infrastructure for all component uses at build-out

REGIONAL EMPLOYMENT CENTER

General Description: A large-scale industrial and employment center buffered from surrounding areas that provides a mixture of regional manufacturing, warehousing, wholesale, and commercial and office employment opportunities

Recommended Development Patterns

- Use buffers to help existing neighborhood areas and surrounding agricultural tracts in an effort to provide visual and sound barriers between adjacent or incompatible uses
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses
- Infill development on vacant or under-utilized sites
- Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site
- Consider brownfield/greyfield redevelopment

AGRICULTURE/FARMLAND

General Description: Lands in an open or cultivated state or sparsely settled, including woodland and farmlands

Recommended Development Patterns

- Defined by a pattern of large un-subdivided lots with widely spaced roads suited for agricultural and rural levels of traffic movement
- Protect farmland and open space by requiring large lot sizes
- Promote and encourage use of conservation easements
- Use infrastructure availability to steer development away from areas of natural and environmentally sensitive resources
- Preserve land by setting it aside for natural/environmental educational areas, public parks, trails or greenbelts

GREENSPACE

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

Recommended Development Patterns

- Ensuring safe, adequate, and well-designed facilities for bicycles, including pavement markings, signage, and intersection crossings
- Establish connectivity between greenspaces through the use of pedestrian walkways and bike paths
- Implement the bicycle/pedestrian improvements identified in the Liberty County Metropolitan Transportation Plan
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts

MEMORIAL DRIVE DISTRICT	
General Description: An area of residential, retail, and entertainment options with clear pedestrian connectivity	
Recommended Development Patterns	
○ Should be very pedestrian oriented, with strong, walkable connections, between different uses ○ Continued presence of small-scale neighborhood-service retail and commercial services ○ Encourage the redevelopment of vacant commercial buildings and lots and direct city services to these areas ○ Focus on appearance with appropriate signage, landscaping, and other beautification measures ○ Site plans, building design, and landscaping that are sensitive to the historical resources	

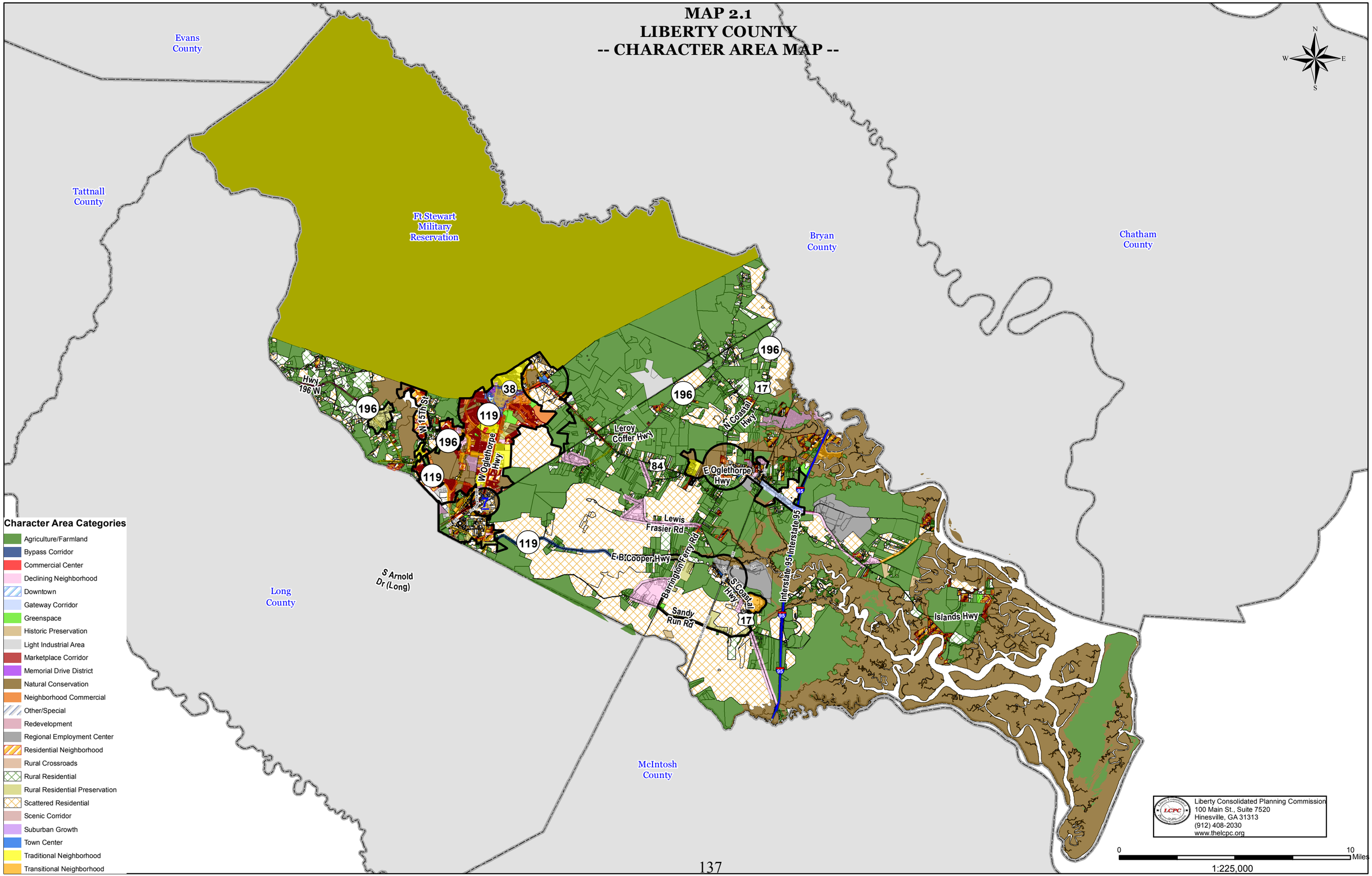
NEIGHBORHOOD REDEVELOPMENT

General Description: Areas in a measurable state of decline or disinvestment that have been designated as revitalization areas; action plans have been developed to return the neighborhoods back to viable communities

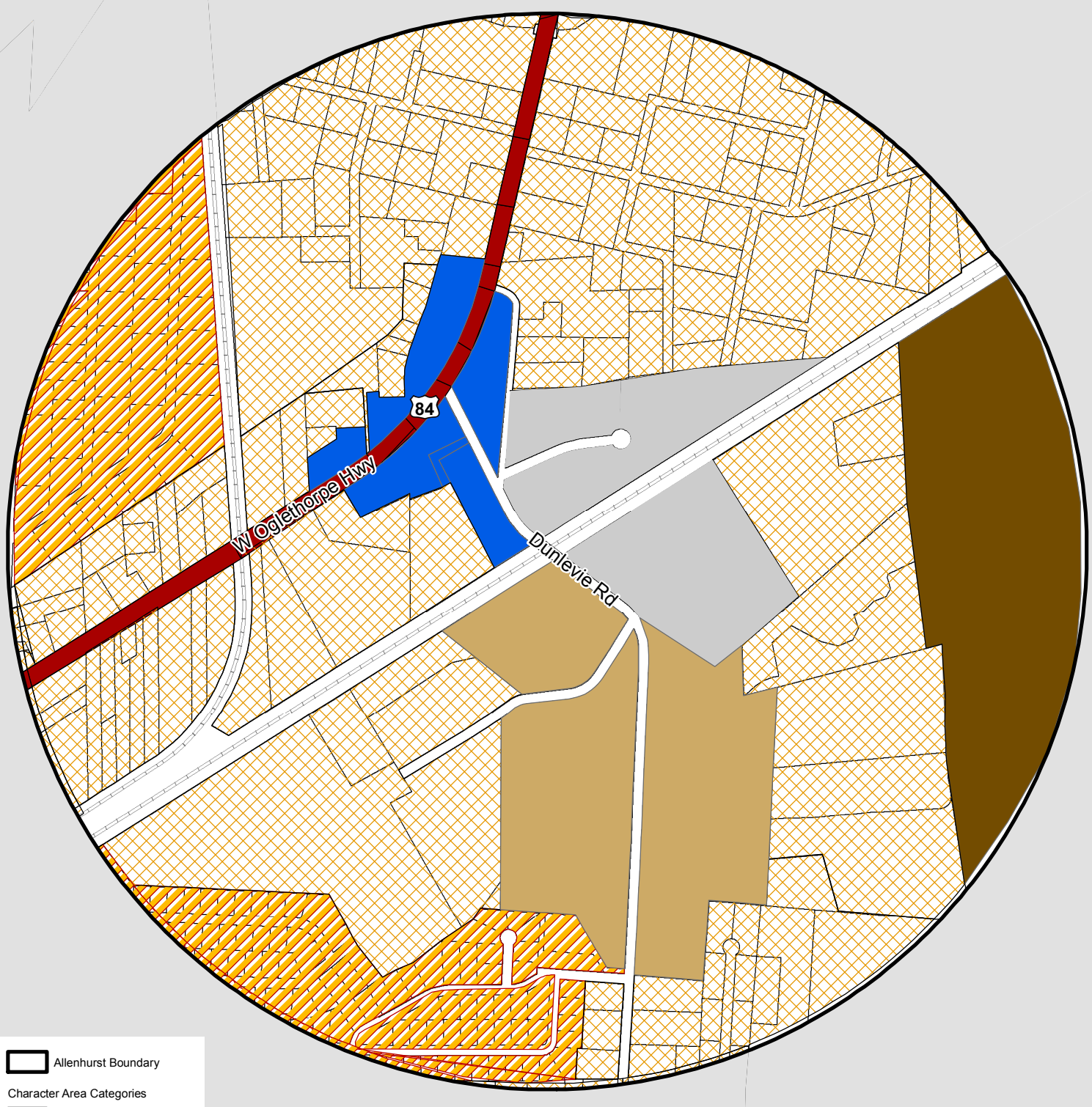
Recommended Development Patterns

- Promote infill development
- Additional pocket/passive parks
- Promote affordable housing development options
- Rehabilitation of existing housing stock
- Infrastructure improvements/upgrades
- Strong pedestrian and bicycle connections
- Should focus on making the community mixed-income
- Establish a community focal point
- Target capital investments by the governing authority
- Updated/improved infrastructure, public services, and neighborhood amenities
- Holistic approach to development
- Improve the appearance and function of commercial spaces
- Correct platting/revise parcel layout
- Integrate environmentally sensitive and sustainable practices
- Protect and enhance greenspaces
- Improvement of street pattern to keep local traffic off major arterials, and high-speed through traffic off local streets

MAP 2.1
LIBERTY COUNTY
-- CHARACTER AREA MAP --



MAP 2.2
TOWN OF ALLENHURST
-- CHARACTER AREA MAP --



Allenhurst Boundary

Character Area Categories

- Declining Neighborhood
- Historic Preservation
- Light Industrial Area
- Marketplace Corridor
- Natural Conservation
- Residential Neighborhood
- Scattered Residential
- Town Center

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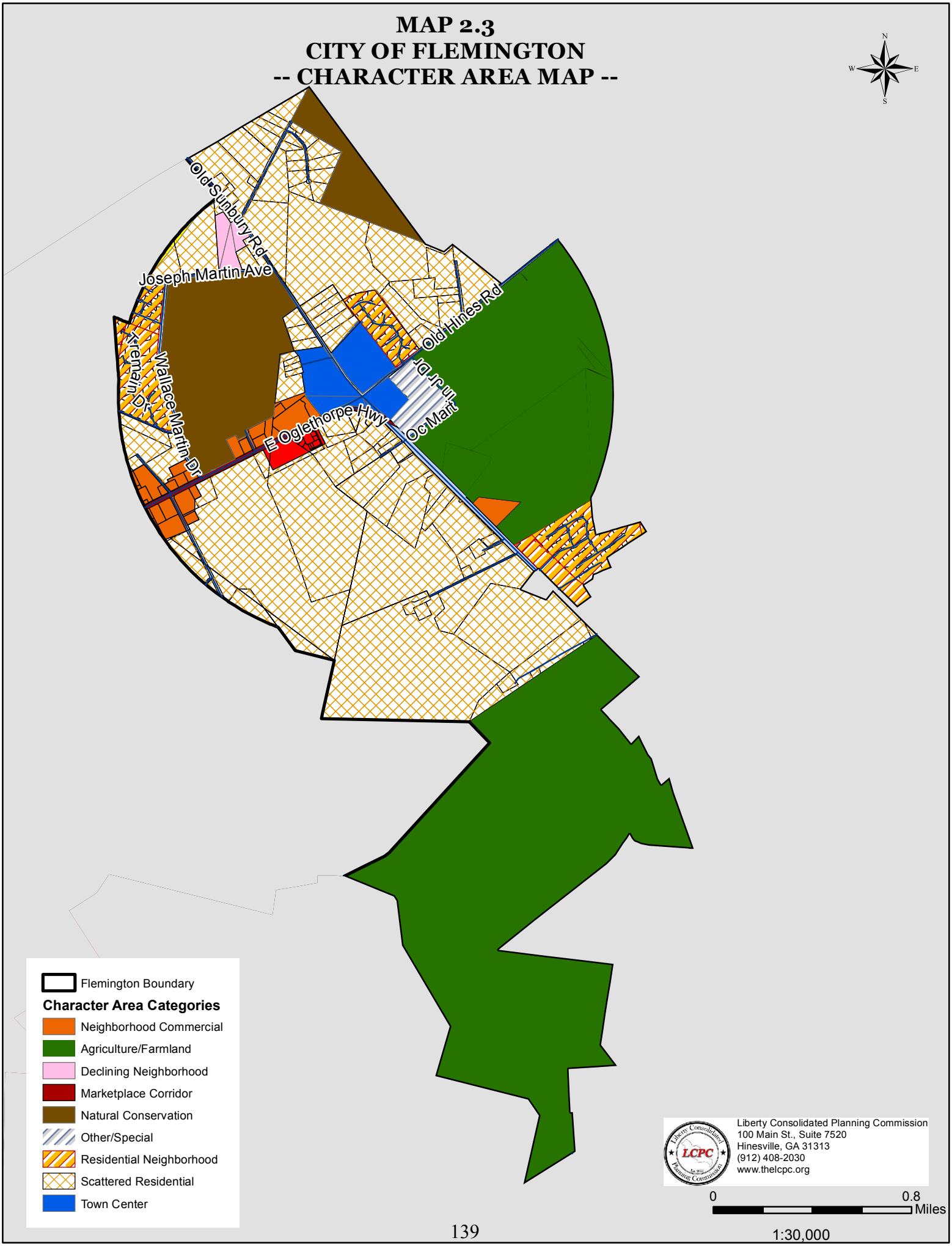
100 Main St., Suite 7520
Hinesville, GA 31313
(912) 408-2030
www.thelcpc.org

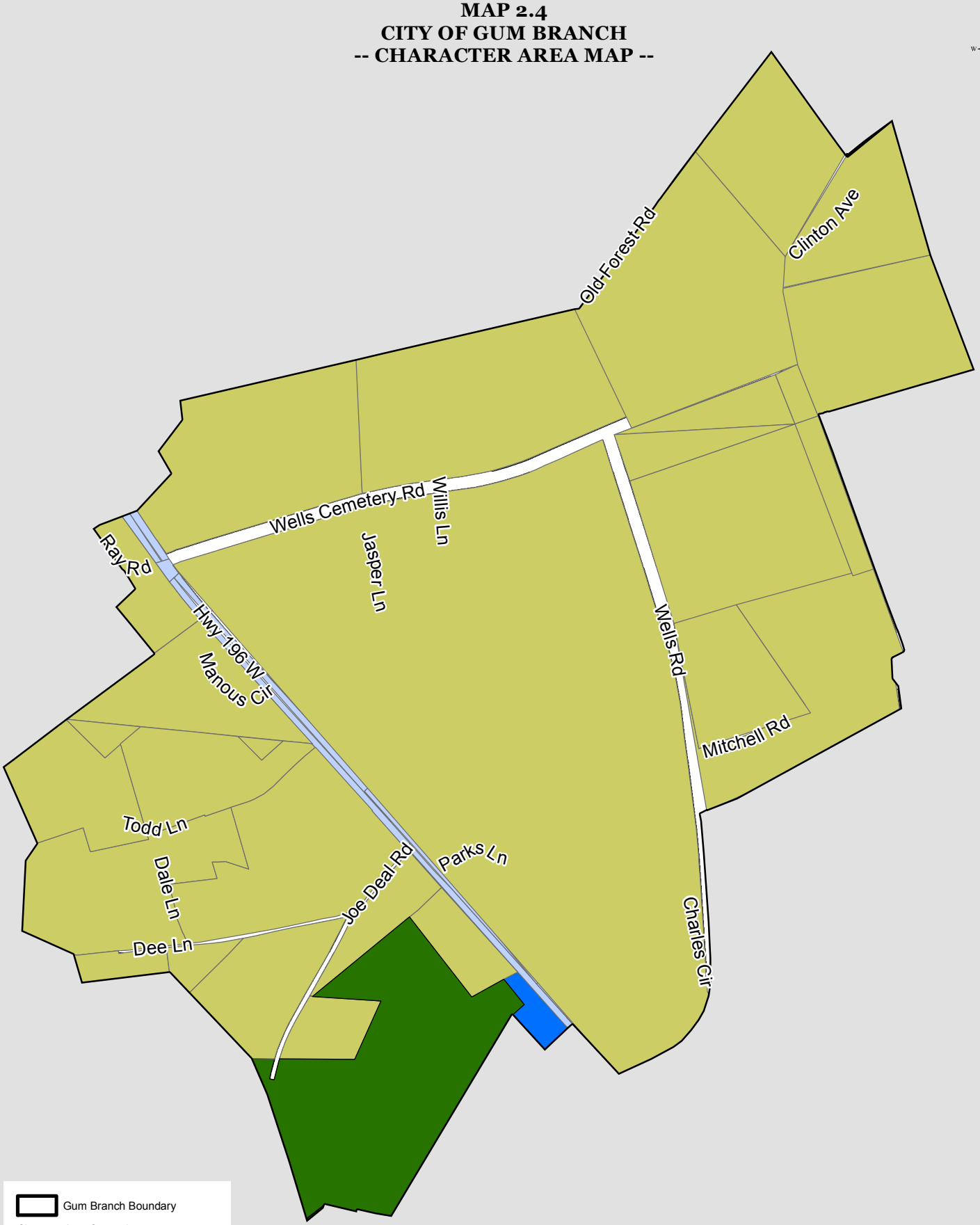
0 0.2 0.4 Miles

1:10,000

MAP 2.3
CITY OF FLEMINGTON
-- CHARACTER AREA MAP --



MAP 2.4
CITY OF GUM BRANCH
-- CHARACTER AREA MAP --



Gum Branch Boundary

Character Area Categories

- Agriculture/Farmland
- Gateway Corridor
- Rural Crossroads
- Rural Neighborhood Preservation
- Town Center

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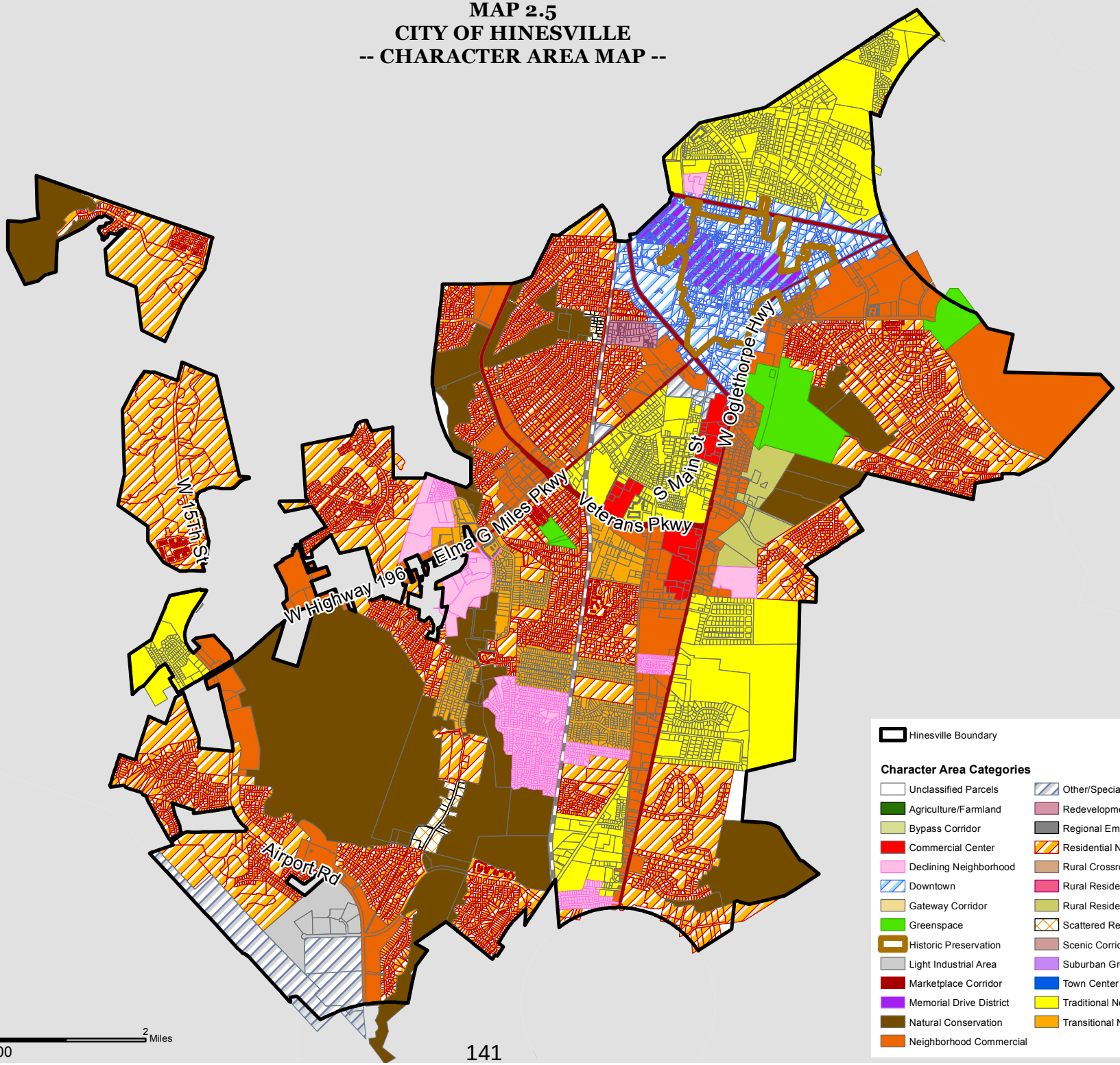
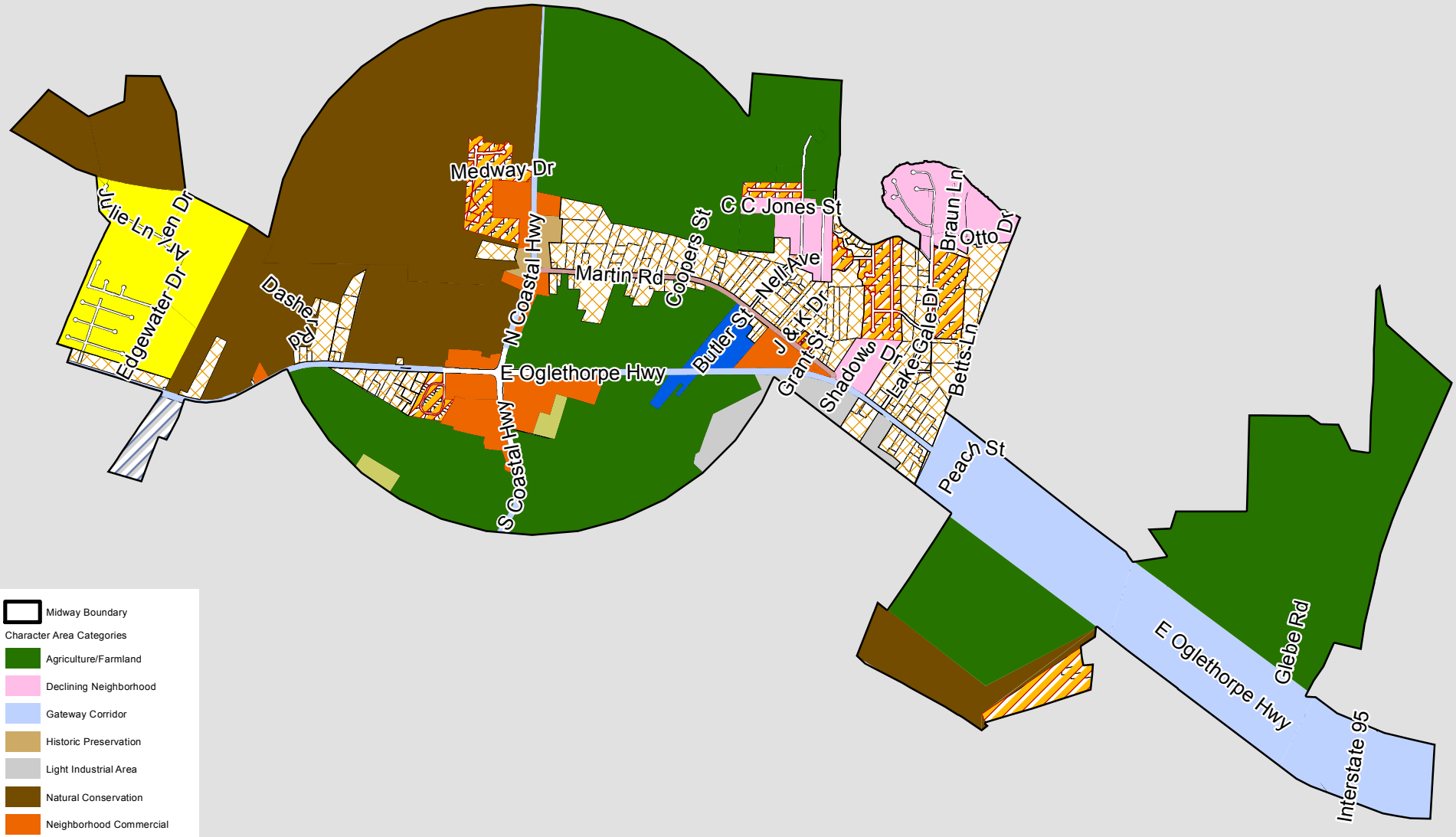
Map Updated: May 17, 2016

MAP 2.5
CITY OF HINESVILLE
-- CHARACTER AREA MAP --



Geographic Information Systems Office
HINESVILLE
GEORGIA
"Home for a Day or a Lifetime"
115 East M.L. King, Jr. Drive
Hinesville, GA 31313
Phone: 912-876-4147

MAP 2.6
CITY OF MIDWAY
-- CHARACTER AREA MAP --



- Midway Boundary

Character Area Categories

- Agriculture/Farmland
- Declining Neighborhood
- Gateway Corridor
- Historic Preservation
- Light Industrial Area
- Natural Conservation
- Neighborhood Commercial
- Other/Special
- Residential Neighborhood
- Rural Crossroads
- Rural Residential Preservation
- Scattered Residential
- Scenic Corridor
- Town Center
- Traditional Neighborhood

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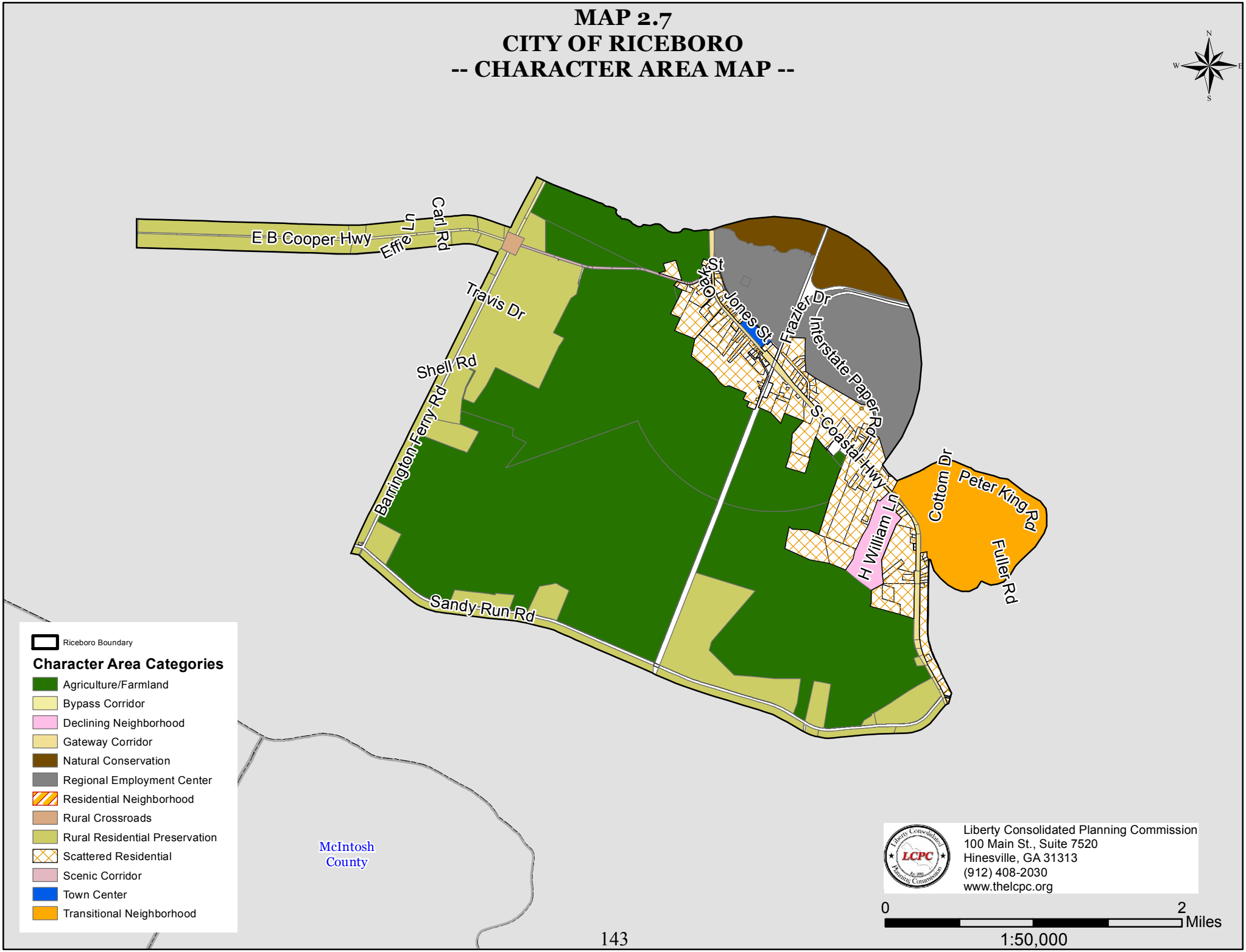
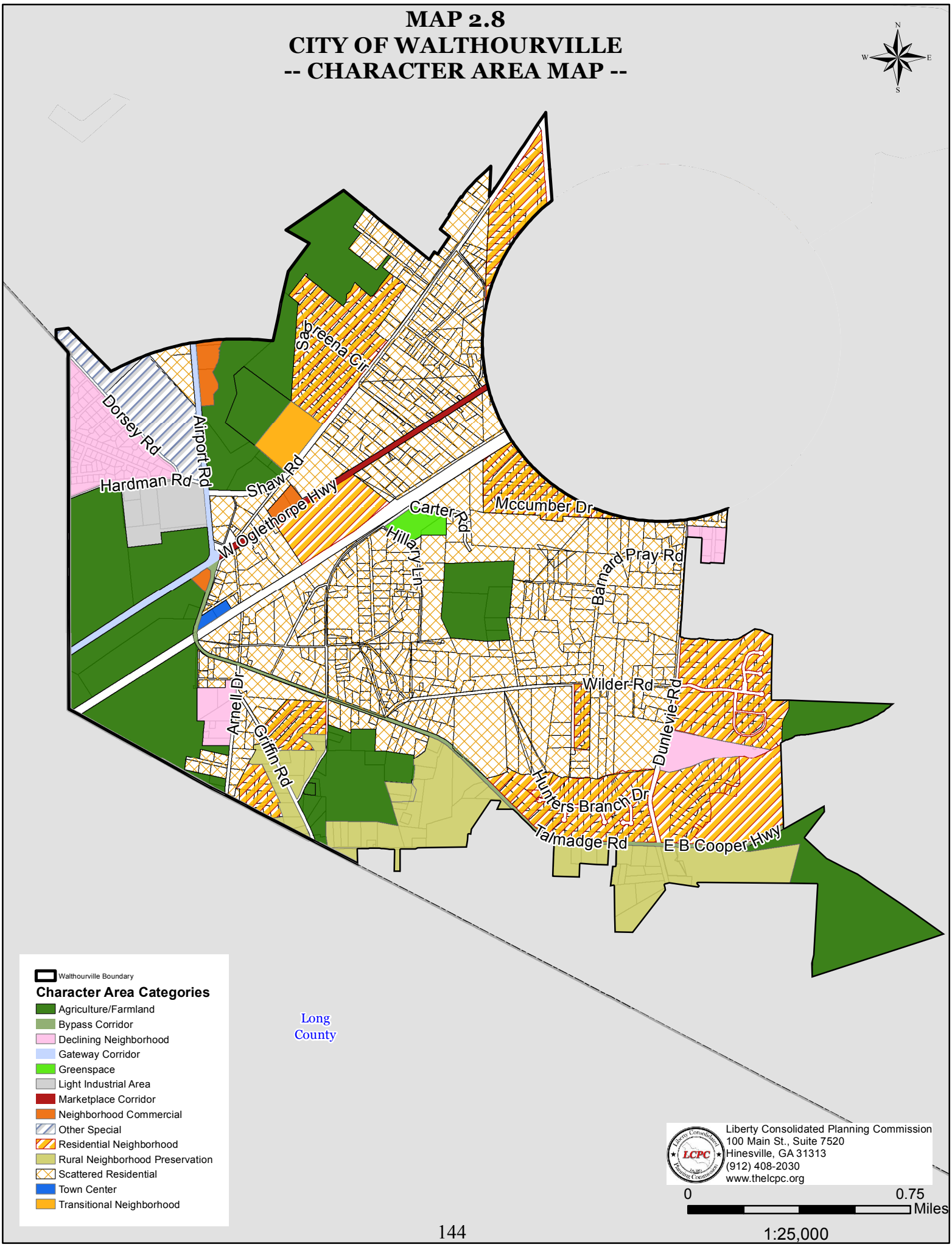
0 1 Miles

1:35,000

MAP 2.7
CITY OF RICEBORO
-- CHARACTER AREA MAP --



MAP 2.8
CITY OF WALTHOURVILLE
-- CHARACTER AREA MAP --



LAND USE

According to the minimum standards and procedures for Local Comprehensive Planning, communities with zoning or similar development regulations are required to include a land use element within their comprehensive plan. All eight jurisdictions in Liberty County have adopted a zoning ordinance. The City of Hinesville's zoning ordinance is different than the Liberty County zoning ordinance. The Town of Allenhurst and the Cities of Flemington, Gum Branch, Midway, Riceboro, and Walthourville have adopted the County's zoning ordinance or a variation thereof.

The geo-physical boundary of Liberty County consists of 344,672 acres, or approximately 538 square miles. Roughly 118,553 acres, or 185 square miles, of Liberty County land is under the jurisdiction of U.S. Army installation Fort Stewart, leaving 226,118 acres to the county and its municipalities. More than half of that land, approximately 126,317 acres, comprises the coastal estuarine system. This land use element will serve as a blueprint for future development in Liberty County for the remaining 99,801 acres of developable land.

The standard land use categories established by the Georgia Department of Community Affairs were used in the development of this plan. Three additional categories were created that are specific to this land use element: Mixed-Use Rural Corridor, Mixed-Use Urban Corridor, and Mixed-Use. The land use categories that were utilized in the development of the land use map are defined below.

> Residential, Low-Density: The predominant use of land within this residential category is for single-family dwellings.
>
> Residential, High-Density: The predominant uses of land within this residential category are for multi-family dwelling units and mobile home parks. Developments with three or more homes per acre are considered high-density (with the exception of subdivisions).
>
> Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to

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separate office uses from other commercial uses, such as retail, service or entertainment facilities.

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

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc.

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

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

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

Mixed-Use Rural Corridor: This corridor is designed to allow for transition from residential uses to compatible non-residential (public and institutional/commercial development) uses along major arterials. This corridor is restrictive in order to allow a smooth transition to surrounding residential developments.

Mixed-Use Urban Corridor: This category is for land dedicated to intensive commercial, retail, services, and offices along major highway corridors with an emphasis on landscaping and aesthetics. There will be minimal existing residential development, with limited possibility of new single-family residential development.

Mixed-Use: This category is for land that blends a combination of developments: residential, commercial, public/institutional, or industrial uses where the functions are physically and functionally integrated and pedestrian connectivity is provided. This category may include a mixed-use real estate development project or an area that is developed by a private developer, governmental agency, or a combination thereof.

Conservation: This category is for environmentally sensitive areas or their appropriate buffers. The land should be protected for its natural function and contribution to the scenic landscape and character of the county.

The land use map will broadly define how the land will be used within the next five years. It is instrumental to determine how the land use affects the everyday actions of the future development of land in Liberty County; this is done by indicating compatible zoning with appropriate land use designations. A zoning ordinance divides a community into districts, or zones, and regulates land use activity in each district, specifying the permitted uses of land and buildings, the intensity or density of such uses, and the bulk (size) of building on the land. Traditionally zoning ordinances separate land uses into four basic categories: residential, commercial, industrial, and agricultural. There are 27 zoning districts within the zoning ordinances of the City of Hinesville (15) and Liberty County (12). The zoning districts are identified below on tables 19 and 20.

TABLE 19 Hinesville Zoning Districts

Zoning Label	Zoning District
R-1	Single-Family Dwelling District
R-2	Single-Family Dwelling District
R-3	Single-Family Dwelling District
R-4	Single- and Two-Family Dwelling District
R-TH	TH Townhouse Dwelling District
MH	Manufactured Home Park District
MH-2	Single-Family Manufactured Home Dwelling District
PUD	Planned Unit Development
O-I	Office-Institutional District
O-C	Office Commercial District
C-1	Central Business District
C-2	General Commercial District
C-3	Highway Commercial District
L-1	Light Industrial District
D-D	Downtown Development District

TABLE 20 Liberty County Zoning Districts

Zoning Label	Zoning District
A-1	Agricultural District
AR-1	Agricultural Residential District
R-1	Single-Family Residential District
R-2	Two-Family Residential District
R-2A	One- and Two- Family Residential District
R-3	Multi-family Residential District
R-4	Mobile Home Park Residential District
B-1	Neighborhood Commercial District
B-2	General Commercial District
I-1	Industrial District
PUD	Planned Unit Development District
DM-1	Dunes and Marshland District

How communities use land within their boundaries is referred to as land use. Land use establishes the basic type and intensity of uses permitted by the general plan for each land use category. Effective land use adapts to fast-changing environmental, social, and economic conditions. The Future Land Use element is a graphic depiction of ideal land use patterns in Liberty County. It should be used to guide future decisions on proposed zoning and development applications and development standards. Development regulations are listed for each of the 12 land use categories, as well as primary and secondary land uses. A primary land use is a use that is allowed by right specifically, while a secondary land use is a use that is compatible and/or supportive of the land use category.

The Transportation and Park/Recreation land use categories do not have compatible zoning districts listed. Both enhance the community by providing services that improve the general welfare overall and are essentially allowed in all zoning districts. Any project within the parameters of the Transportation or Park/Recreation land uses are strategically located by the appropriate governing authority and appropriate committee. The Mixed-Use Rural Corridor and Mixed-Use Urban Corridor provide uniformity along the major corridors in the community. Table 21 identifies the compatible zoning district(s) for each land use category.

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TABLE 21 Land Use/Zoning District Compatibility

Land Use	Compatible Zoning Districts	
	County *	City of Hinesville
Residential, Low-Density	A-1 AR-1 R-1 R-2 R-2A	R-1 R-2 R-3 MH-2
Residential, High-Density	R-3 R-4	R-4 R-TH R-A-1 MH
Commercial	B-1 B-2 O-I	O-I O-C C-1 C-2 C-3
Industrial	I-1	L-I
Public/Institutional	A-1 AR-1 O-I	
Agricultural/Forestry	A-1 AR-1	
Mixed-Use	PUD All**	PUD D-D All**
Mixed-Use Urban Corridor	PUD	PUD
Mixed Use Rural Corridor	PUD All, except I-1**	PUD All, except L-I**
Conservation	DM-1	

**Includes unincorporated Liberty County, Town of Allenhurst, Cities of Flemington, Gum Branch, Midway, Riceboro, and Walthourville*

*** Subject to conditions and compatibility with surrounding uses*

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RESIDENTIAL, LOW-DENSITY

Development Regulations:

■ Encourage a variety of compatible housing options
■ Use the road network in residential areas to promote safety and connectivity with existing and future development
■ The size, scale, design, and material of duplexes/townhomes must be compatible with the established neighborhood character, and located preferably along collector or local roads
■ Public pedestrian or multiple use trails are encouraged to provide connection between neighborhoods and parks or other destinations
■ Allow home occupation (professions and services, but not retail sales) by permitting the employment of one full-time equivalent individual not residing on the premises
■ For new developments, require buffering for controlling visual, noise, and activity impacts between residential and commercial uses

Primary Land Uses
Single-family detached homes
Duplexes
Townhomes
Mobile Homes

Secondary Land Uses
Parks/recreational facilities
Adult/child care facilities
Office/light commercial
Educational facilities
Religious assemblies

RESIDENTIAL, HIGH-DENSITY

Development Regulations:

■ Ensure ease of pedestrian accessibility and circulation
■ Ensure the scale of development is compatible with that of the surrounding neighborhood
■ Provide internal circulation and parking system for entire development
■ Encourage connection of streets, sidewalks, and other modes of transportation
■ Require multi-family projects to provide adequate recreational facilities-equipment, structures, and play surfaces

Primary Land Uses
Apartments
Mobile Home Park
Condominiums
RV Park

Secondary Land Uses
Parks/recreational facilities

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COMMERCIAL

Development Regulations:

■ Commercial development must be compatible with adjacent land uses
■ Should be appropriate to traffic flow pattern and access, and be supported by existing or planned infrastructure
■ Development should have an internal parking and pedestrian circulation system
■ Create a comprehensive design scheme for future development and redevelopment
■ Site design should be pedestrian oriented internally and between development and neighborhood(s)
■ New development should be located in a planned commercial center
■ Fast food and other "drive-thru" windows should be discouraged except on mixed-use urban corridors
■ Commercial development should have required site design features which limit noise, lighting, and other activity so as to not adversely impact surrounding residential areas
■ Low-density office uses shall serve as a transitional land use between residential uses and uses of a higher intensity

Primary Land Uses
Retail
Hotel/motel
Restaurant
Professional office
Multi-tenant commercial
Entertainment facilities
Service facilities/institutions

Secondary Land Uses
Civic facilities
Institutional buildings
Medical offices

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INDUSTRIAL

Development Regulations:

■ Sensitivity to surrounding land uses such as residential and commercial (service) should be emphasized when planning for industrial uses

■ A comprehensive design scheme is recommended for future expansion or re-use/redevelopment

■ A comprehensive parking plan for the district should be established to facilitate efficient parking facilities

■ Industrial areas should be located in proximity to support services with good access to major arterials, city truck routes, belt highways, and utility truck lines as well as, along railroad spurs, near airports and as extensions of additional industrial uses

■ Traffic from this category of land use should not feed directly onto local streets in residential areas, only permitted on arterial or heavily traveled collector streets

■ Industrial uses should be generally located away from existing or planned residential areas and sited so as not to travel through less intensive land uses

Primary Land Uses
Manufacturing
Technology centers
Corporate offices
Warehousing
Wholesaling
Excavation/mining

Secondary Land Uses
Supporting commercial business

DRAFT

PUBLIC/INSTITUTIONAL

Development Regulations:

■ Buildings shall be built close to the street, except to provide for an entrance courtyard or gathering area

■ Public and semi-public facilities should have convenient access to arterial streets and public transportation

■ Libraries, parks and fire and EMS stations should be located according to population, distance and response time standards as established in adopted facility plans

■ Large religious places of worship and campuses should be located where traffic and needed circulation will be accommodated

■ Churches should not be located at residential subdivision entrances

■ Land uses should be appropriately sited to ensure compatibility of hours, traffic impacts, and functions

Primary Land Uses
Schools
Education facility
Churches
Religious assembly
Civic buildings

Secondary Land Uses
Professional offices
Medical facilities

TRANSPORTATION

Development Regulations:

- Incorporate projects from the current Metropolitan Transportation Plan (MTP)
- Take advantage of existing topography, views, and other prominent natural features
- Require buffering for controlling visual, noise, and activity impacts on surrounding developments

Primary Land Uses
Public transit stations
Power generation plants
Railroad facilities
Radio towers
Telephone switching stations
Airports
Port facilities
Major transportation routes

PARK/RECREATION

Development Regulations:

- Frontage required on major thoroughfares and collector streets for city/public parks
- City parks should include sizeable acreage of undeveloped land with natural vegetation
- Neighborhood parks should be located in close proximity to schools to maximize use
- Discourage incompatible uses on surrounding land
- Reduce impervious surface to buffer and protect sensitive areas
- Pocket parks or neighborhood parks should be centrally located within neighborhoods
- Park facilities should be adjacent to other existing or proposed facilities such as trails, schools, libraries, open spaces, etc.

Primary Land Uses
Parks
Community buildings
Nature/walking trails

DRAFT

AGRICULTURE/FORESTRY

Development Regulations:

■ Residential development should be on a scale that does not interfere with the character of the land

■ Incorporate conservation subdivision design which considers preservation of wetlands, steep hills, floodplains, agricultural fields, forest, and open space

■ Buildings are low in density and residential development and processing facilities should be considered "necessary" to the use of the land itself

■ Farms and forestry activities should not be negatively affected by new residential development

■ Encourage industries related to and dependent on natural resources of agriculture, timber, and minerals

■ Neighborhood convenience commercial uses should be permitted throughout rural areas, specifically at road intersections and accessible from collector or arterial roads

■ Open space corridor should be maintained between urban growth areas and areas of more intensive rural development to prevent sprawl and preserve wildlife corridors

Primary Land Uses
Farm/ranch
Livestock
Timber
Public open space

Secondary Land Uses
Park
Single-family detached home
Excavation/mining

CONSERVATION

Development Regulations:

■ Constructed paths in conservation areas should use pervious materials
■ New development shall be discouraged in floodplains, flood prone areas and coastal high hazard areas
■ Natural features should only be used as buffers or open space between or around developed areas and incompatible uses
■ Maintained in a natural state, free from development with the exception of recreation or other low impact areas
■ Conservation area should be connected beyond parcel and development boundaries based on functional natural systems
■ Enforce rules that protect water quality and avoid runoff or use design techniques such as swales
■ Open space corridor should be maintained between urban growth areas and areas of more intensive rural development to prevent sprawl and preserve wildlife corridors

Primary Land Uses
Creeks
Waterways
Wetlands
Floodplains
Environmental Corridors

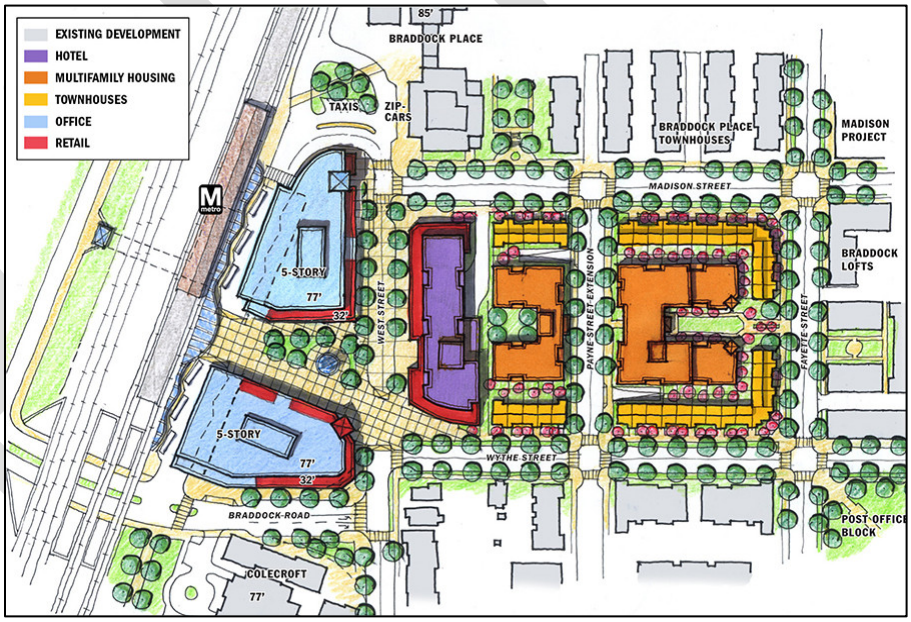
Secondary Land Uses
Parks
Nature/walking trail

MIXED-USE

Development Regulations:

■ Nonresidential buildings should provide space for multiple tenants and uses
■ Provide internal system of traffic circulation and parking
■ Any off-street parking should be located behind buildings, out of view from public streets
■ Plazas or courtyards should be located at key focal points and may be consolidated to maximize the impact on a single block
■ A comprehensive parking plan for the district should be established to facilitate efficient parking facilities
■ Mixed-use building combining residential and/or office uses with complementary service use should be encouraged
■ Collaborative planning between adjacent residential neighborhoods and institutional uses to determine firm boundaries for high impact uses and appropriate buffering needed to protect residential areas
■ Institutional entities within the district should be encouraged to fully participate in redevelopment of residential neighborhoods
■ All areas of downtown should be connected within a network of sidewalks, street trees, and pedestrian scale lighting to encourage non-vehicular traffic
■ Large religious places of worship and campuses should be located where traffic and needed circulation will be accommodated

Primary Land Uses
Multi-tenant commercial
Downtown
Large scale compatible use developments
Planned developments



MIXED-USE RURAL CORRIDOR

Development Regulations:

■ Minimize visual impact
■ Discourage large-scale commercial strip development
■ Frontage area should be primarily preserved natural vegetation
■ Buildings should maintain a large setback, which does not necessarily need to be consistent along a street
■ Natural street edges that infiltrate storm water run-off into the ground should be used as opposed to curb and gutter
■ Encourage the compatibility of development through transition of land uses and integration of design to fit the natural environment
■ Encourage land use densities that allow for a transition from the high densities of the urban area to the lower densities of the rural area

Primary Land Uses
Single-Family Residential
Multi-Family Residential
Public/Institutional
Commercial
Agriculture/Forestry/Park

Secondary Land Uses
Industrial

MIXED-USE URBAN CORRIDOR

Development Regulations:

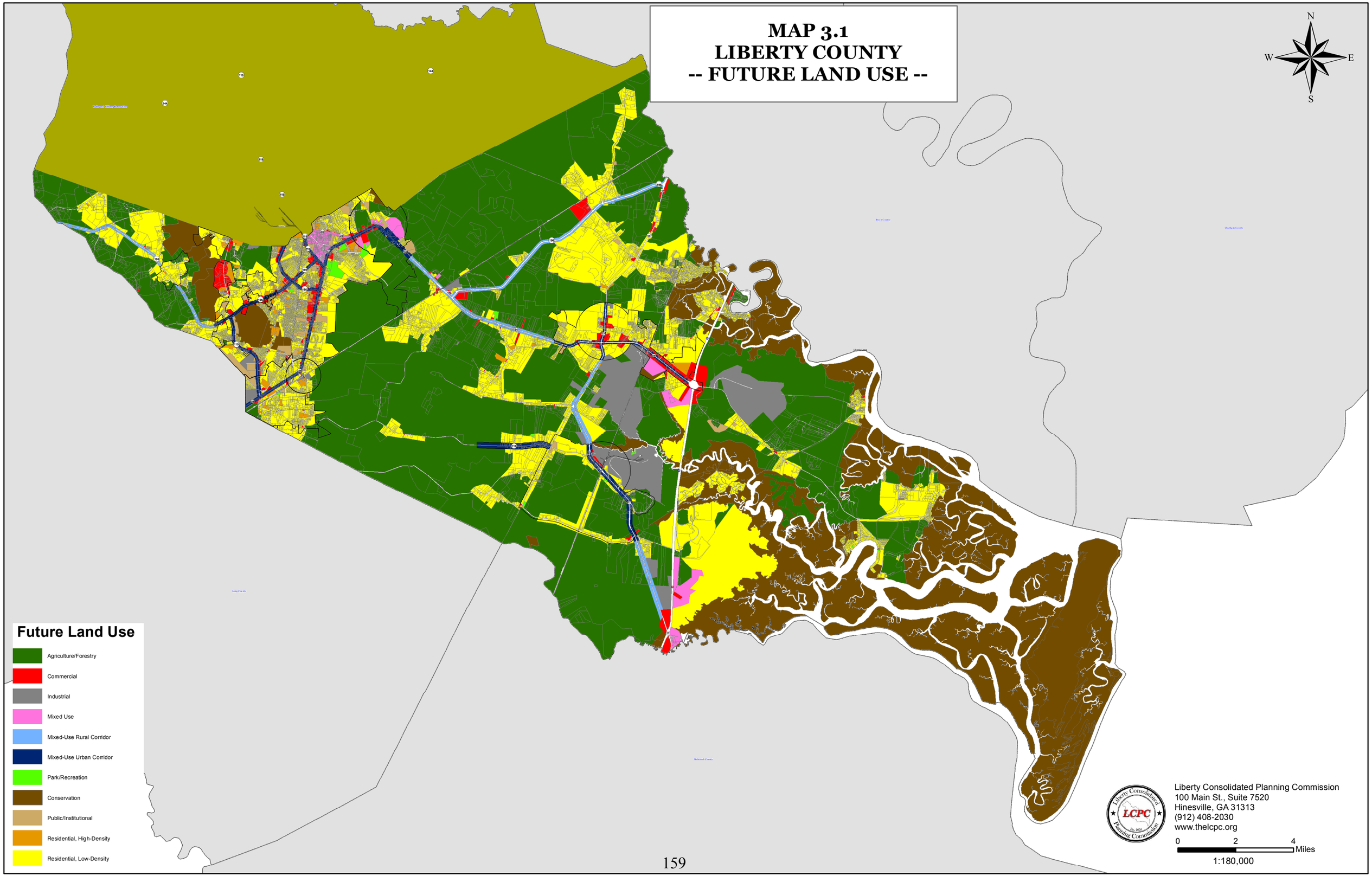
■ Discourage use that diminishes transit and pedestrian character
■ Encourage and implement buffering to lessen potential conflicts between uses in major retail centers and surrounding areas
■ Encourage land use densities that allow for a transition from the high densities of the urban area to the lower densities of the rural area
■ Any exterior off-street parking should be located and designed to provide the least intrusive visual impact on the public right-of-way
■ Incorporate sidewalk requirements for all new residential developments, neighborhood and community center development, and retrofit existing sidewalks in existing areas within in a one mile circumference from schools and major thoroughfares
■ No new single-family residential lot should have direct vehicular access from urban principal arterial roads
■ Revitalization of the corridor should include improved signage, landscaping, lighting, and controlled access management

Primary Land Uses
Multi-Family Residential
Commercial
Retail
Professional offices
Service facilities/institutions

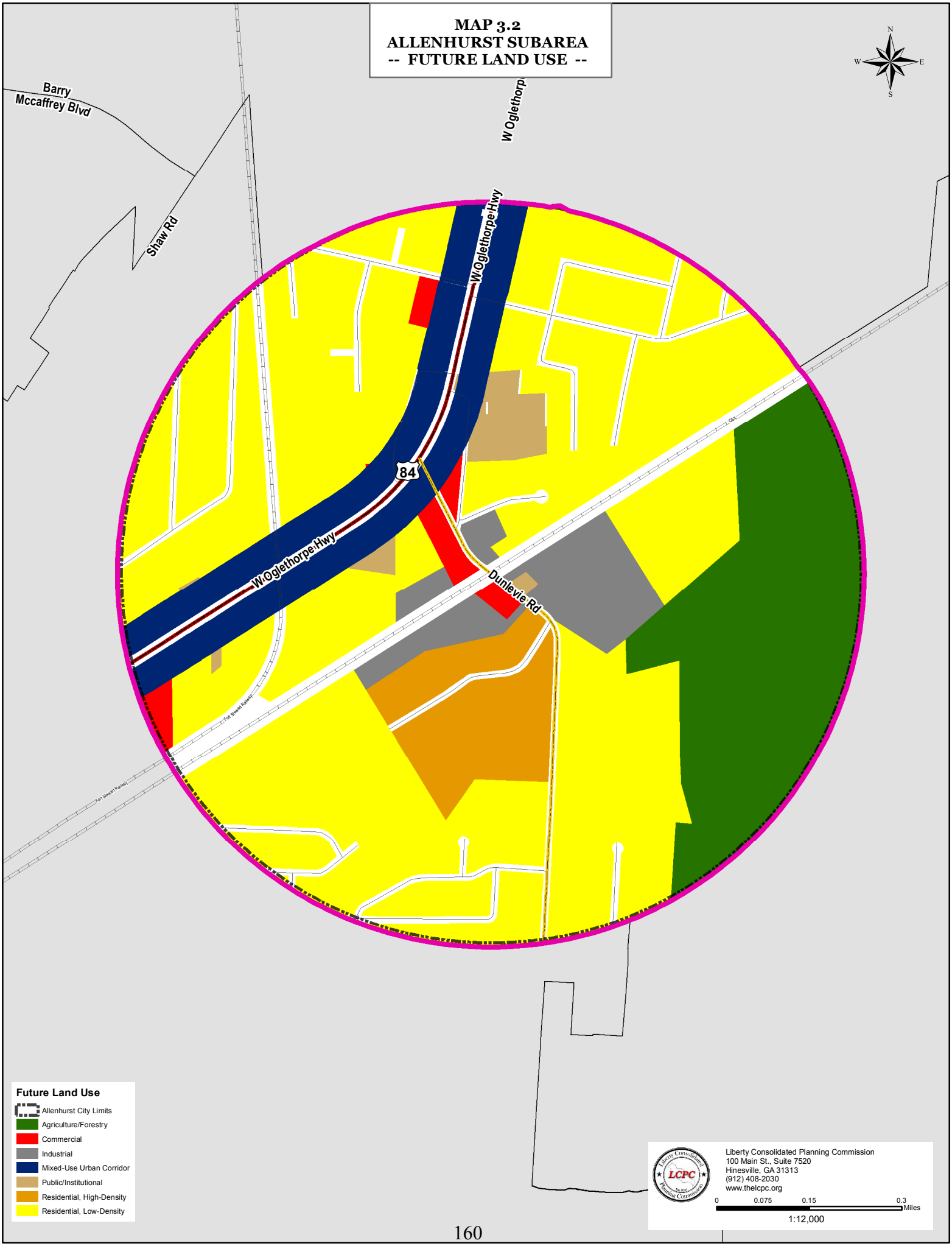
Secondary Land Uses
Single-Family Residential

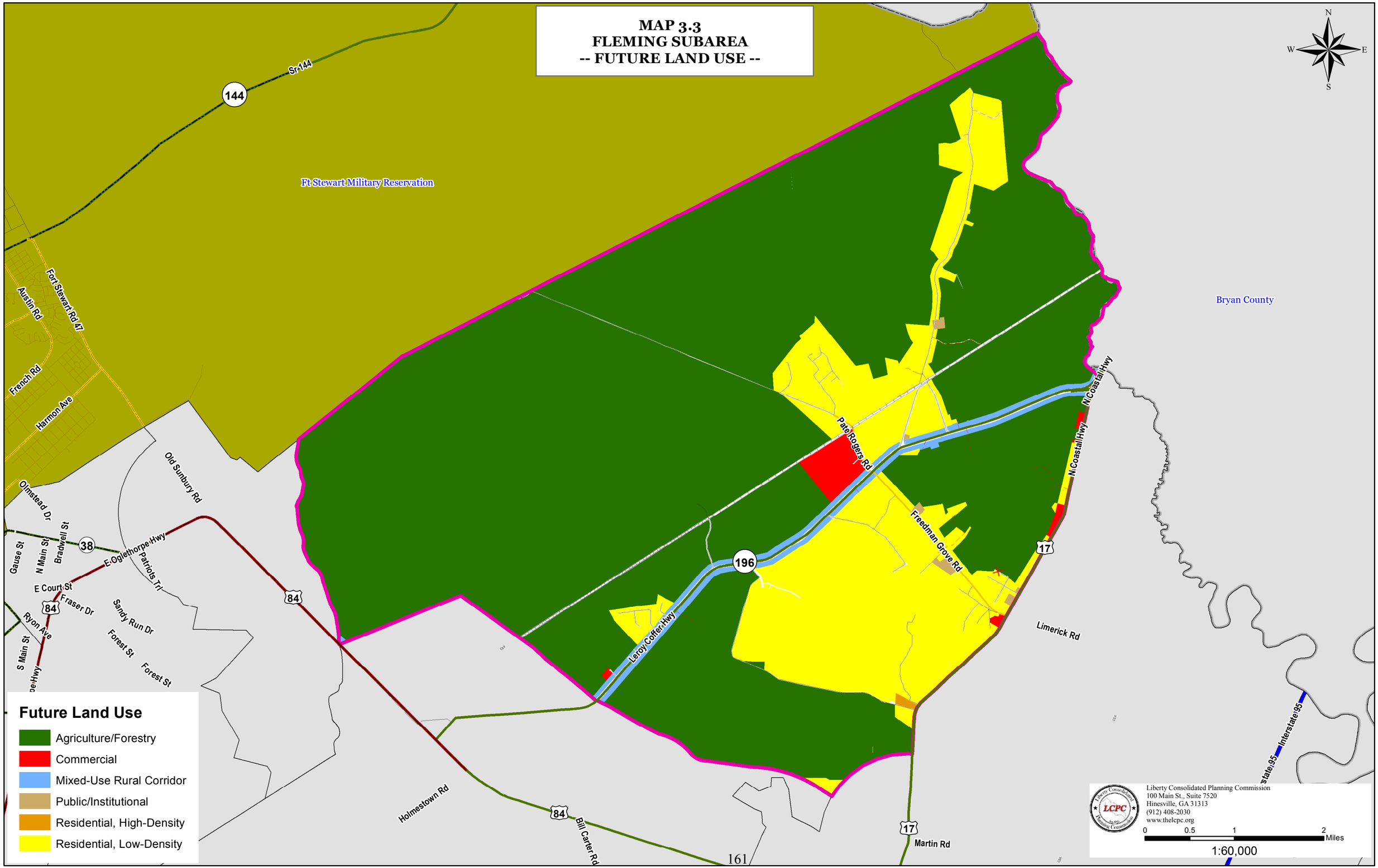
DRAFT

MAP 3.1
LIBERTY COUNTY
-- FUTURE LAND USE --

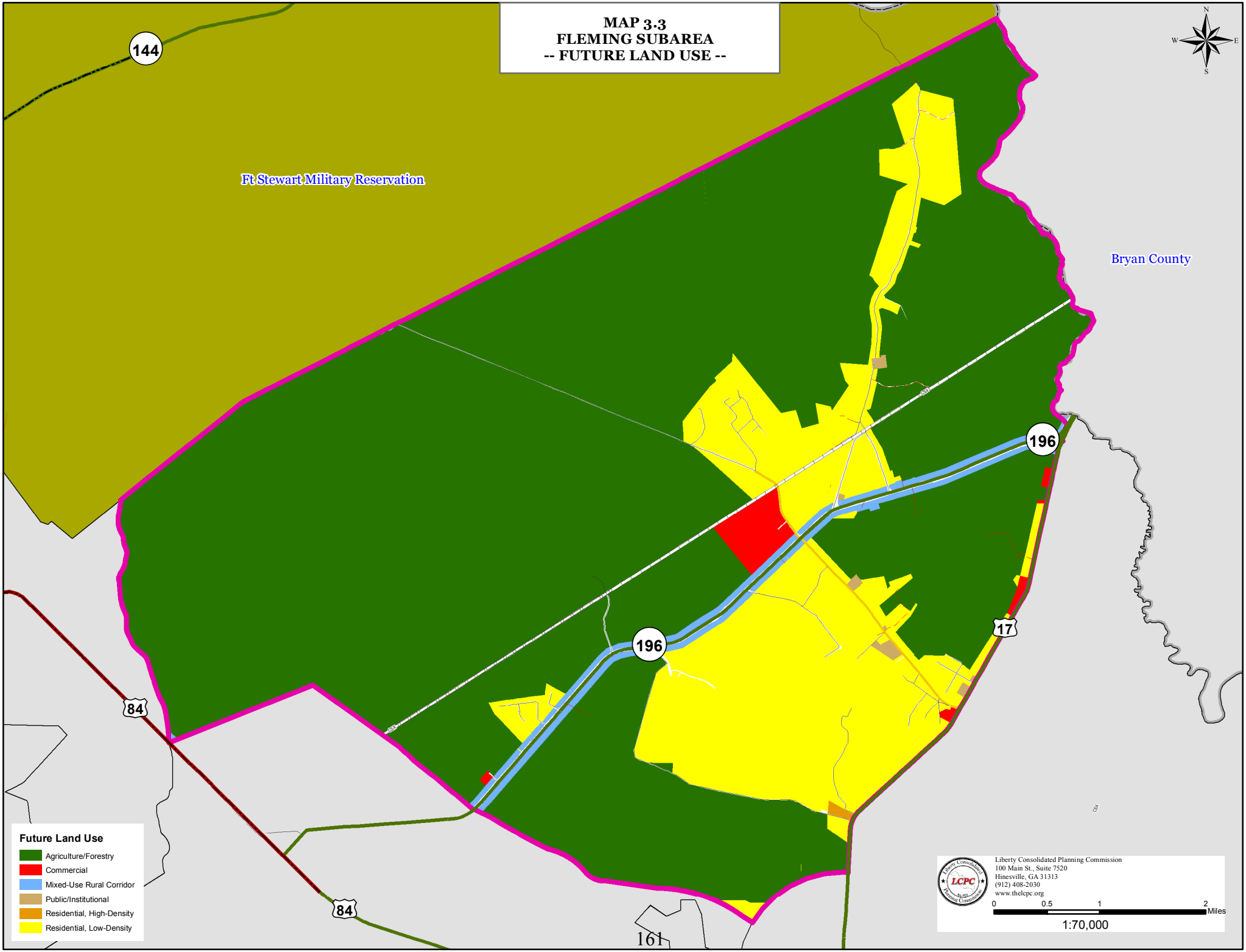


MAP 3.2
ALLENHURST SUBAREA
-- FUTURE LAND USE --

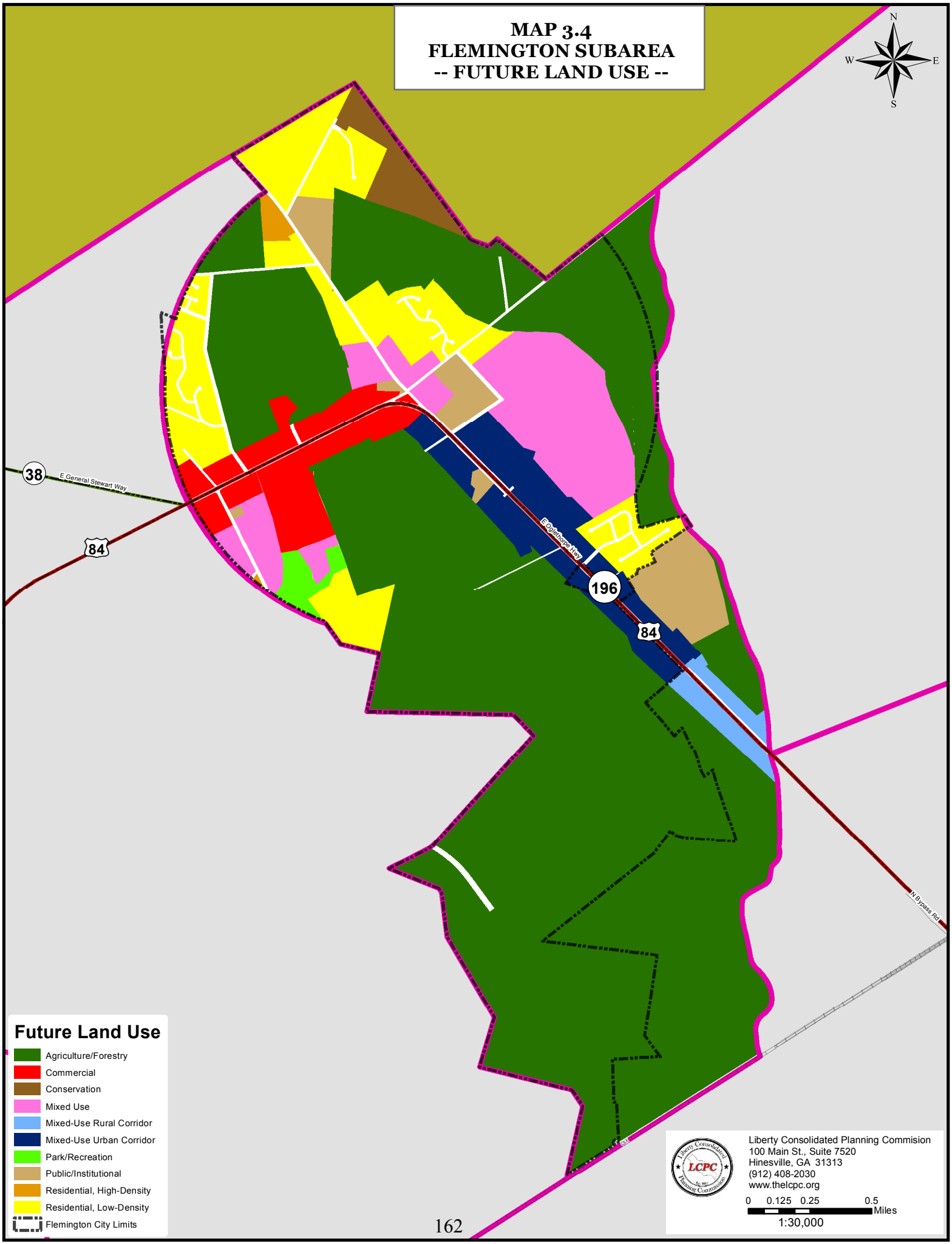



MAP 3.3
FLEMING SUBAREA
-- FUTURE LAND USE --
N
W
E
S
Ft Stewart Military Reservation
Bryan County
Sr-144
144
Fort Stewart Rd 47
Austin Rd
French Rd
Harmon Ave
Old Sunbury Rd
Olmstead Dr
Gause St
N Main St
Bradwell St
38
E Oglethorpe Hwy
Patriots Trl
E Court St
Fraser Dr
84
Ryon Ave
S Main St
Sandy Run Dr
Forest St
Forest St
Pate Rogers Rd
N Coastal Hwy
Freedman Grove Rd
17
196
Leroy Coffer Hwy
Limerick Rd
Holmestown Rd
Bill Carter Rd
Martin Rd
Interstate 95
Future Land Use
Agriculture/Forestry
Commercial
Mixed-Use Rural Corridor
Public/Institutional
Residential, High-Density
Residential, Low-Density
Liberty Consolidated Planning Commission
100 Main St., Suite 7520
Hinesville, GA 31313
(912) 408-2030
www.thelcpc.org
0 0.5 1 2 Miles
1:60,000

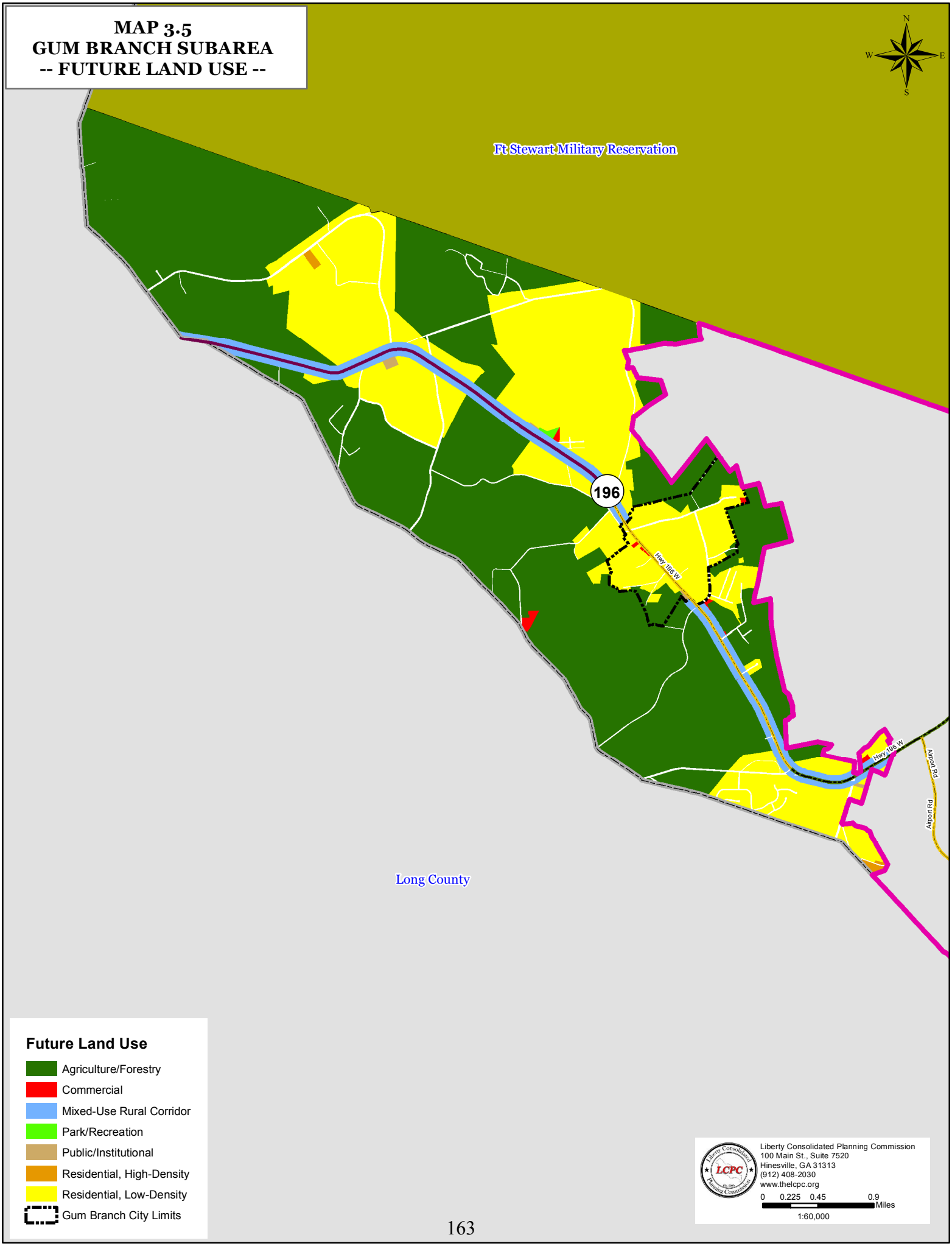
MAP 3.3
FLEMING SUBAREA
-- FUTURE LAND USE --



MAP 3.4
FLEMINGTON SUBAREA
-- FUTURE LAND USE --



MAP 3.5
GUM BRANCH SUBAREA
-- FUTURE LAND USE --



MAP 3.6
HINESVILLE SUBAREAS
-- FUTURE LAND USE MAP --

Map Updated: May 17, 2016

HINESVILLE GEORGIA

Railroads
Streams
Parcel Boundaries
Hinesville City Limits
Sub-Areas
Fort Stewart
Other Cities
Unincorporated Areas

Future Landuse City

Commercial
Conservation
Industrial
Mixed Use
Mixed-Use Urban Corridor
Park/Recreation
Public/Institutional
Residential High-Density
Residential Low-Density
Transportation

0 1 2 Miles

Sub Area: Gum Branch/Rye Patch
Sub Area: Hinesville (West)
Sub Area: Hinesville (Mid)
Sub Area: Hinesville (East)
Sub Area: Flemington
Sub Area: McIntosh/Holmestown
Sub Area: Allenhurst
Sub Area: Walthourville

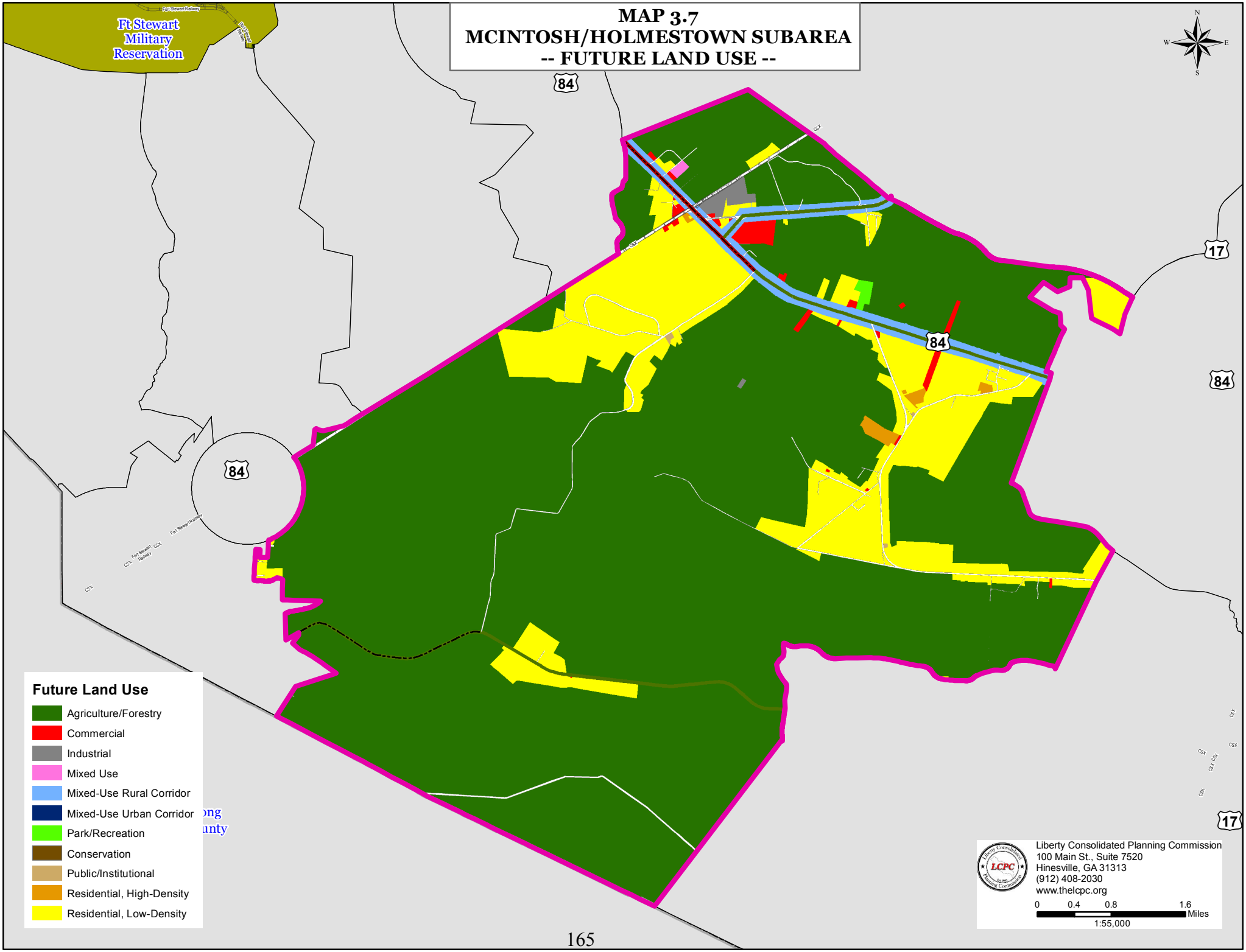
Unincorporated

Elma G Miles Pkwy
Veterans Pkwy
S Main St
W Oglethorpe Hwy
Airport Rd
Barry Mccaffrey Blvd
Kelly Dr
Topi Trl

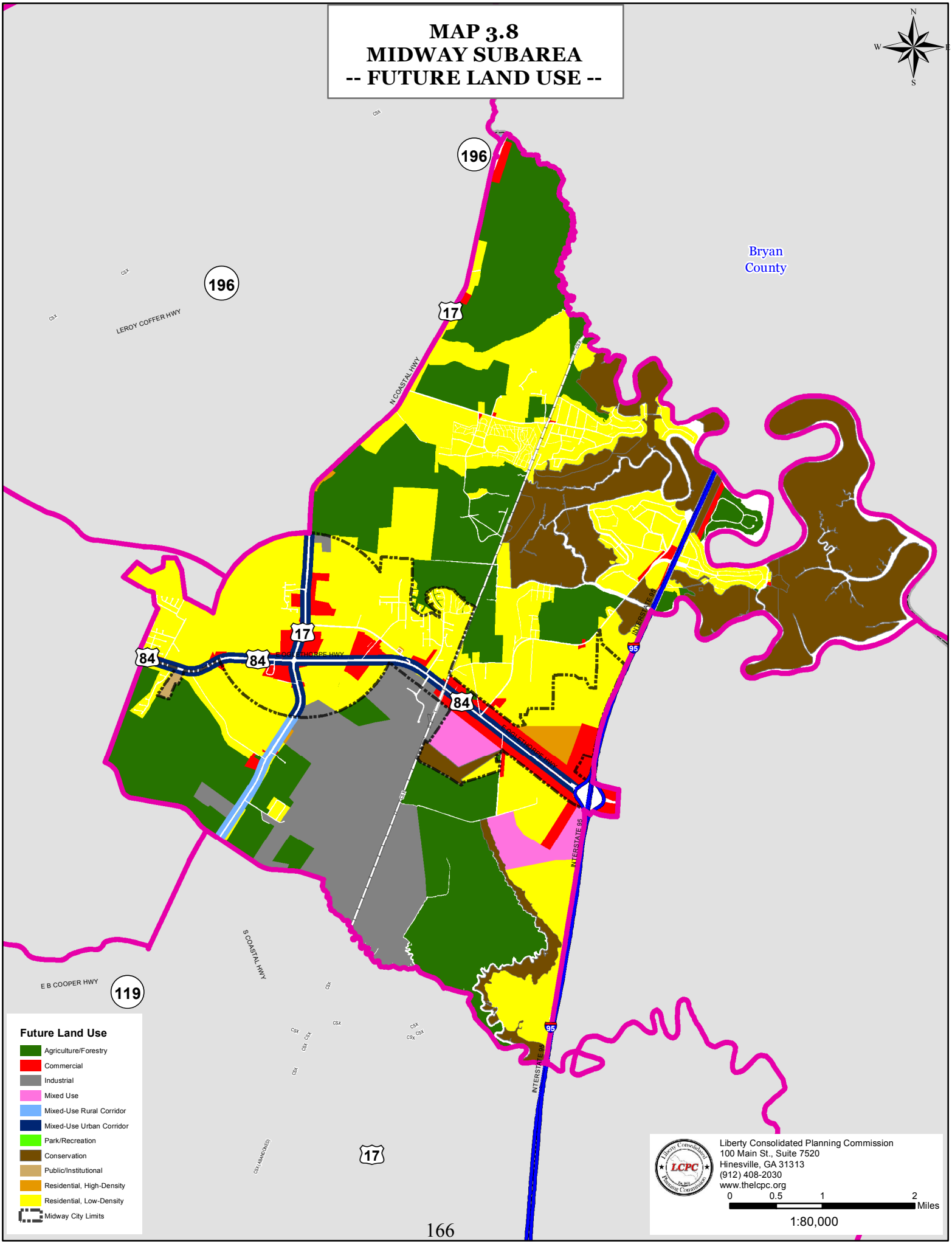
119
196
84
38

Geographic Information Systems Office
HINESVILLE GEORGIA
"Home for a Day or a Lifetime"
115 East M.L. King, Jr. Drive
Hinesville, GA 31313
Phone: 912-876-4147

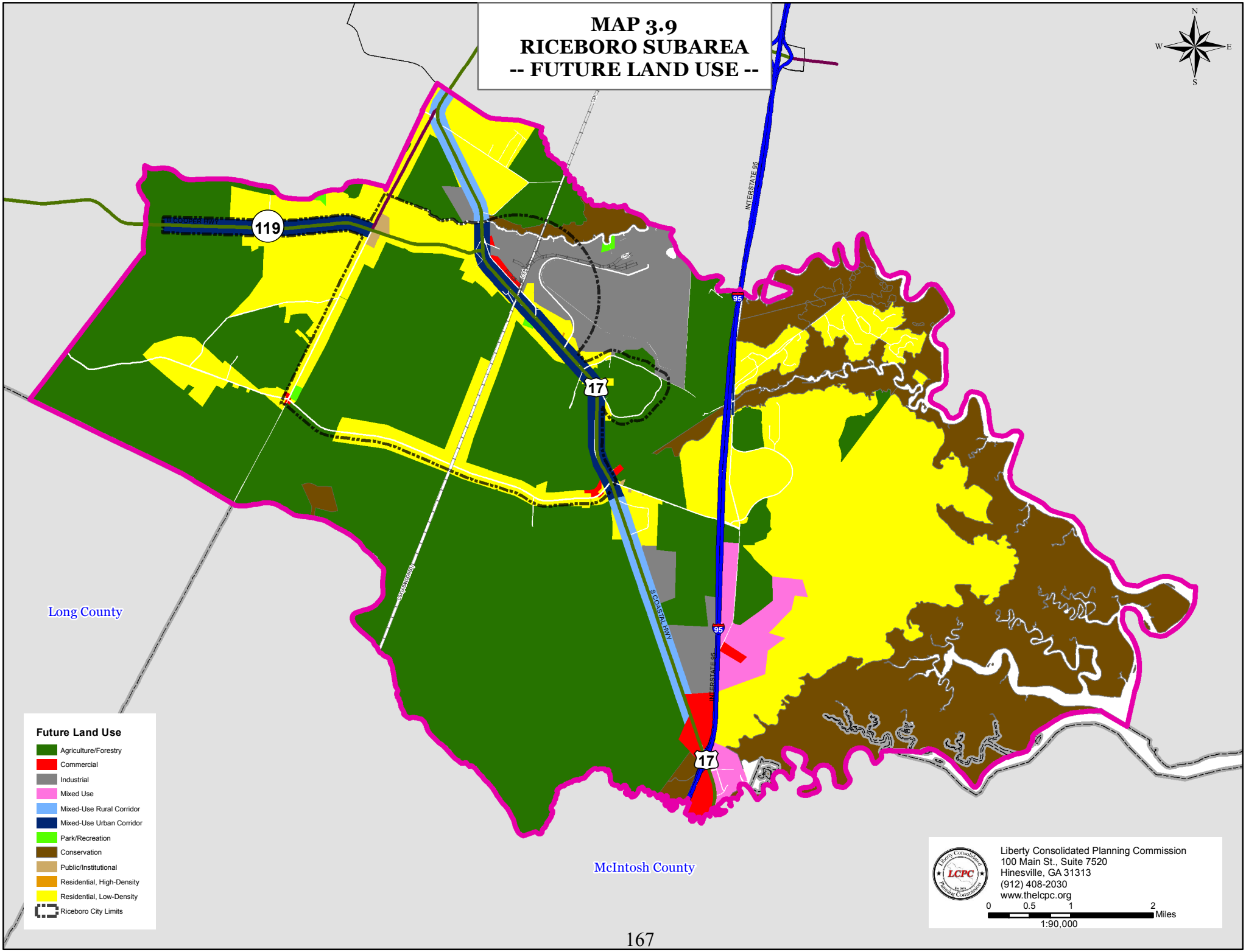
MAP 3.7
MCINTOSH/HOLMESTOWN SUBAREA
-- FUTURE LAND USE --



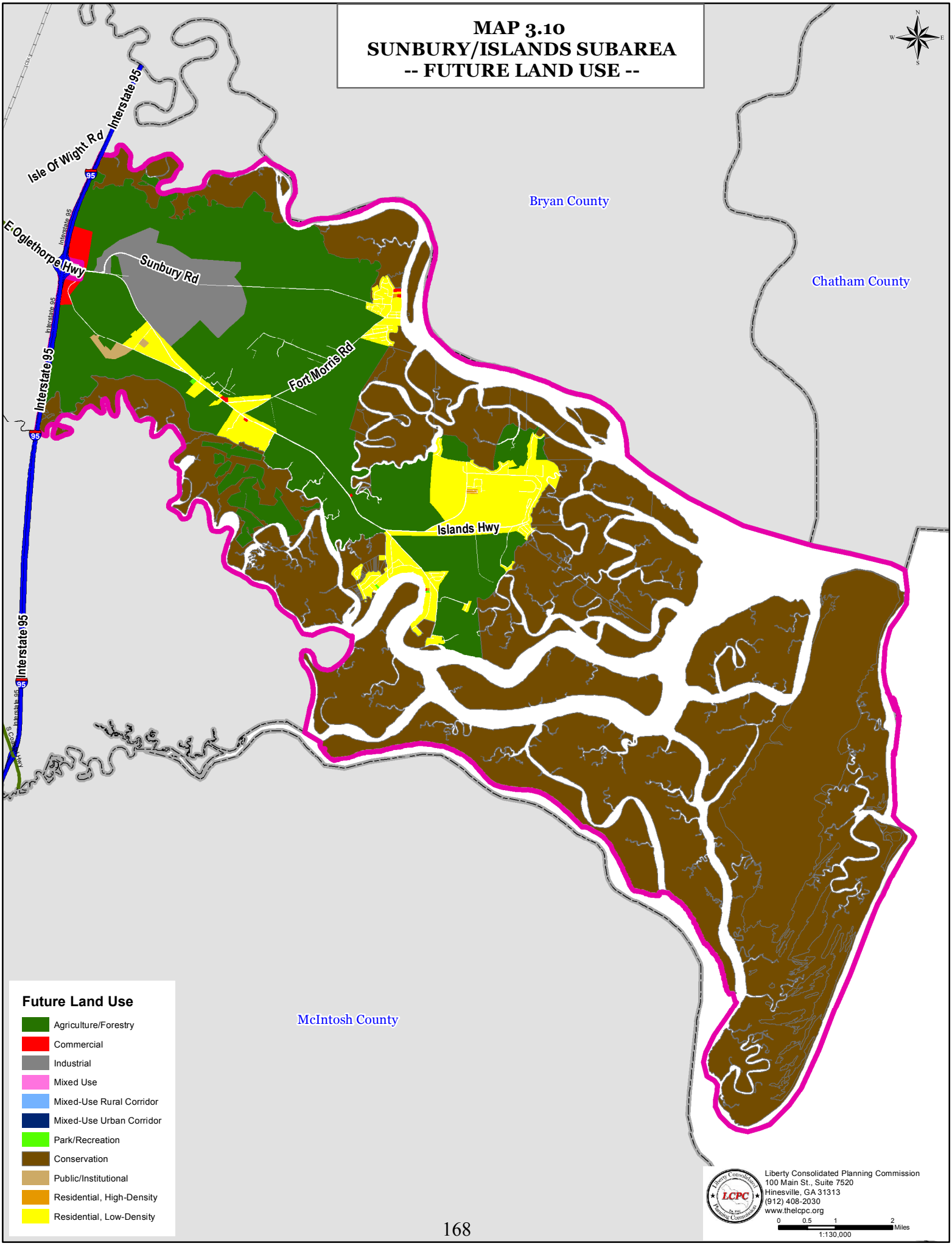
MAP 3.8
MIDWAY SUBAREA
-- FUTURE LAND USE --



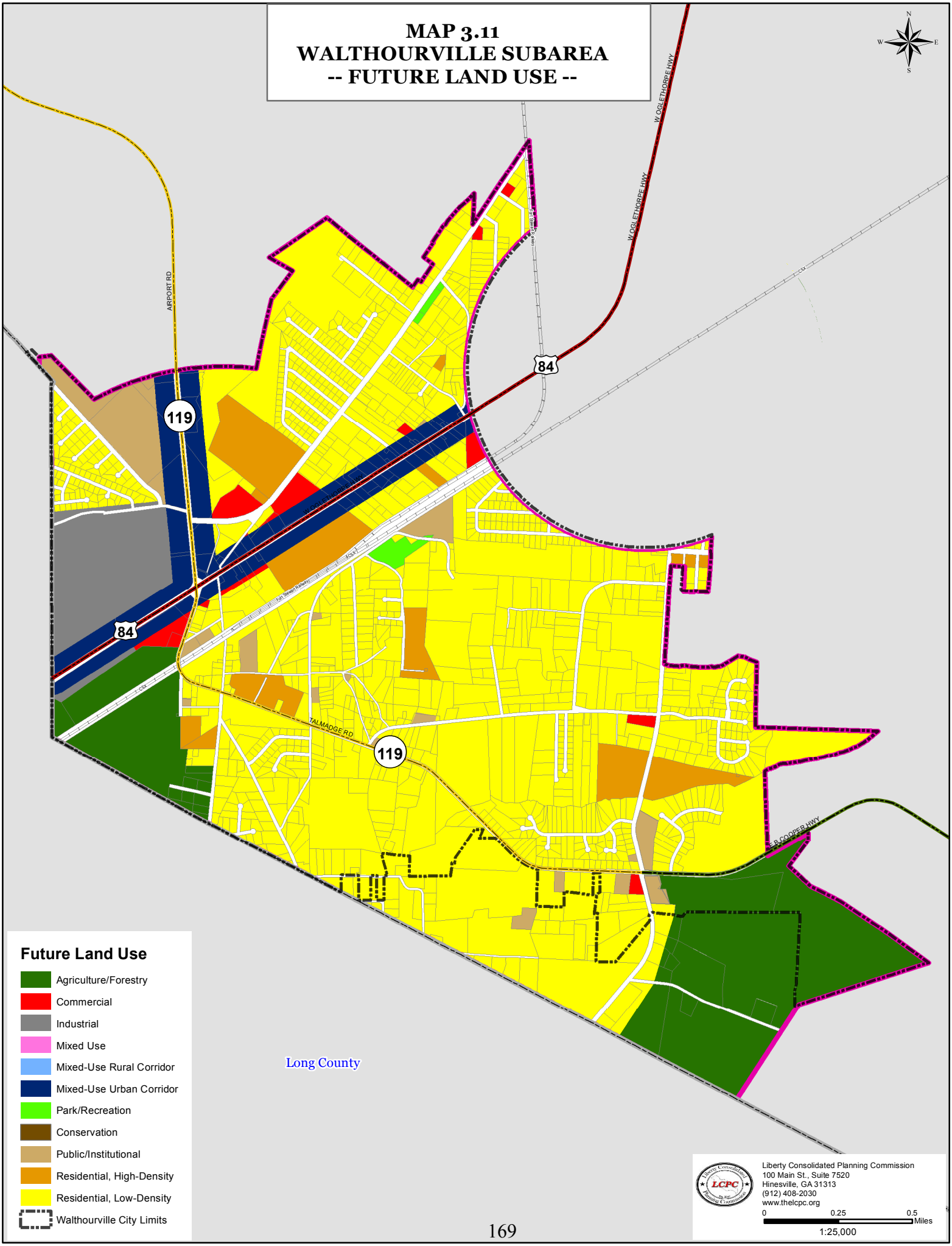
MAP 3.9
RICEBORO SUBAREA
-- FUTURE LAND USE --



MAP 3.10
SUNBURY/ISLANDS SUBAREA
-- FUTURE LAND USE --



MAP 3.11
WALTHOURVILLE SUBAREA
-- FUTURE LAND USE --



		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
ECONOMIC DEVELOPMENT						
Support the Career Academy initiative to provide internships for students	Annual	✓				New programs and initiatives will be listed on the new STWP.
Continue to develop career programs requiring specific certification, such as paramedics and in the trades	Annual	✓				Specific programs will be listd on the new STWP.
Cooperative effort with Savannah Tech and Armstrong Atlantic to train workforce	Annual	✓				Specific program will be listed on the new STWP.
Continue publication of the Liberty County magazine	Annual	✓				
Develop programs to work with both large and small employers on workforce development	Annual		✓			The County participated in the Certified Work Ready Program, additional designations will be sought to continuously develop a stronger workforce.
Consolidate marketing efforts for new development, such as at the I-95 interchange, building on existing initiatives such as the sector plan		✓				
HOUSING						
Continue to work with developers to address shortage of high-end housing					✓	This activity is beyond the scope of the LCBOC, it has been placed on the list of needs and opportunities.
Ensure that existing codes are enforced properly			✓			An update to the code of ordinances will take place in 2017.
Encourage removal of dilapidated structures			✓			This activity will be addressed by the GICH housing committee and will be listed on the new STWP.
Develop program for redeveloping and/or eliminating slums and blighted areas			✓			This activity is being addressed by the GICH Committee, it will be listed on the new STWP.
Encourage mixed use developments where services and facilities are located close to housing		✓				The land use regulaitons will be reviewed in 2017.
Encourage green building technieques for housing and new residential developments					✓	There has been no interest in green building techniques from developers. The County has adopted a Conservation Subdivision Ordinance.

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
HOUSING						
Encourage residential infill development					✓	Not relevant to the County.
Review, and revise as necessary, development codes to accommodate the needs of seniors and the disabled					✓	All land use regulations and codes will be updated in 2017.
NATURAL RESOURCES						
Update existing Greenspace Program (2001)			✓			The Georgia Alabama Landbank Trust Authority oversees the placing of land into conservation status.
Promote mechanisms, such as Transfer of Development Rights programs, for increasing greenspace					✓	
Increase required setbacks from marshes and sensitive waterways from 50' to 100' for septic systems					✓	
Identify areas and lands for additional greenspace and work with appropriate agencies to acquire			✓			This will be addressed by the addition of properties into the greenspace program.
Continue to enforce the existing tree ordinance and employ best management practices for tree planting/cutting	Annual	✓				
Develop inventory of public sites for water recreation	2016	✓				An inventory for additional water recreation has been created.
Examine costs and benefits of establishing new water access points and boat ramps		✓				This activity will be listed on the new STWP, with a specific project identified.
Encourage development and use of walking and/or nature trails			✓			Several sites have been identified for new trails, this item will be listed on the new STWP.
Plan and develop deep water access point at Colonel's Island			✓			The planning for this activity has been completed, development for the project will be listed on the new STWP.
HISTORIC AND CULTURAL RESOURCES						
Continue to inventory historic and cultural sites and buildings	Annual	✓				This item will be removed, it is identified in community goals.
Work with groups such as the Arts Council to promote the arts and participation in the arts	Annual	✓				This item will be removed, it is identified in community goals.
Consolidate efforts in planning and promoting festivals and events	Annual	✓				This item will be removed, it is identified in community goals.
Promote historic and cultural resources	Annual	✓				This item will be removed, it is identified in community goals.

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
HISTORIC AND CULTURAL RESOURCES						
Use the LCPC website as a vehicle to educate citizens with regard to historic sites and properties					✓	The Liberty County Historical Society has developed a website that lists information on all known historic sites and properties.
Update and promote the significant historical and cultural resources in the county as a tourist attraction	Annual	✓				
Update and expand the Liberty Trail markers and other historical markers as funding is available				✓		Specific locations will be identified in the new STWP.
WATER, WASTEWATER, STORMWATER						
Maintain inventory of individual septic system	Annual	✓				This is handled by the Liberty County Health Department.
Maintain septic system inspection and maintenance program					✓	This is not a state requirement, the health department does not have a similar program.
Convene a council to explore opportunities for a water plan and the allocation of resources	2009	✓				
Develop a county-wide water and sewer plan and examine options for implementation	2014	✓				Updated water and sewer maps have been developed.
Develop a stormwater utility					✓	This item will be removed from the STWP.
Continue to enforce stormwater management ordinances and policies in order to protect from flooding and from degrading the marsh and wetlands	Annual	✓				
Develop ways to reuse stormwater					✓	This item will be removed from the STWP.
Implement a new water system	2015	✓				
Examine expansion of rural water system	2015	✓				
LAND USE AND DEVELOPMENT						
Review subdivision regulations for consistency among jurisdictions				✓		This item will be listed on the new STWP. All land use ordinances will be reviewed by 2018.
Encourage developers to implement sustainable "green practices"					✓	There has been no interest in green practices by developers.
Identify general land use changes that are appropriate along specific types of corridors	2016	✓				

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
LAND USE AND DEVELOPMENT						
Implement land use policies in accordance with ongoing initiatives, such as the US 84 Comprehensive Corridor Study and the Gateway Sector Plan	2016	✓				
Revise ordinances to encourage/allow more dense development within the designated activity centers					✓	N/A, there aren't any designated activity centers in the County.
Develop data management program to integrate permits, inspections, and parcel information					✓	Two different programs are used to complete the task, making it impossible to integrate into one program.
Continue to update and refine GIS layers	Annual	✓				Additional specific activities will be listed on the new STWP.
EMERGENCY MANAGEMENT						
Regularly test disaster plans with all involved agencies	Ongoing	✓				This is required by the State of Georgia.
Enforce ordinance for highly visible rural address identification	Annual	✓				
Continue inter-agency coordination and communication	Annual	✓				
Update Liberty County Hazard Mitigation Plan	2015	✓				
HEALTH CARE						
Work with Liberty Regional Medical Center to investigate need for additional emergency and health care facilities in the eastern and western ends of the County				✓		This item will be amended and listed on the new STWP.
Support regional Three Ring Health Consortium					✓	This group was replaced by the Coastal Healthcare Alliance.
Coordinate and enhance mental health care capabilities, particularly with the military presence					✓	The County will continue to support the effort; howver, this activity is addressed by qualified mental healthcare officials.
FIRE PREVENTION AND EDUCATION						
Implement county-wide fire plan					✓	
Enhance fire prevention education in the County	Ongoing	✓				
SOLID WASTE						
Undertake public educational program on the benefits of recycling, available services, and associated issues	Annual	✓				

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
SOLID WASTE						
Examine benefits of expanison of polycart system countywide	2014	✓				
Ensure the cleanliness of gateway areas and focus on community clean-up programs	Annual	✓				
Examine solid waste fee structure	2015		✓			The fee structure is examined every three years.
CONSOLIDATION OF SERVICES						
Explore opportunities for intergovernmental agreements for fuel purchases and large scale equipment purchases to exploit economics of scale					✓	This item will be removed from the STWP.
Coordinate with agencies and jurisdictions on workforce training and potential work sharing					✓	This item will be removed from the STWP.
Explore other opportunities for consolidating services to maximize efficiency					✓	This item will be removed from the STWP.
RECREATION AND LEISURE SERVICES						
Coordinate tourist and leisure events with recreation and parks	Annual	✓				
Access the participation fee structure and revise as necessary	Annual	✓				
Examine areas for park expansions	Ongoing	✓				This activity will be listed on the STWP.
Access areas for walking trails	Ongoing	✓				This activity will be listed on the STWP.
TRANSPORTATION						
Signalization and intersection improvements					✓	Specific projects will be listed on the new STWP.
Improve connectivity between neighborhoods					✓	Specific projects will be listed on the new STWP.
Coordinate planning efforts between HAMPO and the Coastal Region Metropolitan Planning Organization (CORE MPO)	2015	✓				
US 17 Widening- US 84 to Barrington Ferry				✓		Activity will be listed on the new STWP.
Freight Connector SR 119- SR 119 to US 84				✓		Activity will be listed on the new STWP.
Improve intersection of Barrington Ferry and Coastal Highway US 17				✓		

	Status					
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
TRANSPORTATION						
Airport Road- US 84 to SR 196 (E.G. Miles) parts in County and Walthourville	2016		✓			
Russell Swamp Bridge- SR 119 west of Riceboro				✓		
US 84 Access Management Improvements- East of John Martin to west of Bright Lakes				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- West of Bright Lakes to SR 196				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- East of SR 196 (relocated) to east of Bill Carter Road				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- East of Bill Carter Road to west of US 17				✓		Activity will be listed on the new STWP.
15th Street Widening- SR 196 (E.G. Miles) to Gate 7 at Fort Stewart (part in County)				✓		
Barrington Ferry Road improvements and bridge replacement from US 17 to SR 119	2015	✓				
Seek opportunities to provide multimodal (walk and bike) network(s) of sidewalks, bicycle lanes, and paved trails connecting neighborhoods and communities				✓		Specific activities will be listed on the new STWP.
Support and encourage Safe Routes to Schools					✓	This activity will be removed from the STWP.
Evaluate and implement pedestrian crossing on major roads (examples: US 84 at Bryant Commons, Hinesville and US 84 at Edgewater Drive, Midway)				✓		The activities will be listed indvidually on the new STWP.
Create gateway standards to beautify key entry corridors into the County and municipalities	2012	✓				
Improve E. B. Cooper (SR 119) with paved shoulders and structural overlay from Barrington Ferry to future Freight Connector SR 119				✓		
Acquire and construct safe and accessible park and ride lots in several strategic locations across Liberty County					✓	This item will be removed from the STWP.
Develop and maintain a regional transit authority	2010	✓				
Coordinate planning efforts between HAMPO and the Coastal Region Metropolitan Planning Organization (MPO)	2015	✓				

Five Year Community Work Program - Liberty County

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Economic Development	Partner with Savannah Technical College and Armstrong Atlantic College to provide Georgia Worksmart apprenticeship opportunities	✓	✓				Board of Education, LCBOC, Chamber of Commerce, LCDA	N/A	N/A
Housing	Remove dilapidated structures that have been assessed by the LICH team			✓	✓		LCPC, City Council, GICH Committee, LCBOC	$800,000	GA DCA (CDBG)
Natural & Cultural Resources	Identify eligible properties for the National Registry of Historic Places designation		✓	✓			Historical Society, LCBOC	N/A (internal)	General Fund
Natural & Cultural Resources	Update and expand the Liberty Trail markers and other historical makers as funding is available		✓	✓			LCBOC, Chamber of Commerce	$44,000	Dept. Of Natural Resources, Local
Natural & Cultural Resources	Establish a regional partnerhsip with Coastal Georgia Historic Society, Lower Altamaha Historic Society, and/or Richmond Hill Historic Society			✓	✓		LCBOC, Historical Society	N/A	N/A
Natural & Cultural Resources	Continue acquisition of land under the Greenspace Program	✓	✓	✓	✓	✓	GA/Alabama Landbank Trust Authority, LCBOC	N/A	N/A
Natural & Cultural Resources	Encourage development and use of walking and/or nature trails		✓	✓			LCBOC, Ga. DNR,DCA	N/A	State, Local
Natural & Cultural Resources	Develop deep water access point at Colonel's Island			✓	✓		LCBOC, Ga. DNR,	1.25 Mil.	Grants
Community Facilities & Services	Renovate the Road Department Building			✓	✓		LCBOC	$1,500,000	SPLOST

Five Year Community Work Program - Liberty County

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Community Facilities & Services	Build a new walking trail at the East End Government Complex			✓	✓		LCBOC	$40,000	State, Local
Community Facilities & Services	Update the Liberty County Multi-Jurisdictional Hazard Mitigation Plan					✓	LCBOC	$75,000	GEMA, FEMA
Community Facilities & Services	Build the Liberty Regional Medical Clinic at Tradeport East			✓	✓		LCBOC	$800,000	SPLOST
Community Facilities & Services	Build a new fire station and upgrade fire equipment			✓	✓		LCBOC	$2,000,000	SPLOST
Community Facilities & Services	Enhance fire prevention education in the County					✓	LCBOC	N/A	Local, GEMA, FEMA
Community Facilities & Services	Enhance access to waterways			✓	✓		LCBOC	$2.5 million	State, Local
Community Facilities & Services	Pursue park expansions county-wide [1]			✓	✓		LCBOC	$2,525,000	SPLOST
Community Facilities & Services	Pursue development of parks to include, walking trails, fishing lakes, recreation equipment, etc. [1]			✓	✓		LCBOC	$2,525,000	SPLOST
Community Facilities & Services	Assess areas for development of additional walking trails			✓	✓		LCBOC	$2,525,000	SPLOST
Community Facilities & Services	Assess the participation fee structure and revise as necessary for recreation and leisure services		✓	✓			LCBOC	$2,525,000	SPLOST
Community Facilities & Services	Examine solid waste fee structure			✓			LCBOC	N/A (internal)	General Fund
Community Facilities & Services	Expansion of rural water system		✓	✓			LCBOC	$500,000	CDBG, Local

1 This is part of the SPLOST recreation package

Five Year Community Work Program - Liberty County

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Community Facilities & Services	Purchase additional ambulances			✓	✓	✓	LCBOC	$1,100,000	SPLOST
Community Facilities & Services	Purchase additional patrol/safety vehicles			✓	✓	✓	LCBOC	$1,000,000	SPLOST
Land Use & Development	Update Code of Ordinances		✓	✓			LCPC	N/A (internal)	General Fund
Land Use & Development	Review subdivision and land use regulations		✓	✓			LCPC	N/A (internal)	General Fund
Transportation	US Widening- US 84 to Barrington Ferry					✓	GDOT	$24,018,511	GDOT, Local
Transportation	Freight Connector SR 119- SR 119 to US 84					✓	GDOT	$27,290,900	GDOT, Local
Transportation	US 84 Access Management Improvements- East of John Martin to west of Bright Lakes					✓	GDOT	$2,004,837	GDOT, SPLOST, Local
Transportation	US 84 Access Management Improvements- West of Bright Lakes to SR 196					✓	GDOT	$1,499,453	GDOT, SPLOST, Local
Transportation	US 84 Access Management Improvements- East of SR 196 (relocated) to east of Bill Carter Road					✓	GDOT	$7,345,271	GDOT, SPLOST, Local
Transportation	US 84 Access Management Improvements- East of Bill Carter Road to west of US 17					✓	GDOT	$9,679,631	GDOT, SPLOST, Local
Transportation	Airport Road- US 84 to SR 196 (E.G. Miles) parts in County and Walthourville	✓	✓				GDOT	$20,755,848	GDOT, SPLOST, Local
Transportation	15th Street Widening- SR 196 (E.G. Miles) to Gate 7 at Fort Stewart (part in County)		✓	✓			LCBOC, City Council	$47,564,193	GDOT, SPLOST, Local
Transportation	Bridge replacement on SR 119 at Russell Swamp	✓	✓				GDOT	$2,834,676	GDOT

Five Year Community Work Program - Liberty County

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Transportation	Widening of Sunbury Rd/Islands from the I-95 ramp to Tradeport Access Road					✓	HAMPO, LCBOC	$7,113,029	GDOT
Transportation	New bicycle/pedestrian facility from Holmestown Road to Cay Creek Road					✓	HAMPO, LCBOC,	$3,084,300	GDOT, Local
Transportation	New bicycle/pedestrian facility from Interstate 95 to Fort Morris Road					✓	HAMPO, LCBOC,	$2,898,000	GDOT, Local
Transportation	Widening of US 84 bridge at I-95					✓	HAMPO, LCBOC	$26,844,550	GDOT
Transportation	Widening of Coastal Hwy/US 17 from Barrington Ferry Road to SR 119/EB Cooper					✓	HAMPO, LCBOC	$20,871,494	GDOT
Transportation	Road improvements of SR 119/EB Cooper Hwy from the Eastern Bypass to Barrington Ferry Rd.					✓	HAMPO, LCBOC	$6,635,657	GDOT

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
Land Use						
Identify general land use changes that are appropriate along specific types of corridors	2014	✓				
Encourage land use that complies with the US 84 Comprehensive Corridor Study	2014	✓				Land use compatibility is reviewed through the zoning process for each development.
Identify areas for infill development and redevelopment						
Community Facilities and Services						
Identify potential revenue sources for the funding and provision of municipal facilities and services					✓	Specific facilities and services will be identified and listed on the new STWP.
Sense of Place						
Enhace sense of place and community pride through the continued use of the Town of Allenhurst logo in print materials and on municipal buildings		✓				The official town logo is used on all printed material and municipal buildings.
Pursue funding for the development of a town center/public gathering space				✓		
Identify appropriate locations for gateway markers and signage clearly identifying the community		✓				Appropriate signage and gateway markers are in place.
Transportation						
US 84 Access Management Improvements-West of SR 119 (Airport Road) to west of Topi Trail				✓		Activity will be listed on the new STWP.

Five Year Community Work Program - Town of Allenhurst

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Housing	Remove dilapidated structures that have been assessed by the LICH team			✓	✓		LCPC, Town Council, GICH Committee	$800,000	GA DCA (CDBG)
Natural & Cultural Resources	Pursue National Registry of Historic Places designation for eligible properties		✓	✓			Historical Society, Town Council	$5,000	General Fund
Community Facilities & Services	Pursue funding for a new Town Hall			✓	✓	✓	Town Council	TBD	General Fund
Community Facilities & Services	Explore funding opportunities to develop a new park				✓	✓	Town Council, LC Recreation Dept.	$25,000	Land & Water Conservation Fund
Land Use & Development	Amend zoning ordinance to achieve desired development that is compatible with and supportive of existing development	✓	✓				LCPC, Town Council	N/A (internal)	General Budget
Transportation	US 84 Access Management Improvements- West of SR 119 (Airport Road) to west of Topi Trail					✓	HAMPO, GDOT	$1,327,392	GDOT, SPLOST
Transportation	Install a new bicycle/pedestrian facility from West Oglethorpe Highway to Talmadge Road					✓	HAMPO, GDOT	$266,984.19	GDOT, SPLOST

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
LAND USE						
Identify general land use changes that are appropriate along specific types of corridors	2014	✓				
Implement land use policies in accordance with the US 84 Comprehensive Corridor Study	2014	✓				
Identify areas for infill development and redevelopment to help create town center and sense of place					✓	Infill develoment and redevelopment will be addressed with the update of the land use regulations.
Create and enforce land use and development guidelines to enhance the existing town center, preserve historic and cultural resources, and to minimize negative impacts on the community	2014	✓				
COMMUNITY FACILITIES AND SERVICES						
Continue to conduct a cost-benefit analysis in regards to the benefits of short-term and long-term provision of services for the City	Annual	✓				This is done annually in prepartion for the general budget.
Identify potential revenue sources for the funding and provision of municipal facilities and services	Annual	✓				This is done annually in prepartion for the general budget.
Limit the use of septic tanks with future growth				✓		This activity will be listed on the new STWP.
SENSE OF PLACE						
Enhace sense of place and community pride through the implementation of the US 84 recommendations	2014	✓				
Identify appropriate locations for gateway markers and signage clearly identifying the community					✓	Existing locations of gateway markers are appropriate.
ECONOMIC DEVELOPMENT						
Consider levying new taxes or fees to supplement existing funding sources				✓		Activity will be listed on the new STWP.

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
TRANSPORTATION						
Regional Airport Access- Mid Coast Regional Airport to New Flemington Loop				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- East of General Stewart Way to west of Old Hines Road				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- West of Old Hines Road to Near Spires Road				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- East of Spires to east of John Martin				✓		Activity will be listed on the new STWP.
Research and develop a funding mechanism to help pay for maintenance of roads and sidewalks, since SPLOST only covers captial improvements					✓	A prioritized list is developed annually to ensure that LMIG funds are used in the areas needing it the most.
Flemington Curve traffic signal and realignment	2016		✓			Activity will be listed on the new STWP.
Install sidewalks on north side of US 84 from Old Sunbury to Wallace Martin	2015	✓				
Flemington Loop- Military Road 47 to US 84				✓		Activity will be listed on the new STWP.

Five Year Community Work Program - City of Flemington

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Economic Development	Consider levying new taxes or fees to supplement existing funding sources		✓	✓			City Council	TBD	General Fund
Natural & Cultural Resources	Pursue National Registry of Historic Places designation for eligible properties		✓	✓			Historical Society, City Council	$5,000	General Fund
Natural & Cultural Resources	Adopt a Historic Preservation Ordinance		✓	✓			Historical Society, City Council, LCPC	N/A (internal)	General Fund
Community Facilities & Services	Limit the use of septic tanks with future growth		✓	✓			City Council	N/A (internal)	Genearl Fund
Land Use & Development	Update Code of Ordinance	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Amend land use regulations	✓	✓				LCPC	N/A (internal)	General Fund
Transportation	Regional Airport Access- Mid Coast Regional Airport to New Flemington Loop					✓	HAMPO, GDOT	$13,501,720	GDOT, SPLOST
Transportation	US 84 Access Management Improvements- East of General Stewart Way to west of Old Hines Road					✓	HAMPO, GDOT	$458,172	GDOT, SPLOST
Transportation	US 84 Access Management Improvements- West of Old Hines Road to Near Spires Road					✓	HAMPO, GDOT	$1,735,337	GDOT, SPLOST

Five Year Community Work Program - City of Flemington

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Transportation	US 84 Access Management Improvements- East of Spires to east of John Martin					✓	HAMPO, GDOT	$632,062	GDOT, SPLOST
Transportation	Flemington Curce traffic signal and realignment	✓	✓				HAMPO, GDOT	$1,500,000	GDOT, SPLOST
Transportation	Flemington Loop- Military Road 47 to US 84					✓	HAMPO, GDOT	$13,501,720	GDOT, SPLOST
Transportation	Explore funding for new bicycle/pedistrian facility from Old Sunbury Road to Arts Center Road					✓	HAMPO, GDOT	$186,300	GDOT, SPLOST
Transportation	Explore funding for new bicycle/pedistrian facility from Old Hines Road to the Fort Stewart boundary					✓	HAMPO, GDOT	$496,800	GDOT, SPLOST

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
LAND USE						
Maintain the rural character and lifestyle of the area by encouraging new development to maintain the rural look and feel of the existing development	2014	✓				
Develop a Master Plan or sector plan for the Gum Branch area to identify areas for development and areas for preservation	2015	✓				
Explore the opportunities, costs, and benefits of annexation in order to preserve the rural character surrounding the existing city limits					✓	The City does not want to annex additional properties.
Implement a SR 196 overlay district to ensure new development is compatible with the rural character					✓	The City does not wish to develop an overlay district; compatibility with the new future land use map will ensure preservation of rural character.
COMMUNITY FACILITIES AND SERVICES						
Identify potential revenue sources for the funding and provision of municipal facilities and services					✓	Specific facilities and servies will be identified on the new STWP.
Coordinate with the county on the expansion of recreational programs and the identification of potential sites for additional facilities in the Gum Branch area					✓	Existing programs and services are sufficient in the area.
Coordinate with the City of Hinesville on the provision of water and sewer to those residents who desire the service					✓	Existing delivery of services is sufficient.
Identify appropriate locations for gateway markers and signage clearly identifying the community	2014	✓				Locations were selected by the Liberty Gateway Beautification Committee.
HISTORIC AND CULTURAL RESOURCES						
Protect and preserve the rural culture through the identification of areas, sites, and resources that describe and portray the agricultural heritage of the area	2015	✓				A Historic Resource map and Character Area map were created to protect historic and cultural resources.

Five Year Community Work Program - City of Gum Branch

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Housing	Remove dilapidated structures that have been assessed by the LICH team			✓	✓		LCPC, City Council, GICH Committee	$800,000	GA DCA (CDBG)
Natural & Cultural Resources	Adopt a Historic Preservation Ordinance		✓	✓			Historical Society, City Council	$5,000	General Fund
Community Facilities & Services	Pursue funding for a new City Hall			✓	✓	✓	City Council	TBD	General Fund
Community Facilities & Services	Acquire funding for a passive park and community garden				✓	✓	City Council	$30,000	General Fund
Land Use & Development	Adopt a Conservation Subdivision Ordinance				✓	✓	LCPC, City Council	$5,000	General Budget

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
LAND USE						
Adopt and fully incorporate the State of Georgia's "Smart Growth Guidelines" into the City's current development standards and regulations					✓	Principles that were essential to the City accomplishing identified development goals were implemented.
Adopt and fully incorporate the State of Georgia's "Coastal Comprehensive Plan" into the City's current development standards and regulations	2014	✓				
Promote redevelopment and beautification within the downtown area by creating multi-media marketing tools involving downtown stakeholders, and development of a financial incentives educational program to the real estate and development communities					✓	This activity is implemented on an ongoing basis. The activity has been listed on the needs and opportunities with supporting trends.
Coordinate land use with development to ensure that adequate facilites are in place, and to promote a mix of uses and transportation modes	2016	✓				
Promote and regulate infill development through targeting areas with deficient infrasturcture and development of standards that preserves existing community character					✓	Existing infrastructure is efficient and can support additional developments.
ECONOMIC DEVELOPMENT						
Expand the existing base of retail goods and services to the highest extent possible					✓	This activity is addressed in the needs and opportunities section.
Work with the LCDA and LCBOC to promtoe economic development throughout Liberty County					✓	This activity is addressed in the needs and opportunities section.
Promote economic development in the downtown area					✓	This activity is addressed in the needs and opportunities section.
Promote economic development throughout the City of Hinesville					✓	This activity is addressed in the needs and opportunities section.
HEALTH AND HUMAN SERVICES						
Actively support the Liberty County Health Planning Board					✓	This board has been replaced by the Coastal Healthcare Alliance.
Support the development of a county-wide health care plan including the range of services and identified locations					✓	At this time there are no plans to develop a county-wide health care plan.

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
HEALTH AND HUMAN SERVICES						
Coordinate transportation choices for the transportation disadvantaged			✓			Specific activities will be listed on the new STWP.
HISTORIC AND CULTURAL RESOURCES						
Utilize the Cultural and Historic Resources GIS map in the review and analysis of development proposals	2016	✓				
Continue the work of the Cultural and Historic Resources Committee					✓	Specific activities will be listed on the new STWP.
Explore funding opportunities and strategies for historic resources					✓	Specific activities will be listed on the new STWP.
HOUSING						
Support the housing down payment assistance revolving loan program					✓	Required activity due to Hinesville Entitlement Community status.
Continue to support housing down payment assistance through the Georgia Dream Home Program	Annual	✓				
Create walkable, safe neighborhoods by requiring the construction of sidewalks in all new subdivisions	2007	✓				
Identify, renovate, and/or eliminate substandard housing within the City	Annual	✓				
Increase the number of high end homes in Hinesville					✓	Beyond the scope of the City of Hinesville.
NATURAL RESOURCES						
Update existing Greenspace Plan (2001) to assist with preservation of greenspace and promoting environmentally responsible development					✓	The Open Space Guidelines are available for the public to view. An advertisement is placed in the local paper twice a year.
Promote mechanisms, such as Transfer of Development Rights programs, for increasing greenspace					✓	
Develop and implement a greenspace bank for developers to obtain higher densities in suitable areas					✓	
Continue to enforce the existing tree ordinance and employ best management practices for tree planting/cutting	Annual	✓				

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
PUBLIC SAFETY						
Develop a plan for the expansion of police, fire, and emergency services to serve the expanding population					✓	A formal plan has not been developed. The City will expand it's public safety as needed.
Continue to support "Community Watch" program	Annual	✓				
Continue efforts to enhance visual presence of police throughout the City					✓	There is adequate police presence in the community.
Involve business community in supporting and participating in community safeguards					✓	This item will not be listed on the new STWP.
Research and develop a funding mechanism to help pay for maintenance of roads and sidewalks, since SPLOST only covers captial improvements					✓	The City utilizes sales and property taxes as its funding mechanism for road and sidewalk improvements.
TRANSPORTATION						
Seek opportunities to expand Liberty Transit	2016		✓			
Create gateway standards to beautify key entry corridors into the City of Hinesville					✓	This item will be removed from the STWP.
Veterans Parkway Widening- SR 196 (E.G. Miles) to Fort Stewart Gate 8	2016		✓			
Veterans Parkway Widening- Hero Road on Fort Stewart to Gate 8	2016		✓			
US 84 Access Management Improvements- Frasier/M.L. King to west (south) of General Screven				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- Frasier/M.L. King to east (north) of General Stewart Way				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- East of Flowers Drive to West of General Screven				✓		Activity will be listed on the new STWP.
US 84 Access Management Improvements- West of Topi Trail to East of Flowers				✓		Activity will be listed on the new STWP.
South Main Widening- 2nd to Darsey				✓		Activity will be listed on the new STWP.
Central Connector- Genearl Screven to Veterans				✓		Activity will be listed on the new STWP.
Improve SR 196 (E.G. Miles)- Arlington to Veterans Parkway				✓		Activity will be listed on the new STWP.
Airport Road- US 84 to SR 196 (E.G. Miles)				✓		Activity will be listed on the new STWP.

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
TRANSPORTATION						
15th Street Widening- SR 196 (E.G. Miles) to Gate 7 at Fort Stewart				✓		Activity will be listed on the new STWP.
Improve Deal Street				✓		Activity will be listed on the new STWP.
WATER						
Convene a council to expolore opportunities for a water plan and the allocation of resources	2009	✓				
Develop a county-wide water and sewer plan	2013		✓			Water and sewer service maps have been created. The water maps have been adopted by the local governments.
Continue to support the Liberty Regional Water Resources Council in regards to the City's water and sewer utilities					✓	Specific activities will be listed on the new STWP.
Develop ways to reuse storm water			✓			Additional methods are being explored.
Maximize treatment and reuse of water through all areas of water cycle	Annual	✓				

Five Year Community Work Program - City of Hinesville

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Housing	Support multi-family and single-family owner occupied housing opportunities in downtown	✓	✓	✓	✓	✓	City Council	N/A (internal)	N/A
Housing	Remove dilapidated structures that have been assessed by the LICH team			✓	✓		LCPC, City Council, GICH Committee	$800,000	GA DCA (CDBG)
Housing	Build four homes to complete the second phase of the Azalea Street Redevelopment project	✓	✓				City Council	$2.5 million	General Funds, Revolving Loan Fund, CDBG, CHIP, Citizen
Housing	Complete the third phase of the Azaela Street Redevelopment project, build 14 single family detached single-family housing units	✓	✓	✓	✓	✓	City Council	$2.2 million	General Funds, Revolving Loan Fund, CDBG, CHIP, Citizen
Housing	Support the submittal of Low Income Housing Tax Credit applications to provide additional multi-family housing	✓	✓	✓	✓	✓	City Council, GICH Committee	N/A (internal)	General Fund
Natural & Cultural Resources	Identify eligible properties for the National Registry of Historic Places designation		✓	✓			Historical Society, City Council	N/A (internal)	General Fund
Natural & Cultural Resources	Re-establish a Historic Preservation Commission		✓	✓			City Council, Historical Society	N/A (internal)	General Fund
Community Facilities & Services	Develop a county-wide water and sewer plan		✓	✓			City Council, LCBOC, LCPC	$75,000	General Fund
Community Facilities & Services	Develop ways to reuse storm water	✓	✓	✓	✓	✓	City Council, LCPC	TBD	General Fund

Five Year Community Work Program - City of Hinesville

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Land Use & Development	Update Code of Ordinance	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Amend land use regulations	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Annex land between the city limits of Hinesville and Gum Branch	✓	✓				City Council, LCPC	N/A (internal)	General Fund
Transportation	Veterans Parkway Widening- SR 196 (E.G. Miles) to Fort Stewart Gate 8	✓	✓				City Council, GDOT	$4,935,348	General Fund
Transportation	US 84 Access Management Improvements-Frasier/M.L. King to east (north) of General Stewart Way	✓	✓				GDOT	$1,314,297	General Fund
Transportation	US 84 Access Management Improvements-East of Flowers Drive to West of General Screven					✓	GDOT	$1,154,760	General Fund
Transportation	US 84 Access Management Improvements- West of Topi Trail to East of Flowers					✓	GDOT	$3,141,321	LMIG, General Fund
Transportation	South Main Widening- 2nd to Darsey					✓	City Council	$8,190,257	LMIG, General Fund
Transportation	Central Connector- General Screven to Veterans					✓	GDOT, City Council	$21,869,353	LMIG, General Fund
Transportation	Improve SR 196 (E.G. Miles)-Arlington to Veterans Parkway					✓	City Council	$1,054,019	GDOT, SPLOST, Local
Transportation	Airport Road- US 84 to SR 196 (E.G. Miles)	✓	✓				GDOT	$7,120,661	GDOT, SPLOST, Local
Transportation	15th Street Widening- SR 196 (E.G. Miles) to Gate 7 at Fort Stewart			✓			City Council, LCBOC	$48,892,698	GDOT, Local
Transportation	New bicycle/pedestrian facility from McDowell Road to Varnedoe Street					✓	HAMPO, City Council	$32,361	GDOT
Transportation	New bicycle/pedestrian facility from south of Martin Street to north of E. Mills Ave.					✓	HAMPO, City Council	$12,135	GDOT
Transportation	New bicycle/pedestrian facility from Lakeview Drive to E. General Stewart Way					✓	HAMPO, City Council	$49,890	GDOT
Transportation	New bicycle/pedestrian facility from E.G. Miles Parkway to South Main Street					✓	HAMPO, City Council	$66,071	GDOT
Transportation	New bicycle/pedestrian facility from Bacon Road to west of Brett Drive					✓	HAMPO, City Council	$6,742	GDOT

Five Year Community Work Program - City of Hinesville

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Transportation	New bicycle/pedestrian facility from E.G. Miles Parkway to Bacon Road					✓	HAMPO, City Council	$78,207	GDOT
Transportation	New bicycle/pedestrian facility from Fraser Street to Gray Fox Road					✓	HAMPO, City Council	$51,239	GDOT
Transportation	New bicycle/pedestrian facility from West Oglethorpe Highway to Forest Street					✓	HAMPO, City Council	$32,361	GDOT
Transportation	New bicycle/pedestrian facility from East General Stewart Way to East Oglethrope Hwy.					✓	HAMPO, City Council	$45,845	GDOT
Transportation	New bicycle/pedestrian facility from Pineland Ave. to Varnedoe Street					✓	HAMPO, City Council	$39,103	GDOT
Transportation	New bicycle/pedestrian facility from Citation Boulevard to Airport Road					✓	HAMPO, City Council	$401,824	GDOT
Transportation	New bicycle/pedestrian facility from South Main Street to West Oglethorpe Highway					✓	HAMPO, City Council	$250,000	GDOT
Transportation	New bicycle/pedestrian fracility from Lakeview Drive to Snelson-Golden Middle School					✓	HAMPO, City Council	$71,465	GDOT
Transportation	New bicycle/pedestrian facility from North Main Street to Martin road					✓	HAMPO, City Council	$37,755	GDOT
Transportation	New bicycle/pedestrian facility from Glenn Bryant Road to Darsey Road					✓	HAMPO, City Council	$145,627	GDOT
Transportation	New bicycle/pedestrian facility from Olmstead Drive to Lakeview Drive					✓	HAMPO, City Council	$28,316	GDOT
Transportation	New bicycle/pedestrian facility from Darsey Road to West Oglethorpe Highway					✓	HAMPO, City Council	$74,162	GDOT
Transportation	New bicycle/pedestrian facility from Lakeview Drive to Jacks Hill Road					✓	HAMPO, City Council	$16,180	GDOT
Transportation	New bicycle/pedestrian facility from E.G. Miles Parkway to Bacon Road					✓	HAMPO, City Council	$52,587	GDOT
Transportation	New bicycle/pedestrian facility from west of Cheerydale St. to Madison Drive					✓	HAMPO, City Council	$53,936	GDOT
Transportation	New bicycle/pedestrian facility from Debbie Drive to Desert Storm Drive					✓	HAMPO, City Council	$75,510	GDOT
Transportation	New bicycle/pedestrian facility from Tupelo Trail to Gray Fox Road					✓	HAMPO, City Council	$75,510	GDOT

Five Year Community Work Program - City of Hinesville

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Transportation	New bicycle/pedestrian facility from Darsey Road to Airport Road					✓	HAMPO, City Council	$709,261	GDOT
Transportation	New bicycle/pedestrian facility from Bacon Road to Honey Ridge Lane					✓	HAMPO, City Council	$66,071	GDOT
Transportation	New bicycle/pedestrian facility from Veterans Parkway to Azela Street					✓	HAMPO, City Council	$341,640	GDOT
Transportation	Expand Liberty Transit to serve the City of Walthourville	✓	✓	✓	✓	✓	City Council, HAMPO	TBD	Local
Transportation	Improve Deal Street					✓	City Council, GDOT	TBD	GDOT, SPLOST, Local

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
LAND USE AND AREA PLANNING						
Enforce new land use plan	2015	✓				
Continue to pursue the creation of the Midway Town Center					✓	The location of the town center has been moved.
Continue to pursue the creation of the Historic Midway Village				✓		Activity will be listed on the new STWP.
Continue to pursue the creation of Bacontown Village					✓	This area is located in unincorporated Liberty County.
Support growth of Industrial Parks					✓	This activity is not measureable.
Implement land use policies in accordance with the US 84 Comprehensive Corridor Study	2015	✓				
TRANSPORTATION						
Arterial Roads: design and initiate improvements	2016	✓				Road conditions were addressed in the new Long Range Transportation Plan.
Collector Roads: redesign existing, design new and initiate improvements	2016	✓				Road conditions were addressed in the new Long Range Transportation Plan.
Local Roads: adopt new standards and initiate improvements to existing	2016	✓				Road conditions were addressed in the new Long Range Transportation Plan.
Adop new standards for alleys and parking					✓	These standards will be addressed when the land use regulations are updated.
Evaluate feasibility of expanding Liberty Transit into the City of Midway					✓	Transit isn't needed in the City at this time.
US 84 Access Management Improvements- I-95 to Charlie Butler				✓		Activitiy will be listed on the new STWP.
US 84 Access Management Improvements- Charlie Butler to Peach				✓		Activitiy will be listed on the new STWP.
US 84 Access Management Improvements- Peach to Butler Ave.				✓		Activitiy will be listed on the new STWP.
US 84 Access Management Improvements- Butler Ave to US 17				✓		Activitiy will be listed on the new STWP.

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
NATURAL AND HISTORIC RESOURCES/PARKS, GREENWAYS, AND PEDESTRIAN IMPROVEMENTS						
Protect historic resources and context through special districts					✓	This activity will be addressed in the land use regulations update.
Encourage adaptive reuse of buildings and promote heritage tourism					✓	This activity will be addressed in the land use regulations update.
Protect natural resources by adopting new development standards					✓	This activity will be addressed in the land use regulations update.
Treat as resources as value added assets					✓	N/A
Enhance Midway's existing park	2015	✓				
Develop new parks for Midway	2013	✓				
Develop sidewalks, pathways, bike lanes, and greenways					✓	Specific activities will be listed on the new STWP.
MARKETING, MANAGEMENT, AND PUBLIC POLICY						
Continue business development					✓	This activity is addressed by the Liberty County Chamber of Commerce
Adopt new zoning and development codes to implement Midway Master Plan				✓		This activity will be listed on the new STWP.
Revise and coordinate utility policies for greater control					✓	This does not apply to the City.
Pursue a range of funding sources and financial incentives					✓	This is part of the annual budget process.
Market the City of Midway to potential new residents					✓	This activity is addressed by the Liberty County Chamber of Commerce

Five Year Community Work Program - City of Midway

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Housing	Remove dilapidated structures that have been assessed by the LICH team			✓	✓		LCPC, City Council, GICH Committee	$800,000	GA DCA (CDBG)
Housing	Support the submittal of Low Income Housing Tax Credit applications to provide additional multi-family housing	✓	✓	✓	✓	✓	City Council, GICH Committee	N/A (internal)	General Fund
Natural & Cultural Resources	Pursue National Registry of Historic Places designation for eligible properties		✓	✓			Historical Society, City Council	$5,000	General Fund
Natural & Cultural Resources	Continue to pursue the creation of the Historic Midway Village	✓	✓				City Council, Historical Society	N/A (internal)	General Fund
Natural & Cultural Resources	Cay Creek improvements; landscape and additional signage		✓	✓			City Council	$75,000	General Fund, GA DNR, Coastal Wildscapes
Natural & Cultural Resources	Promote Cay Creek	✓	✓	✓	✓	✓	City Council, Historical Society	N/A (internal)	General Fund
Natural & Cultural Resources	Adopt a Historic Preservation Ordinance		✓	✓			Historical Society, City Council, LCPC	N/A (internal)	General Fund
Community Facilities & Services	Pursue funding to build a new municipal government complex	✓	✓				City Council	$2 million	General Funds
Community Facilities & Services	Upgrade police department so that it can be used as a facility rental		✓	✓			City Council	$50,000	General Funds
Community Facilities & Services	Explore funding opportunities to employ a full-time Code Enforcement Officer	✓	✓	✓	✓	✓	City Council	$225,000	NSP, US Treasury Funds, CDBG

Five Year Community Work Program - City of Midway

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Land Use & Development	Adopt a Blight Ordinance	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Update Code of Ordinance	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Adopt new zoning and development codes to implement Midway Master Plan	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Amend land use regulations	✓	✓				LCPC	N/A (internal)	General Fund
Transportation	US 84 Access Management Improvements- I-95 to Charlie Butler					✓	GDOT	$1,399,839	GDOT, SPLOST, Local
Transportation	US 84 Access Management Improvements- Charlie Butler to Peach					✓	GDOT	$5,592,610	GDOT, SPLOST, Local
Transportation	US 84 Access Management Improvements- Peach to Butler Ave.					✓	GDOT	$1,206,415	GDOT, SPLOST, Local
Transportation	New bicycle/pedestrian facility from US Hwy. 84 to Cay Creek					✓	GDOT	$351,900	GDOT
Transportation	New bicycle/pedestrian facility from US Hwy. 17 to US Hwy. 84					✓	GDOT	$169,899	GDOT
Transportation	US 84 Access Management Improvements- Butler Ave. to US 17					✓	GDOT	$1,586,737	GDOT, SPLOST, Local
Transportation	New bicycle/pedestrian facility from East Oglethorpe Highway to Liberty Elementary School					✓	GDOT	$75,511	GDOT

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
TOWN CENTER						
Restore the town center as a place providing opportunities for workers, residents, and visitors to obtain goods and services through a public-private partnership	2014	✓				
INFRASTRUCTURE						
Identify potential revenue sources for the funding and provision of municipal facilities and services	Annual	✓				
Provide water and sewer services to all residents and expand service areas to include adjacent developments, such as Hampton Island and the interchange at I-95	2015	✓				
GOVERNMENT SERVICES						
Pursue annexation of the area of I-95 and US 17					✓	The City will support annexation of this area once the economy has improved.
Hold periodic town hall meetings to provide citizens with a "state of the city" report and to obtain input	Annual	✓				
Coordinate with the Board of Education to re-establish an elementary school in the area					✓	The Board of Education has decided to build a new Head Start facility in the area.
Coordinate with Interstate and Chemtall on the provision of services to employees outside of the industries	2015	✓				
TRANSPORTATION						
Improve local streets (examples: pave and improve drainage for Oak Street ($300,000), Magnolia/ Dogwood Street ($250,000), and Cottom Road ($200,000))				✓		Activities will be listed on the new STWP.
Local roads: adopt new standards and initiate improvements to existing (must address logging trucks)					✓	Specific activities will be listed on the new STWP.

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
TRANSPORTATION						
Research and develop a funding mechanism to help pay for maintenance of roads and sidewalks, since SPLOST only covers capital improvements	Annual	✓				
Coastal Highway (US17) median and intersection improvements from Riceboro Creek to Railroad overpass			✓			Partially, this item will be listed on the new STWP.
Barrington Ferry Road improvements from US17 to SR 119 and bridge replacement	2015	✓				
Improve EB Cooper (SR119) with paved shoulders and structural overlay from Barrington Ferry to future Freight Connector SR119				✓		This activity will be listed on the new STWP.
Preservation of EB Cooper (SR119) from Barrington Ferry Road to Coastal Highway US17				✓		This activity will be listed on the new STWP.

Five Year Community Work Program - City of Riceboro

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Economic Development	Establish a business façade program	✓	✓				City Council	20,000	General Fund
Economic Development	Create a business incubator			✓	✓		City Council	$750,000	CDBG, USDA, General Fund
Housing	Remove dilapidated structures that have been assessed by the LICH team			✓	✓		LCPC, City Council, GICH Committee	$800,000	GA DCA (CDBG)
Housing	Demolish dilapidated properties owned by seniors		✓	✓			Riceboro Housing Team	$10,000	General Fund
Housing	Build homes for seniors and/or low-income residents		✓	✓			City Council	$200,000	CHIP
Housing	Rehabilitate homes for seniors and/or low-income residents		✓	✓			City Council, Riceboro Housing Team	$300,000	CHIP
Housing	Support the submittal of Low Income Housing Tax Credit applications to provide additional multi-family housing	✓	✓	✓	✓	✓	City Council, GICH Committee	N/A (internal)	General Fund
Natural & Cultural Resources	Designate scenic corridors as National Scenic Byways		✓	✓			Historical Society, City Council	N/A (internal)	General Fund
Natural & Cultural Resources	Adopt a Historic Preservation Ordinance		✓	✓			Historical Society, City Council, LCPC	N/A (internal)	General Fund
Community Facilities & Services	Build a new recreation facility	✓	✓				City Council	$200,000	General Funds, Rec. Dept., Interstate Paper
Community Facilities & Services	Explore funding opportunities to employ a full-time Code Enforcement Officer to be shared with other smaller municipalities	✓	✓	✓	✓	✓	City Council	$225,000	NSP, US Treasury Funds, CDBG

Five Year Community Work Program - City of Riceboro

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Community Facilities & Services	Water service improvements: drill a new well/build a pumphouse	✓	✓				City Council, McIntosh County	$1.2 milliion	EPA, GEFA
Community Facilities & Services	Build a new Head Start facility		✓	✓	✓		City Council, Coastal GA Community Action, LCBOC	$2 million	CDBG, General Fund, Private
Land Use & Development	Adopt a Blight Ordinance	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Update Code of Ordinances	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Update land use regulations	✓	✓				LCPC	N/A (internal)	General Fund
Transportation	Pave and improve drainage for Oak Street	✓	✓				City Council	$300,000	General Fund
Transportation	Pave and improve drainage for Magnolia/Dogwood Streets	✓	✓				City Council	$250,000	General Fund
Transportation	Pave and improve drainage for Cottom Road	✓	✓				City Council	$200,000	General Fund
Transportation	Coastal Highwy (US 17) median and intersection improvements from Riceboro Creek to Railroad overpass	✓	✓				HAMPO, City Council	$1,054,019	GDOT, SPLOST, Local
Transportation	Improve EB Cooper (SR 119) with paved shoulders and structural overlay from Barrington Ferry to future Freight Connector SR 119					✓	HAMPO, City Council	$7,120,661	GDOT, SPLOST, Local
Transportation	Preservation of EB Cooper (SR 119) from Barrington Ferry Road to Coastal Highway US 17	✓	✓	✓	✓	✓	City Council	N/A	GDOT, SPLOST, Local
Transportation	New bicycle/pedestrian facility from Barrington Ferry Road to US Hwy. 17					✓	HAMPO, City Council	$1,776,060	GDOT
Transportation	New bicycle/pedestrian facility from Sandy Run Road to E B Cooper Hwy.					✓	HAMPO, City Council	$1,345,500	GDOT
Transportation	New bicycle/pedestrian facility from Barrington Ferry Road to US Hwy 17					✓	HAMPO, City Council	$782,460	GDOT

Five Year Community Work Program - City of Riceboro

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Transportation	New bicycle/pedestrian facility from Barrington Ferry Road to Rail to Trail Connector					✓	HAMPO, City Council	$1,121,940	GDOT
Transportation	New bicycle/pedestrian facility from US Hwy 17 to South Liberty County Line					✓	HAMPO, City Council	$1,916,820	GDOT

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
LAND USE AND DEVELOPMENT						
Enhance existing ordinances that allow neotraditional development "by right" to expedite development process					✓	
Enhance the existing tree ordinance to provide for shade providing trees, where feasible	Annual	✓				
Promote mixed use, multi-modal developments to allow for walking and non-vehicular options for travel	2015	✓				
Develop regulations for development aesthetics, and develop guidebook for desired types and scale of development within the City				✓		This activity will be addressed when the code of ordinance and land use regulations are updated.
Use future land use map to protect farmland and rural areas within Walthourville to retain character and agricultural economic benefits	2015	✓				
COMMUNITY FACILITIES AND SERVICES						
Undertake cost-benefit analysis with regard to the local provision of services vs. continued contracting for services	Annual	✓				
Identify potential revenue sources for the funding and provision of municipal facilities and services	Annual	✓				This is performed annually as a part of the budget process.
Apply for federal and state grants to rehabilitate dilipaidated housing in the city				✓		This activity will be listed on the new STWP, specific funding sources will be identified.
SENSE OF PLACE						
Identify appropriate area and concept for a town center/public gathering space, which serves as community focal point and provides for mixed-use, pedestrian friendly development and redevelopment	2015	✓				
Identify appropriate locations for gateway markers and signage clearly identifying the community	2013	✓				
Work with the Historic Preservation Committee to identify histoirc resources within the City and use to define and promote the community	2015	✓				

		Status				
Work Activity	**Year**	**Complete**	**Underway**	**Postponed**	**Dropped**	**Explanation**
TRANSPORTATION						
Evaluate feasibility of expanding Liberty Transit service into Walthourville				✓		This activity will be listed on the new STWP, the City is still interested in providing transit services to the citizens.
Continue development of regulations for new development to connect with existing or constructed inter-connected street network	Annual	✓				Ensured through local ordiance.
Continue to support shared parking opportunities and minimize paved parking lots to allow "green" parking areas					✓	Land availability is limited in the City, this item will be removed from the STWP.
US 84 Access Management Improvements- West of SR 119 (Airport Road) to west of Topi Trail (part in Walthourville)				✓		This activity will be listed on the new STWP.
Airport Road widening- US 84 to SR 196 (E.G. Miles) (parts in county and Walthourville)	2016		✓			
ECONOMIC DEVELOPMENT						
Actively recruit new outside business and strive to maintain successful existing businesses by exploring new ways of aiding businesses (low interest loans, assistance program, etc.)					✓	This activity is addressed by the Liberty County Chamber of Commerce
Work with Liberty County to diversify employment base in case Fort Stewart operations are reduced in the future					✓	This activity will be removed from the STWP.

Five Year Community Work Program - City of Walthourville

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Housing	Remove dilapidated structures that have been assessed by the LICH team			✓	✓		LCPC, City Council, GICH Committee	$800,000	GA DCA (CDBG)
Housing	Develop a housing/master plan		✓	✓			City Council	$75,000	General Fund
Housing	Support the submittal of Low Income Housing Tax Credit applications to provide additional multi-family housing	✓	✓	✓	✓	✓	City Council, GICH Committee	N/A (internal)	General Fund
Natural & Cultural Resources	Pursue National Registry of Historic Places designation for eligible properties		✓	✓			Historical Society, City Council	$5,000	General Fund
Natural & Cultural Resources	Adopt a Historic Preservation Ordinance	✓	✓	✓			Historical Society, City Council, LCPC	N/A (internal)	General Fund
Natural & Cultural Resources	Create a museum at the Walthourville Police Department			✓			Historical Society, City Council	$10,000	General Fund
Community Facilities & Services	Pursue funding to build a new municipal multi-purpose building		✓	✓			City Council, Coastal Regional Commission	$800,000	CDBG
Community Facilities & Services	Improve the Fire/EMS Station			✓	✓		City Council	$400,000	SPLOST
Community Facilities & Services	Explore funding opportunities to employ a full-time Code Enforcement Officer	✓	✓	✓	✓	✓	City Council	$225,000	NSP, US Treasury Funds, CDBG
Land Use & Development	Update Code of Ordinance	✓	✓				LCPC	N/A (internal)	General Fund
Land Use & Development	Amend land use regulations	✓	✓				LCPC	N/A (internal)	General Fund

Five Year Community Work Program - City of Walthourville

Category	Action/Implementation Strategy	2016	2017	2018	2019	2020	Responsible Party	Cost Estimate	Funding Source
Land Use & Development	Adopt a Blight Ordinance	✓	✓				LCPC, City Council	N/A (internal)	General Fund
Land Use & Development	Create a Gateway Overaly District	✓	✓				LCPC, City Council	N/A (internal)	General Fund
Transportation	US 84 Access Management Improvements - West of SR 119 (Airport Road) to west of Topi Trail					✓	GDOT	$327,679	GDOT, Local
Transportation	Airport Road widening- US 84 to SR 196 (E.G. Miles)	✓	✓				GDOT	$25,366,148	GDOT, SPLOST, Local
Transportation	New bicycle/pedestrian facility from West Oglethorpe Hwy. to Talmadge Road					✓	GDOT	$266,984	GDOT
Transportation	New bicycle/pedestrian facility from Dunlevie Road to State Hwy. 119					✓	GDOT	$819,720	GDOT
Transportation	New bicycle/pedestrian facility from Tupelo Trail to Gray Fox Road					✓	GDOT	$75,511	GDOT
Transportation	New bicycle/pedestrian facility from West Oglethorpe Hwy. to Dunlevie Road					✓	GDOT	$276,423	GDOT
Transportation	Expand Liberty Transit service into Walthourville	✓	✓	✓	✓	✓	City Council, Liberty Transit	$67,500	General Fund

PUBLIC PARTICIPATION

The Liberty County Joint Comprehensive Plan was prepared with continuous opportunities for input from outside sources. A comprehensive plan calendar was developed and publicized at the beginning of the process to provide a point of reference. The calendar included dates for the completion of each element. In addition to the reference points, four additional opportunities were afforded to the public: the required public hearings, a community planning initiative (which consisted of 22 meetings), a stakeholder advisory committee, and a 30-day public review. The comprehensive plan was also presented at the annual Liberty County-wide Planning Workshop on May 25, 2016. Approximately 62 people attended the workshop including elected officials, county and city employees, educators, realtors, banking and development professionals, etc.

PUBLIC HEARINGS

On Tuesday, February 4, 2014, the Liberty Consolidated Planning Commission held a public hearing to inform citizens that a new joint comprehensive plan would be developed. The notice for the public hearing ran in the local paper, *Coastal Courier*, for two consecutive weeks. Citizens were able to submit comments via mail, email, phone, or by attending the public hearing. No comments were received. On Tuesday, June 21, 2016, a public hearing was held to inform citizens of the completion of the new comprehensive plan, Liberty County Joint Comprehensive Plan. Again, citizens were given the opportunity to submit comments via mail, email, phone, or by attending the public hearing. A copy of the plan was also placed on the Liberty Consolidated Planning Commission's website (www.thelcpc.org) for the public to view. A hard copy of the plan was put on the LCPC counter for public review as well.

COMMUNITY PLANNING INITIATIVE

The Community Planning Initiative (CPI) was a two-year initiative to update the future development map included in the previous Liberty County Joint Comprehensive Plan (2008). Liberty County spans over 603 square miles; in an effort to afford citizens the opportunity to provide input about the area in which they live, the county was divided into 12 subareas. Two meetings were held in nine of the subareas. The Hinesville Subarea was further divided into three subareas, Hinesville West, Mid, and East; a total of four meetings were held in the Hinesville subareas.

Two months were dedicated to updating each of the 12 subareas. Two meetings were held in a central location in each subarea. The first meeting provided citizens with an opportunity to review the existing Future Development Map and provide input regarding any necessary changes after viewing existing land use and environmental constraint maps for the area. A new proposed Future Land Use Map was developed from the remarks made at the first meeting. The new proposed map was shown to the citizens at the second meeting. Citizens were able to make additional remarks and changes at the second meeting.

The maps were then presented to the Liberty Consolidated Planning Commissioners for a recommendation before review and approval by the appropriate governing authority. This method of updating the map encouraged continuous dialogue about land use development with citizens, developers, and the local governments throughout the development of the comprehensive plan. Approximately 202 citizens attended the meetings over a two-year time frame; this number does not include citizens that attended the appropriate governing authorities' public hearings.

TABLE 22 Future Land Use Subarea Action

Subarea	Planning Commission Public Hearing	Municipal Public Hearing	Liberty County Public Hearing
Allenhurst	July 16, 2015	August 3, 2015	N/A
Fleming	August 19, 2014	N/A	October 7, 2014
Flemington	June 17, 2014	August 12, 2014	August 5, 2014
Gum Branch/Rye Patch	September 15, 2015	September 28, 2015	October 1, 2015
Hinesville	February 16, 2015	April 5, 2016	April 7, 2016
McIntosh/Holmestown	September 16, 2014	N/A	October 16, 2014
Midway	January 20, 2015	March 9, 2015	March 3, 2015
Riceboro*	March 15, 2016	April 5, 2016	January 15, 2015
Sunbury/Islands	March 17, 2015	N/A	April 16, 2015
Walthourville	May 19, 2015	May 28, 2015	N/A

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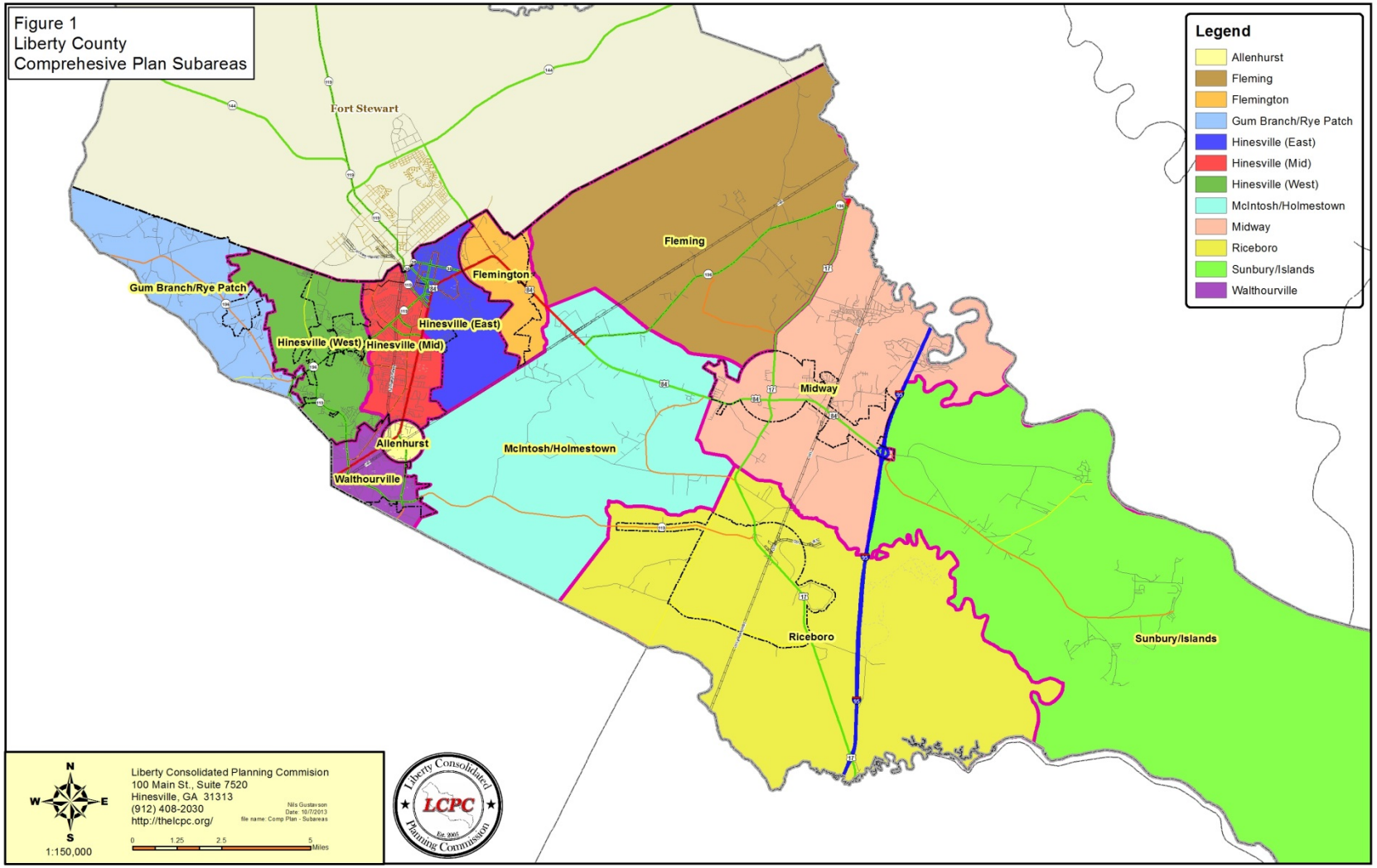
FIGURE 5 Future Land Use Subareas



COMMUNITY PLANNING INITIATIVE PARTICIPANTS

HINESVILLE
Robert L. Stokes
Matthew Barrow
Debra Williams
Teresa Winn
McKesson Stafford
Michelle Ricketson
Krystal Hart
Curtis Thomas
Jeff Mills
Billy Edwards
Lucille W. Smiley
Caude Theff

RICEBORO
Laura Devendorf
John Young
Sarah McIver
Meredith Devendrof
Bill Austin
Kenneth Howard
Ernest Wilmore
Marion Stevens
John D. McIver
Barbara Roberts

SUNBURY/ISLANDS
Lee Meadows
Denise Kelley
John Henderson
George Ricker
Arthur Edgar
Laura Devendorf
Joe Cannon
Gary D. Sutton
Joe Parker
Joe Martin
Sharen Martin
Art Parker
Louise Parker
Helena P. McKoy-Hoskins
Meredith Devendorf
Gerard
Jackson Sibley
Nancy Maier
Cindi Lewis
Craig Lewis
David Dickens
Lela Dickens
T. Ray Shurbutt
Kay Ford
Bob Ford
Lauren Meyers
Denise King
Harriett Greene
Martha G. Alvin
Ida Tate
Venus Fuller
Anna Stevens
Jim Collins
Loreen Ryan
Marion Stevens Sr.
Elliott E. Tate
Bernard Maley
Albert Monroe
Alonzo Bryant
Martin Winarski
James E. Horner
Don Hartley
Judy Hartley
Lona Williams
Arthur Edgar

GUM BRANCH
Carolyn Walker
Joshua Walker
Connie Thrift
Kathy Todd
Edward Wells
Irene Chandler
Charles Simpson
Scott Wells Jr.
Tiffany King
Guy H. Wells
Evelyn Strickland

WALTHOURVILLE
Kenneth Davis
Curtis Thomas
Shana T. Moss
Sarah B. Hayes
Connie Thrift

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Daisy S. Pray
David Reip
Johnny Bulger
Mercer Owens
Keaton Glenn
LaMonica Jenkins
Tyrone Adams
Jodee Carlen-Adams
Stephanie Y. Woods
Luciria L. Lovette

FLEMING
Robert Boatwright
Pat Bowen
Amy Bowen
Gail Miner
Robert W. King
Stephen Mullice
Harry Robertson
Willie Mae Robertson
Josh May
Robert W. King
Larry King
Otis M. Willis
Randy Murray

MCINTOSH/HOLMESTOWN
Randy Murray
Johnnie Williams
Sarah Baker
Phil Odum
Willie M Rolan
Sallie Richardson
Angie Walthour
Arthur Walthour
Marion Stevens Sr.
Annette L. Givens
John Lewis
Willa Lewis
Reginald Bacon
Mary Brown
Genice Tyson
Mae Bake
Freddie Walthour Jr.
Deborah Robinson
Vanessa Walthour

Gloria Robinson
Martha B. Morrison
Dorothy D. Mosley
Leroy Williams
Betty Williams
Catherine Baker
James Baker
Dorothy Lewis

ALLENHURST
Thomas Hines
John D. Horne
Carl Easton
Nell Easton
Kelly Wiggins
Tiffany King
Lynn Pace
James Willis
David C. Sapp
Sherry Ferrell
Gregory Ferrell
Gail Moses
Ruthelle Jones
Tyrone Jones
Nadeen Cooper
Ricky Cooper
David Miller
Willie Brown

MIDWAY
Randy Murray
Randy Buck
Meredith Devendorf
Laura Devendorf
Martha
Stu Lichtenberg
Phil Odom
Clemontine F. Washington
Lynette Osborne
Trish Smith
Paulie Mullice
Anne Harris-Gunts
Jake Powell
Donald Lovette

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FLEMINGTON
Donald Lovette
Ren Keel
Claude Dryden
Terri Willett
Sandra Martin
Paul Hawkins
Palmer Dasher
Gail Evans
Dotty Fermin
Charles Richardson
Donnie Smith
Marion Stevens Sr.
Gary Gilliard
George Holtzman

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STAKEHOLDER ADVISORY/STEERING COMMITTEE

The Stakeholder Advisory/Steering Committee, made up of representatives from local government, industry, and commerce, calls for a multifaceted strategy to engage the public in the planning process for three years. The committee was established in 2013 as part of the Forward 40, Progress Through Planning initiative. The initiative was an effort to update the Comprehensive Plan and the Metropolitan Transportation Plan, formerly known as the Long Range Transportation Plan. The advisory committee met and approved the two components required by Chapter 110-12-1-0.2 of O.C.G.A 50-8-1 et seq., Needs and Opportunities and the Character Area Maps. The committee met four times in 2015 to approve the two components: June 23rd, July 28th, August 25th, and November 10th. It was essential to the success of the plan to involve individuals in leadership positions that were dedicated to developing a working plan that was specific for each jurisdiction. The names of the committee members and the agency/organization they represent are listed below:

Allen Burns, Coastal Regional Commission

Mayor James Thomas, City of Hinesville

Mayor Daisy Pray, City of Walthourville

Mayor Bill Austin, City of Riceboro

Mayor Clemontine Washington, City of Midway

Mayor Sandra Martin, City of Flemington

Mayor Thomas Hines, Town of Allenhurst

Mayor Kathy Todd, City of Gum Branch

Chief George Stagmeier, Hinesville Police Department

Chief Lamar Cook, Hinesville Fire Services

Claude Dryden, Dryden Enterprises

Daisy Jones, Homeless Prevention Coordinator, City of Hinesville

David Kaye, Chemtal

Donald Lovette, Coastal Healthcare Alliance/FSGMP

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Dr. Robert Waters, Long County Board of Education

Francis Rivera, Fort Stewart DOL

George Holtzman, Board of Realtors

Jack Shuman, LCPC Commissioner

James Ashdown, Liberty County Fire Services

Jeffrey Porter, Jr, Environmental Justice Population Representative

Joey Brown, Midcoast Regional Joint Management Board

John Lyles, Liberty County Board of Education, Operations

John McIver, Liberty County Rep. (BOC)

Leah Poole, Liberty County Chamber of Commerce/Convention and Visitors Bureau

Lillian Simmons, Long County Development Authority

Lily Baker, Liberty County Board of Education

Lynn Pace, LCPC Commissioner

Melinda McDonald, Target

Mike Beiring, Fort Stewart DPW

Mike Cox, Interstate Paper

Mike Heagy, Hugo Boss

Mile Hodges, Liberty County Emergency Management Agency

Paul Lewandowski, Long County Board of Education, Transportation

Peter Hoffman, Armstrong Atlantic State University

Phil Odom, Water Resources

Richard Truman, Long County Fire Services

Robert Long, Long County Representative

Ron Tolley, Liberty County Development Authority

Slade Sikes, Slade Sikes Homebuilders

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Steve C. Sikes, Liberty County Sheriff

Lonnie Griffin, Savannah Technical College

Theodis Jackson, Liberty County Transit

Tom McQueen, Georgia Department of Transportation Planning

Tom Thomson, MPC/CORE

Trevor Sikes, RTS Homes

Michelle Ricketson, Hinesville Downtown Development Authority

30-DAY PUBLIC REVIEW

A 30-day public review period was available for individuals to provide additional input for the comprehensive plan. On May 17, 2016 the 2040 *Using Our Past to Build Our Future* Joint Liberty County Comprehensive Plan was presented to the Liberty Consolidated Planning Commission. The plan was uploaded on the Liberty Consolidated Planning Commission's website on May 20, 2016. A 30 day review period was given to the public. The 30-day review period ended on June 19, 2016. No comments were made.

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