

# 2021 Joint Comprehensive Plan Update For Ware County And the City of Waycross

Adopted: April 26, 2021



Prepared by:  
Ware County  
City of Waycross



Photos courtesy of SGRC staff

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## **I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning**

### **1. Introduction**

The 2021 Comprehensive Plan for Ware County and the City of Waycross was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, this Plan consists of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Broadband Services Element
- Economic Development Element  
(As Ware County and the City of Waycross are communities seeking improved economic opportunities for their citizens)  
Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Ware County and the City of Waycross have also been integrated directly into their parallel components in this Comprehensive Plan.
- Land Use Element (as Ware County and the City of Waycross are communities with zoning or equivalent land development regulations subject to the Zoning Procedures Law).



## 2. Community Involvement

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the community. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the community:

- a) Stakeholders were identified. These included:
  - The local governments' elected officials and staff
  - Local educational institutions (Ware County Board of Education, South Georgia State College)
  - The Waycross-Ware County Chamber of Commerce
  - Waycross-Ware County Development Authority
  - Public safety departments, including police, fire, and the Ware County Emergency Management Agency
  - The Satilla Riverkeeper
  - Waycross-Ware County Airport
  - Waycross-Ware County Public Library
  - Local businesses and industries
  - The general public
- b) Participation techniques were identified. Techniques used included public hearings and meetings open to the public with open discussion; printed public information in local newspapers; e-mail correspondence with stakeholders; individual meetings with local government officials; and information on the Southern Georgia Regional Commission's website, local government websites, and social media.
- c) A participation program was conducted. This included an initial public hearing to give an overview of the plan update and receive initial public comments; four workshops, open to the public, for the development of the plan update; and a final public hearing to receive any final public comments before transmitting the plan draft to DCA for review. Identified stakeholders were invited to all the meetings and attended, yielding specific input in plan content. A virtual option was provided for attending the first three workshops. The final (4<sup>th</sup>) workshop was held in person, with social distancing measures and mask wearing encouraged in light of the pandemic.
- d) Public participation activities were documented. The documentation of public participation activities is included in the Appendix to this plan, which contains sign-in sheets and published advertisements.

### 1st Public Hearing – “Kick-Off”

The public hearing kicking off the comprehensive planning process was held on August 26, 2020 at the Ware County Administration Building in Waycross. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now underway; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update. 6 people attended the kick-off meeting.

### First workshop

The first workshop was held on September 23, 2020. The purpose of the workshop was to update the goals, needs, and opportunities in the comprehensive plan. This was done through open discussion, using the goals, needs, and opportunities from the previous comprehensive plan as a starting point. SGRC staff took notes from the discussion, revised the goals, needs, and opportunities based on those notes, and shared the results with stakeholders via e-mail. Additional comments and edits were received via e-mail and were included by SGRC staff as part of the preparation of the draft plan document.

In addition, a SWOT analysis was performed in which each attendee noted the community's strengths, weaknesses, opportunities, and threats. The results of this SWOT analysis were used to further inform the Needs and Opportunities. The results of the SWOT analysis are included in the Appendix.

11 people were present in person at the first workshop, and 14 attended virtually.

### **Second workshop**

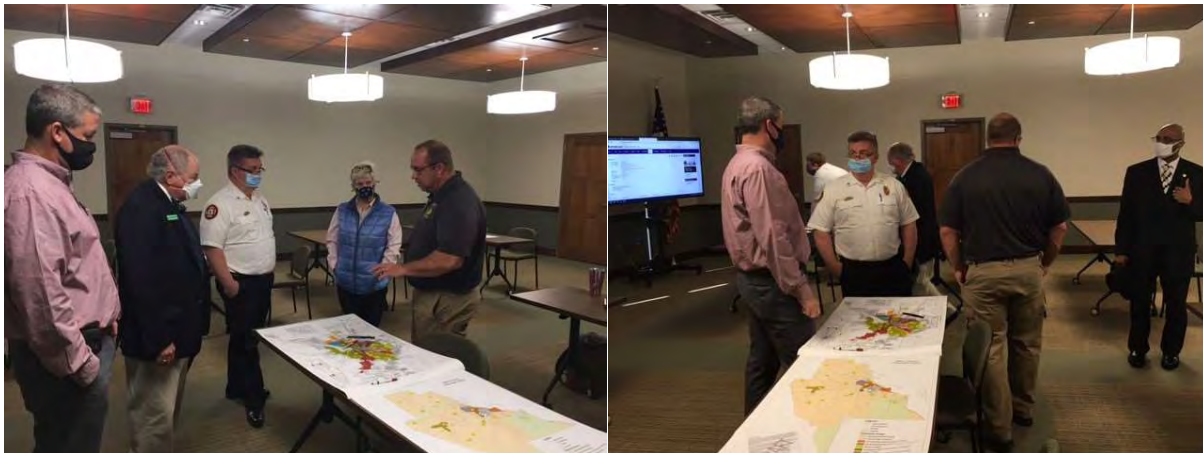
The second workshop was held on October 28, 2020. The purpose of the workshop was to continue and finish updating the needs and opportunities. 10 people attended in person and 7 attended virtually.

### **Third workshop**

The third workshop was held on Dec. 2, 2020. 4 people attended in person and 4 attended virtually. The purpose of the workshop was to update the policies in the comprehensive plan, develop the Report of Accomplishments, and develop the initial draft of the Community Work Program. This was done through open discussion, using the newly revised goals, needs, and opportunities and the policies from the previous comprehensive plan as a starting point. SGRC staff took notes from the discussion, revised the goals, needs, and opportunities based on those notes, and shared the results with stakeholders via e-mail. Additional comments and edits were received via e-mail and were included by SGRC staff as part of the preparation of the draft plan document.

### **Fourth workshop**

The fourth workshop was held on Jan. 20, 2021. The purpose of the workshop was the review the Land Use Element and future land use maps. This was done through open discussion and viewing of the maps in a setting where all attendees had the opportunity to make notes on the maps for suggested changes to the character areas. Notes from the discussion made by SGRC staff, and notes made on the maps, were then used by SGRC GIS staff to update the character area maps and incorporate the input from the workshop.



### **Final public hearing**

A final public hearing was held on March 22, 2021 in order to present the final version of the plan to the community, receive any additional public input, and approve the transmittal of the draft plan to DCA. The plan was transmitted to DCA directly after the public hearing.

**Adoption**

The 2021 Comprehensive Plan for Ware County and the City of Waycross was adopted by Ware County on April 26, 2021. The City of Waycross adopted the plan on April 20, 2021. The resolutions are provided in the Appendix.

### 3. Consideration of Regional Water Plan and Environmental Planning Criteria

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan applicable to their area and the Georgia Department of Natural Resources' Rules for Environmental Planning Criteria (Chapter 391-3-16), to determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

#### Suwannee-Satilla Regional Water Plan

Ware County and the City of Waycross are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



**Suwannee-Satilla Regional Water Plan Area Map**  
Source: Suwannee-Satilla Regional Water Plan

<https://waterplanning.georgia.gov/suwannee-satilla-water-planning-region>

#### Suwannee-Satilla Regional Water Plan Goals:

- 1) Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs, including all agricultural sectors (this includes the agro-forestry economy of the region).
- 2) Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3) Manage the region's and state's water resources in a manner that preserves and protects private property rights.
- 4) Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
- 5) Identify opportunities to optimize existing and future supplies and water and wastewater infrastructure.
- 6) Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
- 7) Protect and manage surface and groundwater recharge areas to ensure sufficient long term water

supplies for the region.

- 8) Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
- 9) Protect and maintain regional water-dependent recreational opportunities.
- 10) Identify opportunities to manage stormwater to improve water quantity and quality.
- 11) Identify and implement cost-effective water management strategies.
- 12) Seek to provide economically affordable power and water resource service to all citizens of the region.
- 13) Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond. The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Future work program activities in this plan related to water quality management practices mentioned in the Regional Water Plan are highlighted in italics following the practices below.

#### Short Term Water Quantity Management Practices (0-10 Years)

- 1) Utilize surface water and groundwater sources within the available resource capacities
- 2) Water conservation.
- 3) Data collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps (forecast methodology assumptions and Resource Assessment modeling).
- 4) Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
- 5) Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply.
- 6) Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns.
- 7) Evaluate the potential to use existing storage to address 7Q10 low flow concerns.
- 8) Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow Concerns.

#### Short-Term Water Quality Management Practices (0 – 10 Years):

- e) Point Sources:
  - a. Support and fund current permitting and waste load allocation process to improve the treatment of wastewater and increase treatment capacity.
  - b. Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry
- f) Non-Point Sources:
  - a. Data collection to confirm the source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning
  - b. Ensure funding and support for local and state Best Management Practices programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices
- g) Non-point Source Existing Impairments:
  - a. Total maximum daily load listed streams: Improve data on the source of pollutant and length of impairment; identify opportunities to leverage funds, and implement non-point source Best Management Practices

Longer-term (20- to 40-year) water quantity and quality management practices include:

- Improve the infiltration and management of wetlands

- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify the feasibility of regional inter-basin transfer
- Continue wastewater and stormwater master planning

<b>Ware County Work Program Items Related to Regional Water Plan</b>
<i>Create a GPS database of bridges, box culverts, and infrastructure.</i>
<i>Construct a raised boat ramp at the Waycross-Blackshear bridge area on the Satilla River.</i>
<i>Identify and protect prime agricultural soils in the county and protect with zoning and tax incentives.</i>
<b>City of Waycross Work Program Items Related to Regional Water Plan</b>
<i>Maintain and restore canals with stabilization, vegetation control, and cleanup.</i>
<i>Improve and/ or Replace infrastructure, including sewer, water, street and drainage improvements, as listed in the adopted Capital Improvement Program</i>
<i>Assess Sewer and water systems in the City to address system deteriorations and to program capital upgrades (Phases I – IV).</i>
<i>Evaluate and implement flood control measures and floodplain management measures</i>
<i>Develop and expand Reclaimed Water (“Purple-Pipe”) System.</i>

Chapter 391-3-16, Rules for Environmental Planning Criteria

The Rules for Environmental Planning Criteria deal specifically with the protection of water supply watersheds, groundwater recharge areas, wetlands, river corridors, and mountains, the last of which is not applicable in this region. These criteria were developed by the Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountains and River Corridor Protection Act.

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utility placements, special forestry, or agricultural services.

The environmental guidelines also spell out criteria for the delineation of small and large water supply watersheds, for the protection of groundwater recharge areas, for the protection of wetlands, and for the protection of river corridors. These criteria shall be incorporated into this comprehensive plan and addressed specifically and in more detail through local ordinances and land development regulations.



## II. Plan Elements

### 1. Vision and Goals

The following Vision and Goals are intended to serve as guiding principles for the future of Ware County and the City of Waycross. The Vision and Goals were originally developed during the 2011 Comprehensive Plan Update. They were reviewed during the 2016 Comprehensive Plan Update and adopted without any changes. They were again reviewed during the present (2021) Comprehensive Plan Update and updated based on input from the stakeholders.

#### Vision

To improve the overall lifestyle of our citizens with smart and controlled growth that takes advantage of our City's and County's rich history, resources, and talents.

#### Goals

1. **Population Goal:** Ensure that all segments of the population benefit from overall community growth and development.
2. **Economic Development Goal:** Improve the economy by developing and enhancing new and existing strengths that will draw new business, expand existing businesses, expand tourism, diversify the local economy, support a vibrant Downtown, and help the County and the City compete in the regional and global economies.
3. **Housing Goal:** Provide opportunities for homeownership and housing resources for all citizens of Ware County and the City of Waycross through public/private partnerships.
4. **Natural Resources Goal:** Conserve, protect, and develop the functions and values of the City's and County's natural resources for future generations' appropriate use and enjoyment.
5. **Cultural Resources Goal:** Protect, preserve, develop, and promote the City's and County's historic and cultural resources through such measures as regulations, adaptive reuse, tourism, and education programs focused on historic preservation.
6. **Land Use Goal:** Ensure the highest quality of living environment possible by improving the community's aesthetic quality through a mixture of compatible land uses and character areas reflecting the needs and desires of the local residents.
7. **Community Facilities Goal:** Ensure that adequate community facilities, such as water, sewer, broadband, solid waste, police, fire, and EMS, are provided in an effective, environmentally sound, safe, and economic system, consistent and concurrent with present demand and future growth.
8. **Transportation Goal:** Provide a safe and efficient transportation system that addresses the future needs of the County and the City for the movement of people and freight, while considering that system's social, economic, energy, and environmental effects.
9. **Intergovernmental Coordination Goal:** Establish effective coordination measures among all pertinent public and quasi-public entities to best maintain the City's and the County's quality of life and resources.



## **2. Needs and Opportunities**

The Needs and Opportunities listed in this section were developed by stakeholders and residents as part of the 2021 Comprehensive Plan Update process. The method used to develop the Needs and Opportunities was open discussion among stakeholders during community workshops, during which a consensus was reached regarding what the Needs and Opportunities should be and how they should be updated. Input from stakeholders, including the results of a SWOT analysis conducted in the first workshop, was gathered by Southern Georgia Regional Commission staff and then organized into this section of the Comprehensive Plan. Additional input sent via e-mail and phone calls was integrated into the draft plan document by SGRC staff, and many successive drafts of the plan were reviewed by the stakeholders and publicized via the SGRC website before the draft was finalized. Each of the needs is addressed by corresponding policies in the “Policies” section.

### **1. Population**

#### Needs:

- 1.1. Young people need more incentives to remain in Ware County/Waycross rather than leaving. The community’s appeal to younger people needs to be emphasized. Outreach is needed in order to change the attitudes of younger people who wish to leave the community.
- 1.2. More involvement from younger people is needed in order to determine what they want in the community. This involvement could come through Leadership Waycross or through creating a youth leadership program, for example.
- 1.3. Ware County/Waycross needs incentives for workers to live in the community rather than commuting in from elsewhere.
- 1.4. Population needs to be stabilized and continued growth encouraged.

#### Opportunities:

- 1.1. Increase efforts to retain/attract younger adults through job opportunities and available activities.
- 1.2. Pursue attraction of retirees to the area by emphasizing the quality of life and continuing to develop quality retirement communities.

### **2. Economic Development**

#### Needs:

- 2.1. Better job opportunities are needed for people who graduate from the local colleges. Waycross has two excellent technical colleges (Coastal Pines and South Georgia State College); however, insufficient jobs are available locally to retain the educated workforce.
- 2.2. A more centralized vision is needed for the area by the City, County and the business community.

- 2.3. More public relations and marketing of the City and County are needed. The area's greatest assets, such as quality of life and small-town feel with large-town amenities, are inadequately promoted. The Rural Center at ABAC may be a resource for this.
- 2.4. There needs to be more awareness of the Downtown Visitor's Center located inside City Hall and the resources it provides.
- 2.5. Downtown needs more evening events and businesses that stay open after 5:00.
- 2.6. A Downtown Business Resource Center is needed.
- 2.7. There are several properties in prime Downtown locations that are occupied but not actively used (for example, being used for storage). The use of these properties needs to be regained in order to spur the local economy.
- 2.8. A comprehensive listing of economic development and community websites and information resources is needed.
- 2.9. The existing rail system is under-utilized in helping to recruit new businesses. At the same time, there is a need for additional developable property close to rail lines.
- 2.10. Southern Georgia as a whole needs more adequate representation and consideration by the State Legislature.

Opportunities:

- 2.1. Pursue the development of a comprehensive Master Plan for economic development and promotion of Waycross/Ware County.
- 2.2. Capitalize on the existing geography of Waycross/Ware County, with its close location to the coast, I-95, US-1, Hwy. 82, and Hwy. 84, as well as its proximity to Jacksonville Airport and the Ports of Brunswick, Jacksonville, and Savannah. The area is also less subject to impact by hurricanes than coastal areas.
- 2.3. Waycross/Ware County has 5 direct rail lines, including a rail connection to the industrial park.
- 2.4. Attract industries that can utilize rail. Research funds and opportunities to develop additional properties along rail lines.
- 2.5. The train-watching platform is an asset for tourism.
- 2.6. Encourage the development of RV facilities in the county to support tourism.
- 2.7. Space Port Camden offers many great economic opportunities due to Waycross/Ware County's proximity to that area.
- 2.8. Investing in a young professionals' organization could expand networking and economic opportunities. This could be a collaboration between the Chamber of Commerce and Leadership Waycross, or a youth leadership program could be created.
- 2.9. The Rural Center at Abraham Baldwin Agricultural College has done marketing plans for other communities in the region, and could be a resource for marketing for Ware County/Waycross.

- 2.10. The SEEDS Business Resource Center in Lowndes County could be a successful model for a Downtown Business Resource Center in Waycross.
- 2.11. Encourage and assist local entrepreneurs to increase homegrown small businesses; for example, with an incubator program or by partnering with an existing incubator program (for example, a partnership to share resources with the incubator program that is being started by the Valdosta Chamber of Commerce).
- 2.12. Consult labor trends in order to inform decisions as to which courses are taught at the colleges.
- 2.13. Encourage aesthetic improvements to the community, especially aesthetic improvements to downtown buildings.
- 2.14. Take advantage of brownfield redevelopment and infill opportunities.
- 2.15. A RAS (Revitalization Area Strategy) could help to spur economic development.
- 2.16. The Georgia Department of Economic Development's Tourism Product Development Team will be visiting Waycross in 2021 for the Explore Georgia program. This is a major opportunity to showcase everything that the community has to offer.
- 2.17. A campaign is underway to make improvements at Okefenokee Swamp Park, and a billboard campaign for the park will be launched on I-95 (with 5 billboards).

### **3. Housing**

#### Needs:

- 3.1. Revitalization is needed for blighted neighborhoods and large areas of blighted homes in Waycross/Ware County.
- 3.2. There are too many vacant houses in the community.
- 3.3. The quality of the housing stock in Waycross/Ware County needs to be improved.
- 3.4. There is an overall need for more affordable housing, especially good-quality, low-cost rental housing.
- 3.5. Zoning restrictions on affordable urban infill development need to be reduced so that more households can find suitable housing in walkable urban neighborhoods.
- 3.6. There are insufficient funds and programs to address the homeless population. Homeless shelters and housing for people experiencing homelessness are needed.

#### Opportunities:

- 3.1. Promote the small-town atmosphere with its good quality of life to attract more residents to the area.
- 3.2. There are vacant tracts of land that could be used for housing development.

- 3.3. Increase housing opportunities in downtown, including additional apartments and loft living.
- 3.4. Consider programs to encourage more quality affordable housing developments with access to downtown and other job centers.
- 3.5. Promote increased housing revitalization and /or infrastructure upgrades in neighborhoods.
- 3.6. Explore the feasibility of constructing housing for students (and non-students) near the college campuses, through public/private partnerships.
- 3.7. Encourage innovative techniques for developing affordable housing.
- 3.8. Ensure that zoning is not a barrier to affordable housing.
- 3.9. On-site recreation facilities can make new housing developments more attractive to potential buyers and renters.
- 3.10. The land bank can be used to facilitate the repurposing of vacant homes and blighted properties. Identify the land bank lots and locations that have been or could be utilized to provide affordable housing units for residents and community college students.
- 3.11. Identify existing regulations and zoning regulations that prevent these land bank lot locations from being repurposed or utilized to provide affordable housing units.
- 3.12. The Okefenokee Alliance for the Homeless advocates for people experiencing homelessness.
- 3.13. There is a need for broadband access for people experiencing homelessness in order to connect them to work and housing opportunities as well as other needed services.
- 3.14. New subdivisions and spec houses are being built and can be promoted as higher-end housing.
- 3.15. Conservation subdivisions could be an opportunity to provide higher-end housing integrated with the natural environment.

#### **4. Natural Resources**

##### Needs:

- 4.1. Ware County and Waycross have world-class natural resources such as the Okefenokee Swamp, but these resources need more promotion to the mainstream tourist market.
- 4.2. Wetlands in Ware County need to be protected from development.

##### Opportunities:

- 4.1. The Satilla River is an excellent resource for recreation, including fishing and canoeing. The City and County are in the process of supporting/promoting the Satilla River Water Trail with signs, markers, and a website: <https://garivers.org/water-trails-and-paddling/satilla-river-water-trail/>.
- 4.2. The Satilla Riverkeeper's quarterly clean-up events should be supported and promoted.

- 4.3. There are many eco-tourism opportunities in the community. Eco-tourism can benefit the local economy and help to raise people's awareness of the need to preserve the natural environment.
- 4.4. Ware County/Waycross has the most tourist-friendly and accessible entrance to the Okefenokee Swamp. Encourage promotion for mainstream tourism, including family-friendly amenities, accessibility, educational opportunities, hotels and other non-camping facilities, and RV facilities.
- 4.5. New cabins and a new boardwalk have been constructed at Laura Walker State Park.
- 4.6. Increase the use of green technology (such as the recently installed litter trap in the Satilla River) to attract business and industry, provide clean energy, and provide a high-quality living environment.
- 4.7. Research and consider the establishment of a wetland mitigation bank or other wetland mitigation standards to encourage development while minimizing impact on the natural environment.
- 4.8. The Cherokee Heights neighborhood has a great diversity of plant life. The availability of this natural resource could be promoted as a tourist attraction in the form of a driving or walking tour.
- 4.9. Encourage promotion of Ware County as a region for boar/wild pig hunting.
- 4.10. There is a fiber optic line running from the swamp to the highway, providing opportunities for broadband connectivity.
- 4.11. The Okefenokee Partnership has a marketing program to promote the Okefenokee Swamp at all three entrances.
- 4.12. A large RV park is now under development near the Okefenokee Swamp.
- 4.13. Consider becoming a Tree City USA.

## **5. Cultural Resources:**

### Needs:

- 5.1. The historic character of Downtown Waycross needs to be utilized and promoted to its full potential.
- 5.2. Downtown Waycross needs to be promoted more to people traveling on the major roads that bypass Downtown.
- 5.3. The Historical Society needs to be reinstated in order to increase the potential of getting grant funding for historic preservation.
- 5.4. More publicity is needed for the Airport Terminal Museum.

### Opportunities:

- 5.1. The community's historic districts are a cultural asset. Encourage promotion of Waycross as a National Register Historic City. Encourage identification and research of areas in the community that may have historic significance.

- 5.2. The Historic Preservation Commission is in place and preparing to be active again.
- 5.3. Pursue expansion of the Historic Preservation Commission to include all eligible areas of the City.
- 5.4. Encourage more community events Downtown and increase promotion of those events, such as art shows.
- 5.5. Consider providing incentives for revitalization of historic areas through overlay zoning districts.
- 5.6. Encourage continued support of the Community Theater.
- 5.7. The Historic Passenger Railway Depot is an asset and tourism opportunities there could be expanded.
- 5.8. The Okefenokee Heritage Center is a major cultural resource, including exhibits and information on the area's African American community and history. (For example: Martin Luther King gave a speech in Waycross two weeks before his death.)

## **6. Land Use and Development**

### Needs:

- 6.1. Countywide zoning is needed. The corridors are zoned, but the remainder of the county is not, which may result in incompatible uses locating next to each other, specifically the encroachment of incompatible uses on agriculture and silviculture uses. The airport and industrial park as well as agricultural operations are not protected from the encroachment of incompatible uses.
- 6.2. Many blighted areas are located along the main thoroughfares, which influences the perception of the community by tourists and other visitors.
- 6.3. There is a need for better architectural design guidelines for Downtown Waycross and the historic districts.
- 6.4. Unmaintained and blighted properties need to be addressed.

### Opportunities:

- 6.1. Consider enacting county-wide development regulations protecting existing agriculture/silviculture industry from encroachment by incompatible uses.
- 6.2. Encourage development of architectural design guidelines for the downtown area and historic districts in Waycross.
- 6.3. Encourage continued support of Downtown revitalization projects, including Downtown apartments/condos.
- 6.4. Encourage the creation of a strategic Downtown Master Plan.
- 6.5. Brownfield grants offer an opportunity to revitalize some properties (such as the old newspaper building and Andrew's Café building/old fashion shop).

## **7. Community Facilities and Services**

### Needs:

- 7.1. Recycling services are needed. Innovative and cost-effective recycling solutions are needed for the community.
- 7.2. Mandatory garbage pickup is needed in Ware County. Bags of household garbage are being dumped by the river and brought into the City of Waycross.
- 7.3. The number of paid fire stations in Ware County needs to be increased from the current 2 up to 5.
- 7.4. Ware County needs to increase the number of EMS stations from the current 3.75 up to 5.
- 7.5. There is a lack of covered school bus shelters in the County.
- 7.6. At certain times of the year, some children have to walk long distances in the dark to get to their school bus stop.
- 7.7. In some locations, utility lines are at the rear of properties and are difficult for the power company to access; options for improved access need to be investigated.
- 7.8. Additional library facilities are needed to support community growth, e.g., a library annex.
- 7.9. Locations for community evacuation shelters with generators, other than schools, need to be identified. This is especially important during the pandemic.
- 7.10. Parking and lighting are needed at Monroe Street Park.
- 7.11. A system is needed that enables volunteer firefighters and other public safety to be notified of events via text message to their cell phones.
- 7.12. The public safety training center needs to be expanded with classroom space and training facilities.
- 7.13. The radio component of the 911 system needs to be upgraded.
- 7.14. Improved broadband is needed for virtual schooling.
- 7.15. Better broadband coverage is needed for public safety.

### Opportunities:

- 7.1. The City of Waycross has bulk trash pickup services that are advertised on Channel 10 and Facebook.
- 7.2. Encourage utilization and promotion of the existing water & sewer system capacity. The system is older, but any problems are very manageable.
- 7.3. Grant funding could enable paid Fire and EMS services for Ware County.



- 7.4. Encourage promotion of the area's Tele-Medicine center.
- 7.5. Encourage continued promotion and utilization of the City and County recreation facilities. City parks stay booked year-round and the new recreation complex has been received very well. The Trembling Earth recreational facility especially should be promoted.
- 7.6. Encourage the construction of more multi-use trails for bicycling and walking.
- 7.7. A partnership with Ware County Transit could potentially be used to transport students to their school bus stops in cases where the distances are long.
- 7.8. The Action Pact has a new location at the former Harvey's, allowing them to better serve the community.
- 7.9. The Public Library has programs and activities for people of all ages. Since the library's \$1 million renovation, there is space to expand and add even more opportunities.
- 7.10. The South Georgia Social Services Database (<https://www.socialservicesdatabase.com/>) has information about services available in the area.
- 7.11. The Ware County Recreation Department facilities could be used as drop off and pick up centers for students of the Waycross/Ware Schools system. This could be a beneficial collaborative program for the students, parents, and the school transportation program.
- 7.12. The Education SPLOST would help to upgrade the Ware County School System equipment needs.
- 7.13. Public-private partnerships can be used to expand broadband access.
- 7.14. Encourage providing public wireless internet access (Wi-Fi) in public parks and Downtown.

## **8. Transportation**

### Needs

- 8.1. Improved access to Downtown is needed through traffic pattern improvements and better signage.
- 8.2. An updated long-range transportation plan is needed. (The last one was done in 2010.)
- 8.3. Continuous and safe bicycle trails are needed, both for the recreational and utilitarian bicyclist.
- 8.4. A truck traffic study needs to be conducted in order to determine a truck route to reduce truck traffic in Downtown.
- 8.5. Effective routes/detours are needed for crossing CSX railroads, especially for emergency vehicles and to reduce truck traffic backups at railroad crossings. Improved access to the Jamestown area is especially needed.
- 8.6. Traffic congestion on Memorial Drive is problematic.
- 8.7. Electric vehicle charging locations are needed.

- 8.8. The boat ramp at the US-84 landing on the Satilla River needs to be replaced. This could be accomplished as part of the upcoming bridge replacement.
- 8.9. A rental car/truck facility is needed at the airport for utilization by fly-in visitors and the Industrial Park.
- 8.10. A food services facility is needed for guests and workers at the Airport and the Industrial Park.
- 8.11. Road signs are needed identifying the route to the Airport.
- 8.12. Upgrades and expansion of the traffic signal control system are needed, due to anticipated traffic increases. Improved technology such as signal preemption is needed for emergency vehicles in order to provide safer travel and shorter response times.
- 8.13. A new project list will need to be submitted if a second regional TSPLOST is proposed.
- 8.14. The possibility of a Waycross East bypass needs to be revisited in order to address pass-through truck traffic, enable access to industrial park facilities (and associated rail and air transport), improve emergency response times, and reduce congestion and crashes.
- 8.15. US-84/Plant Avenue in Downtown needs pedestrian safety improvements due to heavy truck traffic and faded crosswalks.

#### Opportunities

- 8.1. Ware County Transit can be used to reach many destinations within the county and beyond, including the Amtrak station in Jesup.
- 8.2. Encourage promotion and increased utilization of the airport in Waycross. The airport now has a 6,000-foot runway.
- 8.3. Promote the option to have a single-county local TSPLOST. (This would require state legislative action.)
- 8.4. The National Safety Council has multiple programs that can be used to improve the safety of the transportation system, such as Safe System Innovative Grants.
- 8.5. Explore possibilities for boat ramps in other locations. DNR has offered to install a boat ramp at State Route 158 on the Satilla River.

### **9. Intergovernmental Coordination**

#### Issues

- 9.1. A central marketing committee is needed that would structure and centralize the promotion for Ware County and City of Waycross.
- 9.2. An annual review of the Waycross/Ware Comprehensive Plan is needed.

Opportunities

- 9.1. Possible consolidation of some services between Ware County and City of Waycross to improve the delivery of services.
- 9.2. Encourage development of a common vision for the County and City to tie all the opportunities together.
- 9.3. Encourage development of joint public relations tools for use by the County and City.
- 9.4. Maintain existing good coordination between agencies and local governments.
- 9.5. Encourage and promote public/private partnerships.
- 9.6. Hold annual intergovernmental meetings.

### **3. Analysis of Data and Information**

#### Ware County (including the City of Waycross)

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of Ware County (including the City of Waycross) is 35,734, a decrease of 1.6% since the 2010 census. Ware County and the City of Waycross are located within the Waycross Metropolitan Statistical Area (MSA) which also includes Pierce County. The population is 50.1% female and 49.9% male. 24.3% of the population is under age 18, and 17.6% is over age 65. There are 13,901 households. 65% of housing units are owner-occupied. The median home value is \$82,000 and the median gross rent is \$652.

66.3% of the population is White, 30.2% Black or African American, 1.0% Asian, 0.5% American Indian and Alaska Native, 0.1% Native Hawaiian and Other Pacific Islander, and 1.9% two or more races. Hispanic or Latino (of any race) are 4.4% of the population.

48.9% of the population aged 16 years and older is in the labor force. The median annual household income is \$39,887. 26.3% of people live in households with income below the federal poverty level.

#### City of Waycross

According to the U.S. Census Bureau American Community Survey, the 2019 estimated population of the City of Waycross is 13,480, a decrease of 7.98% since the 2010 census. The population is 55.8% female and 44.2% male. 28.2% of the population is under age 18, and 18.4% is over age 65. There are 5,760 households. 49.3% of housing units are owner-occupied. The median home value is \$72,700 and the median gross rent is \$611.

56.7% of the population is Black or African American, 36.4% White, 0.1% Asian, 0.1% American Indian and Alaska Native, and 0.7% two or more races. Hispanic or Latino (of any race) are 6.6% of the population.

47.9% of the population aged 16 years and older is in the labor force. The median annual household income is \$29,465. 30.5% of people live in households with income below the federal poverty level.

#### **4. Broadband Element**

##### **Existing Conditions**

Due to Ware County's strategic location at the nexus of several major transportation corridors and rail lines, the community is in a position to play a vital role in the deployment of broadband across the state. During the past few decades, broadband services have become essential for education, employment, economic development, and overall quality of life. Therefore, broadband should be considered a necessary utility and should be regarded as having equal importance to other necessary utilities.

According to the Georgia Broadband Deployment Initiative, there are 3,879 locations in Ware County and the City of Waycross that are not served by broadband. The percentage unserved is 20%.

Figure 1 below shows the served and unserved areas of the community. County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as "Unserved." The map depicts access to broadband, not subscription to broadband. The source of the map is the Georgia Broadband Deployment Initiative (<https://broadband.georgia.gov/maps/gbdi-unserved-county>). Broadband data are provided by the various Internet Service Providers of Georgia. Location data are from commercially available sources.

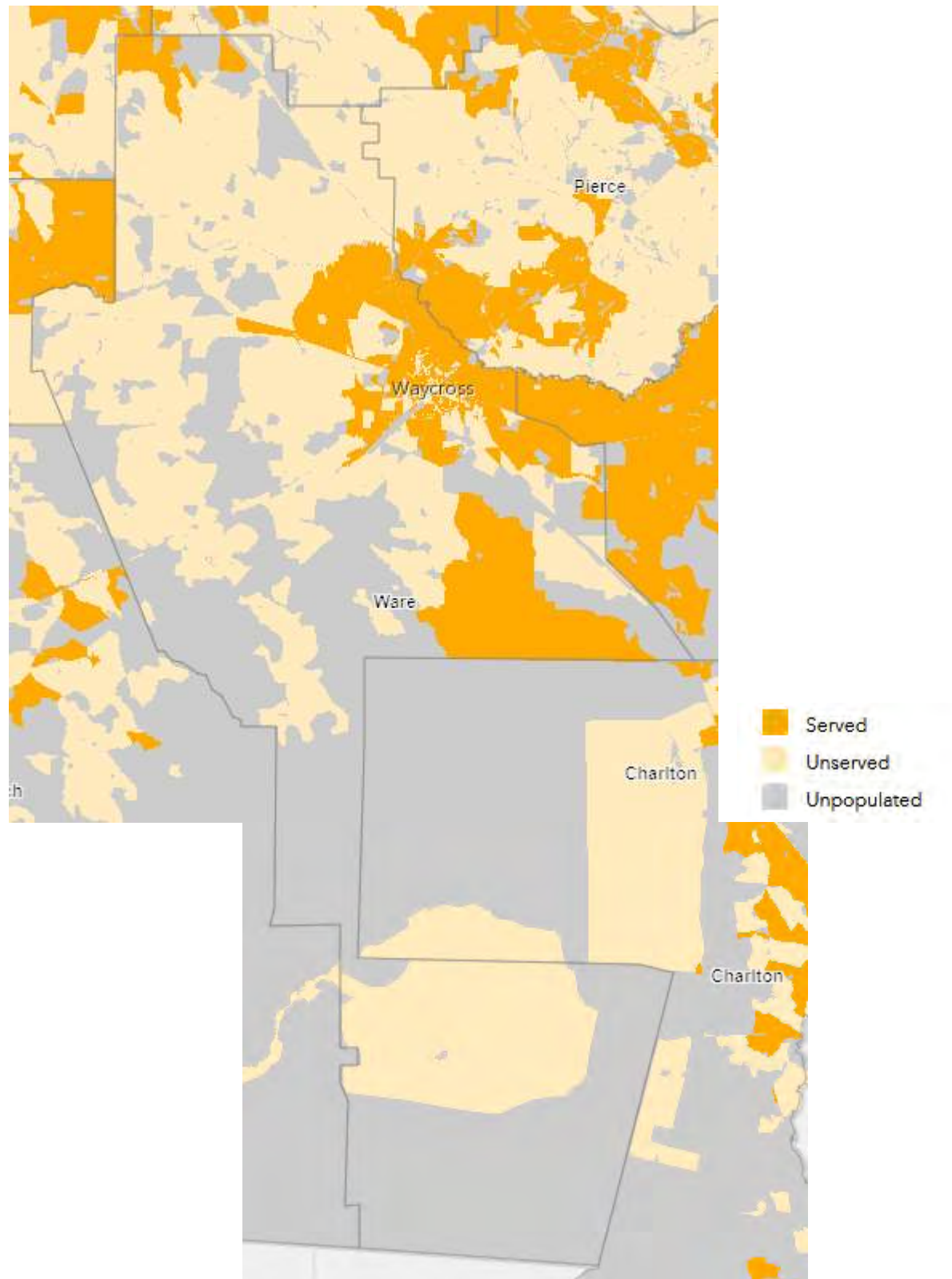
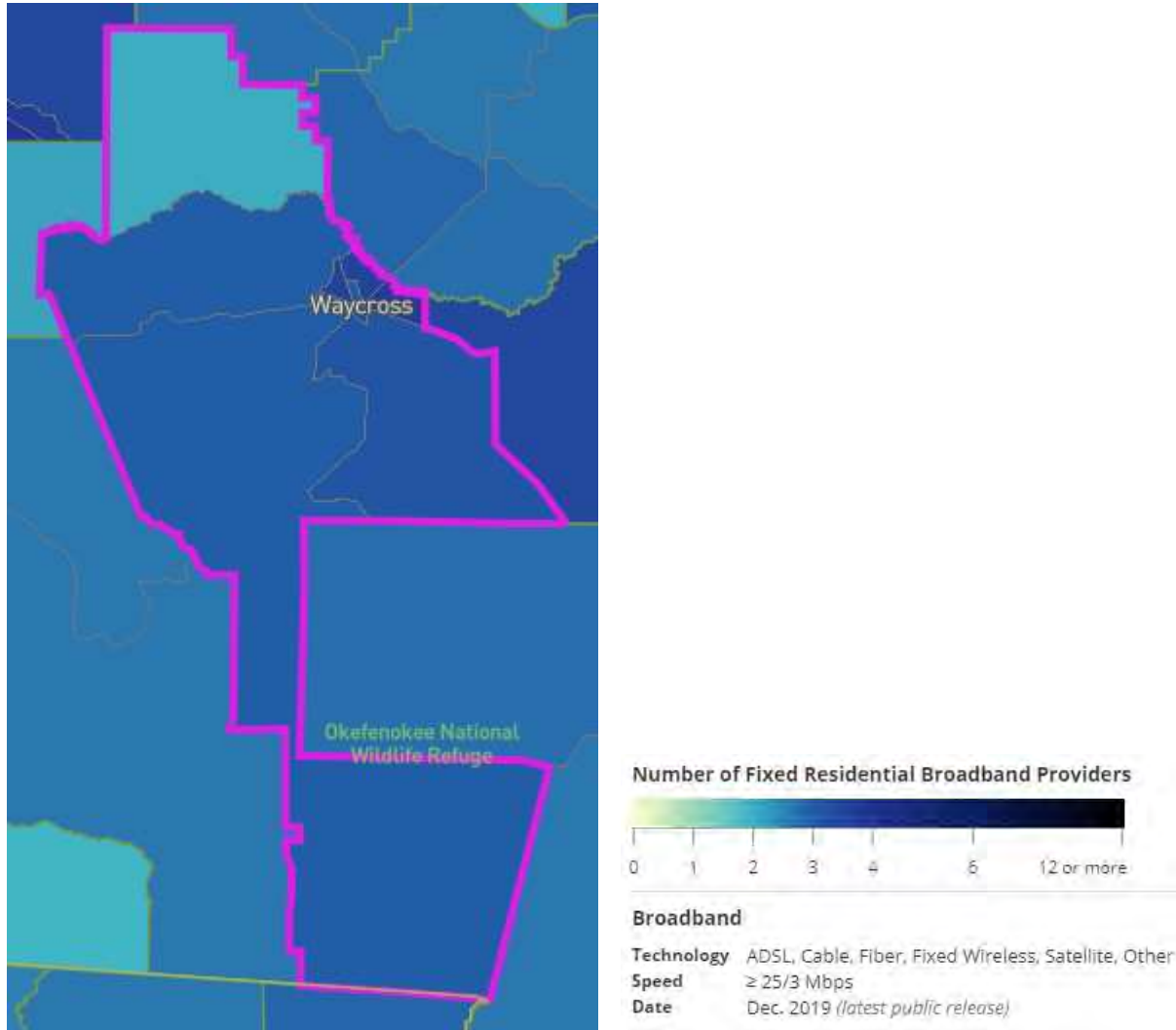


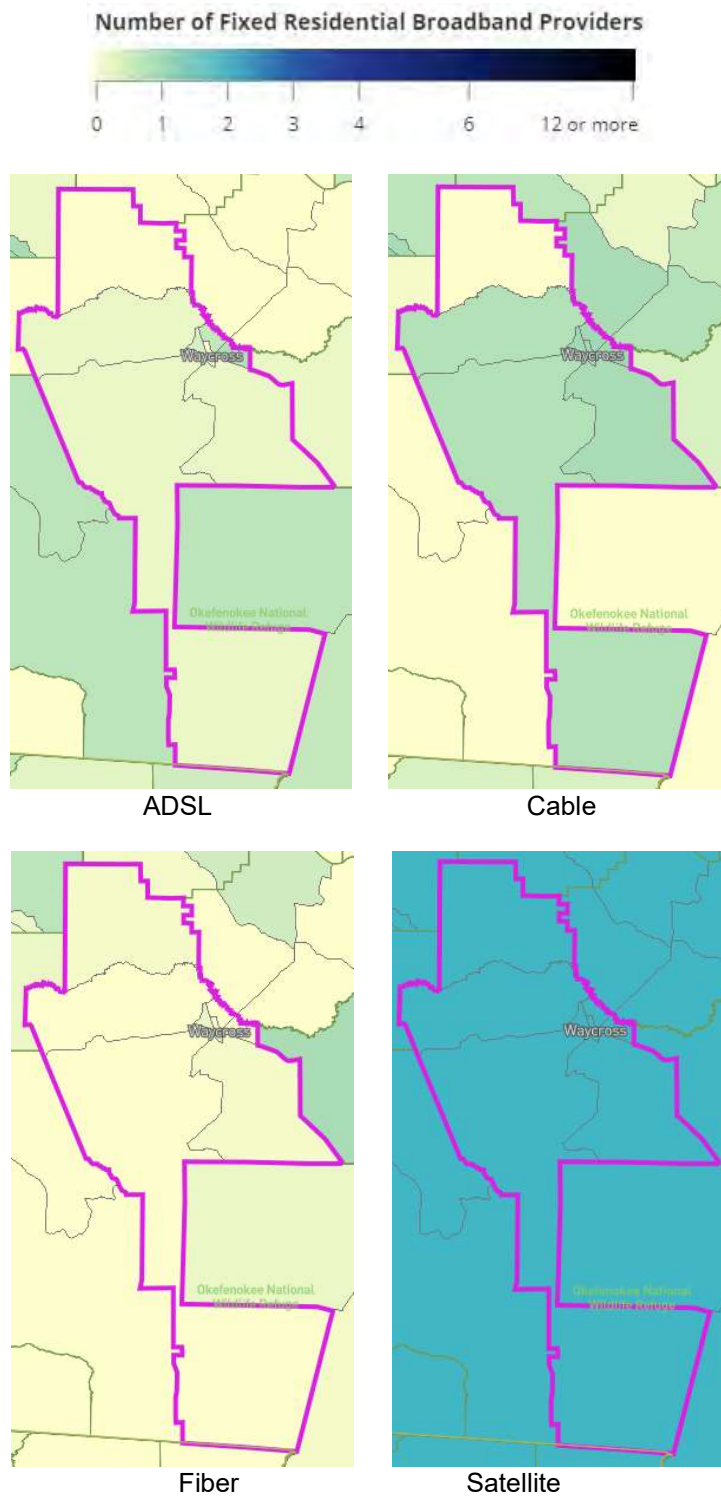
Figure 1. Broadband Served and Unserved Areas of Ware County (source: Georgia Broadband Deployment Initiative, <https://broadband.georgia.gov/maps/gbdi-unserved-county>).

Having multiple providers to choose from is beneficial to community residents and businesses because it helps to keep prices competitive and ensures that a range of different options will be available for subscribers. Figure 2 below shows the number of fixed residential broadband providers for all service technologies for which data are available (ADSL, cable, fiber, fixed wireless, and satellite). The map shows that there are between 2 and 4 broadband providers covering Ware County. Figure 3 shows the number of providers for individual service types (ADSL, cable, fiber, and satellite). According to the available data, there is no fixed wireless service in Ware County.



**Figure 2. Number of fixed residential broadband providers in Ware County, with details of the cities. (Source: <https://broadbandmap.fcc.gov/>)**





**Figure 3. Number of broadband providers of ADSL, cable, fiber, and satellite residential broadband service (Source: <https://broadbandmap.fcc.gov/>)**

Satellite broadband service is available throughout the entire county, but is typically more expensive than cable and ADSL service. Some of the more remote areas of the county have no option other than satellite or 4G for broadband service.

Although fiber broadband service is available only in very limited areas of the county, fiber infrastructure exists in the community and there is the potential to use it to expand service.

**Broadband Action Plan**

A key goal of this Comprehensive Plan is to ensure that adequate community facilities, including broadband, are provided consistent and concurrent with present demand and future growth (see Section 1 of this plan, Goal 7). Moreover, this plan lists the following Needs and Opportunities related to broadband in Section 2:

**Needs**

- 3.16. There is a need for broadband access for people experiencing homelessness in order to connect them to work and housing opportunities as well as other needed services.
- 3.17. There is a fiber optic line running from the swamp to the highway, providing opportunities for broadband connectivity.
- 3.18. Improved broadband is needed for virtual schooling.
- 3.19. Better broadband coverage is needed for public safety.

**Opportunities**

- 7.15. Public-private partnerships can be used to expand broadband access.

Furthermore, the following community policies in this plan relate to broadband:

Policy 7.14a: Efforts will be made, including public-private partnerships and working with broadband providers, to improve broadband access, especially for students attending school virtually.

Policy 7.15a: The local governments will work with broadband providers to encourage expanded coverage, with a focus on improving public safety.

The above needs, opportunities, and policies have been used to inform an action plan for the promotion of the deployment of broadband services into unserved and underserved areas of Ware County and the City of Waycross. The specific action items in the action plan are listed below, and are cross-listed in the Community Work Programs (see Section 7).

**Broadband Action Steps**

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility
Conduct a project to strengthen and expand broadband access	\$1,000,000	General funds, private funds, grants	X	X	X	X	X	Ware County, City of Waycross

## 5. Consideration of DCA Community Quality Objectives

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents. This section contains an analysis of the consistency of the community's current policies, activities, and development patterns with the Quality Community Objectives, and recommends related best practices as provided by DCA.

Quality Community Objective	Notes on consistency with Comprehensive Plan for Ware County and the City of Waycross
<p><b>1. Economic Prosperity</b> Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.</p>	<p>Community activities, including economic development efforts, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Downtown Business Resource Center</li> <li>• Corridor study</li> <li>• Downtown program</li> </ul>
<p><b>2. Resource Management</b> Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.</p>	<p>Land use element and goals and policies related to natural resources are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Pervious paving</li> <li>• Riparian buffers</li> <li>• Water resource protection</li> </ul>
<p><b>3. Efficient Land Use</b> Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.</p>	<p>The land use element and infrastructure-related goals and policies of this plan are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Adaptive reuse</li> <li>• Brownfield redevelopment</li> <li>• Infill development program</li> <li>• Preserve agriculture land use</li> <li>• Urban redevelopment plan</li> </ul>
<p><b>4. Local Preparedness</b> Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. The community also has a multi-jurisdictional hazard mitigation plan that is consistent with this objective, and capable leadership and staff. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• All-hazards strategy</li> <li>• Comprehensive planning</li> <li>• Professional development-planning staff</li> </ul>

<b>Quality Community Objective</b>	<b>Notes on consistency with Comprehensive Plan for Ware County and the City of Waycross</b>
<p><b>5. Sense of Place</b> Protect and enhance the community’s unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Code enforcement</li> <li>• Design guidelines</li> </ul>
<p><b>6. Regional Cooperation</b> Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.</p>	<p>There is a high level of cooperation and collaboration with neighboring jurisdictions. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Regional roundtable</li> <li>• Shared service agreements</li> </ul>
<p><b>7. Housing Options</b> Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.</p>	<p>Projects and policies in this plan, and local ordinances, are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Georgia Initiative for Community Housing</li> <li>• Housing for the disadvantaged</li> <li>• Housing for the elderly</li> <li>• Inclusionary zoning</li> <li>• Land bank</li> <li>• Mixed-income housing</li> </ul>
<p><b>8. Transportation Options</b> Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.</p>	<p>Transportation goals, policies, and projects are consistent with this objective. Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Complete streets</li> <li>• Sidewalk/trail network</li> <li>• Improving street connectivity</li> <li>• Maximize use of on-street parking</li> <li>• Safe Routes to School</li> </ul>

Quality Community Objective	Notes on consistency with Comprehensive Plan for Ware County and the City of Waycross
<p><b>9. Educational Opportunities</b>                      Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.                      Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Public internet access</li> <li>• Transportation to educational facilities</li> <li>• Work ready program</li> </ul>
<p><b>10. Community Health</b>                      Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.</p>	<p>Goals, policies, and projects in this plan are consistent with this objective.                      Recommended best practices:</p> <ul style="list-style-type: none"> <li>• Transportation to services</li> </ul>

## 6. Community Policies

The following policies, organized by the community’s needs (see Section 2), were developed in conjunction with all stakeholders and are intended to provide guidance to address the Needs and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Community Work Program (see Section 7) then addresses the Needs and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

### 1. Population

Needs	Policies
<p>1.1. Young people need more incentives to remain in Ware County/Waycross rather than leaving. The community’s appeal to younger people needs to be emphasized. Outreach is needed in order to change the attitudes of younger people who wish to leave the community.</p>	<p>Policy 1.1a: Efforts will be made to retain younger people in the area through job opportunities and available activities, including increasing mobility.</p> <p>Policy 1.1b: Efforts will be made to reach out to the younger population and increase the community’s appeal.</p>
<p>1.2. More involvement from younger people is needed in order to determine what they want in the community. This involvement could come through Leadership Waycross or through creating a youth leadership program, for example.</p>	<p>Policy 1.2a: Efforts will be made to involve the younger population in the community’s leadership.</p>
<p>1.3. Ware County/Waycross needs incentives for workers to live in the community rather than commuting in from elsewhere.</p>	<p>Policy 1.3a: Incentives to retain workers in the community will be identified and utilized.</p> <p>Policy 1.3b: Promote appropriate and affordable living accommodations for the working population including affordable rental housing in the form of single-family homes and loft/apartment living downtown.</p>
<p>1.4. Population needs to be stabilized and continued growth encouraged.</p>	<p>Policy 1.4a: Pursue the development of a quality “active adult/senior community” through a marketing and incentive program for potential developers, as well as through development standards.</p> <p>Policy 1.4b: Encourage and support efforts to expand degree programs at South Georgia State College and Wiregrass Georgia Technical College.</p> <p>Policy 1.4c: Pursue better job opportunities that will encourage younger people to stay or move back into the area.</p>

## 2. Economic Development

Needs	Policies
<p>2.1. Better job opportunities are needed for people who graduate from the local colleges. Waycross has two excellent colleges (Coastal Pines Technical College and South Georgia State College); however, insufficient jobs are available locally to retain the educated workforce.</p>	<p>Policy 2.1a: Encourage and assist local entrepreneurs to increase homegrown small businesses, e.g. with an incubator program.</p> <p>Policy 2.1b: Continuously recruit new businesses and industries that bring more jobs and diversity of jobs to the job market.</p> <p>Policy 2.1c: Support the Revolving Loan Fund (RLF) for businesses.</p> <p>Policy 2.1d: Promote Ware County as a certified “work ready community.”</p> <p>Policy 2.1e: Develop strategies to increase workforce education and skill level, including for the rural workforce.</p> <p>Policy 2.1f: Develop incentives to attract sustainable and green industry, including agriculture and silviculture.</p> <p>Policy 2.1g: Take advantage of the Rural Zone.</p>
<p>2.2. A more centralized vision is needed for the area by the City, County and the business community.</p>	<p>Policy 2.2a: Develop a strategy/business plan to pursue increased attraction of new population to the area, including the development of a quality “active adult/senior community” with diverse services, entertainment, housing and retail.</p> <p>Policy 2.2b: Encourage the development of joint tourism and business marketing initiatives to market the area more efficiently and effectively and promote existing opportunities.</p> <p>Policy 2.2c: Capitalize on the timber industry to attract more alternative energy industry and increase Ware County’s reputation as a “green county.”</p> <p>Policy 2.2d: Encourage development of a plan to attract new businesses to the City and County.</p> <p>Policy 2.2e: Continue to market use of Trembling Earth Recreation Complex, e.g. for hosting regional, state, and national tournaments.</p>



Needs	Policies
<p>2.3. More public relations and marketing of the City and County are needed. The area's greatest assets, such as quality of life and small-town feel with large-town amenities, are inadequately promoted. The Rural Center at ABAC may be a resource for this.</p>	<p>Policy 2.3a: Encourage transportation-driven growth, capitalizing on the convergence of US Highways 1, 82, and 84 in Waycross and Ware County's proximity to the coast, I-95, Jacksonville Airport, and the Ports of Brunswick, Jacksonville, and Savannah.</p> <p>Policy 2.3b: Capitalize on the area's comparatively low risk of hurricane impact compared to nearby coastal areas.</p> <p>Policy 2.3c: Encourage development of an inventory of large tracts of land suitable for larger businesses.</p> <p>Policy 2.3d: Encourage increased marketing efforts for the City's Technology and Professional Office Park.</p> <p>Policy 2.3e: Encourage increased marketing and promotion of tourist attractions such as Obediah's Okefenok, Wilde's Massacre Site, the Heritage Center, Okefenokee Swamp Park, Laura Walker State Park, and the Satilla River Water Trail for paddling, fishing, and boating.</p> <p>Policy 2.3f: Encourage development of a joint promotion program with the area's hospitality industry.</p> <p>Policy 2.3g: Encourage the development of training opportunities for local retail and restaurant workers to improve the ability of providing tourist information to visitors of Waycross-Ware County.</p> <p>Policy 2.3h: Take advantage of redevelopment and infill opportunities.</p> <p>Policy 2.3i: Promote the future availability of the City Auditorium for meeting and conference space.</p> <p>Policy 2.3j: Increase awareness of the Industrial Park's proximity to the local airport.</p> <p>Policy 2.3k: Promote the local airport and adjacent parcels of land to attract aviation-related industry and promote the airport's proximity to downtown hotels.</p> <p>Policy 2.3l: Utilize the Rural Center at ABAC for public relations and marketing.</p> <p>Policy 2.3m: Market the Downtown train viewing platform.</p> <p>Policy 2.3n: Consider establishing an additional visitor's center, similar to the one in City Hall, at Okefenokee Swamp Park due to the large numbers of tourists who go there.</p>

Needs	Policies
2.4. There needs to be more awareness of the Downtown Visitor's Center located inside City Hall and the resources it provides.	Policy 2.4a: A marketing campaign will be conducted to publicize the Visitor's Center.
2.5. Downtown needs more evening events and businesses that stay open after 5:00.	Policy 2.5a: Possible themes for new Downtown events will be explored and new events will be launched.
2.6. A Downtown Business Resource Center is needed.	Policy 2.6a: A Downtown Business Resource Center will be created.
2.7. There are several properties in prime Downtown locations that are occupied but not actively used (for example, being used for storage). The use of these properties needs to be regained in order to spur the local economy.	Policy 2.7a: The City will work with Downtown business owners to encourage active use of properties.
2.8. A comprehensive listing of economic development and community websites and information resources is needed.	2.8a: A comprehensive listing of economic development and community websites and information resources will be created.
2.9. The existing rail system is under-utilized in helping to recruit new businesses. At the same time, there is a need for additional developable property close to rail lines.	<p>Policy 2.9a: Develop strategies to increase awareness of the fact that Waycross/Ware County has 5 direct rail lines, including rail lines in the Industrial Park.</p> <p>Policy 2.9b: Pursue attraction of industries that can utilize rail and research funds and opportunities to develop additional properties along rail lines.</p> <p>Policy 2.9c: Pursue the development of an inventory of additional developable property close to rail lines.</p> <p>Policy 2.9d: Encourage the creation of standards and guidelines for development in the corporate office park, identifying a common interest and shared vision to ensure a common standard of development.</p>
2.10. Southern Georgia as a whole needs more adequate representation and consideration by the State Legislature.	Policy 2.10a: Encourage lobbying the State Legislature to better promote Southern Georgia's interests.

### 3. Housing

Needs	Policies
<p>3.1. Revitalization is needed for blighted neighborhoods and large areas of blighted homes in Waycross/Ware County.</p>	<p>Policy 3.1a: Protect residential neighborhoods from encroachment of non-residential uses.</p> <p>Policy 3.1b: Encourage development, improvement, and enforcement of zoning standards for property upkeep and screening.</p> <p>Policy 3.1c: Promote limited mixed-use areas of compatible uses to serve neighborhood needs and create focal community points.</p> <p>Policy 3.1d: Encourage the preservation of historic properties and discourage demolition.</p> <p>Policy 3.1e: Develop an aggressive program to pursue grants for housing rehabilitation /renewal for targeted areas of the City of Waycross and Ware County.</p> <p>Policy 3.1f: Establish public/private partnerships to create a more comprehensive approach to housing rehab.</p> <p>Policy 3.1g: Seek grant programs for development/ improvement of housing and neighborhood facilities suitable for assisting residents in receiving multifunctional services provided to the public.</p> <p>Policy 3.1h: Continue implementation of the City's urban redevelopment plans and consider expanding the urban redevelopment area.</p>
<p>3.2. There are too many vacant houses in the community.</p>	<p>Policy 3.2a: Identify the prevalent reasons why houses are vacant in various areas and identify ways to address the problem.</p> <p>Policy 3.2b: Take advantage of the urban redevelopment plan to address dilapidated vacant housing in the applicable areas.</p>
<p>3.3. The quality of the housing stock in Waycross/Ware County needs to be improved.</p>	<p>Policy 3.3a: Pursue grant programs such as CHIP that can fund housing revitalization.</p> <p>Policy 3.3b: Incorporate development standards into the zoning ordinance to allow for a variety of home types, to encourage existing small (cottage) lots, and to provide affordable, high-quality housing.</p> <p>Policy 3.3c: Pursue public-private partnerships to develop new high-quality housing.</p>

<b>Needs</b>	<b>Policies</b>
3.4. There is an overall need for more affordable housing, especially good-quality, low-cost rental housing	Policy 3.4a: Pursue public-private partnerships to develop high-quality affordable housing for rent and purchase.
3.5. Zoning restrictions on affordable urban infill development need to be reduced so that more households can find suitable housing in walkable urban neighborhoods.	Policy 3.5a: Zoning restrictions that discourage affordable infill development will be remedied.
3.6. There are insufficient funds and programs to address the homeless population. Homeless shelters and housing for people experiencing homelessness are needed.	<p>Policy 3.6a: Funding and solutions will be sought to address the problem of homelessness.</p> <p>Policy 3.6b: A homeless shelter will be established.</p>

**4. Natural Resources**

<b>Needs</b>	<b>Policies</b>
<p>4.1. Ware County and Waycross have world-class natural resources such as the Okefenokee Swamp, but these resources need more promotion to the mainstream tourist market.</p>	<p>Policy 4.1a: Encourage increased marketing and promotion of tourist attractions such as Obediah’s Okefenok, Wilde’s Massacre Site, the Heritage Center, Okefenokee Swamp Park, Laura Walker State Park, and the Satilla River Water Trail for paddling, fishing, and boating.</p> <p>Policy 4.1b: Encourage promotion of the Cherokee Heights neighborhood as a tourist attraction in the form of a driving or walking tour, highlighting the neighborhood’s great diversity of plant life, including longleaf pine stands.</p> <p>Policy 4.1c: Pursue grant funding for trail heads.</p> <p>Policy 4.1d: Enhance and support existing efforts and groups working to clean and protect waterways.</p> <p>Policy 4.1e: Maintain the canoe route on the Satilla River from Jamestown Landing to Waycross Blackshear Bridge.</p>
<p>4.2. Wetlands in Ware County need to be protected from development.</p>	<p>Policy 4.2a: Research and consider the establishment of a wetlands mitigation bank or other wetlands mitigation standards to encourage development while minimizing impact on the natural environment.</p> <p>Policy 4.2b: Encourage voluntary conservation easements from private property owners to preserve valuable natural resources.</p> <p>Policy 4.2c: Research and pursue funding to purchase the most sensitive lands for public protection.</p> <p>Policy 4.2d: Encourage development of standards to limit the intensity and density of development permitted in sensitive areas.</p> <p>Policy 4.2e: Explore the concepts of conservation overlay districts for sensitive areas.</p> <p>Policy 4.2f: Pursue 319 grants for watersheds.</p>

## 5. Cultural Resources

Needs	Policies
<p>5.1. The historic character of Downtown Waycross needs to be utilized and promoted to its full potential.</p>	<p>Policy 5.1a: Promote the development of a multi-functional downtown that is home to a wide range of housing, work, shopping, culture, entertainment, government, and tourist events.</p> <p>Policy 5.1:b Create and maintain partnerships for events downtown by encouraging cooperation between the local government, the Chamber of Commerce, the private sector, and civic organizations.</p> <p>Policy 5.1c: Pursue art shows and other cultural events organized by the Heritage Center for the historic downtown.</p> <p>Policy 5.1d: Seek funding for rehabilitation of historic buildings.</p> <p>Policy 5.1e: Promote downtown living in Waycross and create more housing choices there.</p>
<p>5.2. Downtown Waycross needs to be promoted more to people traveling on the major roads that bypass Downtown.</p>	<p>Policy 5.2a: Promote the information that Waycross is a National Register Historic City.</p> <p>Policy 5.2b: Utilize GDOT resources and the County-wide transportation plan to address traffic issues in the downtown area.</p> <p>Policy 5.2c: Consider developing a downtown master plan that includes solutions for transportation issues.</p> <p>Policy 5.2d: Create signage to direct traffic towards downtown as it flows from the Hwy 84 overpass.</p>
<p>5.3. The Historical Society needs to be reinstated in order to increase the potential of getting grant funding for historic preservation.</p>	<p>Policy 5.3a: Encourage reactivation of the Historical Society.</p>
<p>5.4. More publicity is needed for the Airport Terminal Museum.</p>	<p>Policy 5.4a: A marketing campaign will be conducted to raise awareness of the Airport Terminal Museum</p>

## 6. Land Use and Development

Needs	Policies
<p>6.1. Countywide zoning is needed. The corridors are zoned, but the remainder of the county is not, which may result in incompatible uses locating next to each other, specifically the encroachment of incompatible uses on agriculture and silviculture uses. The airport and industrial park as well as agricultural operations are not protected from the encroachment of incompatible uses.</p>	<p>Policy 6.1a: Encourage development of countywide development standards to regulate the distribution of land uses and prevent the encroachment of incompatible land uses on each other.</p> <p>Policy 6.1b: Encourage development of zoning districts appropriate to the character areas in the Comprehensive Plan.</p> <p>Policy 6.1c: Provide for buffer areas between agricultural and non-agricultural uses.</p> <p>Policy 6.1d: Include standards for active adult/senior communities in countywide development standards.</p>
<p>6.2. Many blighted areas are located along the main thoroughfares, which influences the perception of the community by tourists and other visitors.</p>	<p>Policy 6.2a: Encourage re-use of blighted development.</p> <p>Policy 6.2b: Encourage infill development and redevelopment of declining and revitalizing areas.</p> <p>Policy 6.2c: Provide sufficient flexibility in the approval process to encourage creative design, infill, rehabilitation, green space and open space.</p> <p>Policy 6.2d: Establish and define specific roles for each corridor in order to encourage revitalization.</p> <p>Policy 6.2e: Continue the regular maintenance/beautification of highway corridors and gateways.</p> <p>Policy 6.2f: Promote gateway treatment at crucial intersections.</p> <p>Policy 6.2g: Provide for flexibility in land uses to allow for compatible mix of uses, including boulevard housing.</p> <p>Policy 6.2h: Develop guidelines and encourage improving the visual appearance of corridors through private-public cooperation.</p> <p>Policy 6.2i: Redevelop or re-designate key parcels within the corridors for public-private partnerships in revitalization.</p> <p>Policy 6.2j: Encourage underground utilities for new developments and encourage burying existing above-ground utilities.</p>



Needs	Policies
<p>6.3. There is a need for better architectural design guidelines for Downtown Waycross and the historic districts.</p>	<p>Policy 6.3a: Encourage development of design standards for the downtown area in Waycross and encourage continued support of downtown revitalization projects.</p> <p>Policy 6.3b: Encourage development of design guidelines for the Crossroads gateways and corridors, including signage and landscaping to instill a sense of community and welcome visitors.</p>
<p>6.4. Unmaintained and blighted properties need to be addressed.</p>	<p>Policy 6.4a: Utilize the powers conveyed by the urban redevelopment plan to address blight in the urban redevelopment areas.</p> <p>Policy 6.4b: Consider expanding the urban redevelopment area.</p> <p>Policy 6.4c: Use code enforcement to address blight and unmaintained properties.</p>

## 7. Community Facilities and Services

Needs	Policies
<p>7.1. Recycling services are needed. Innovative and cost-effective recycling solutions are needed for the community.</p>	<p>Policy 7.1a: Develop incentives and opportunities for the community to encourage recycling services and utilize a regional recycling hub, thereby keeping the costs down.</p> <p>Policy 7.1b: Encourage volunteer recycling, waste reduction, and anti-littering efforts.</p>
<p>7.2. Mandatory garbage pickup is needed in Ware County. Bags of household garbage are being dumped by the river and brought into the City of Waycross.</p>	<p>Policy 7.2a: Mandatory garbage pick-up will be implemented in Ware County.</p> <p>Policy 7.2b: Encourage public awareness and enforcement of littering laws and illegal dumping laws.</p>
<p>7.3. The number of paid fire stations in Ware County needs to be increased from the current 2 up to 5.</p>	<p>Policy 7.3a: Research and apply for funding and grants to provide expanded paid Fire services for Ware County and the City of Waycross.</p>
<p>7.4. Ware County needs to increase the number of EMS stations from the current 3.75 up to 5.</p>	<p>Policy 7.4a: Research and apply for funding and grants to provide expanded paid EMS services for Ware County and the City of Waycross.</p>
<p>7.5. There is a lack of covered school bus shelters in the County.</p>	<p>Policy 7.5a: Research funding opportunities to provide covered school bus shelters., including volunteers and public-private partnerships (for example, advertising on shelters).</p>
<p>7.6. At certain times of the year, some children have to walk long distances in the dark to get to their school bus stop.</p>	<p>Policy 7.6a: Encourage a review of the safety of bus stop shelter locations.</p> <p>Policy 7.6b: Identify areas where street lighting is inadequate.</p> <p>Policy 7.6c: Promote Ware County Transit as a possible way to make the connection between home and school bus stop.</p>
<p>7.7. In some locations, utility lines are at the rear of properties and are difficult for the power company to access; options for improved access need to be investigated.</p>	<p>Policy 7.7a: Investigate the potential for utility easements and other ways to improve access to utility lines.</p>
<p>7.8. Additional library facilities are needed to support community growth, e.g., a library annex.</p>	<p>Policy 7.8a: Expansion of the library will be supported and encouraged.</p>

<p>7.9. Locations for community evacuation shelters with generators, other than schools, need to be identified. This is especially important during the pandemic.</p>	<p>Policy 7.9a: Locations for community evacuation shelters (other than schools) will be identified.</p> <p>Policy 7.9b: Generators will be acquired and installed for shelter locations.</p>
<p>7.10. Parking and lighting are needed at Monroe Street Park.</p>	<p>Policy 7.10a: Parking and lighting will be installed at Monroe Street Park, depending on availability of funds.</p>
<p>7.11. A system is needed that enables volunteer firefighters and other public safety to be notified of events via text message to their cell phones.</p>	<p>Policy 7.11a: A text message system for public safety will be implemented.</p>
<p>7.12. The public safety training center needs to be expanded with classroom space and training facilities.</p>	<p>Policy 7.12a: Funds will be sought to expand the public safety training center with classroom space and training facilities.</p>
<p>7.13. The radio component of the 911 system needs to be upgraded.</p>	<p>Policy 7.13a: The radio component of the 911 system will be upgraded.</p>
<p>7.14. Improved broadband is needed for virtual schooling.</p>	<p>Policy 7.14a: Efforts will be made, including public-private partnerships and working with broadband providers, to improve broadband access, especially for students attending school virtually.</p>
<p>7.15. Better broadband coverage is needed for public safety.</p>	<p>Policy 7.15a: The local governments will work with broadband providers to encourage expanded coverage, with a focus on improving public safety.</p>

## 8. Transportation

Needs	Policies
<p>8.1. Improved access to Downtown is needed through traffic pattern improvements and better signage.</p>	<p>Policy 8.1a: Provide interconnectivity and public transportation from other cultural, recreational and business locations.</p> <p>Policy 8.1b: Develop a sign campaign and themed landscaping for one or more gateways to downtown.</p>
<p>8.2. An updated long-range transportation plan is needed. (The last one was done in 2010.)</p>	<p>Policy 8.2a: Determine the best way to approach a long-range transportation planning effort for the community, possibly utilizing GDOT and the Southern Georgia Regional Commission as resources.</p> <p>Policy 8.2b: The Transportation Planning and Coordination Committee will resume meetings with the County, City, GDOT, and other stakeholders.</p>
<p>8.3. Continuous and safe bicycle trails are needed, both for the recreational and utilitarian bicyclist.</p>	<p>Policy 8.3a: Map the existing on-street bicycle network, trails, and bicycle-friendly roads in order to identify the most efficient improvements that can be made.</p> <p>Policy 8.3b: Research and pursue funding sources to implement additional bicycle facilities, including trails, bike parking, and trail heads.</p> <p>Policy 8.3c: Continue to implement Safe Routes to School Program between neighborhoods and schools.</p>
<p>8.4. A truck traffic study needs to be conducted in order to determine a truck route to reduce truck traffic in Downtown.</p>	<p>Policy 8.4a: Determine the most cost-effective way to conduct a truck traffic study, possibly utilizing GDOT and the Southern Georgia Regional Commission as resources.</p>
<p>8.5. Effective routes/detours are needed for crossing CSX railroads, especially for emergency vehicles and to reduce truck traffic backups at railroad crossings. Improved access to the Jamestown area is especially needed.</p>	<p>Policy 8.5a: Pursue the development or identification of appropriate bypass routes for emergency vehicles.</p> <p>Policy 8.5b: Continue to pursue railroad overpasses where appropriate.</p>
<p>8.6. Traffic congestion on Memorial Drive is problematic.</p>	<p>Policy 8.6a: Investigate solutions to address congestion, such as adjusting signal timing.</p>

<p>8.7. Electric vehicle charging locations are needed.</p>	<p>Policy 8.7a: Pursue public-private partnerships for expanding the availability of electric vehicle charging locations.</p> <p>Policy 8.7b: Consider utilizing the Southern Georgia Regional Commission’s “Model Ordinance for the Development of Electric Vehicle Infrastructure” to encourage and optimize the provision of electric vehicle charging locations.</p>
<p>8.8. The boat ramp at the US-84 landing on the Satilla River needs to be replaced. This could be accomplished as part of the upcoming bridge replacement.</p>	<p>Policy 8.8a: Seek additional funds for boat ramp reconstruction and endeavor to integrate the boat ramp reconstruction into the US-84 bridge project.</p>
<p>8.9. A rental car/truck facility is needed at the airport for utilization by fly-in visitors and the Industrial Park.</p>	<p>Policy 8.9a: Pursue a public-private partnership to provide car/truck rentals at the airport.</p>
<p>8.10. A food services facility is needed for guests and workers at the Airport and the Industrial Park.</p>	<p>Policy 8.10a: Pursue a public-private partnership to provide food services at the airport.</p>
<p>8.11. Road signs are needed identifying the route to the Airport.</p>	<p>Policy 8.11a: Install road signage directing motorists to the airport.</p>
<p>8.12. Upgrades and expansion of the traffic signal control system are needed, due to anticipated traffic increases. Improved technology such as signal preemption is needed for emergency vehicles in order to provide safer travel and shorter response times.</p>	<p>Policy 8.12a: Investigate options for upgrading and expanding the traffic signal control system.</p>
<p>8.13. A new project list will need to be submitted if a second regional TSPLOST is proposed.</p>	<p>Policy 8.13a: Preliminary efforts will be made to develop a new project list, contingent on a second TSPLOST.</p>
<p>8.14. The possibility of a Waycross East bypass needs to be revisited in order to address pass-through truck traffic, enable access to industrial park facilities (and associated rail and air transport), improve emergency response times, and reduce congestion and crashes.</p>	<p>Policy 8.14a: Efforts will be made to advocate for a Waycross East bypass.</p>
<p>8.15. US-84/Plant Avenue in Downtown needs pedestrian safety improvements due to heavy truck traffic and faded crosswalks.</p>	<p>Policy 8.15a: Pedestrian safety improvements will be implemented on Plant Avenue in Downtown, including repainting of crosswalks and investigating the possibility of enhanced crosswalk devices (such as flashing beacons). (This will need to be coordinated with GDOT.)</p>

## 9. Intergovernmental Coordination

<b>Needs</b>	<b>Policies</b>
9.1. A central marketing committee is needed that would structure and centralize the promotion for Ware County and City of Waycross.	Policy 9.1a: Pursue development of a central marketing committee.
9.2. An annual review of the Waycross/Ware Comprehensive Plan is needed.	Policy 9.2a: Encourage annual review meetings for comprehensive planning.

**7.1. Report of Accomplishments (2017-2021 Community Work Program)**

**Ware County**

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
<b>Transportation</b>									
Construct Quad gate and quiet zone	\$500,000	GDOT, Ware County	X	X	X			GDOT, Ware County	Complete
Continue implementing Airport Capital Improvement Program as adopted by the County Commission	\$5 million	GDOT, Ware County, FAA, Federal Funds	X	X	X	X	X	GDOT, Ware County, FAA	Ongoing (expected completion FY2026)
Rehabilitate sidewalks and add bike lanes on Pinehurst and Tebeau Roads.	\$250,000	GDOT, Ware County	X	X				Ware County	Ongoing (expected completion FY2023)
Widen Hatcher Point Rd. from US 1 South to Knight Avenue	\$4 million	GDOT, Ware County, City of Waycross, Federal Funds	X	X	X			GDOT, Ware County, City of Waycross	Complete
Pave approximately 5 miles of dirt roads, including Driggers Lane, Wooddell Ridge Rd., and Merritt Drive	\$10 Million	SPLOST, Ware County	X	X	X	X	X	Ware County	Ongoing (expected completion FY2026)
Construct entire Perimeter Road, beginning at Smith Road going south from US 82 West (Corridor Z), crossing US 84 South near Wahoma, thence easterly and northerly crossing US 1 South, US 82 east, and Central Ave., intersecting US 84 north near Pierce County line, and continuing to US 1 North	\$80 Million	GDOT, Federal Funds			X	X	X	GDOT, Ware County	Postponed (long-term post-FY2026)
Construct overpass at State Street (US 1) and CSX's Atlanta Lead Line in conjunction with Perimeter Road project.	\$15 Million	GDOT, CSX, Ware County, City of Waycross, State & Federal Funds	X	X	X	X	X	GDOT, CSX, Ware County, City of Waycross	Ongoing (expected completion FY2026)



Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Widen Augusta Avenue/ Blackshear Avenue from US 82 to US 1.	\$3.8 Million	GDOT, Ware County, City of Waycross, SPLOST, Federal Funds		X	X	X	X	GDOT, Ware County, City of Waycross	Ongoing (expected completion FY2026)
Extend ABC Ave. or Red Oak Dr. across Kettle Creek to create additional access to the Jamestown area. (This project's focus has changed to complement the proposed RR rerouting project and is contingent on the routing of the proposed Perimeter Road as to whether it would be in conjunction with the Perimeter or a stand-alone in terms of funding.)	\$6 Million	GDOT, Ware County, Federal Funds			X	X	X	GDOT, Ware County	Cancelled (a different road will be extended)
<b>Natural and Cultural/Historic Resources</b>									
Construct a raised boat ramp at the Waycross-Blackshear bridge area on the Satilla River.	\$100,000	Grants (LWCF, TEA 21), DNR			X	X	X	Ware County	Ongoing (expected completion FY2026)
Identify and protect prime agricultural soils in the county and protect with zoning and tax incentives.	\$25,000	Natural Resources Conservation Service Grants					X	Ware County, NRCS	Ongoing (expected completion FY2026)
Install signage, kiosk, and make maps available along the Satilla River Water Trail	\$3,000	Satilla Riverkeeper, Grants	X					Ware County, Satilla Riverkeeper	Complete
<b>Land Use</b>									
Develop a countywide Zoning Ordinance that includes the following: <ul style="list-style-type: none"> <li>Zoning districts appropriate to the character areas in the Comprehensive Plan.</li> <li>Development standards to</li> </ul>	Staff time	State & Federal Grants, Ware County	X	X	X	X	X	Ware County	Ongoing (expected completion FY2026)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
<p>regulate the distribution of land uses and prevent the encroachment of incompatible land uses on each other.</p> <ul style="list-style-type: none"> <li>• Buffer areas between agricultural and non-agricultural uses.</li> <li>• Flexibility in land uses to allow for a compatible mix of uses, including boulevard housing.</li> <li>• Development standards to avoid undue concentration of population.</li> <li>• Standards for senior/adult living.</li> <li>• Standards and flexibility to encourage infill development, re-use of blighted development, and redevelopment of declining and revitalizing areas.</li> <li>• Sufficient flexibility to encourage creative design, green space, and open space.</li> <li>• Specific roles for each corridor to encourage revitalization.</li> <li>• Standards to support additional growth in rural areas only where such growth is planned for and can be supported by appropriate services.</li> <li>• Standards for property upkeep and screening.</li> <li>• Limited mixed-use districts of compatible uses to serve neighborhood needs and create</li> </ul>									

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
focal community points.									
Create a GPS database of bridges, box culverts, and infrastructure.	\$10,000	Ware County	X	X				Ware County	Ongoing (expected completion FY2023)
Protect land adjacent to or close to the airport from haphazard development by zoning for airport-related industries.	\$5,000	State & Federal Grants, Ware County				X	X	Ware County	Complete
<b>Community Facilities and Services</b>									
Replace fencing, construct batting cages, and expand maintenance facility at Trembling Earth Recreational Facility	\$200,000	SPLOST, State & Federal Grants, Ware County	X	X	X	X		Ware County	Complete
Construct a new South Side fire station	\$400,000	State & Federal Grants, Ware County			X	X	X	Ware County	Cancelled (no longer needed)
Construct and maintain a comprehensive regional training facility/academy for police, fire, and emergency medical services. Complete tower, "burn" building, and paving/drainage.	\$500,000	State & Federal Grants, Ware County, City of Waycross, SPLOST		X	X	X	X	Ware County, City of Waycross	Complete
Construct Phases V and VI of multipurpose recreation center (Regional Park)	\$5 Million	State & Federal Grants, Ware County SPLOST					X	Ware County	Ongoing (expected completion FY2026)
Develop a recycling program in collaboration with federal, state, and local partners	\$100,000	Ware County, State & Federal Grants		X	X	X		Ware County	Ongoing (expected completion FY2025)
<b>Economic Development</b>									

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Conduct an assessment of vacant buildings and other existing buildings available for industry.	\$5,000	Ware County, City of Waycross, State & Federal Grants, WWDA	X	X				Ware County, City of Waycross, WWDA, Ga. Dept. of Economic Development	Complete
Develop an inventory of large tracts of land suitable for larger businesses.	Staff time	Ware County, City of Waycross, State & Federal Grants, WWDA	X	X				Ware County, City of Waycross, WWDA, Ga. Dept. of Economic Development	Complete
Develop an inventory of additional developable property close to rail lines.	Staff time	Ware County, City of Waycross, State & Federal Grants, WWDA	X	X				Ware County, City of Waycross, WWDA, Ga. Dept. of Economic Development	Complete
Create a marketing plan to capitalize on Ware County's proximity to the three major ports of Brunswick, Jacksonville, and Savannah.	Staff time	Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA, State & Federal Grants	X	X	X			Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA	Ongoing (expected completion FY2024) Combined with 2 other projects in new WP
Create a marketing plan to raise awareness of the Industrial Park's proximity to the local airport.	Staff time	Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA, State & Federal Grants	X	X	X			Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA	Ongoing (expected completion FY2024) Combined with 2 other projects in new WP
Create a marketing plan to raise awareness of the 5 direct rail lines in Waycross/Ware County, including rail in the Industrial Park.	Staff time	Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA, State & Federal Grants	X	X	X			Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA	Ongoing (expected completion FY2024) Combined with 2 other projects in new WP

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Continue implementing a program to collaborate with federal, state, and local partners to develop local agricultural industry (such as blueberries, pine straw, honey, turpentine, compost, etc.)	\$200,000	Ware County, City of Waycross, Chamber of Commerce, State & Federal Grants	X	X	X	X	X	Ware County, City of Waycross	Ongoing (expected completion FY2026)
Extend water, sewer, gas, power, and telecommunication lines, as well as railways and roads, to the Industrial Park and other areas suited for economic development	\$10 million	Ware County, City of Waycross, State & Federal Grants, WWDA	X	X	X	X	X	Ware County, City of Waycross,	Ongoing (expected completion FY2026)
<b>Intergovernmental Coordination</b>									
Design joint collateral marketing materials and public relations tools to market Ware County/Waycross to tourists and businesses.	Staff time	Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA, State & Federal Grants	X	X	X			Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA	Ongoing (expected completion FY2026)

**City of Waycross**

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
<b>Transportation</b>									
Redirect US 1 via State to Tebeau, Carswell, and Memorial Drive, with associated improvements	\$5 million	GDOT, State & Federal Grants	X	X	X	X	X	City of Waycross, GDOT	Ongoing (expected completion FY2026)
Pave, grade, and otherwise improve approximately 7 miles of dirt roads citywide	\$7 million	City of Waycross, State & Federal Grants, GDOT	X	X	X	X	X	City of Waycross	Complete
Resurface approximately 70 miles of city streets, as listed in the Capital Improvement Program	\$21 million	City of Waycross, State & Federal Grants, GDOT	X	X	X	X	X	City of Waycross, GDOT	Ongoing (expected completion FY2026)
Upgrade traffic signals at 6 intersections	\$1.5 million	GDOT, State & Federal Grants	X	X	X	X	X	City of Waycross, GDOT	Ongoing (expected completion FY2026)
Conduct traffic studies to identify the most efficient traffic flows through Waycross	\$100,000	GDOT State & Federal Grants				X	X	City of Waycross, GDOT	Ongoing (expected completion FY2026)
Make improvements to Downtown streetscapes, including bump-outs at intersections, pole banners, benches, and light poles	\$3 million	State & Federal Grants	X	X	X			City of Waycross	Ongoing (expected completion FY2024)
Implement DOT Priorities - Traffic Lights and Paving	\$750,000	GDOT	X	X	X	X	X	City of Waycross, GDOT	Ongoing (expected completion FY2026)
Construct Phase 2 (1 mile) of the Multi-Use Trail	\$1 million	Grants (TEA, etc.)				X	X	City of Waycross	Ongoing (expected completion FY2026)
<b>Natural and Cultural/Historic Resources</b>									
Maintain and restore canals with stabilization, vegetation control, and cleanup.	\$200,000	State & Federal Grants, SPLOST				X	X	City of Waycross	Ongoing (expected completion FY2026)
Renovate/rehab 3 historic Downtown buildings (Bunn building, Bowen building, and Lyric theater)	\$15 million	State & Federal Grants			X	X	X	City of Waycross	Ongoing (expected completion FY2026)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Conduct a marketing campaign to promote tourist attractions such as Obediah's Okefenok, Wildes Massacre Site, the Heritage Center, Laura Walker State Park, Okefenokee Swamp Park, and the Satilla River Water Trail.	Staff time	State & Federal Grants, agency budgets, tourism dollars	X	X	X	X	X	Tourism Bureau, City of Waycross, Ware County, Chamber of Commerce, Hospitality Industry	Ongoing (expected completion FY2026)
<b>Land Use</b>									
Develop zoning districts appropriate to the character areas in the Comprehensive Plan.	Staff time	City of Waycross, Ware County, State & Federal Grants	X	X				City of Waycross, Ware County	Ongoing (expected completion FY2023)
Redevelop approximately 20 acres of vacant/underutilized parcels, including the Almar parcel	\$40 million	City of Waycross, Ware County, State & Federal Grants	X	X	X	X	X	City of Waycross	Ongoing (expected completion FY2026)
Develop design guidelines for the Crossroads gateways and corridors, including signage and landscaping.	Staff time	State & Federal Grants, City of Waycross, Ware County	X	X				City of Waycross, Ware County	Ongoing (expected completion FY2023)
<b>Community Facilities and Services</b>									
Improve and/ or Replace infrastructure, including sewer, water, street and drainage improvements, as listed in the adopted Capital Improvement Program	\$20 million	City of Waycross, State & Federal Grants	X	X	X	X	X	City of Waycross	Ongoing (expected completion FY2026)
Construct new Public Works facility	\$1,343,000	City of Waycross, State & Federal Grants, SPLOST	X	X				City of Waycross	Ongoing (expected completion FY2023)



Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Continue updating of city parks to improve all recreational facilities, including playground facilities, restrooms, and lighting (including Bailey St., Camilla, E. E. Moore, Elizabeth, Garlington, Gilchrist, Monroe, Parnell, and Roberts Parks, and others)	\$1 million	State & Federal Grants	X	X	X	X	X	City of Waycross	Ongoing (expected completion FY2026)
Make aesthetic improvements to the trailhead area on the Multi-Use Trail, including improving the exteriors of buildings around the trailhead.	\$200,000	Grants	X	X	X			City of Waycross	Complete
Conduct a complete renovation/rehabilitation of the National Guard Armory	\$2,000,000	City of Waycross State & Federal Grants	X	X				City of Waycross	Ongoing (expected completion FY2023)
Build an additional Fire Station (Fire Station #4)	\$2,500,000	City of Waycross State & Federal Grants	X	X	X			City of Waycross	Complete
Renovate Fire Stations #1, #2, and #3, including new roofs, bedroom remodel in #2, and bedrooms in #3	\$1 million	City of Waycross State & Federal Grants, SPLOST	X	X	X	X		City of Waycross	Complete
Renovate/revitalize the Bailey Street School, Colley Street School, and Grove Street Recreation Center brownfield sites	\$10 million	City of Waycross State & Federal Grants		X	X	X	X	City of Waycross	Ongoing (expected completion FY2026)
Assess Sewer and water systems in the City to address system deteriorations and to program capital upgrades (Phases I – IV).	Staff time	City of Waycross, State & Federal Grants		X	X			City of Waycross	Ongoing (expected completion FY2024)
Research and apply for funding and grants to provide paid Fire and EMS services for Ware County and the City of Waycross.	Staff time	City of Waycross, State & Federal Grants	X	X				City of Waycross, Ware County	Ongoing (expected completion FY2023)

Project	Cost	Funding Source	FY 17	FY 18	FY 19	FY 20	FY 21	Responsibility	Status
Evaluate and implement flood control measures and floodplain management measures	\$500,000	City of Waycross, State & Federal Grants	X	X	X	X	X	City of Waycross, EPD, FEMA	Ongoing (expected completion FY2026)
Develop and expand Reclaimed Water ("Purple-Pipe") System.	\$500,000	City of Waycross, State & Federal Grants					X	City of Waycross	Ongoing (expected completion FY2026)
Purchase 1 fire safety trailer	\$100,000	Grants	X	X				City of Waycross	Complete
Purchase 50 SCBA units for firefighters	\$200,000	Grants		X	X			City of Waycross	Complete
Purchase air fill station (cascade system) for firefighters' SCBA units	\$100,000	Grants	X	X				City of Waycross	Complete
Purchase 33 portable radios for firefighters	\$97,000	Grants	X					City of Waycross	Complete
Purchase 19 sets of turnout gear for firefighters	\$30,000	Grants	X			X		City of Waycross	Complete
<b>Economic Development</b>									
Acquire property for expansion of the Industrial Park, and develop with utilities and other necessary infrastructure	\$20 million	City of Waycross, State & Federal Grants			X	X	X	WWDA, City of Waycross, Ware County	Ongoing (expected completion FY2026)
Implement a collaborative group process for the reclamation of the old business district of Oak Street between Tebeau Street and Vernon Willis Drive, beginning with aggressive code enforcement.	\$30,000	City of Waycross, State & Federal Grants	X	X	X			City of Waycross, Ware County	Ongoing (expected completion FY2024)
Implement a process for the revitalization of the Southside and Carswell Avenue neighborhoods, including sidewalks, curb & gutter, water and sewer infrastructure, street resurfacing, and drainage	\$1.2 million	City of Waycross, State & Federal Grants	X	X	X			City of Waycross	Complete
<b>Housing</b>									

<b>Project</b>	<b>Cost</b>	<b>Funding Source</b>	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>Responsibility</b>	<b>Status</b>
Implement an aggressive program to pursue grants for rehabilitation/renewal of approximately 50 homes in targeted areas	\$1.5 million	City of Waycross, State & Federal Grants			X	X	X	City of Waycross, Ware County	Ongoing (expected completion FY2026)
Deploy new street signage citywide to comply with federal retro-reflectivity standards	\$250,000	City of Waycross, State & Federal Grants	X	X				City of Waycross	Ongoing (expected completion FY2023)
Develop standards and incentives to protect residential neighborhoods from encroachment of non-residential uses.	Staff time	City of Waycross, State & Federal Grants	X	X				City of Waycross, Ware County	Ongoing (expected completion FY2023)
Develop, improve, and enforce zoning standards for property upkeep and screening.	Staff time	City of Waycross, State & Federal Grants	X	X				City of Waycross, Ware County	Ongoing (expected completion FY2023)

**7.2. 2022-2026 Community Work Program**

**Ware County**

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
<b>Transportation</b>									
Continue implementing Airport Capital Improvement Program as adopted by the County Commission.	\$5 million	GDOT, Ware County, FAA, Federal Funds	X	X	X	X	X	GDOT, Ware County, FAA	8
Rehabilitate sidewalks and add bike lanes on Pinehurst Rd. (900-foot sidewalk) and Tebeau Rd. (750-foot sidewalk).	\$250,000	GDOT, Ware County	X	X				Ware County	8
Pave approximately 5 miles of dirt roads, including Driggers Lane and T-SPLOST projects.	\$10 Million	SPLOST, Ware County, CDBG	X	X	X	X	X	Ware County	8
Construct entire Perimeter Road, beginning at Smith Road going south from US 82 West (Corridor Z), crossing US 84 South near Wahoma, thence easterly and northerly crossing US 1 South, US 82 east, and Central Ave., intersecting US 84 north near Pierce County line, and continuing to US 1 North.	\$80 Million	GDOT, Federal Funds	Postponed long-term project (post-FY2026)					GDOT, Ware County	8
Construct overpass at State Street (US 1) and CSX's Atlanta Lead Line in conjunction with Perimeter Road project.	\$15 Million	GDOT, CSX, Ware County, City of Waycross, State & Federal Funds	X	X	X	X	X	GDOT, CSX, Ware County, City of Waycross	8
Widen Augusta Avenue/ Blackshear Avenue from US 82 to US 1.	\$3.8 Million	GDOT, Ware County, City of Waycross, SPLOST, Federal Funds		X	X	X	X	GDOT, Ware County, City of Waycross	8

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Extend Tanner Lane to create additional access to the Jamestown area.	\$6 Million	GDOT, Ware County, Federal Funds			X	X	X	GDOT, Ware County	8
<b>Natural and Cultural/Historic Resources</b>									
Construct a raised boat ramp at the Waycross-Blackshear bridge area on the Satilla River.	\$100,000	Grants (LWCF, TEA 21), DNR			X	X	X	Ware County	4
Identify and protect prime agricultural soils in the county and protect with zoning and tax incentives.	\$25,000	Natural Resources Conservation Service Grants					X	Ware County, NRCS	4
<b>Land Use</b>									
Develop a countywide Zoning Ordinance that includes the following: <ul style="list-style-type: none"> <li>• Zoning districts appropriate to the character areas in the Comprehensive Plan.</li> <li>• Development standards to regulate the distribution of land uses and prevent the encroachment of incompatible land uses on each other.</li> <li>• Buffer areas between agricultural and non-agricultural uses.</li> <li>• Flexibility in land uses to allow for a compatible mix of uses, including boulevard housing.</li> <li>• Development standards to avoid undue concentration of population.</li> <li>• Standards for senior/adult</li> </ul>	Staff time	State & Federal Grants, Ware County	X	X	X	X	X	Ware County	6

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
living. <ul style="list-style-type: none"> <li>Standards and flexibility to encourage infill development, re-use of blighted development, and redevelopment of declining and revitalizing areas.</li> <li>Sufficient flexibility to encourage creative design, green space, and open space.</li> <li>Specific roles for each corridor to encourage revitalization.</li> <li>Standards to support additional growth in rural areas only where such growth is planned for and can be supported by appropriate services.</li> <li>Standards for property upkeep and screening.</li> <li>Limited mixed-use districts of compatible uses to serve neighborhood needs and create focal community points.</li> </ul>									
Create a GPS database of bridges, box culverts, and infrastructure.	\$10,000	Ware County	X	X				Ware County	7
<b>Housing</b>									
Develop affordable housing in Ware County.	\$1,000,000	General fund, private funds, grants		X	X	X	X	Ware County	3
Implement measures to reduce and eliminate blight (through an urban redevelopment plan or similar effort).	\$500,000	General fund, private funds, grants		X	X	X	X	Ware County	3
<b>Community Facilities and Services</b>									

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Construct miracle field at Trembling Earth Recreational Facility.	\$500,000	SPLOST, State & Federal Grants, Ware County	X	X	X	X		Ware County	7
Construct Phases V and VI of multipurpose recreation center (Regional Park).	\$5 Million	State & Federal Grants, Ware County SPLOST					X	Ware County	7
Develop a recycling program in collaboration with federal, state, and local partners.	\$100,000	Ware County, State & Federal Grants		X	X	X		Ware County	7
Conduct a project to strengthen and expand broadband access.	\$1,000,000	General funds, private funds, grants	X	X	X	X	X	Ware County, City of Waycross	7
Expand the public safety training center with classroom space and training facilities.	\$500,000	SPLOST, State & Federal Grants, Ware County	X	X	X	X		Ware County	7
<b>Economic Development</b>									
Create a marketing plan to capitalize on Ware County's proximity to the three major ports of Brunswick, Jacksonville, and Savannah; raise awareness of the Industrial Park's proximity to the local airport; and raise awareness of the 5 direct rail lines in Waycross/Ware County, including rail in the Industrial Park.	Staff time	Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA, State & Federal Grants	X	X	X			Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA	2
Continue implementing a program to collaborate with federal, state, and local partners to develop local agricultural industry (such as blueberries, pine straw, honey, turpentine, compost, etc.) and promote agri-tourism.	\$200,000	Ware County, City of Waycross, Chamber of Commerce, State & Federal Grants	X	X	X	X	X	Ware County, City of Waycross	2



Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Extend and upgrade water, sewer, gas, power, and telecommunication infrastructure, as well as railways and roads, to the Industrial Park and other areas suited for economic development.	\$10 million	Ware County, City of Waycross, State & Federal Grants, WWDA	X	X	X	X	X	Ware County, City of Waycross,	2, 7
<b>Intergovernmental Coordination</b>									
Design joint collateral marketing materials and public relations tools to market Ware County/Waycross to tourists and businesses.	Staff time	Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA, State & Federal Grants	X	X	X			Ware County, City of Waycross, Chamber of Commerce, DWDA, WWDA	2

**City of Waycross**

<b>Project</b>	<b>Cost</b>	<b>Funding Source</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>Responsibility</b>	<b>Related Goal</b>
<b>Transportation</b>									
Redirect US 1 via State to Tebeau, Carswell, and Memorial Drive, with associated improvements.	\$5 million	GDOT, State & Federal Grants	X	X	X	X	X	City of Waycross, GDOT	8
Resurface approximately 70 miles of city streets, as listed in the Capital Improvement Program.	\$21 million	City of Waycross, State & Federal Grants, GDOT	X	X	X	X	X	City of Waycross, GDOT	8
Upgrade traffic signals at 6 intersections.	\$1.5 million	GDOT, State & Federal Grants	X	X	X	X	X	City of Waycross, GDOT	8
Conduct traffic studies to identify the most efficient traffic flows through Waycross.	\$100,000	GDOT State & Federal Grants				X	X	City of Waycross, GDOT	8
Make improvements to Downtown streetscapes, including bump-outs at intersections, pole banners, benches, and light poles.	\$3 million	State & Federal Grants	X	X	X			City of Waycross	8
Implement DOT Priorities - Traffic Lights and Paving.	\$750,000	GDOT	X	X	X	X	X	City of Waycross, GDOT	8
Construct Phase 2 (1 mile) of the Multi-Use Trail.	\$1 million	Grants (TEA, etc.)				X	X	City of Waycross	8
Adopt a Complete Streets Policy that incorporates improved bicycle and pedestrian safety measures.	\$500	GDOT	X	X	X	X	X	City of Waycross	8
Revise development ordinances to integrate pedestrian/bicycle considerations and requirements into proposed subdivisions, and other developments.	\$500	GDOT	X	X	X	X	X	City of Waycross	8

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Revise ordinances to include requirements of the Georgia Streetscapes and Pedestrian Design Guide.	\$500	GDOT	X	X	X	X	X	City of Waycross	8
Revise ordinances to include requirements of the Georgia Manual on Regulations for Driveway and Encroachment Control.	\$500	GDOT	X	X	X	X	X	City of Waycross	8
Revise ordinances to include various requirements of the National Association of City Transportation Officials (NACTO) Guides for improved bicycle and pedestrian safety design.	\$500	GDOT	X	X	X	X	X	City of Waycross	8
Work with SGRC to apply for Walk Friendly Community Status.	\$5,000	GDOT	X	X	X	X	X	City of Waycross	8
Work with SGRC to apply for Age Friendly Community Status.	\$7,000	GDOT	X	X	X	X	X	City of Waycross	8
Work with SGRC to apply for Bicycle Friendly Community Status.	\$5,000	GDOT	X	X	X	X	X	City of Waycross	8
Complete a bikeability analysis of all roadways that includes a timeline to resurface/pave roads, adding bike lanes.	\$10,000	GDOT	X	X	X	X	X	City of Waycross	8
Complete a sidewalk gap analysis and develop a plan to fund sidewalk construction to fill the gaps.	\$5,000	GDOT	X	X	X	X	X	City of Waycross	8
Work with GDOT and SGRC to complete Road Safety Audits along key corridors/intersections as needed, based on crash data analysis and other metrics.	\$2,000	GDOT	X	X	X	X	X	City of Waycross	8

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Administer the Georgia Pedestrian Safety Attitudes and Behaviors Survey to the general public and transportation practitioners. Analyze results to determine target audiences, messages, and training needs for pedestrian safety.	\$1,000	GDOT	X	X	X	X	X	City of Waycross	8
Work with SGRC to distribute "See and Be Seen" safety materials.	\$100	GDOT	X	X	X	X	X	City of Waycross	8
Send elected officials, planning and other staff, and police/sheriff patrol officers to regional trainings for pedestrian and bicycle safety, education and enforcement.	\$1,000 per training (less if virtual)	GDOT	X	X	X	X	X	City of Waycross	8
Encourage police/sheriff patrol officers to participate in the GDOT Pedestrian Safety Task Team.	\$750	GDOT	X	X	X	X	X	City of Waycross	8
Develop a local Bicycle and/or Pedestrian Safety Action Plan.	\$10,000	GDOT	X	X	X	X	X	City of Waycross	8
<b>Natural and Cultural/Historic Resources</b>									
Maintain and restore canals with stabilization, vegetation control, and cleanup.	\$200,000	State & Federal Grants, SPLOST				X	X	City of Waycross	4, 7
Renovate/rehab 3 historic Downtown buildings (Bunn building, Bowen building, and Lyric theater).	\$15 million	State & Federal Grants			X	X	X	City of Waycross	2, 5
Conduct a marketing campaign to promote tourist attractions such as Obediah's Okefenok, Wildes Massacre Site, the Heritage Center, Laura Walker State Park, Okefenokee Swamp Park, and the Satilla River Water Trail.	Staff time	State & Federal Grants, agency budgets, tourism dollars	X	X	X	X	X	Tourism Bureau, City of Waycross, Ware County, Chamber of Commerce, Hospitality Industry	2, 4

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
<b>Land Use</b>									
Develop zoning districts appropriate to the character areas in the Comprehensive Plan.	Staff time	City of Waycross, Ware County, State & Federal Grants	X	X				City of Waycross, Ware County	6
Redevelop approximately 20 acres of vacant/underutilized parcels, including the Almar parcel.	\$40 million	City of Waycross, Ware County, State & Federal Grants	X	X	X	X	X	City of Waycross	6
Develop design guidelines for the Crossroads gateways and corridors, including signage and landscaping.	Staff time	State & Federal Grants, City of Waycross, Ware County	X	X				City of Waycross, Ware County	2, 7
<b>Community Facilities and Services</b>									
Improve and/ or Replace infrastructure, including sewer, water, street and drainage improvements, as listed in the adopted Capital Improvement Program.	\$20 million	City of Waycross, State & Federal Grants	X	X	X	X	X	City of Waycross	7
Construct new Public Works facility.	\$1,343,000	City of Waycross, State & Federal Grants, SPLOST	X	X				City of Waycross	7
Continue updating of city parks to improve all recreational facilities, including playground facilities, restrooms, and lighting (including Bailey St., Camilla, E. E. Moore, Elizabeth, Garlington, Gilchrist, Monroe, Parnell, and Roberts Parks, and others).	\$1 million	State & Federal Grants	X	X	X	X	X	City of Waycross	7
Install a Splash Pad in Parnell Roberts Park.	\$140,000 Phase 1; \$140,000 each for Phases 2 and 3	City of Waycross, State & Federal Grants	X	X	X	X	X	City of Waycross	7

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Conduct a complete renovation/rehabilitation of the National Guard Armory.	\$2,000,000	City of Waycross State & Federal Grants	X	X				City of Waycross	7
Renovate/revitalize the Bailey Street School, Colley Street School, and Grove Street Recreation Center brownfield sites.	\$10 million	City of Waycross State & Federal Grants		X	X	X	X	City of Waycross	7
Assess Sewer and water systems in the City to address system deteriorations and to program capital upgrades (Phases I – IV).	Staff time	City of Waycross, State & Federal Grants		X	X			City of Waycross	7
Research and apply for funding and grants to provide paid Fire and EMS services for Ware County and the City of Waycross.	Staff time	City of Waycross, State & Federal Grants	X	X				City of Waycross, Ware County	7
Evaluate and implement flood control measures and floodplain management measures.	\$500,000	City of Waycross, State & Federal Grants	X	X	X	X	X	City of Waycross, EPD, FEMA	7
Develop and expand Reclaimed Water (“Purple-Pipe”) System.	\$500,000	City of Waycross, State & Federal Grants					X	City of Waycross	7
<b>Economic Development</b>									
Acquire property for expansion of the Industrial Park, and develop with utilities and other necessary infrastructure.	\$20 million	City of Waycross, State & Federal Grants			X	X	X	WWDA, City of Waycross, Ware County	2
Implement a collaborative group process for the reclamation of the old business district of Oak Street between Tebeau Street and Vernon Willis Drive, beginning with aggressive code enforcement.	\$30,000	City of Waycross, State & Federal Grants	X	X	X			City of Waycross, Ware County	2
<b>Housing</b>									

Project	Cost	Funding Source	FY 22	FY 23	FY 24	FY 25	FY 26	Responsibility	Related Goal
Implement an aggressive program to pursue grants for rehabilitation/renewal of approximately 50 homes in targeted areas.	\$1.5 million	City of Waycross, State & Federal Grants			X	X	X	City of Waycross, Ware County	3
Deploy new street signage citywide to comply with federal retro-reflectivity standards.	\$250,000	City of Waycross, State & Federal Grants	X	X				City of Waycross	3
Develop standards and incentives to protect residential neighborhoods from encroachment of non-residential uses.	Staff time	City of Waycross, State & Federal Grants	X	X				City of Waycross, Ware County	3
Develop, improve, and enforce zoning standards for property upkeep and screening.	Staff time	City of Waycross, State & Federal Grants	X	X				City of Waycross, Ware County	3

## 8. Economic Development Element

The 2018-2022 Comprehensive Economic Development Strategy (CEDS), developed by the Southern Georgia Regional Commission (SGRC) under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Ware County and the City of Waycross.

The SGRC's CEDS was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The CEDS contains an analysis of the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, investment priorities, and funding sources.

As a performance-based plan, the CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunities for its residents by attracting job-creating private investment. The CEDS is a regionally owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. The CEDS sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable goals and objectives for the region, a plan of action to ensure success, and performance measures used to evaluate the strategy's successful development and implementation.

Policies, needs, opportunities, and projects drawn from the current comprehensive plans for each jurisdiction in the 18-county SGRC region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, Problems, and Opportunities. Conversely, the CEDS was also used to provide guidance for developing the goals, opportunities, policies, and projects in this local Comprehensive Plan.

Goals, needs and opportunities, policies, and community work program projects related to economic development can be found in the "Economic Development" subsections of the relevant sections of this Comprehensive Plan (goals in Section 1, needs and opportunities in Section 2, policies in Section 6, and work program projects in Section 7).

Furthermore, included below are goals, objectives, and strategies from the regional CEDS that are strongly aligned with the current economic development goals of Ware County and the City of Waycross.

### **Goal 1: Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.**

#### Objectives:

Promote regional collaboration for even stronger networks between 18 counties.

#### Strategies:

- Strengthen and expand existing entrepreneurial support networks in rural areas.
- Promote business and entrepreneur learning opportunities.
- Focus on ways to encourage and facilitate regional tourism.

### **Goal 2: Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.**

#### Objectives:

Improve broadband access in rural communities.

#### Strategies:

- Develop small cells in communities without reliable broadband access.
- Provide incentives for broadband.

### **Goal 3: Facilitate the growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.**



Objectives:

Develop a well-trained professional, technical, and skilled workforce capable of accommodating new industry and maintaining existing industry.

Strategies:

- Market workforce development programs that enable youth and adults to pursue higher education opportunities.

Improve efforts to prepare workers for available jobs.

Strategies:

- Support educational institutions to provide learning/skill development opportunities.
- Work closely with business and industry to ensure that the system is not only producing workers to meet its immediate needs but making adjustments in anticipation of future needs and technological changes.

**Goal 4: Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.**

Objectives:

Revitalize downtowns throughout the region.

Strategies:

- Collaborate to develop county-wide historic preservation plans.
- Promote downtown areas for tourism and recreation.
- Increase code enforcement in communities surrounding downtown areas.

Facilitate vibrant, attractive communities.

Strategies:

- Rehabilitate dilapidated housing throughout the region.
- Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

Develop strategies for creating and sustaining a diverse population.

Strategies:

- Seek additional funding streams to address senior population program sustainability.
- Market unique aspects of communities to attract a younger population.

## 9. Land Use Element

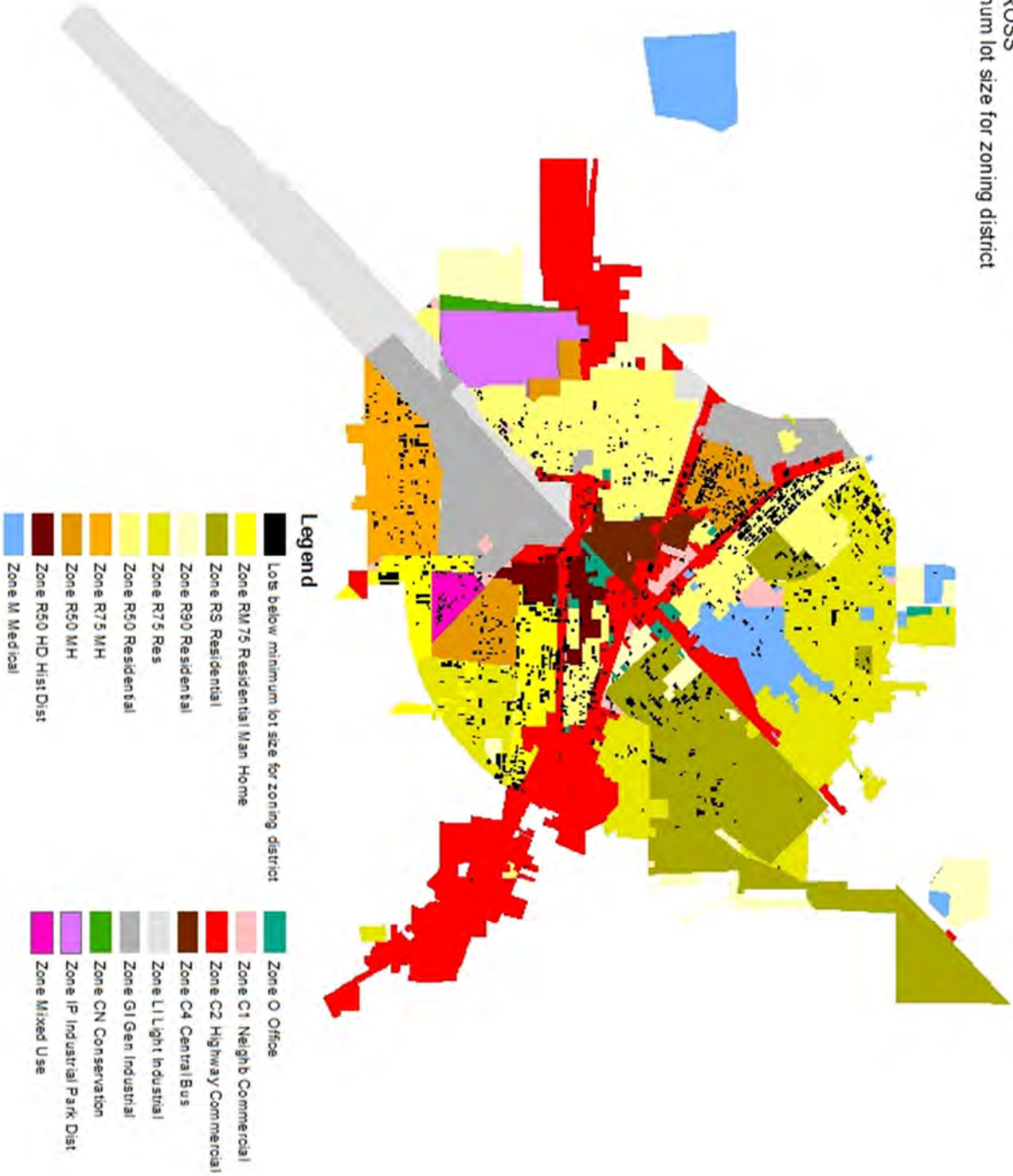
### 9.1. Minimum Lot Sizes

During the 2016 and 2021 Comprehensive Plan updates, it was noted by stakeholders that zoning, including minimum lot sizes, can be a barrier to development and redevelopment in some instances. In some areas in the City of Waycross, the minimum lot size required for development is larger than the existing size of a significant number of lots. Parcels below the required minimum lot size for their zoning district cannot be redeveloped without a variance, rezoning, change in the minimum lot size, or other remedy. The table below omits zoning districts that do not have a minimum lot size and districts that are not currently on the City of Waycross zoning map.

In all, according to the zoning and parcel data available, 2,415 parcels in the City of Waycross are below the minimum lot size for their zoning district (24% of land parcels in the city). Solutions to this problem could include amending the minimum lot sizes, rezoning certain parcels, combining parcels, or a combination of these and other measures. The map on the following page shows the locations of lots below minimum size.

<b>City of Waycross Zoning District</b>	<b>Minimum lot area (square feet)</b>	<b>Number of lots below minimum lot area</b>
RM-75 (Residential Manufactured Housing)	9,000	274 of 537 (51%)
R-S (Residential)	9,000	201 of 1162 (17%)
R-90 (Residential)	9,000	13 of 155 (8%)
R-75 (Residential)	7,500	341 of 1686 (20%)
R-50 (Residential)	5,000	600 of 2311 (26%)
R-75MH (Residential Mobile Home)	7,500	145 of 578 (25%)
R-50MH (Residential Mobile Home)	5,000	316 of 912 (35%)
R-50HD (Residential Historic District)	5,000	24 of 281 (9%)
M (Medical District)	7,500	27 of 265 (10%)
O (Office)	6,000	15 of 69 (22%)
C-1 (Neighborhood Commercial)	10,000	28 of 79 (35%)
C-2 (Highway Commercial)	10,000	377 of 892 (42%)
Mixed Use	5,000	54 of 199 (27%)

**CITY OF WAYCROSS**  
 Lots below minimum lot size for zoning district



## **9.2. Character Areas**

The Land Use Element of this comprehensive plan describes and implements very important tools that will be used to guide future land development and capital investment decisions in Ware County and the City of Waycross via Character Area Maps.

The Character Area maps for Ware County and the City of Waycross are based on the County's and City's vision for the future, and have been developed in coordination with the citizens, the stakeholders, and elected officials. The Character Area Maps are a required component of the Comprehensive Plan under Chapter 110-12-1.03 of the DCA Minimum Standards and Procedures for Local Comprehensive Planning, most recently updated October 1, 2018.

The Character Area descriptions define a specific vision for each Character Area, and the maps outline the boundaries on a local scale. Each Character Area is defined with its own vision, description, goals and policies, and implementation strategies. In addition, the policies associated with each Character Area describe which land uses, zoning, and development patterns should be present within that area. Also included are Quality Community Objectives to be pursued and identification of implementation measures to achieve the desired development patterns. The development strategy developed for each character area should serve as a guide for all development and redevelopment taking place in that character area. Adherence to these development strategies will ensure consistent and complementary development, which promotes a greater sense of place and overall improved quality of life.

Character areas were defined by looking at the size and type of lots, site design features, and availability of infrastructure, density and intensity of development, type of development, environmental features and vision for future development. Some character areas are more generic and cover several geographic areas which show similar characteristics, issues and goals for their future. Other character areas are more specific and defined as such in their name, and act more as an overlay zone than a future land development designation.

## **Agricultural/Silviculture Character Area**



### **Description**

The Agriculture/Silviculture character area designation is intended for those areas outside of the downtown and suburban areas, which are associated with agricultural and silviculture operations and related activities, natural resource conservation, groundwater recharge areas, and low-density rural residential development accessory to agricultural or farm operations of varying sizes. Many of these agriculturally utilized lands are under the 10-year/15-year conservation designation through the Tax Assessor and therefore will not be available for development for those years. The majority of this area does not have any zoning regulations with the exception of two areas designated as A-1 and one area designated as A and R-75MH. The latter applies only to the Augusta Springs subdivision.

### **Predominant Land Use**

Agricultural/silvicultural operations and related activities, forestry, natural resources conservation, groundwater recharge areas and low-density residential development accessory to agricultural or farm operations of varying sizes.

### **Vision for the Future:**

Preserve farming and conservation options as a viable and important part of Ware County by maintaining low-density rural residential development, primarily accessory to farm operations, and right-to-farm principles. Use of conservation easements to protect environmentally sensitive areas should be encouraged. Roadways in these areas should be widened only when required to meet public safety standards. Location of sustainable, clean commercial and industrial uses closely related to agriculture/silviculture should be encouraged as long as infrastructure is available and the uses are compatible with the surroundings.

### **Quality Community Objectives:**

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.



### **Baptist Village Character Area**



#### **Description:**

This character area consists of the Baptist Village Retirement Planned Community, which was founded in 1957 to provide housing to senior citizens. Baptist Village is a full-service retirement community, featuring villas, apartments, assisted living suites, a health care center, a chapel, a kitchen center, a resident center, and an administrative annex. In addition, a gift shop and a new patient service area are located on-site. Recreation opportunities are provided on-site, and transportation is available to access shopping, recreation, and medical services off-site.

#### **Predominant Land Use:**

The predominant use is housing for senior citizens with associated uses. The current zoning district is designated as Zone M – Medical within the City of Waycross city limits.

#### **Vision for the Future:**

Provide a holistic living environment including housing, recreation, social community, transportation, and shopping.

#### **Quality Community Objectives:**

- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

## Conservation Character Area



### **Description**

The Conservation Character Area is intended to identify those areas in the County and the City which contain environmentally sensitive wetland areas, upland areas, areas important to water resource protection, or which are home to endangered species or habitat. Conservation Character Areas in Ware County and the City of Waycross include the Satilla River Corridor, several groundwater recharge areas, Musket Bay Wetlands Bank, Dixon Memorial Forest, Laura S. Walker State Park, the Okefenokee Wildlife Refuge, and Scout Lake Park.

### **Predominant Land Use**

Conservation areas contain significant natural resources, watersheds, and groundwater recharge areas. The land uses are undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.

### **Vision for the Future:**

Protect water quality and groundwater recharge areas. Protect significant natural resources such as pristine wetland and upland habitat areas to preserve natural habitat.

### **Quality Community Objectives:**

- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

### **Crossroads Commercial Corridor Character Area**



#### **Description:**

The areas identified as the Crossroads Commercial Corridor include typical office, retail and service commercial uses that are clustered around the major commercial corridors traversing Ware County and the City of Waycross. These include US 1, US 82, and US 84. These commercial corridors are characterized by heavy traffic volumes traveling on four- to six-lane highways, including a large amount of interstate and intrastate commercial traffic.

#### **Predominant Land Use:**

These areas include a wide variety of both established and newer commercial uses, big box uses, large lots and parking areas, and a minimum of landscaping or other attractive features. Present also are a variety of fast food and chain restaurants catering to the traveling public, as well as gas stations and some hospitality uses. Current predominant zoning districts in this character area are C-2, Highway Commercial, Mixed Use, and R-75.

#### **Vision for the Future:**

The vision is to maintain highway-oriented commercial uses, but to provide more interconnectivity between properties and to develop visual and maintenance standards. The goal is to develop attractive gateways through town which will attract visitors and businesses and protect adjacent landowners and residents from adverse traffic impacts. Compatible zoning districts should be encouraged.

#### **Quality Community Objectives:**

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.



### Hospital/Medical Center Character Area



#### **Description:**

This is an established area with its activity centered on a substantial land use that has regional reach beyond the neighborhood: the Satilla Regional Medical Center. Other uses in the area include medical offices and other allied professional, retail, and service uses that are associated with the delivery of medical care to the community and beyond. Satilla Regional Medical Center is licensed for 231 beds and is the major medical referral center for the 9-county region it serves in Southeast Georgia.

#### **Predominant Land Use:**

The predominant use in this area is the Satilla Medical Center, with surrounding related uses. Zoning districts within this area consist of C-2 (Highway Commercial) and M (Medical).

#### **Vision for the Future:**

Encourage and enhance a mixed-use community which will provide opportunities for the day-to-day needs of the residents as well as expand the role of the medical service and business sector in Waycross. Encourage the continued development and co-location of medical services and allied services. Encourage housing and a living environment for medical professionals to live in the area and in the adjacent downtown.

#### **Quality Community Objectives:**

- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.

## Industrial Character Area



### **Description:**

These areas are intended to provide an environment suitable for light and heavy manufacturing, wholesale, and warehousing activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding areas, together with other non-residential uses that may be necessary with industrial surroundings. Suitable industrial areas exist within the industrial park and on land around the airport.

### **Predominant Land Use:**

Industry related to silviculture including millwork, construction services, manufacturing, motor freight transportation and warehousing, wholesale trades, and similar uses. Zoning districts within this character area include IP (Industrial Park District), GI (General Industrial), and LI (Light Industrial).

### **Vision for the Future:**

Provide guidelines and infrastructure to enhance the connectivity and accessibility of these areas in order to ensure business success while minimizing adverse impacts on neighborhoods and the environment.

### **Quality Community Objectives:**

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

## Residential Character Area



### **Description:**

These areas are generally located within the City of Waycross surrounding the downtown and hospital character areas and split by commercial development corridors that radiate out from the center of Waycross. They typically include single family residential, and the density ranges from low to medium density with predominantly single-family homes and very few commercial uses.

### **Predominant Land Use:**

The predominant use is residential, with some mix of smaller schools and churches and some very limited neighborhood commercial. The residential character area includes the following zoning districts: RS (Residential), R50 (Residential), R50 Mobile Home (Residential), R50 Historic District, R75 (Residential), R75 Mobile Home (Residential), R75 Residential Manufactured Home (Residential), and R90 (Residential).

### **Vision for the Future:**

The focus for these areas is to reinforce the stability of the neighborhoods by encouraging more homeownership and maintenance or upgrade of existing structures. Provide for more safety and connectivity through continuous sidewalks and bike paths. Protect established neighborhoods from encroachment and deterioration and preserve historic buildings and character. Ensure that sufficient infrastructure is available in conjunction with development and minimize negative impacts through proactive planning.

### **Quality Community Objectives:**

- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.



## Rural Village Character Area



### **Description:**

These include unincorporated communities in Ware County such as Astoria, Beach, Bickley, Braganza, Crawley, Dixie Union, Fort Mudge, Glenmore, Jamestown, Manor, Millwood, Ruskin, Telmore, Wahoma, and Waresboro. These areas have their main activities located at highway intersections, which serve the surrounding agricultural areas and rural residents.

### **Predominant Land Use:**

The predominant land use is that of a village with some centralized commercial activity to serve the immediate needs of the surrounding area. In these areas, mixed neighborhood uses are appropriate, consisting of compatible uses such as residential, neighborhood commercial, churches, schools, and parks. Zoning districts currently are not applicable in these areas.

### **Vision for the Future:**

To maintain the rural village character of these areas while providing crucial services such as EMS, limited employment opportunities, new residential opportunities, and affordable, good quality housing. To maintain the local character by improving the village main street area with some local businesses and industries that will serve passers-by and local residents and provide local jobs.

### **Quality Community Objectives:**

- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

## Transportation/Utilities Character Area



### **Description:**

The purpose of this character area is to recognize the transportation or utility use of a property. This designation is applied when appropriate, subject to the existing or intended specific use of the property. Areas in Ware County and the City of Waycross with this designation include the Waycross-Ware County Airport and the Rice Yard for trains moving into, out of, and through Waycross.

### **Predominant Land Use:**

Airports, landfills, railroad switching yards and corridors. This character area encompasses the GI (General Industrial) and LI (Light Industrial) zoning districts.

### **Vision for the Future:**

To provide and protect an environment that is suitable for utilities, transportation and communication facilities, together with uses that can be compatible with utility, transportation, and communication facility surroundings and to provide an environment that will protect such uses from encroaching incompatible development.

### **Quality Community Objectives:**

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- **Transportation Options:** Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

### **Trembling Earth Recreation Complex Character Area**



#### **Description:**

This area consists of 123 acres of recreation land divided into three complexes within walking distance of each other. The recreation complex includes a walking track, pond, and fields for baseball, softball, football, and soccer.

#### **Predominant Land Use:**

Public Recreation Complex. The zoning district for this area is A (Agriculture).

#### **Vision for the Future:**

Provide connectivity to other passive and active recreation areas and incorporate as part of a bicycle network system.

#### **Quality Community Objectives:**

- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

## Urban Fringe Character Area



### **Description:**

This area lies in the unincorporated county and encircles the City of Waycross with suburban-type residential development from the west around to the north and east. The area is served with both water and sewer and is expected to see the majority of the residential development in the county.

### **Predominant Land Use:**

The predominant land use here is low- to medium-density residential with scattered strip commercial development and scattered civic or institutional uses such as convenience stores, waste collection sites, and churches. Applicable zoning districts in this area include: A (Agriculture), A-1 (Agriculture), C2 (Highway Commercial), RS (Residential), R50 (Residential), R50 MH (Residential), R75 (Residential), R75MH (Residential), R90 (Residential), and Mixed Use.

### **Vision for the Future:**

The suburban neighborhood areas should be encouraged to develop at lower densities as master-planned developments, with an emphasis on connectivity and walkability. In addition, care should be taken to control growth and ensure that any development will occur concurrent with the provision of necessary infrastructure and to ensure equitable distribution of project-created infrastructure cost to the new developments. The areas should provide for interconnectivity between subdivisions and encourage alternate modes of transportation. These areas should also provide for open space within and outside of subdivisions in order to provide additional green space, as well as passive and active recreation areas that will serve the residents.

### **Quality Community Objectives:**

- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource-efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Transportation Options:** Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.



## Ware County/ Waycross Industrial Park Character Area



### **Description:**

This area is intended to provide an environment suitable for light manufacturing, wholesale, warehousing, and other non-residential uses that are compatible with industrial surroundings, including the airport.

### **Predominant Land Use:**

Industry related to silviculture including millwork, construction services, manufacturing, motor freight transportation and warehousing, wholesale trades and similar uses. Applicable zoning districts in this character area are IP (Industrial Park), GI (General Industrial), M2 (Heavy Industrial), and A-1 (Airport). This character area also encompasses on three sides a residential (R90) area which may, in the future, lead to incompatibility issues.

### **Vision for the Future:**

Provide guidelines and infrastructure to enhance the connectivity and accessibility of these areas in order to ensure business success while minimizing adverse impacts on neighborhoods and the environment.

### **Quality Community Objectives:**

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.



### **Waste Water Treatment Plant Character Area**



#### **Description:**

The property where the City of Waycross Wastewater Treatment Plant is located is owned by the municipality and stretches from south-west of the Satilla River, where the actual plant is located, to the north-east of the Satilla River where the plant's sludge fields are located. The property directly adjacent to the river is intended for conservation and any solubles intended for the fields are piped under the river. This property is designated as its own character area to protect the function of the Wastewater Treatment Plant and the natural habitat of the River.

#### **Predominant Land Use:**

Wastewater Treatment Plant operation and river corridor habitat conservation. The area is currently designated as residential zoning district.

#### **Vision for the Future:**

Maintain the viability of the Wastewater Treatment Plant and the viability of the River.

#### **Quality Community Objectives:**

- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

### Waycross Corporate Park Character Area



#### **Description:**

This area includes the corporate/industrial park which is located adjacent to the Education Center Character Area.

#### **Predominant Land Use:**

Predominant uses are offices, distribution, and light manufacturing within a corporate park setting. This area is covered under the IP (Industrial Park) zoning designation.

#### **Vision for the Future:**

The focus for this area is to provide an environment conducive to maintaining and attracting businesses into the corporate park in order to create good jobs for the community. This includes providing appropriate infrastructure and public services as well as up-to-date technology.

#### **Quality Community Objectives:**

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

## Waycross Downtown Character Area



### **Description:**

This area includes the traditional downtown in the City of Waycross and its historical buildings.

### **Predominant Land Use:**

Primary land uses within this area typically include city services, entertainment and commercial recreation, main street, mixed use businesses, business support services, urban neighborhoods, and traditional, older, but stable neighborhoods. Current zoning districts include C1 (Neighborhood Commercial), C2 (Highway Commercial), C3 (Downtown Business District), C4 (Central Business District), O (Office), and M (Medical).

### **Vision for the Future:**

Continue renovation and rehabilitation of historic buildings. Continue to develop mixed use to include residential, commercial, and cultural uses in the area to encourage a vibrant, livable, and walkable downtown.

### **Quality Community Objectives:**

- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Transportation Options:** Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

## Waycross Education Center Character Area



### **Description:**

This area includes the high school, Waycross College, and Okefenokee Technical College, and has developed into the education center for the area through co-location of these learning institutions.

### **Predominant Land Use:**

The predominant use consists of educational institutions, with some associated commercial uses.

### **Vision for the Future:**

The focus for these areas is to continue developing the community's educational assets by encouraging growth and development of the educational institutions and encouraging the provision of nearby amenities to facilitate that growth and development.

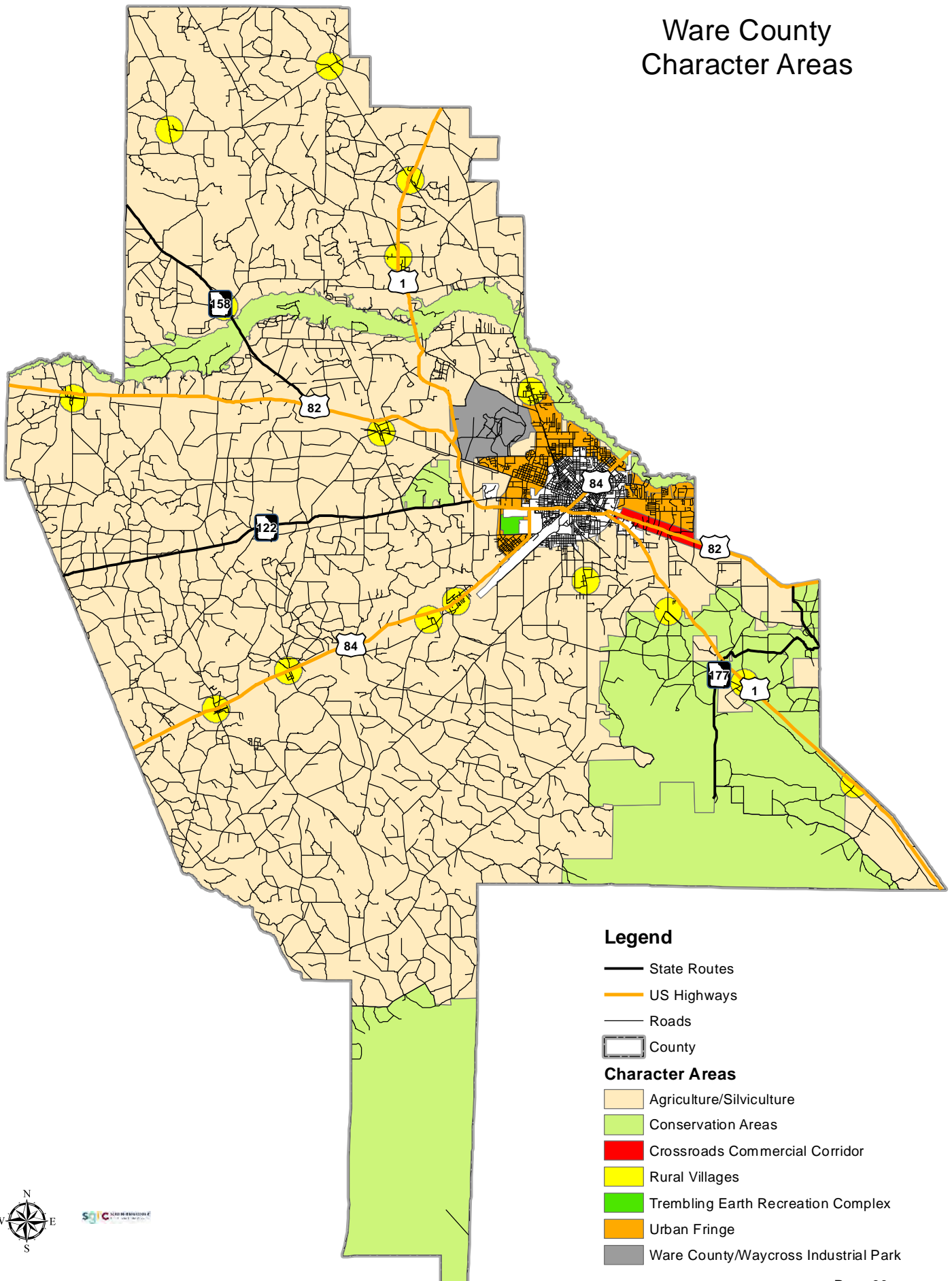
### **Quality Community Objectives:**

- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include: job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; and prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

# **Appendix**

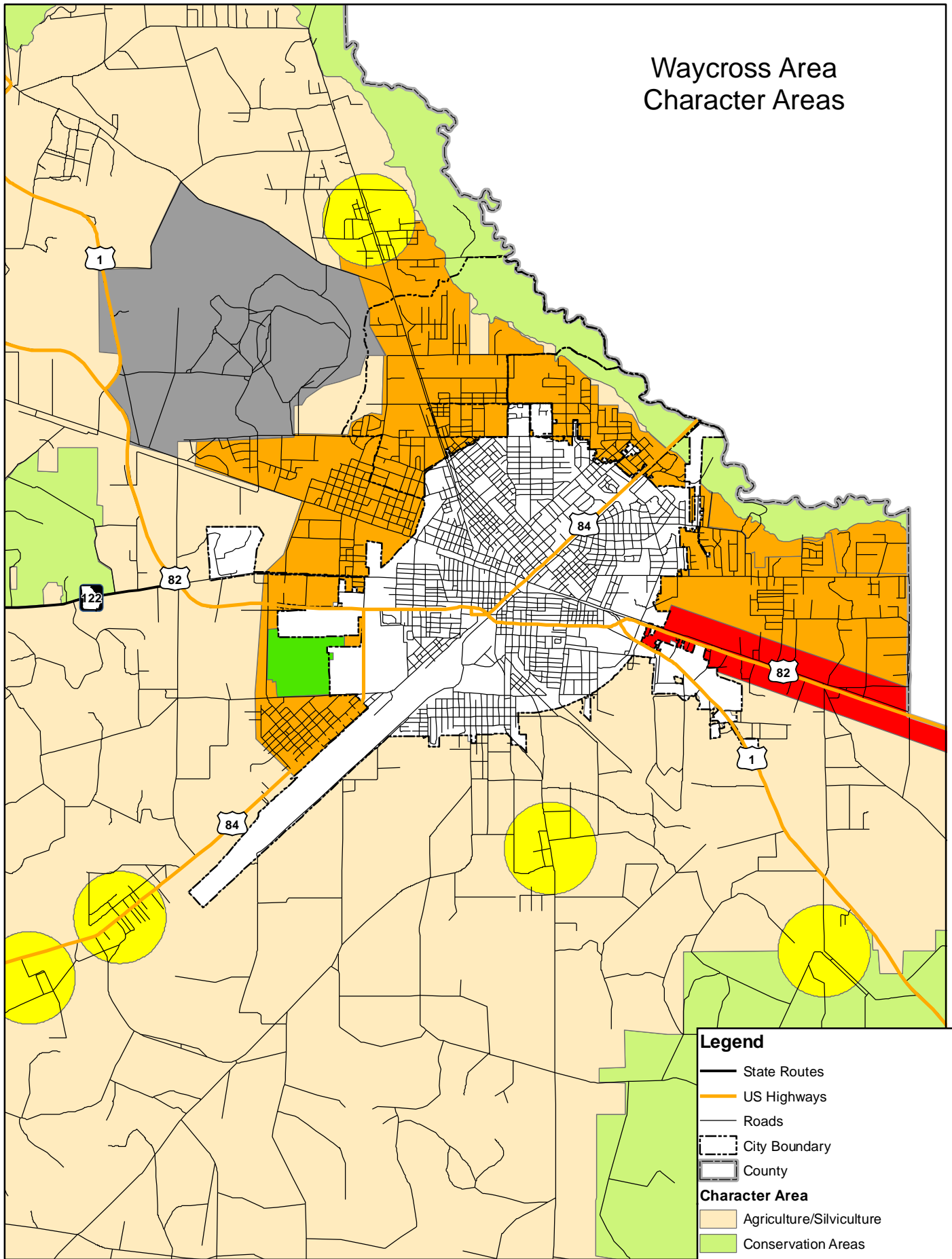
**Future Land Use Maps  
Data Charts  
SWOT Analysis Results  
Sign-In Sheets  
Public Hearing Notices  
Transmittal Letters  
Adoption Resolutions**

# Ware County Character Areas





# Waycross Area Character Areas

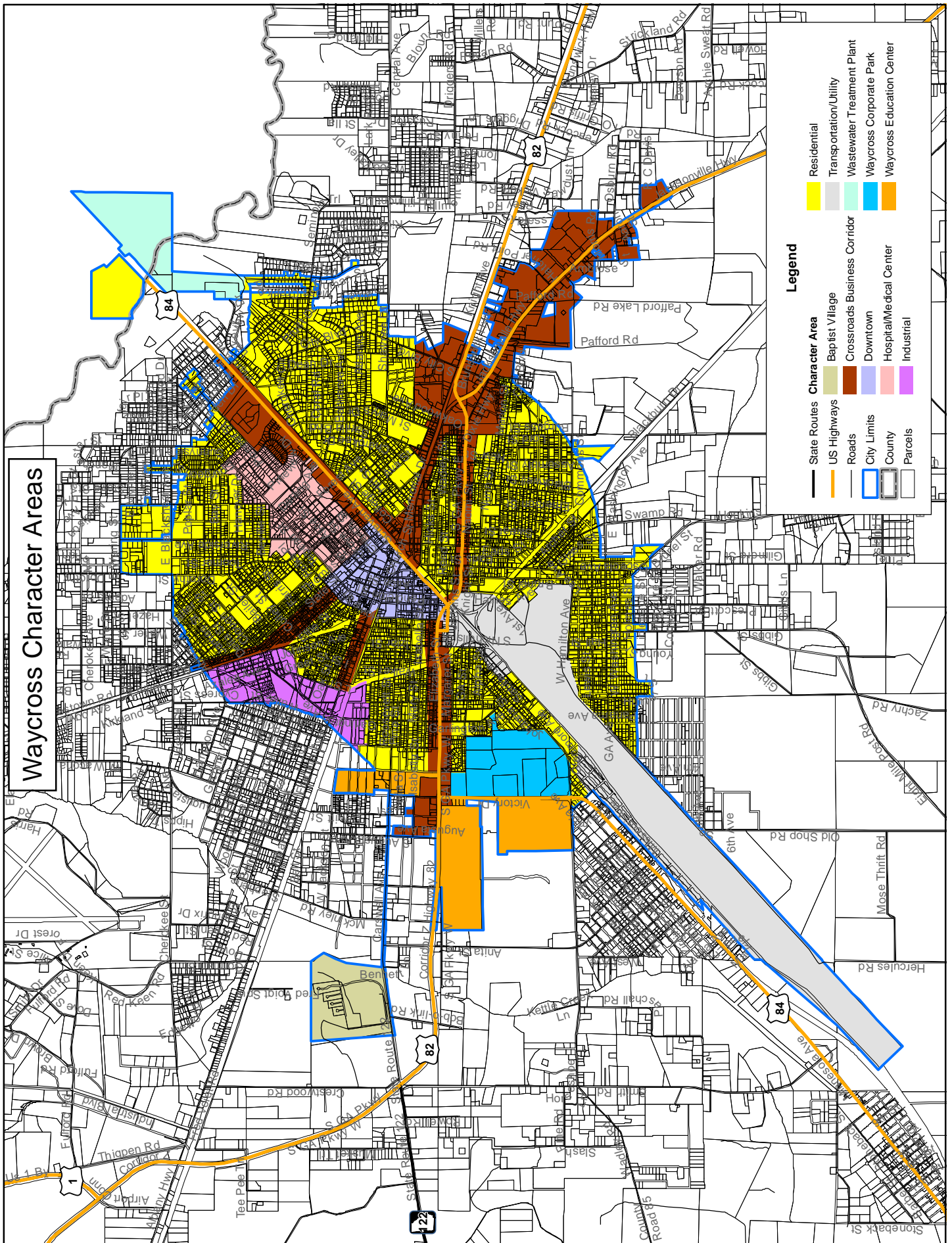


## Legend

- State Routes
- US Highways
- Roads
- City Boundary
- County
- Character Area**
- Agriculture/Silviculture
- Conservation Areas
- Crossroads Commercial Corridor
- Rural Villages
- Trembling Earth Recreation Complex
- Urban Fringe
- Ware County/Waycross Industrial Park



# Waycross Character Areas





# Agriculture

## Ware County, GA

### Farm Employment

	Ware County, GA	Georgia
Total Employment, 2019	20,711	6,418,752
Farm Employment	342	51,318
Farm Proprietors Employment	235	34,987
Non-Farm Employment	20,369	6,367,434

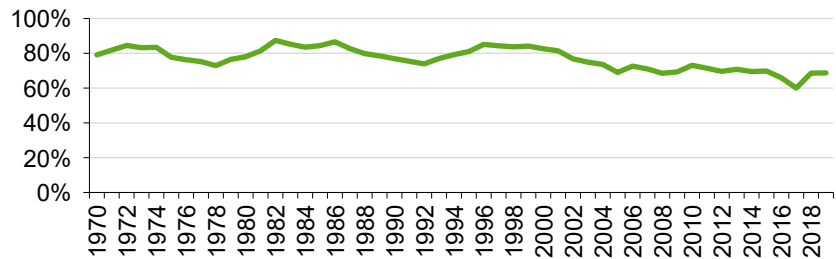
#### Percent of Total

Farm Employment	1.7%	0.8%
Farm Proprietors Employment	1.1%	0.5%
Non-Farm Employment	98.3%	99.2%

All employment data on this page are reported by place of work.

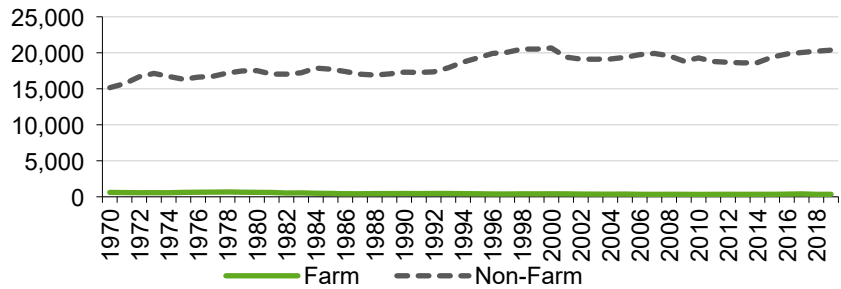
- In 1970, farm proprietors represented 79.1 percent of all farm employment. By 2019, farm proprietors represented 68.7 percent of all farm employment.

Farm Proprietors as a Percent of Farm Jobs, Ware County, GA



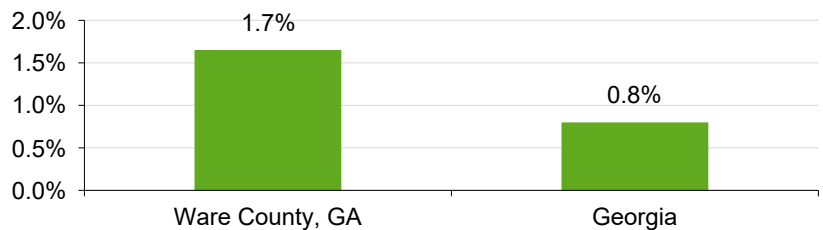
- From 1970 to 2019, farm employment shrank from 607 to 342 jobs, a 43.7 percent decrease.
- From 1970 to 2019, non-farm employment grew from 15,155 to 20,369 jobs, a 34.4 percent increase.

Farm and Non-Farm Jobs, Ware County, GA



- In 2019, Ware County, GA had the largest percent of total farm employment (1.65%), and Georgia had the smallest (0.8%).

Farm Jobs as a Percent of Total Employment, 2019



Data Sources: U.S. Department of Commerce. 2020. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

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Data and Graphics |

# Agriculture

## Ware County, GA

### Farm Income\*

	Ware County, GA	Georgia
Earnings by Place of Work (\$1000), 2019	938,771	373,232,995
Farm Earnings	7,372	1,982,999
Farm Proprietors' Income	4,851	1,601,599
Non-Farm Earnings	931,399	371,249,996

#### Percent of Total

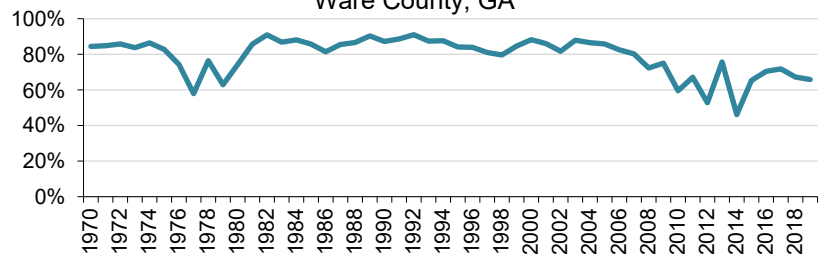
Farm Earnings	0.8%	0.5%
Farm Proprietors' Income	0.5%	0.4%
Non-Farm Earnings	99.2%	99.5%

Farm business income shown here is different than farm personal income shown on the previous page.

\* Thousands of 2019 \$s

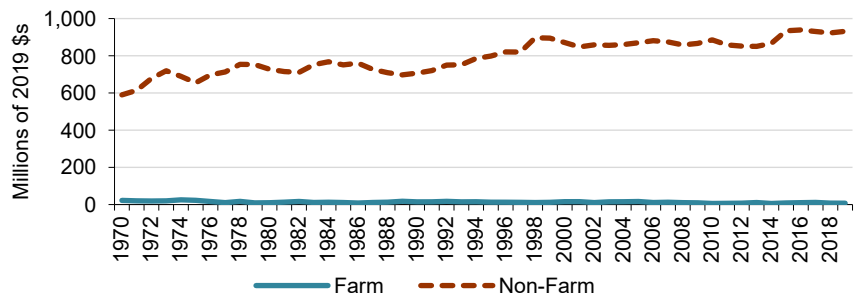
- In 1970, farm proprietors' income represented 84.4 percent of all farm earnings. By 2019, farm proprietors' income represented 65.8 percent of all farm earnings.

Farm Proprietors' Income as a Percent of Farm Earnings, Ware County, GA



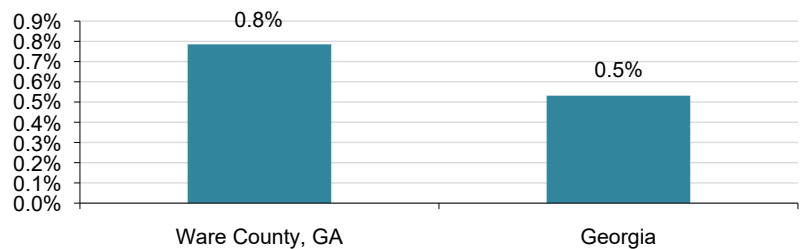
- From 1970 to 2019, farm earnings shrank from \$22.4 million to \$7.4 million, a 67.1 percent decrease.
- From 1970 to 2019, non-farm earnings grew from \$589.7 million to \$931.4 million, a 57.9 percent increase.

Farm and Non-Farm Earnings, Ware County, GA



- In 2019, Ware County, GA had the largest percent of total earnings from farm earnings (0.79%), and Georgia had the smallest (0.53%).

Farm Earnings as a Percent of Total Earnings, 2019



Data Sources: U.S. Department of Commerce. 2020. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

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Data and Graphics |

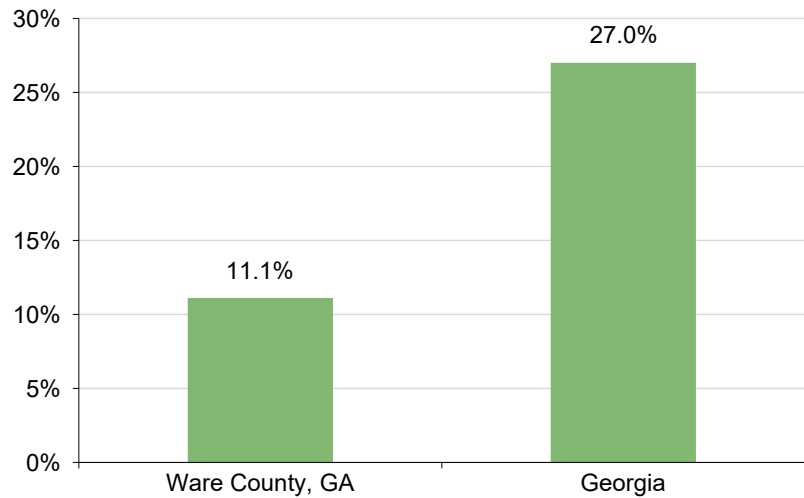
# Agriculture

## Ware County, GA

### Number and Size of Farms

	Ware County, GA	Georgia
Number of Farms, 2017	248	42,439
Land in Farms (Acres), 2017	63,496	9,953,730
Average Farm Size (Acres)	256	235
Approximate Land Area (Acres)	571,456	36,862,570
Approximate Percent of Land Area in Farms	11.1%	27.0%

Approximate Percent of Land Area in Farms, 2017



- In 2017, Georgia had the largest percent of land area in farms (27.0022681543908%), and Ware County, GA had the smallest (11.1112666592004%).

# Agriculture

## Ware County, GA

### Acres of Farm Land

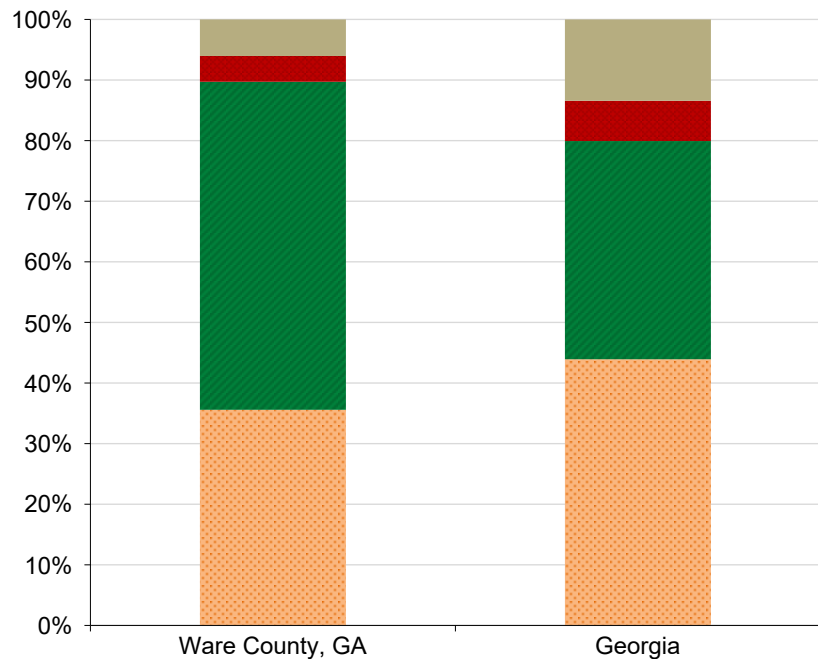
	Ware County, GA	Georgia
Land in Farms (Acres), 2017	63,496	9,953,730
Cropland	22,592	4,372,134
Woodland	34,372	3,584,016
Land in Farmsteads & Buildings	2,702	662,208
Permanent Pasture & Rangeland	3,830	1,335,372

#### Percent of Total

Cropland	35.6%	43.9%
Woodland	54.1%	36.0%
Land in Farmsteads & Buildings	4.3%	6.7%
Permanent Pasture & Rangeland	6.0%	13.4%

- In 2017, Georgia had the largest percent of land area in cropland (43.9%), and Ware County, GA had the smallest (35.6%).
- In 2017, Ware County, GA had the largest percent of land area in woodland (54.1%), and Georgia had the smallest (36%).
- In 2017, Georgia had the largest percent of land area in farmsteads and buildings (6.7%), and Ware County, GA had the smallest (4.3%).
- In 2017, Georgia had the largest percent of land area in permanent pasture and rangeland (13.4%), and Ware County, GA had the smallest (6%).

Land Area in Farms by Use, 2017



■ Cropland
 ■ Woodland
 ■ Land in Farmsteads & Buildings
 ■ Permanent Pasture & Rangeland

# Agriculture

## Ware County, GA

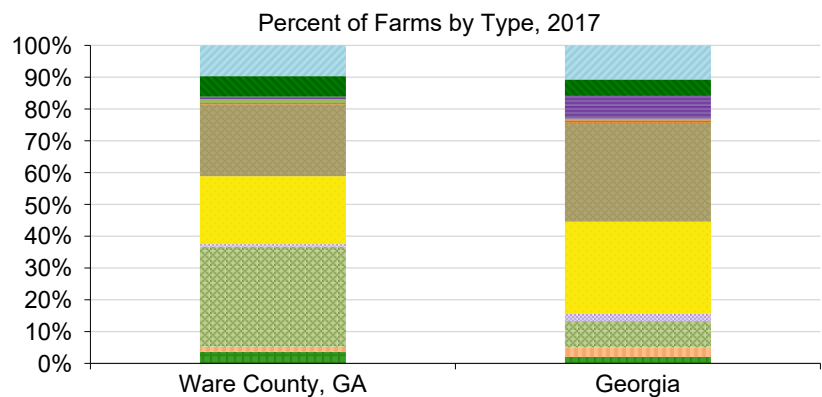
### Types of Farms

	Ware County, GA	Georgia
All Farms, 2017	248	42,439
Oilseed & Grain Farming	9	853
Vegetable & Melon Farming	4	1,287
Fruit & Nut Tree Farming	78	3,500
Greenhouse, Nursery, etc.	2	964
Other Crop Farming	53	12,307
Beef Cattle Ranch. & Farm.	56	13,209
Cattle Feedlots	0	1
Dairy Cattle & Milk Prod.	1	319
Hog & Pig Farming	3	230
Poultry & Egg Production	2	3,024
Sheep & Goat Farming	16	2,198
Animal Aquaculture & Other Animal Prod.	24	4,547

#### Percent of Total

Oilseed & Grain Farming	3.6%	2.0%
Vegetable & Melon Farming	1.6%	3.0%
Fruit & Nut Tree Farming	31.5%	8.2%
Greenhouse, Nursery, etc.	0.8%	2.3%
Other Crop Farming	21.4%	29.0%
Beef Cattle Ranch. & Farm.	22.6%	31.1%
Cattle Feedlots	0.0%	0.0%
Dairy Cattle & Milk Prod.	0.4%	0.8%
Hog & Pig Farming	1.2%	0.5%
Poultry & Egg Production	0.8%	7.1%
Sheep & Goat Farming	6.5%	5.2%
Aquaculture & Other Prod.	9.7%	10.7%

- In 2017, Ware County, GA had the largest percent of oilseed and grain farming (3.6%), and Georgia had the smallest (2%).
- In 2017, Georgia had the largest percent of beef cattle ranching and farming (31.1%), and Ware County, GA had the smallest (22.6%).



Data Sources: U.S. Department of Agriculture. 2019. National Agricultural Statistics Service, Census of Agriculture, Washington, D.C.

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Data and Graphics |

# Agriculture

## Ware County, GA

### Wages and Employment

Wages*, 2019	Ware County, GA	Georgia
Total Private & Public, (2019 \$s)	\$35,281	\$55,291
Total Private	\$34,773	\$56,030
Farm	\$36,952	\$33,941
Crop Production	\$36,952	\$30,364
Animal Production	\$0	\$41,111
Non-Farm	\$32,643	\$56,074

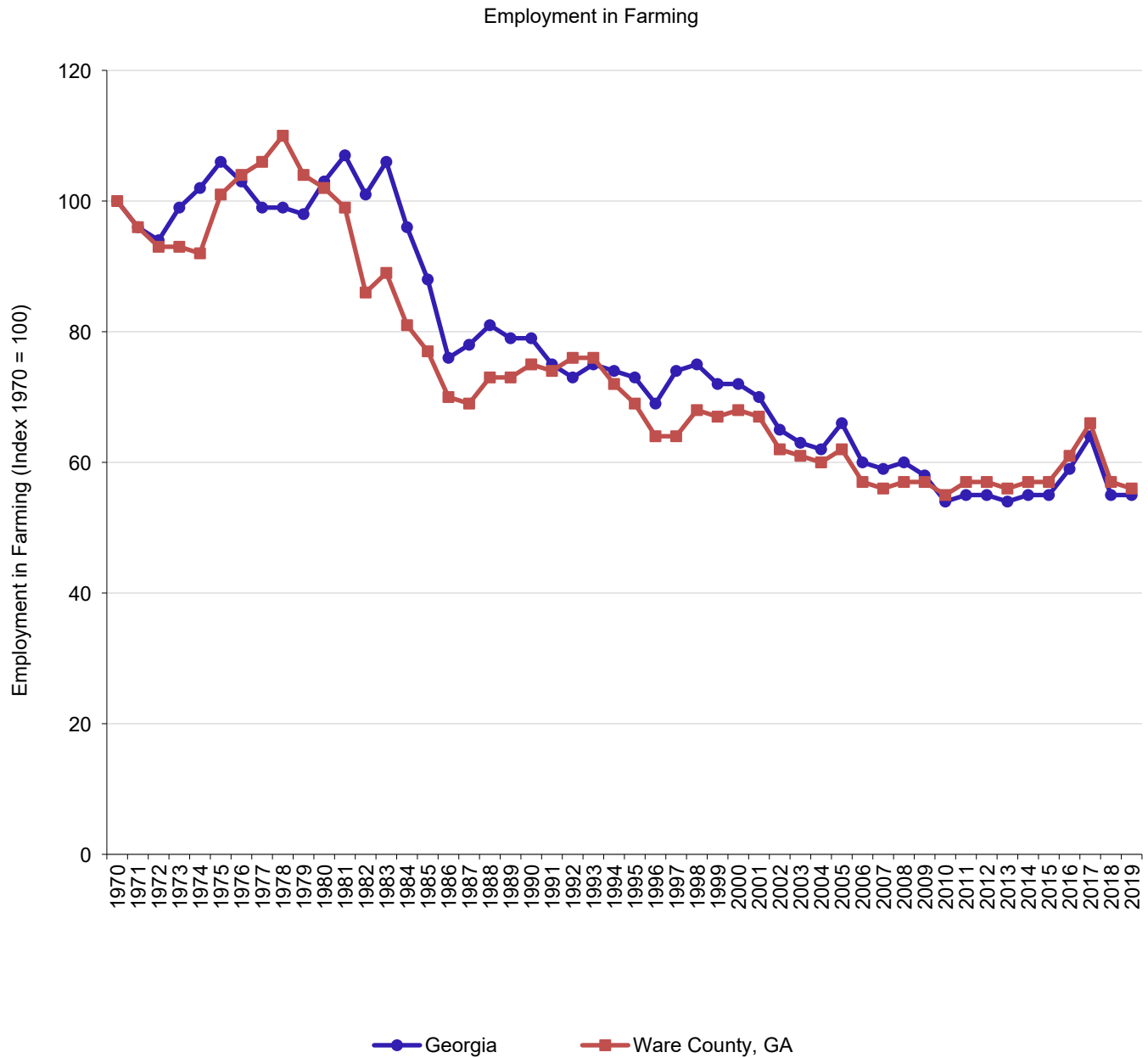
Percent of Employment*, 2019	Ware County, GA	Georgia
Total Private	79.8%	85.5%
Farm	0.6%	0.3%
Crop Production	0.6%	0.2%
Animal Production	0.0%	0.1%
Non-Farm	59.6%	85.1%

\* These tables show data from the Bureau of Labor Statistics, which does not report data for proprietors or the value of benefits and uses slightly different industry categories than those shown on previous pages of this report.

# Agriculture

## Ware County, GA

### Comparisons Over Time



• From 1970 to 2019, Ware County, GA had the fastest rate of change in farm employment and Ware County, GA had the slowest.

Data Sources: U.S. Department of Commerce. 2020. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

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Data and Graphics |



# BLM Socioeconomic Profile

## Ware County, GA

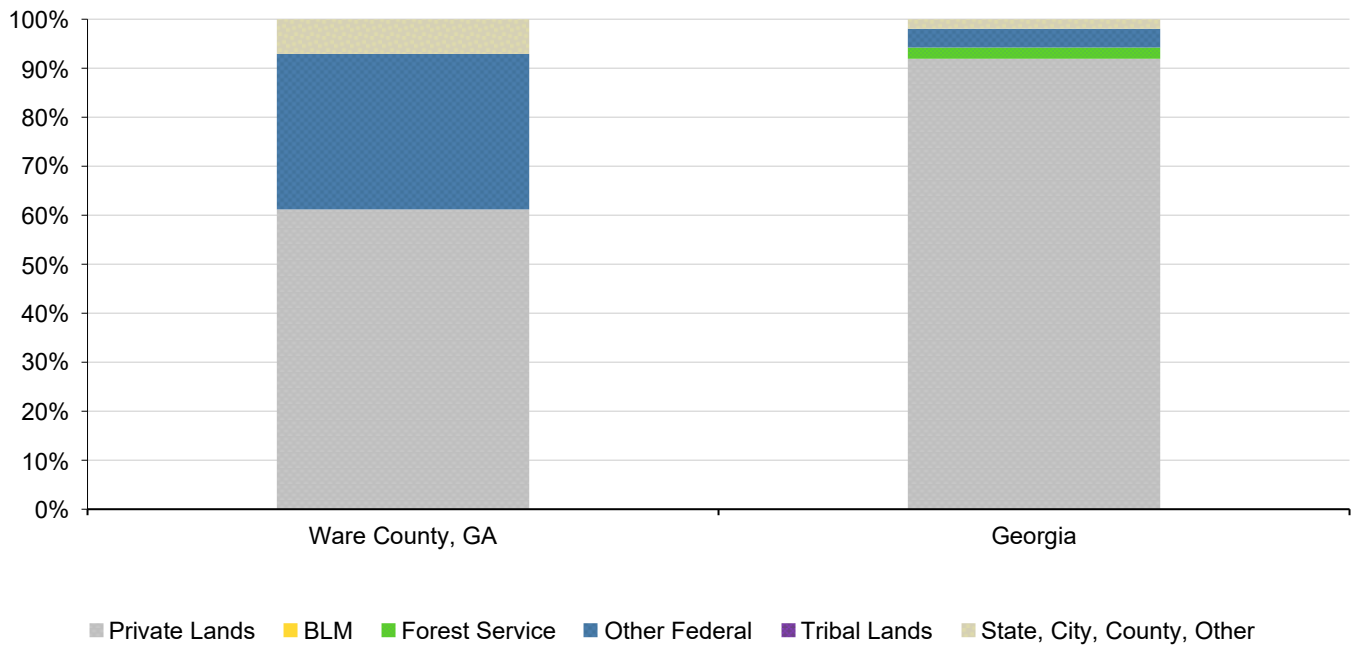
### Land Ownership

Land Ownership, Acres	Ware County, GA	Georgia
Total Area	581,112	37,609,198
Private Lands	355,561	34,574,767
Federal Lands	184,379	2,300,949
BLM	0	0
Forest Service	0	859,863
Other Federal	184,379	1,441,086
Tribal Lands	0	0
State, City, County, Other	41,173	733,547

### Percent of Total

Private Lands	61.2%	91.9%
Federal Lands	31.7%	6.1%
BLM	0.0%	0.0%
Forest Service	0.0%	2.3%
Other Federal	31.7%	3.8%
Tribal Lands	0.0%	0.0%
State, City, County, Other	7.1%	2.0%

Land Ownership, Percent of Land Area



Based on data from the following source(s): U.S. Geological Survey, Gap Analysis Program. 2018. Protected Areas Database of the United States (PADUS) version 2.0

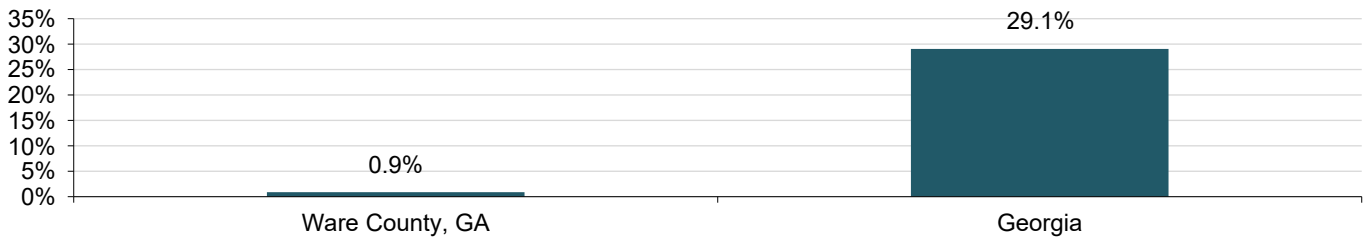
# BLM Socioeconomic Profile

## Ware County, GA

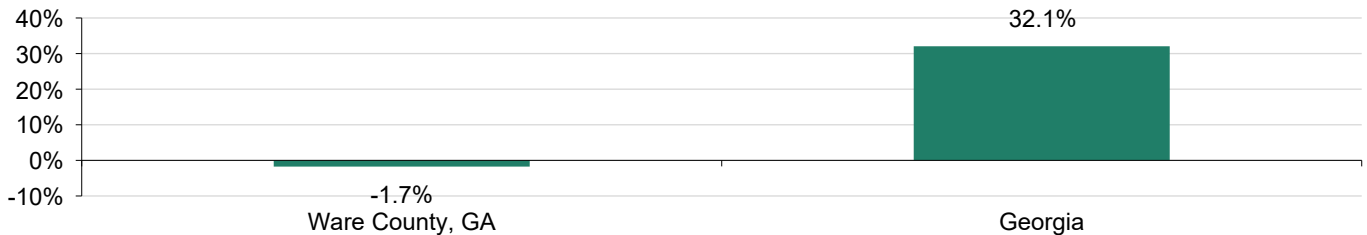
### Overview

	Ware County, GA	Georgia
<b>Population</b>		
Population, 2000	35,421	8,227,303
Population, 2019	35,734	10,617,423
<b>Employment</b>		
Employment, 2000	21,079	4,860,810
Employment, 2019	20,711	6,418,752
<b>Per Capita Income</b>		
Per Capita Income, 2000 (2019 \$s)	\$30,056	\$42,858
Per Capita Income, 2019 (2019 \$s)	\$34,915	\$48,236

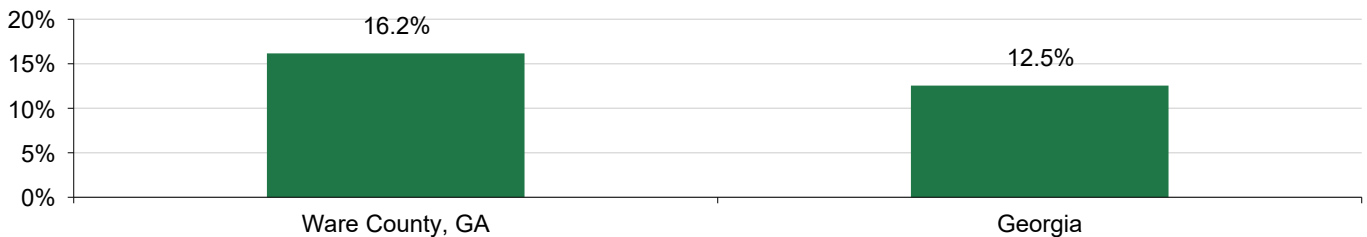
Population, Percent Change, 2000 to 2019



Employment, Percent Change, 2000 to 2019



Per Capita Income, Percent Change, 2000 to 2019



Based on data from the following source(s): U.S. Department of Commerce. 2020. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

# BLM Socioeconomic Profile

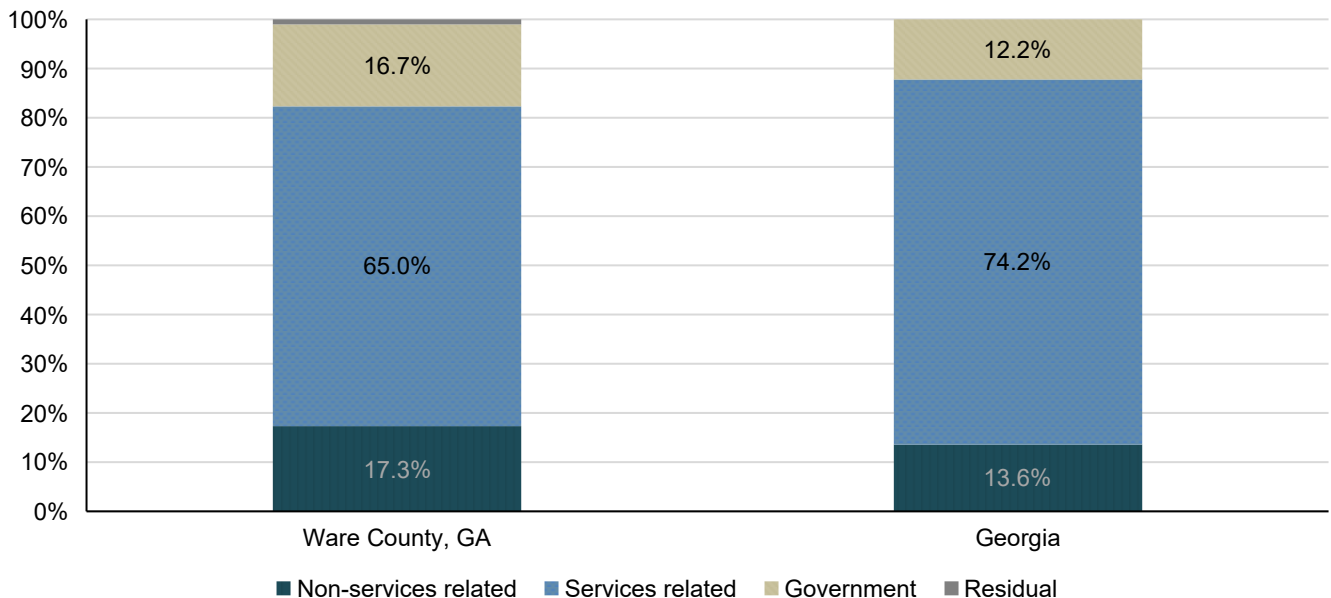
## Ware County, GA

### Jobs by Industry (2019)

	Ware County, GA	Georgia
Total number of jobs	20,711	6,418,752
Non-services related	3,588	870,508
Farm	342	51,318
Forestry, fishing, & ag. services	243	26,231
Mining (including fossil fuels)	0	8,336
Construction	776	354,681
Manufacturing	2,227	429,942
Services related	~13,459	4,763,760
Utilities	58	20,292
Wholesale trade	528	237,975
Retail trade	2,648	608,004
Transportation and warehousing	1,525	337,848
Information	126	139,418
Finance and insurance	482	313,178
Real estate and rental and leasing	393	293,532
Professional and technical services	na	444,186
Management of companies	na	99,959
Administrative and waste services	1,175	516,832
Educational services	~91	129,361
Health care and social assistance	~2,898	595,896
Arts, entertainment, and recreation	229	130,721
Accommodation and food services	1,744	490,595
Other services, except public admin.	1,562	405,963
Government	3,450	784,484
Residual	214	0

All employment data are reported by *place of work*. Estimates for data that were not disclosed are indicated with tildes (~).

### Jobs by Industry, Percent of Total, 2019



Based on data from the following source(s): U.S. Department of Commerce. 2020. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

# BLM Socioeconomic Profile

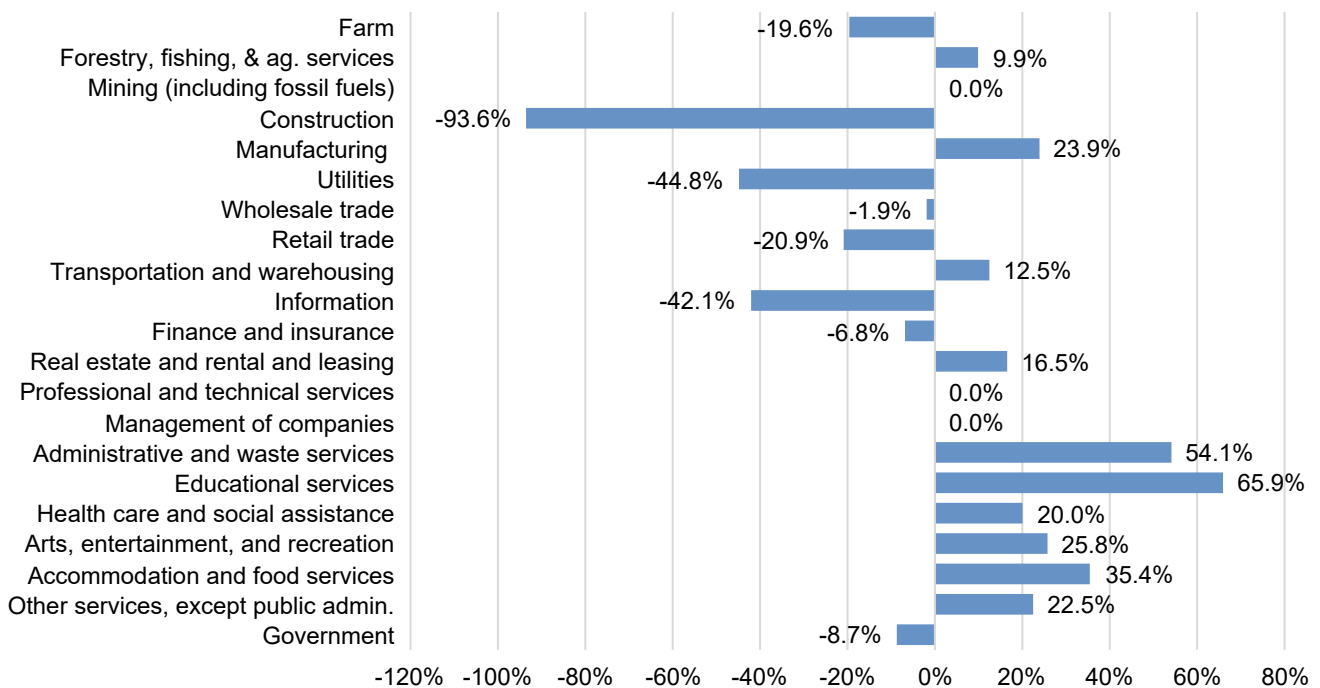
## Ware County, GA

### Jobs by Industry (Change from 2001 to 2019)

	Ware County, GA	Georgia
Total change in jobs	906	1,546,938
Non-services related	-243	-59,485
Farm	-67	-14,550
Forestry, fishing, & ag. services	24	4,303
Mining (including fossil fuels)	-7	-1,384
Construction	-726	41,811
Manufacturing	533	-89,665
Services related	~1,885	1,529,176
Utilities	~26	-893
Wholesale trade	-10	9,473
Retail trade	-553	65,460
Transportation and warehousing	~190	143,280
Information	-53	-17,525
Finance and insurance	-33	109,351
Real estate and rental and leasing	65	143,478
Professional and technical services	na	160,805
Management of companies	na	34,355
Administrative and waste services	636	198,081
Educational services	~60	53,094
Health care and social assistance	~581	243,978
Arts, entertainment, and recreation	59	60,527
Accommodation and food services	618	174,136
Other services, except public admin.	351	151,576
Government	-301	77,247
Residual	-435	0

All employment data are reported by *place of work*. Estimates for data that were not disclosed are indicated with tildes (~).

### Percent Change in Jobs by Industry, 2001 to 2019, Ware County, GA



Based on data from the following source(s): U.S. Department of Commerce. 2020. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

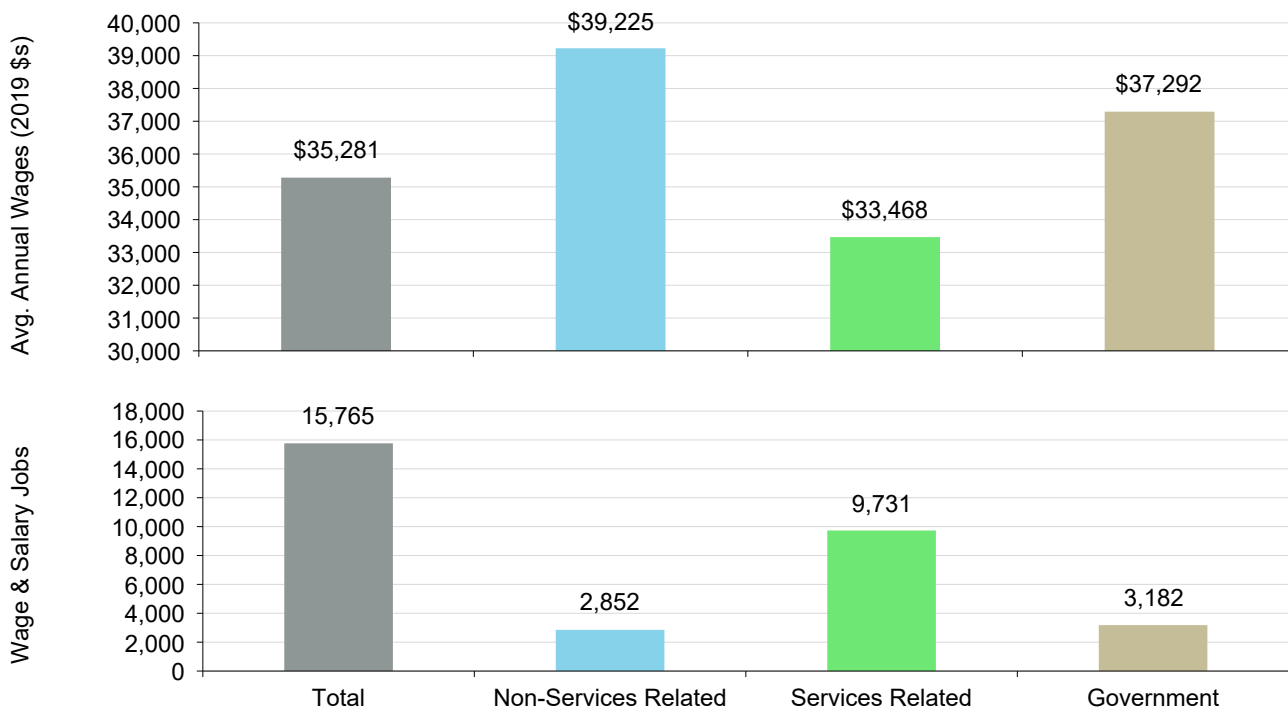
# BLM Socioeconomic Profile

## Ware County, GA

### Wages by Industry

Employment and Wages in 2019, Aggregated Region	Wage & Salary Employment	% of Total Wage & Salary Employment	Avg. Annual Wages (2019 \$s)	Georgia Avg. Annual Wages (2019 \$s)
Total	15,765		\$35,281	\$55,291
Private	12,583	79.8%	\$34,773	\$56,030
Non-Services Related	2,852	18.1%	\$39,225	\$59,254
Natural Resources and Mining	229	1.5%	\$43,681	\$43,264
Agriculture, forestry, fishing & hunting	229	1.5%	\$43,681	\$37,475
Mining (incl. fossil fuels)	0	0.0%	na	\$70,092
Construction	478	3.0%	\$37,923	\$63,699
Manufacturing (Incl. forest products)	2,145	13.6%	\$39,040	\$58,196
Services Related	9,731	61.7%	\$33,468	\$55,391
Trade, Transportation, and Utilities	3,443	21.8%	\$35,906	\$49,911
Information	100	0.6%	\$39,083	\$100,938
Financial Activities	359	2.3%	\$45,047	\$86,655
Professional and Business Services	948	6.0%	\$31,442	\$71,869
Education and Health Services	2,421	15.4%	\$44,625	\$53,829
Leisure and Hospitality	1,804	11.4%	\$15,071	\$21,351
Other Services	631	4.0%	\$25,036	\$37,976
Unclassified	24	0.2%	\$47,596	\$70,063
Government	3,182	20.2%	\$37,292	\$50,935
Federal Government	82	0.5%	\$60,196	\$79,048
State Government	1,447	9.2%	\$36,240	\$50,712
Local Government	1,653	10.5%	\$37,078	\$43,906

Wages & Employment by Major Industry, Ware County, GA, 2019



Based on data from the following source(s): U.S. Department of Labor. 2020. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C.

# BLM Socioeconomic Profile

## Ware County, GA

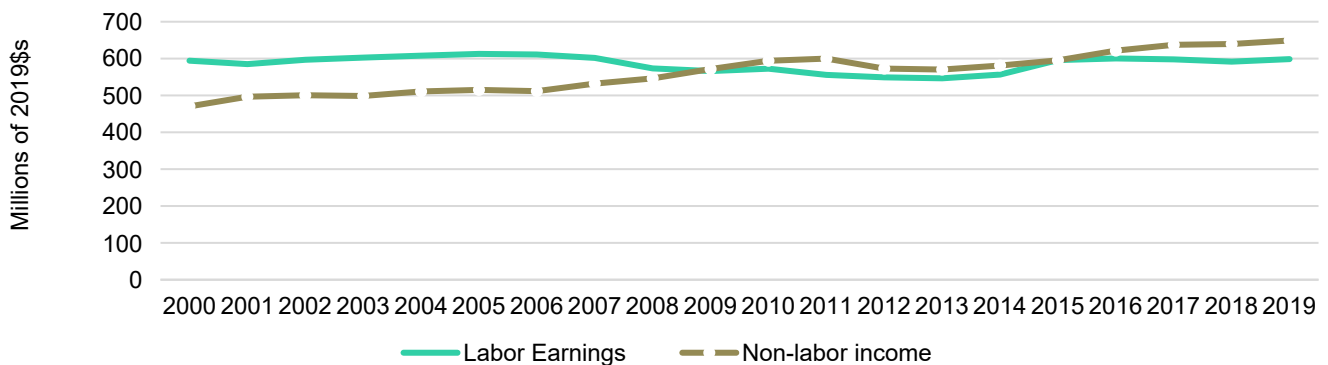
### Non-labor Income

Non-Labor Income in 2019	Ware County, GA	Georgia
Personal Income (thous. of 2019 \$s)	1,247,638	512,137,896
Non-Labor Income	649,077	180,470,624
Dividends, Interest, Rent	211,502	94,341,153
Age-Related Transfer Payments	231,293	51,459,341
Hardship-Related Payments	125,621	20,423,375
Other Transfer Payments	80,661	14,246,755
Labor Earnings	598,561	331,667,272

### Percent of Total Personal Income

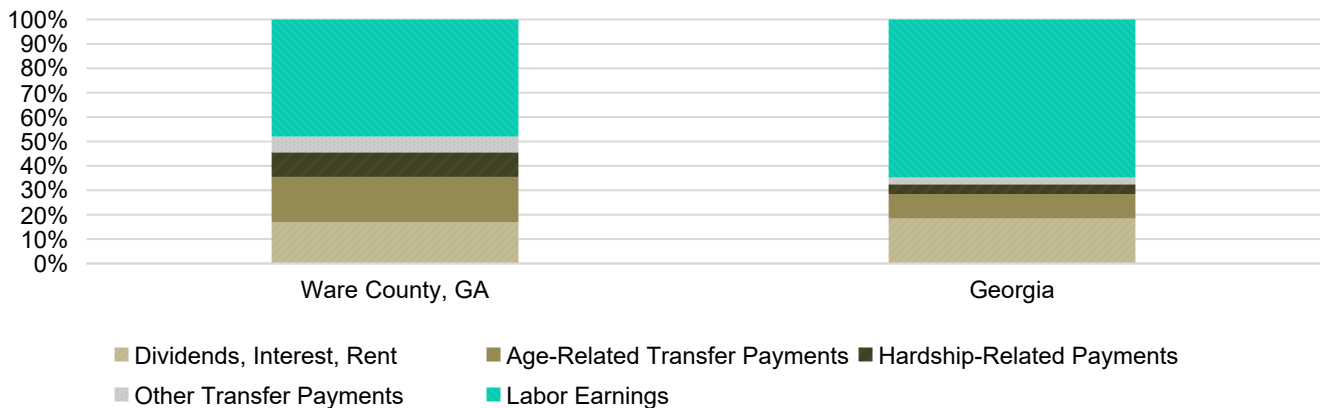
Non-Labor Income	52.0%	35.2%
Dividends, Interest, Rent	17.0%	18.4%
Age-Related Transfer Payments	18.5%	10.0%
Hardship-Related Payments	10.1%	4.0%
Other Transfer Payments	6.5%	2.8%
Labor Earnings	48.0%	64.8%

### Components of Personal Income, Ware County, GA



Non-labor income accounted for 98 percent of real personal income growth (\$183M) between 2000 and 2019.

### Non-Labor & Labor Income, Percent of Total Personal Income, 2019



Based on data from the following source(s): U.S. Department of Commerce. 2020. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

# BLM Socioeconomic Profile

## Ware County, GA

### Migration and Natural Population Change

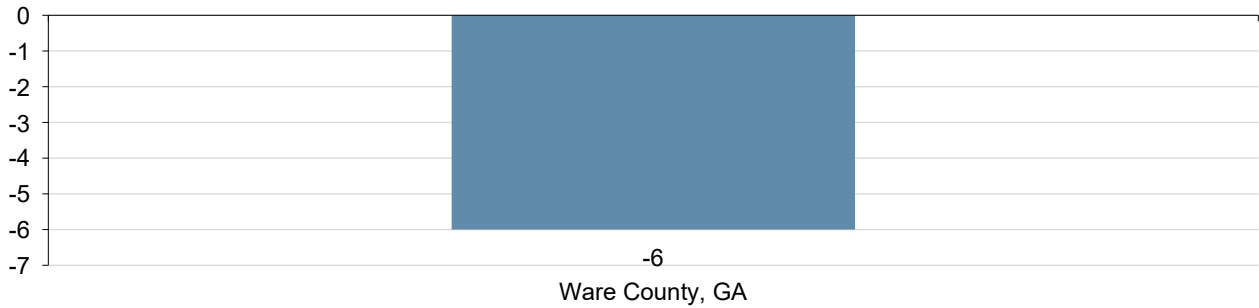
	Ware County, GA	Georgia
Average Annual Population Change, 2000-2019	-6	139,144
From Natural Change	56	63,134
From Net Migration	-52	69,809
From Residual	-10	6,201

#### Factors Contributing to Population Change\*, 2000-2019

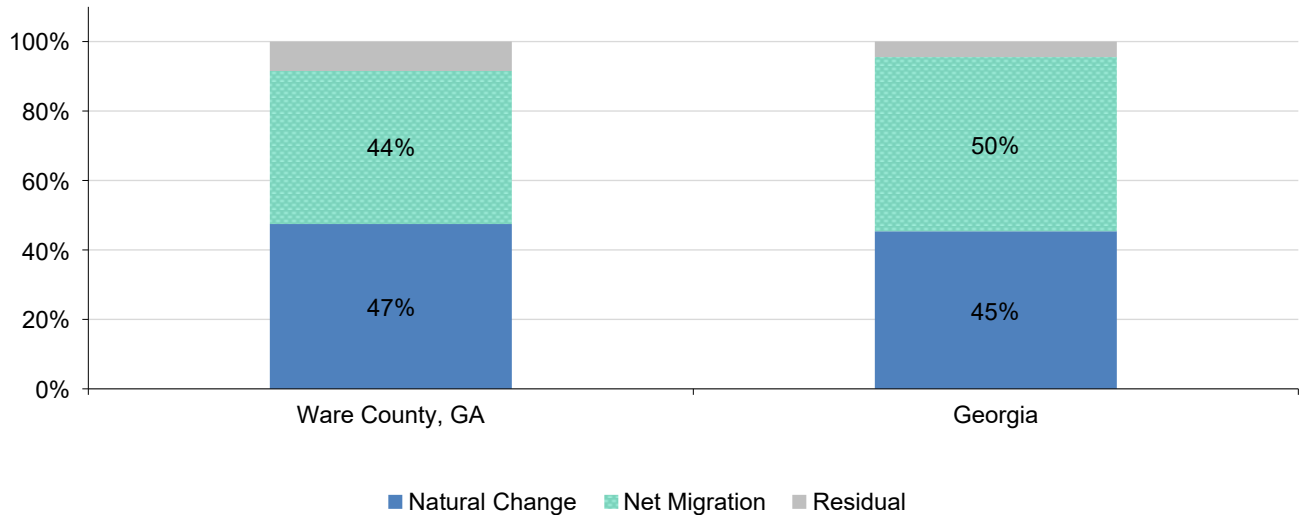
Natural Change	47.5%	45.4%
Net Migration	44.1%	50.2%
Residual	8.5%	4.5%

The residual is a minor statistical correction made by the U.S. Census, and represents change in the population that cannot be attributed to any specific demographic component of population change.

#### Average Annual Population Change, 2000-2019



#### Factors Contributing to Population Change\*, 2000-2019



\* The absolute value of the individual component of population change divided by the sum of the absolute values of the three components (natural change, net migration, and the residual).

Based on data from the following source(s): U.S. Department of Commerce. 2020. Census Bureau, Population Division, Washington, D.C.



# BLM Socioeconomic Profile

## Ware County, GA

### Poverty (Identifying Environment Justice Populations)

Poverty, 2018*	Ware County, GA	Georgia
People	32,964	10,024,689
Families	9,254	2,501,768
People Below Poverty	7,828	1,607,714
Families below poverty	1,631	303,827

#### Percent of Total

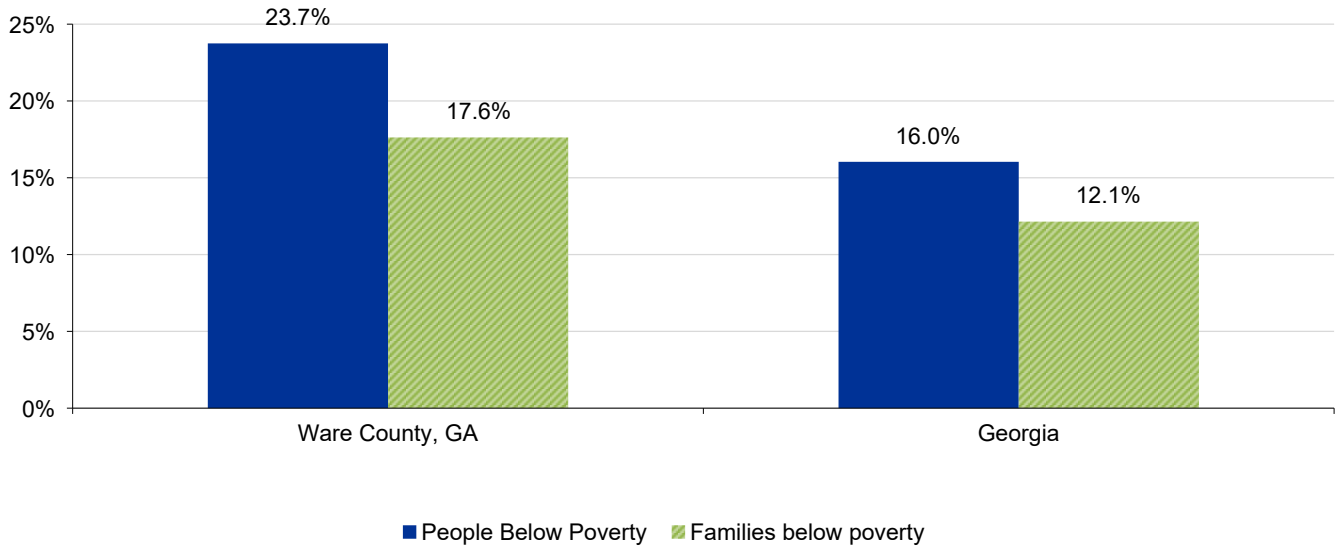
People Below Poverty	23.7%	16.0%
Families below poverty	17.6%	12.1%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

#### Individuals & Families Below Poverty, 2018\*



\* ACS 5-year estimates used. The 2018 estimate is based on data collected between 2014 and 2018.

Based on data from the following source(s): U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# BLM Socioeconomic Profile

## Ware County, GA

### Minorities (Identifying Environment Justice Populations)

Race and Ethnicity, 2018*	Ware County, GA	Georgia
Total Population	35,599	10,297,484
White alone	22,986	6,079,976
Black or African American alone	10,621	3,239,300
American Indian alone	**178	33,484
Asian alone	403	402,501
Native Hawaii & Other Pacific Is. alone	**33	6,095
Some other race alone	*899	283,680
Two or more races	*479	252,448
Hispanic or Latino (of any race)	1,460	968,463
Not Hispanic or Latino	34,139	9,329,021
Not Hispanic & White alone	22,616	5,476,441
<b>Total Minority Population</b>	<b>12,983</b>	<b>4,821,043</b>

### Percent of Total

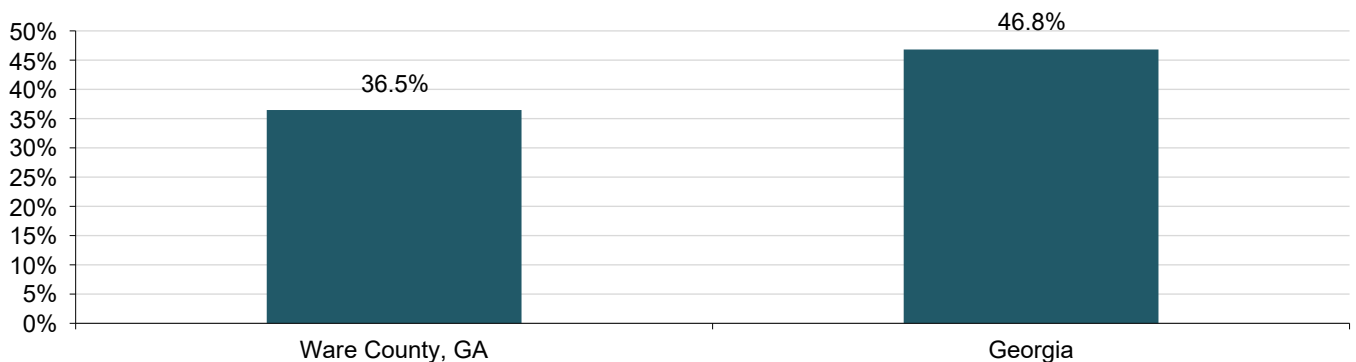
White alone	64.6%	59.0%
Black or African American alone	29.8%	31.5%
American Indian alone	**0.5%	0.3%
Asian alone	1.1%	3.9%
Native Hawaii & Other Pacific Is. alone	**0.1%	0.1%
Some other race alone	*2.5%	2.8%
Two or more races	*1.3%	2.5%
Hispanic or Latino (of any race)	4.1%	9.4%
Not Hispanic or Latino	95.9%	90.6%
Not Hispanic & White alone	63.5%	53.2%
<b>Total Minority Population</b>	<b>36.5%</b>	<b>46.8%</b>

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

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### Minority Population, Percent of Total, 2018\*



\* ACS 5-year estimates used. The 2018 estimate is based on data collected between 2014 and 2018.

Based on data from the following source(s): U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# BLM Socioeconomic Profile

## Ware County, GA

### Other Socioeconomic Indicators

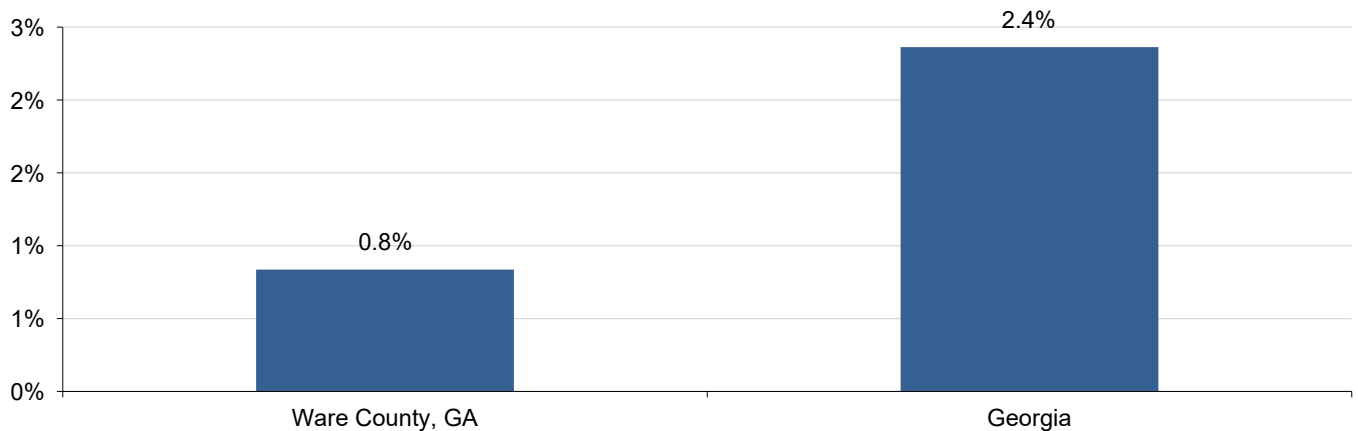
	Ware County, GA	Georgia
<b>Unemployment</b>		
Avg. Annual Unemployment Rate, 2019	3.7%	3.4%
<b>Median Age</b>		
Median Age, 2010*	37.3	35.0
Median Age, 2018*	38.4	36.5
<b>Housing</b>		
Total Housing Units, 2018*	16,623	4,241,003
Occupied	83.6%	87.5%
Vacant	16.4%	12.5%
Seasonal, recreational, occasional	<b>0.8%</b>	2.4%
<b>Commuting</b>		
Workers 16 years and over, 2018*	12,995	4,667,378
Worked in county of residence	83.6%	58.2%
Mean travel time to work (minutes)	20	27
<b>Education</b>		
Total Population 25 yrs or older	24,179	6,786,547
Bachelor's degree or higher	13.9%	30.7%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

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#### Seasonal, Recreational Housing, 2018\*



\* ACS 5-year estimates used. The 2018 estimate is based on data collected between 2014 and 2018.

Based on data from the following source(s): U.S. Department of Labor. 2020. Bureau of Labor Statistics, Local Area Unemployment Statistics, Washington, D.C.; U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# Demographics

## Ware County, GA

### Population

	Ware County, GA	Georgia
Population (2018*)	35,599	10,297,484
Population (2010*)	36,006	9,468,815
Population Change (2010*-2018*)	-407	828,669
Population Pct. Change (2010*-2018*)	-1.1%	8.8%

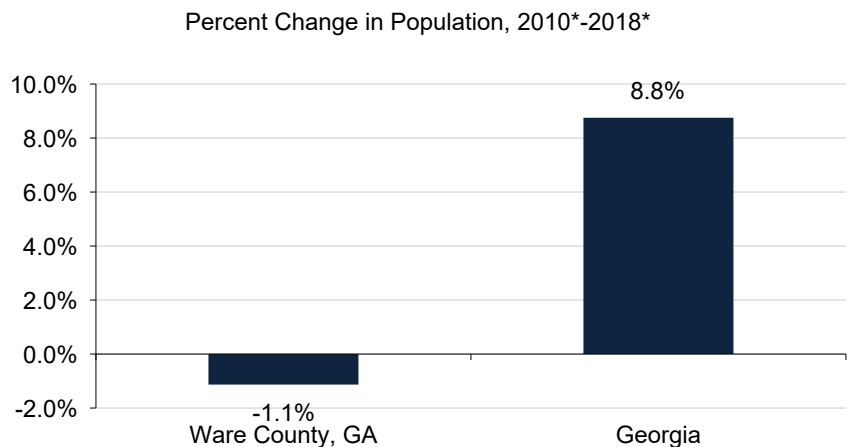
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- From 2010\* to 2018\*, Ware County, GA had the smallest estimated absolute change in population (-407).

- From 2010\* to 2018\*, Georgia had the largest estimated relative change in population (8.8%), and Ware County, GA had the smallest (-1.1%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# Demographics

## Ware County, GA

### Age and Gender

	Ware County, GA	Georgia
Total Population, 2018*	35,599	10,297,484
Under 5 years	2,411	655,810
5 to 9 years	2,628	697,132
10 to 14 years	2,087	718,143
15 to 19 years	2,191	721,206
20 to 24 years	2,103	718,646
25 to 29 years	2,593	727,688
30 to 34 years	2,093	692,096
35 to 39 years	2,354	690,300
40 to 44 years	2,174	682,251
45 to 49 years	2,255	704,947
50 to 54 years	2,227	702,308
55 to 59 years	2,350	656,064
60 to 64 years	2,238	578,604
65 to 69 years	1,880	481,669
70 to 74 years	1,439	353,555
75 to 79 years	1,114	234,522
80 to 84 years	631	149,164
85 years and over	831	133,379
Total Female	17,846	5,285,255
Total Male	17,753	5,012,229

#### Change in Median Age, 2010\*-2018\*

Median Age^ (2018*)	38.4	36.5
Median Age^ (2010*)	37.3	35.0
Median Age % Change	2.9%	4.3%

^ Median age is not available for metro/non-metro or regional aggregations.

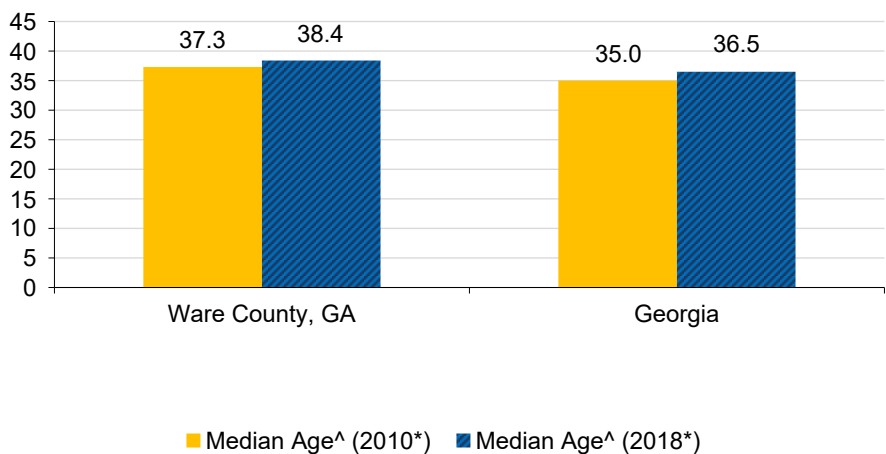
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**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

Median Age, 2010\* & 2018\*

- From 2010\* to 2018\* , the median age estimate increased the most in Georgia (35.0 to 36.5, a 4.3% increase) and increased the least in Ware County, GA (37.3 to 38.4, a 2.9% increase).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# Demographics

## Ware County, GA

### Age and Gender

	2010*	2018*
Total Population, 2010*-2018*	36,006	35,599
Under 18	8,725	8,546
18-34	8,097	7,560
35-44	4,622	4,528
45-64	9,229	9,070
65 and over	5,333	5,895

#### Percent of Total

	2010*	2018*
Under 18	24.2%	24.0%
18-34	22.5%	21.2%
35-44	12.8%	12.7%
45-64	25.6%	25.5%
65 and over	14.8%	16.6%

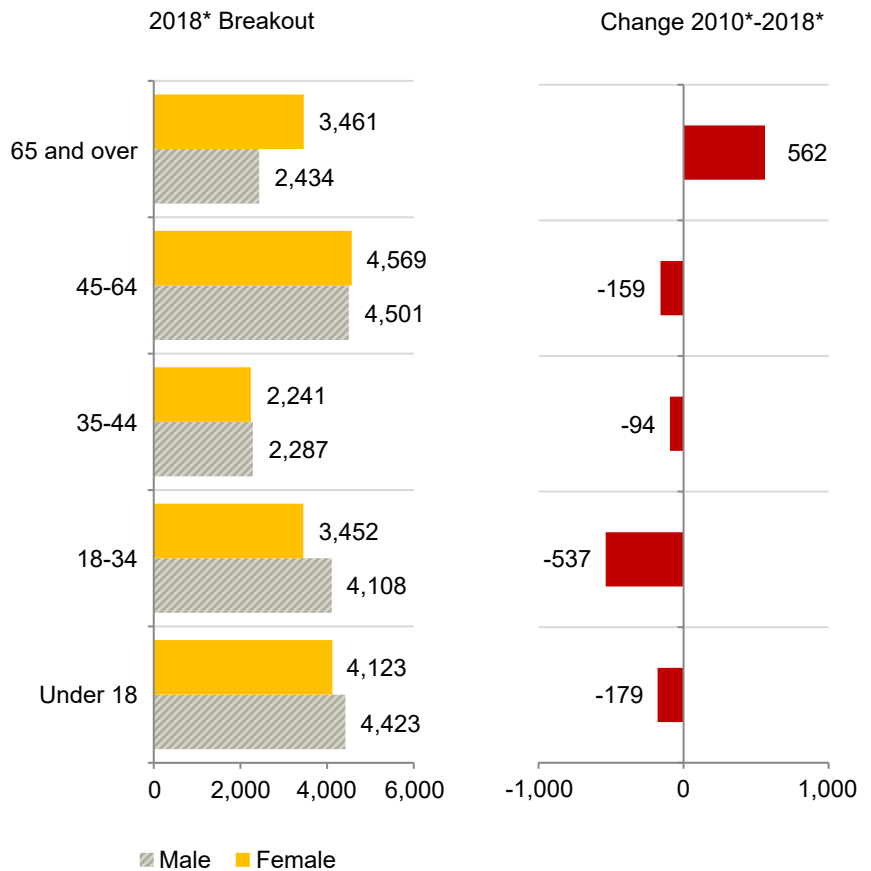
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- In 2018\*, the age category with the highest estimate for number of women was 45-64 (4,569), and the age category with the highest estimate for number of men was 45-64 (4,501).

- From 2010\* to 2018\*, the age category with the largest estimated increase was 65 and over (562), and the age category with the largest estimated decrease was 18-34 (-537).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

# Demographics

## Ware County, GA

### Race

	Ware County, GA	Georgia
Total Population, 2018*	35,599	10,297,484
White alone	22,986	6,079,976
Black or African American alone	10,621	3,239,300
American Indian alone	<b>178</b>	33,484
Asian alone	403	402,501
Native Hawaii & Other Pacific Is. alone	<b>33</b>	6,095
Some other race alone	<b>899</b>	283,680
Two or more races	<b>479</b>	252,448

### Percent of Total

White alone	64.6%	59.0%
Black or African American alone	29.8%	31.5%
American Indian alone	<b>0.5%</b>	0.3%
Asian alone	1.1%	3.9%
Native Hawaii & Other Pacific Is. alone	<b>0.1%</b>	0.1%
Some other race alone	<b>2.5%</b>	2.8%
Two or more races	<b>1.3%</b>	2.5%

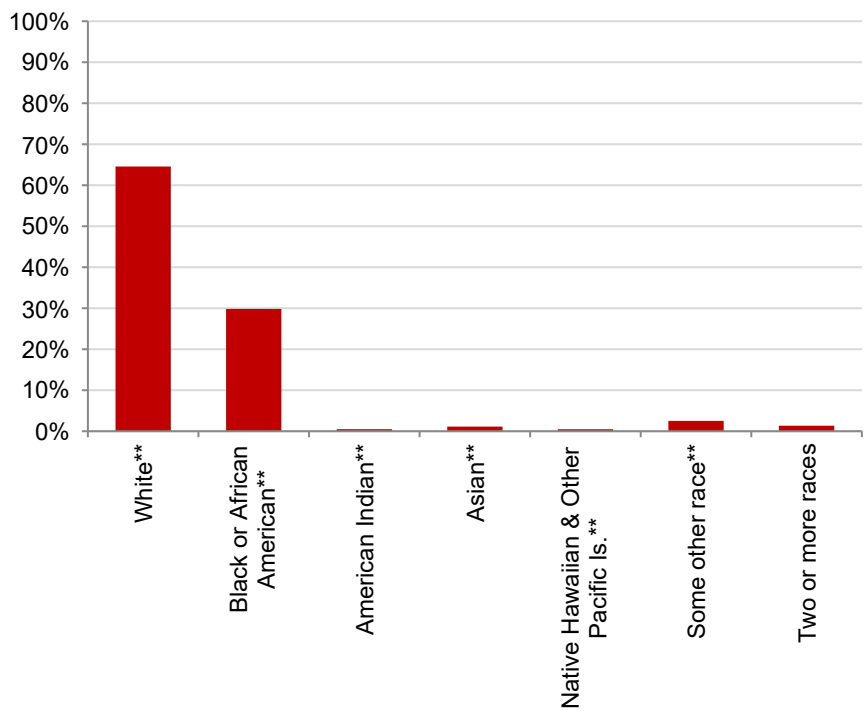
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Population by Race, Percent of Total, Ware County, GA, 2018\*

- In the 2014-2018 period, the racial category with the highest estimated percent of the population in the Ware County, GA was white alone (64.6%), and the racial category the lowest estimated percent of the population was native hawaii & other pacific is. alone (0.1%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

\*\* Percentages are by an individual race alone unless otherwise noted

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.



# Demographics

## Ware County, GA

### Ethnicity

	Ware County, GA	Georgia
Total Population, 2018*	35,599	10,297,484
Hispanic or Latino (of any race)	1,460	968,463
Not Hispanic or Latino	34,139	9,329,021
White alone	22,616	5,476,441
Black or African American alone	10,528	3,195,363
American Indian alone	**178	18,416
Asian alone	403	399,223
Native Hawaii & Oth.Pacific Is. alone	**33	5,070
Some other race	**38	30,394
Two or more races	*343	204,114

### Percent of Total

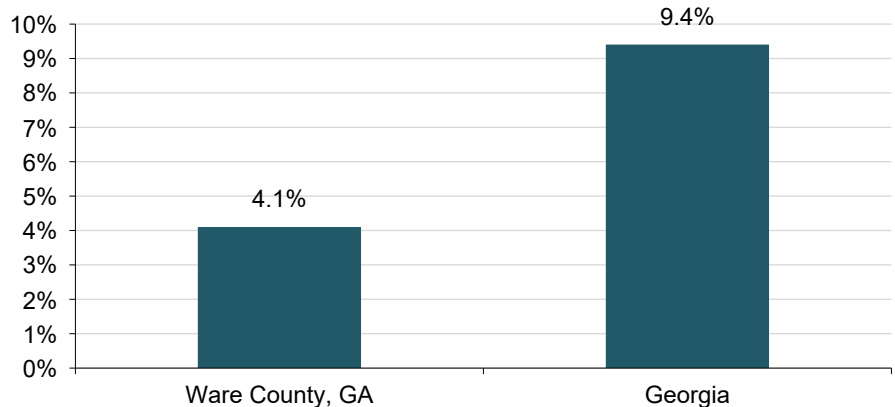
Hispanic or Latino (of any race)	4.1%	9.4%
Not Hispanic or Latino	95.9%	90.6%
White alone	63.5%	53.2%
Black or African American alone	29.6%	31.0%
American Indian alone	**0.5%	0.2%
Asian alone	1.1%	3.9%
Native Hawaii & Oth.Pacific Is. alone	**0.1%	0.0%
Some other race	**0.1%	0.3%
Two or more races	*1.0%	2.0%

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Hispanic Population, Percent of Total, Ware County, GA, 2018\*



- In the 2014-2018 period, Georgia had the highest estimated percent of the population that self-identify as Hispanic or Latino of any race (9.4%), and Ware County, GA had the lowest (4.1%).

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Occupations and Industries

	Ware County, GA	Georgia
Civilian employees > 16 years, 2018*	13,200	4,721,065
Management, professional, & related	3,488	1,750,896
Service	2,128	777,382
Sales and office	3,195	1,072,605
Farming, fishing, and forestry	158	25,339
Construction, extract, maint, & repair	961	238,161
Production, transportation	2,559	694,052

#### Percent of Total

Management, professional, & related	26.4%	37.1%
Service	16.1%	16.5%
Sales and office	24.2%	22.7%
Farming, fishing, and forestry	1.2%	0.5%
Construction, extract, maint, & repair	7.3%	5.0%
Production, transportation	19.4%	14.7%

	Ware County, GA	Georgia
Civilian employees > 16 years, 2018*	13,200	4,721,065
Ag, forestry, fishing & hunting, mining	289	51,567
Construction	1,069	312,382
Manufacturing	1,771	501,425
Wholesale trade	364	131,626
Retail trade	1,474	552,766
Transport, warehousing, and utilities	982	302,521
Information	151	112,990
Finance and ins, and real estate	555	293,047
Prof, mgmt, admin, & waste mgmt	712	568,320
Edu, health care, & social assistance	3,172	983,296
Arts, entertain, rec, accomod, & food	1,024	444,832
Other services, except public admin	576	230,396
Public administration	1,061	235,897

#### Percent of Total

Ag, forestry, fishing & hunting, mining	2.2%	1.1%
Construction	8.1%	6.6%
Manufacturing	13.4%	10.6%
Wholesale trade	2.8%	2.8%
Retail trade	11.2%	11.7%
Transport, warehousing, and utilities	7.4%	6.4%
Information	1.1%	2.4%
Finance and ins, and real estate	4.2%	6.2%
Prof, mgmt, admin, & waste mgmt	5.4%	12.0%
Edu, health care, & social assistance	24.0%	20.8%
Arts, entertain, rec, accomod, & food	7.8%	9.4%
Other services, except public admin	4.4%	4.9%
Public administration	8.0%	5.0%

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Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Commuting

	Ware County, GA	Georgia
Workers 16 years and over, 2018*	12,995	4,667,378
PLACE OF WORK:		
Worked in county of residence	10,860	2,715,491
Worked outside county of residence	2,135	1,951,887
TRAVEL TIME TO WORK:		
Less than 10 minutes	2,038	431,071
10 to 14 minutes	3,437	558,010
15 to 19 minutes	2,686	666,047
20 to 24 minutes	1,838	632,434
25 to 29 minutes	522	268,468
30 to 34 minutes	693	632,503
35 to 39 minutes	196	142,381
40 to 44 minutes	181	173,482
45 to 59 minutes	466	433,254
60 or more minutes	654	475,226
Mean travel time to work (minutes)	19.7	26.9

#### Percent of Total

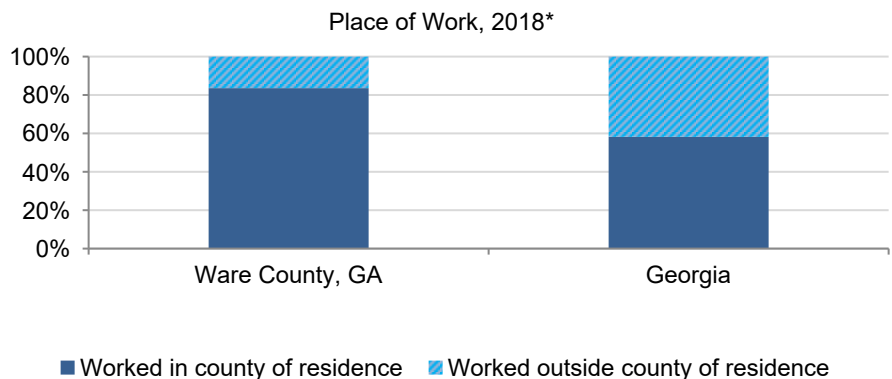
PLACE OF WORK:		
Worked in county of residence	83.6%	58.2%
Worked outside county of residence	16.4%	41.8%
TRAVEL TIME TO WORK:		
Less than 10 minutes	15.7%	9.2%
10 to 14 minutes	26.4%	12.0%
15 to 19 minutes	20.7%	14.3%
20 to 24 minutes	14.1%	13.6%
25 to 29 minutes	4.0%	5.8%
30 to 34 minutes	5.3%	13.6%
35 to 39 minutes	1.5%	3.1%
40 to 44 minutes	1.4%	3.7%
45 to 59 minutes	3.6%	9.3%
60 or more minutes	5.0%	10.2%

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- In the 2014-2018 period, Georgia had the highest estimated percent of people that worked outside the county of residence (41.8%), and Ware County, GA had the lowest (16.4%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Income

	Ware County, GA	Georgia
Per Capita Income (2018 \$s)	\$20,457	\$29,523
Median Household Income^ (2018 \$s)	\$39,887	\$55,679
Total Households, 2018*	13,901	3,709,488
Less than \$10,000	1,574	269,435
\$10,000 to \$14,999	1,056	178,646
\$15,000 to \$24,999	1,920	367,346
\$25,000 to \$34,999	1,837	366,826
\$35,000 to \$49,999	1,864	496,060
\$50,000 to \$74,999	2,497	659,327
\$75,000 to \$99,999	1,563	453,876
\$100,000 to \$149,999	1,181	500,979
\$150,000 to \$199,999	220	201,822
\$200,000 or more	189	215,171
Gini Coefficient^	0.46	0.48

#### Percent of Total

Less than \$10,000	11.3%	7.3%
\$10,000 to \$14,999	7.6%	4.8%
\$15,000 to \$24,999	13.8%	9.9%
\$25,000 to \$34,999	13.2%	9.9%
\$35,000 to \$49,999	13.4%	13.4%
\$50,000 to \$74,999	18.0%	17.8%
\$75,000 to \$99,999	11.2%	12.2%
\$100,000 to \$149,999	8.5%	13.5%
\$150,000 to \$199,999	1.6%	5.4%
\$200,000 or more	1.4%	5.8%

^ Median Household Income and Gini Coefficient are not available for metro/non-metro or regional aggregations.

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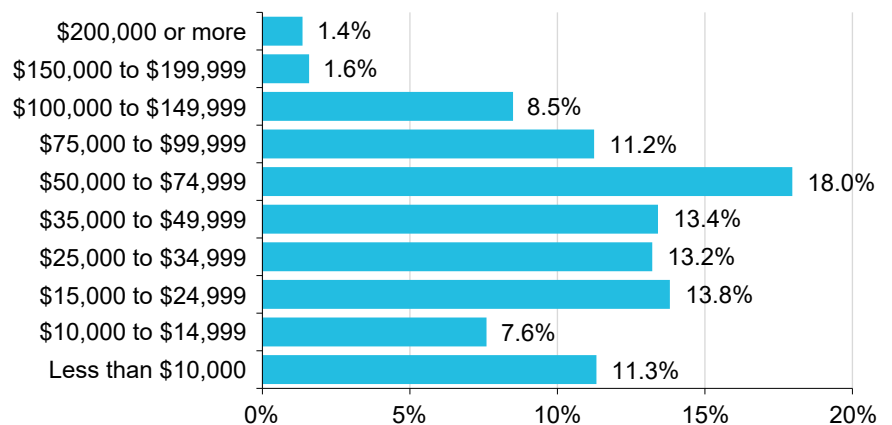
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- In the 2014-2018 period, the income category in the Ware County, GA with the most households was \$50,000 to \$74,999 (18.0% of households). The income category with the fewest households was \$200,000 or more (1.4% of households).

- In the 2014-2018 period, the bottom 40% of households in the Ware County, GA accumulated approximately 12.7% of total income, and the top 20% of households accumulated approximately 57.0% of total income.

Household Income Distribution, Ware County, GA, 2018\*



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Poverty Prevalence

	Ware County, GA	Georgia
People, 2018*	32,964	10,024,689
Families, 2018*	9,254	2,501,768
People Below Poverty	7,828	1,607,714
Families below poverty	1,631	303,827

#### Percent of Total

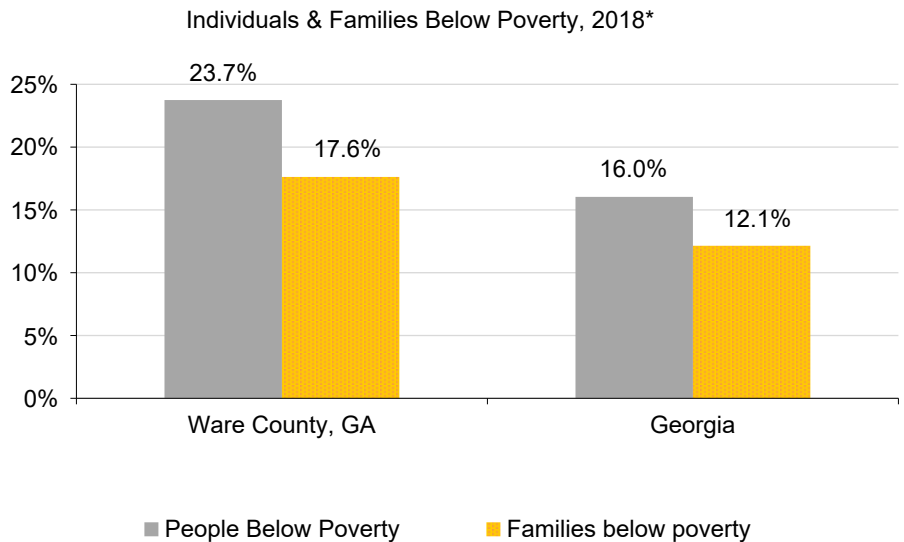
People Below Poverty	23.7%	16.0%
Families below poverty	17.6%	12.1%

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- In the 2014-2018 period, Ware County, GA had the highest estimated percent of individuals living below poverty (23.7%), and Georgia had the lowest (16.0%).
- In the 2014-2018 period, Ware County, GA had the highest estimated percent of families living below poverty (17.6%), and Georgia had the lowest (12.1%).



### Poverty Rate by Age & Family Type~

	Ware County, GA	Georgia
People, 2018*	23.7%	16.0%
Under 18 years	39.2%	22.9%
65 years and older	14.9%	10.3%
Families, 2018*	17.6%	12.1%
Families with related children < 18 years	27.0%	18.3%
Married couple families	8.9%	5.8%
with children < 18 years	13.5%	7.9%
Female householder, no husband present	39.8%	30.6%
with children < 18 years	50.2%	39.4%

~Poverty rate by age and family type is calculated by dividing the number of people by demographic in poverty by the total population of that demographic.

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Poverty by Race and Ethnicity

	Ware County, GA	Georgia
Total Population in Poverty, 2018*	7,828	1,607,714
White alone	4,356	710,058
Black or African American alone	2,972	721,534
American Indian alone	**132	8,203
Asian alone	**5	41,991
Native Hawaii & Other Pacific Is. alone	**0	*1,695
Some other race	**38	76,691
Two or more races	**325	47,542
All Ethnicities in Poverty, 2018*		
Hispanic or Latino (of any race)	**228	235,650
Not Hispanic or Latino (of any race)	4,248	569,931

#### Percent of Total^

White alone	55.6%	44.2%
Black or African American alone	38.0%	44.9%
American Indian alone	**1.7%	0.5%
Asian alone	**0.1%	2.6%
Native Hawaii & Other Pacific Is. alone	**0.0%	0.1%
Some other race	**0.5%	4.8%
Two or more races	**4.2%	3.0%
Hispanic or Latino (of any race)	**2.9%	14.7%
Not Hispanic or Latino (of any race)	54.3%	35.4%

^ Percent of total population in poverty by race and ethnicity is calculated by dividing the number of people in poverty in each racial or ethnic category by the total population.

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### Percent of People by Race and Ethnicity Who Are Below Poverty~, 2018\*

	Ware County, GA	Georgia
White alone	19.9%	11.9%
Black or African American alone	32.6%	23.1%
American Indian alone	**78.6%	25.3%
Asian alone	**1.3%	10.7%
Native Hawaiian & Oceanic alone	**0.0%	*28.8%
Some other race alone	**4.3%	27.7%
Two or more races alone	**69.4%	19.4%
Hispanic or Latino alone	**16.8%	24.9%
Non-Hispanic/Latino alone	19.7%	10.6%

~Poverty prevalence by race and ethnicity is calculated by dividing the number of people by race in poverty by the total population of that race.

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Household Earnings

	Ware County, GA	Georgia
Total households, 2018*	13,901	3,709,488
Labor earnings	9,448	2,927,593
Social Security (SS)	5,466	1,066,378
Retirement income	2,274	637,682
Supplemental Security Income (SSI)	1,229	199,024
Cash public assistance income	319	59,612
SNAP (previously Food Stamps)	2,730	506,957

#### Percent of Total<sup>^</sup>

Labor earnings	68.0%	78.9%
Social Security (SS)	39.3%	28.7%
Retirement income	16.4%	17.2%
Supplemental Security Income (SSI)	8.8%	5.4%
Cash public assistance income	2.3%	1.6%
SNAP (previously Food Stamps)	19.6%	13.7%

<sup>^</sup> Total may add to more than 100% due to households receiving more than 1 source of income.

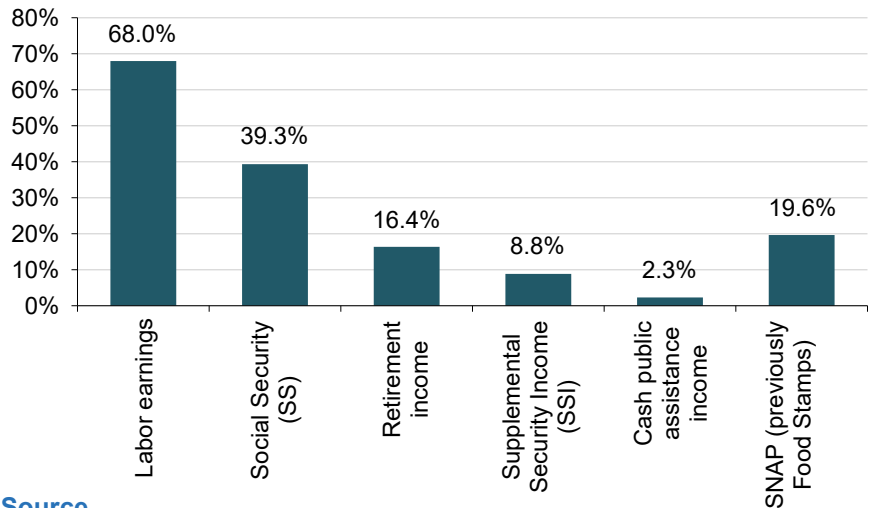
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- In the 2014-2018 period, the highest estimated percent of public assistance in the Ware County, GA was in the form of Social Security (SS) (39.3%), and the lowest was in the form of Cash public assistance income (2.3%).

Percent of Households Receiving Earnings, by Source, 2018\*



#### Mean Annual Household Earnings by Source

	Ware County, GA	Georgia
Mean earnings, 2018 (2018 \$s)	\$55,302	\$80,535
Mean Social Security income	\$17,622	\$18,905
Mean retirement income	\$24,496	\$26,495
Mean Supplemental Security Income	\$8,631	\$9,705
Mean cash public assistance income	\$2,771	\$2,617

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Education

	Ware County, GA	Georgia
Total Population 25 yrs or older, 2018*	24,179	6,786,547
No high school degree	4,127	903,914
High school graduate	20,052	5,882,633
Associates degree	2,058	518,144
Bachelor's degree or higher	3,358	2,080,116
Graduate or professional	1,336	797,169

#### Percent of Total

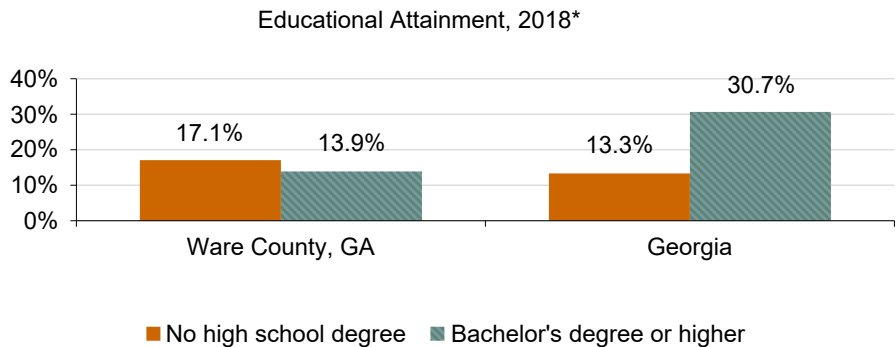
No high school degree	17.1%	13.3%
High school graduate	82.9%	86.7%
Associates degree	8.5%	7.6%
Bachelor's degree or higher	13.9%	30.7%
Graduate or professional	5.5%	11.7%

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- In the 2014-2018 period, Georgia had the highest percent of people over age 25 with a bachelor's degree or higher (30.7%), and Ware County, GA had the lowest (13.9%).
- In the 2014-2018 period, Ware County, GA had the highest percent of people over age 25 with no high school degree (17.1%), and Georgia had the lowest (13.3%).



	Ware County, GA	Georgia
Total Population over 3 years old, 2018*	34,250	9,914,905
Enrolled in school:	7,917	2,755,788
Enrolled in nursery school, preschool	433	175,427
Enrolled in kindergarten	648	139,548
Enrolled in grade 1 to grade 4	2,108	565,884
Enrolled in grade 5 to grade 8	1,642	574,300
Enrolled in grade 9 to grade 12	1,858	587,442
Enrolled in college	1,228	713,187
Not enrolled in school	26,333	7,159,117

#### Percent of Total

Enrolled in school:	23.1%	27.8%
Enrolled in nursery school, preschool	1.3%	1.8%
Enrolled in kindergarten	1.9%	1.4%
Enrolled in grade 1 to grade 4	6.2%	5.7%
Enrolled in grade 5 to grade 8	4.8%	5.8%
Enrolled in grade 9 to grade 12	5.4%	5.9%
Enrolled in college	3.6%	7.2%
Not enrolled in school	76.9%	72.2%

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Language

	Ware County, GA	Georgia
Population 5 yrs or older, 2018*	33,188	9,641,674
Speak only English	31,664	8,301,923
Speak a language other than English	1,524	1,339,751
Spanish or Spanish Creole	1,040	770,037
Other Indo-European languages	423	246,279
Asian and Pacific Island languages	18	225,782
Other languages	40	95,720
Speak English less than "very well"	243	533,276

#### Percent of Total

Speak only English	95.4%	86.1%
Speak a language other than English	4.6%	13.9%
Spanish or Spanish Creole	3.1%	8.0%
Other Indo-European languages	1.3%	2.6%
Asian and Pacific Island languages	0.1%	2.3%
Other languages	0.1%	1.0%
Speak English less than "very well"	0.7%	5.5%

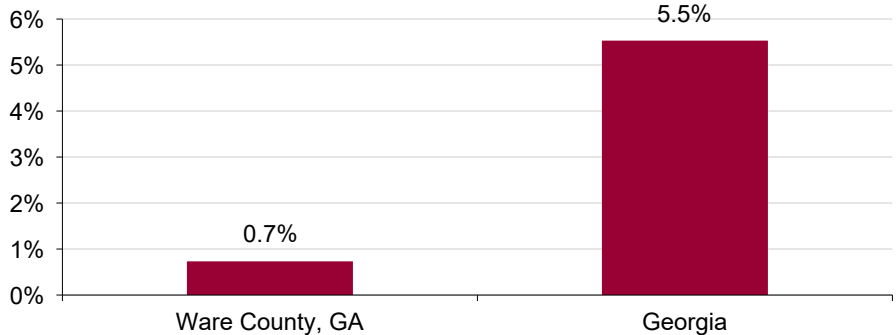
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Percent of Population that 'Speaks English Less Than Very Well', 2018\*

- In the 2014-2018 period, Georgia had the highest estimated percent of people that spoke English less than 'very well' (5.5%), and Ware County, GA had the lowest (0.7%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Housing Characteristics

	Ware County, GA	Georgia
Total Housing Units, 2018*	16,623	4,241,003
Occupied	13,901	3,709,488
Vacant	2,722	531,515
For rent	<b>170</b>	104,455
Rented, not occupied	<b>149</b>	22,625
For sale only	<b>268</b>	48,158
Sold, not occupied	<b>0</b>	17,454
Seasonal, recreational, occasional	<b>139</b>	100,207
For migrant workers	<b>0</b>	<b>817</b>
Other vacant	1,996	237,799
Year Built		
Built 2010 or later	<b>376</b>	190,387
Built 2000 to 2009	<b>1,668</b>	930,687
Built 1990 to 1999	3,095	887,553
Built 1980 to 1989	2,057	718,252
Built 1970 to 1979	2,909	586,546
Built 1940 to 1969	4,887	748,153
Median year structure built <sup>^</sup>	1976	1988

#### Percent of Total

Occupancy		
Occupied	83.6%	87.5%
Vacant	16.4%	12.5%
For rent	<b>1.0%</b>	2.5%
Rented, not occupied	<b>0.9%</b>	0.5%
For sale only	<b>1.6%</b>	1.1%
Sold, not occupied	<b>0.0%</b>	0.4%
Seasonal, recreational, occasional	<b>0.8%</b>	2.4%
For migrant workers	<b>0.0%</b>	0.0%
Other vacant	12.0%	5.6%
Year Built		
Built 2010 or later	<b>2.3%</b>	4.5%
Built 2000 to 2009	<b>10.0%</b>	21.9%
Built 1990 to 1999	18.6%	20.9%
Built 1980 to 1989	12.4%	16.9%
Built 1970 to 1979	17.5%	13.8%
Built 1940 to 1969	29.4%	17.6%

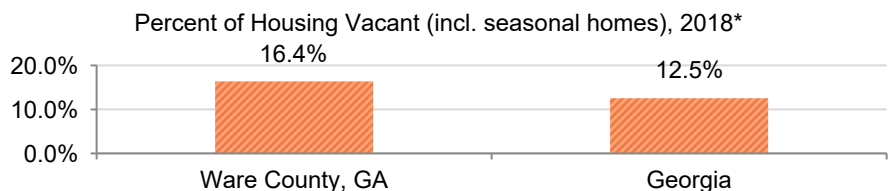
<sup>^</sup> Median year structure built is not available for metro/non-metro or regional aggregations.

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

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- \* In the 2014-2018 period, Ware County, GA had the highest estimated percent of the vacant housing (16.4%), and Georgia had the lowest (12.5%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Demographics

## Ware County, GA

### Housing Affordability

	Ware County, GA	Georgia
Owner-occupied mortgaged homes, 2018*	4,083	1,533,925
Cost >30% of household income	22.6%	407,261
Specified renter-occupied units, 2018*	4,864	1,369,507
Rent >30% of household income	43.8%	626,929
Median monthly mortgage cost <sup>^</sup> , 2018*	\$973	\$1,383
Median gross rent <sup>^</sup> , 2018*	\$652	\$968

#### Percent of Total

Cost >30% of household income	22.6%	26.6%
Rent >30% of household income	43.8%	45.8%

<sup>^</sup> Median monthly mortgage cost and median gross rent are not available for metro/non-metro or regional aggregations.

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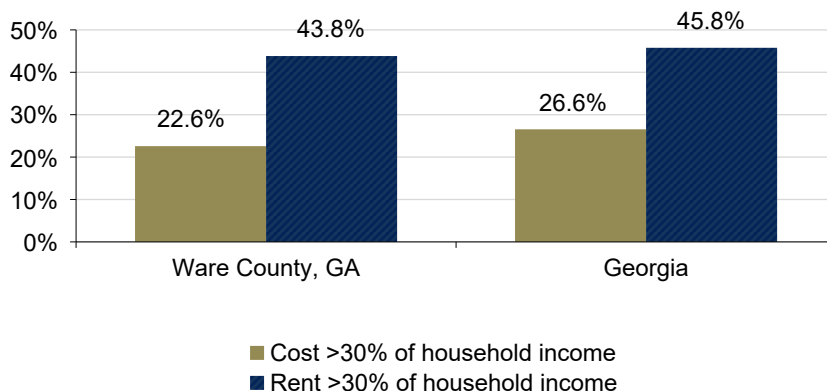
- In the 2014-2018 period, Georgia had the highest percent of owner-occupied households where > 30% of household income was spent on mortgage costs (26.6%), and Ware County, GA had the lowest (22.6%).

- In the 2014-2018 period, Georgia had the highest percent of renter-occupied households where > 30% of household income was spent on gross rent (45.8%), and Ware County, GA had the lowest (43.8%).

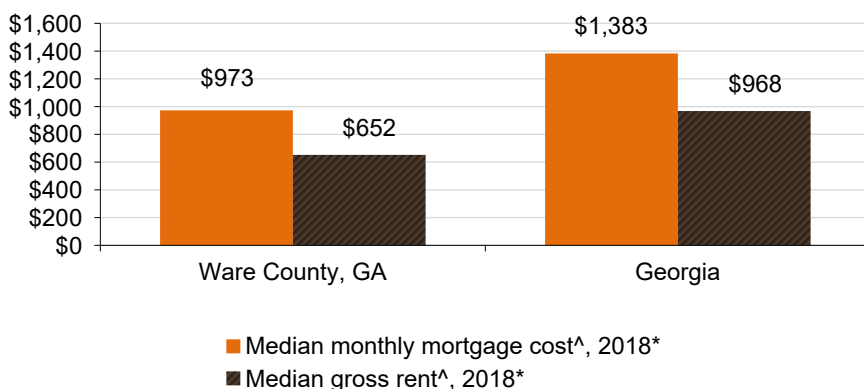
- In the 2014-2018 period, Georgia had the highest estimated monthly mortgage costs for owner-occupied homes (\$1,383), and Ware County, GA had the lowest (\$973).

- In the 2014-2018 period, Georgia had the highest estimated monthly gross rent for renter-occupied homes (\$968), and Ware County, GA had the lowest (\$652).

Housing Costs as a Percent of Household Income, 2018\*



Median Monthly Mortgage Costs and Gross Rent, 2018\*



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018.

Data Sources: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C.

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# Populations at Risk

## Ware County, GA

### Young & Elderly Populations

	Ware County, GA	Georgia
Total Population, 2018*	35,599	10,297,484
Under 5 years old	2,411	655,810
65 years and older	5,895	1,352,289
80 years and older	831	133,379

#### Percent of Total, 2018\*

Under 5 years old	6.8%	6.4%
65 years and older	16.6%	13.1%
80 years and older	2.3%	1.3%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

Under 5 years old	-0.2	-0.9
65 years and older	1.7	2.9
80 years and older	0.6	0.1

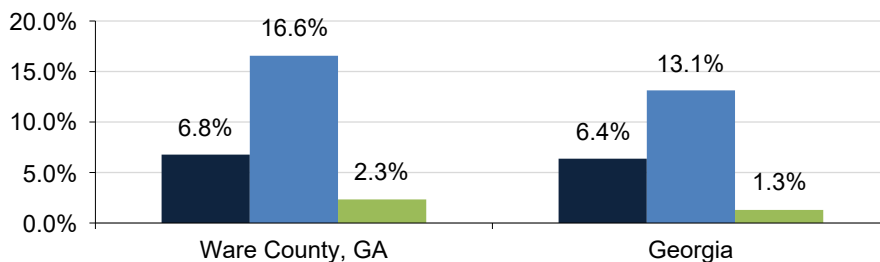
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#### Population by Group, Percent of Total, 2018\*

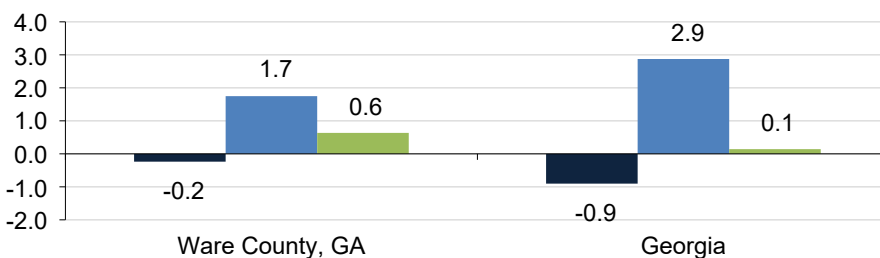
- Ware County, GA has the largest share of people under 5 years old (6.8%).
- Ware County, GA has the largest share of people 80 years and older (2.3%).



■ Under 5 years old ■ 65 years and older ■ 80 years and older

#### Population by Group, Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of people under 5 years old occurred in Georgia, which went from 7.3% to 6.8%.
- The largest change in the share of people 80 years and older occurred in Ware County, GA, which went from 1.7% to 2.3%.



■ Under 5 years old ■ 65 years and older ■ 80 years and older

\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

CITATION: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C., reported by Headwaters Economics' Populations at Risk, [headwaterseconomics.org/par](http://headwaterseconomics.org/par).

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# Populations at Risk

## Ware County, GA

### Race & Ethnicity

	Ware County, GA	Georgia
Total Population, 2018*	35,599	10,297,484
White alone	22,986	6,079,976
All other races	12,613	4,217,508
Black or African American	10,621	3,239,300
American Indian	178	33,484
Other races	1,814	944,724
Hispanic ethnicity	1,460	968,463
Non-Hispanic ethnicity	34,139	9,329,021

### Percent of Total, 2018\*

White alone	64.6%	59.0%
All other races	35.4%	41.0%
Black or African American	29.8%	31.5%
American Indian	0.5%	0.3%
Other races	5.1%	9.2%
Hispanic ethnicity	4.1%	9.4%
Non-Hispanic ethnicity	95.9%	90.6%

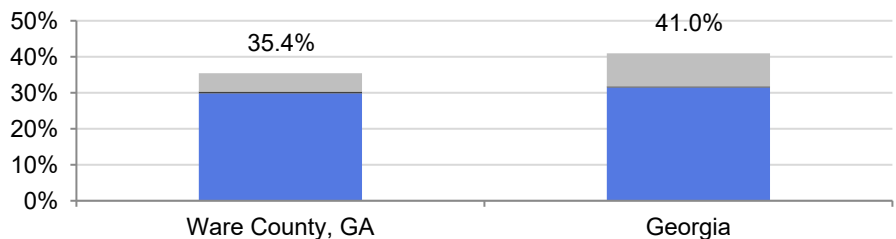
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### Non-White Population by Race, Percent of Total, 2018\*

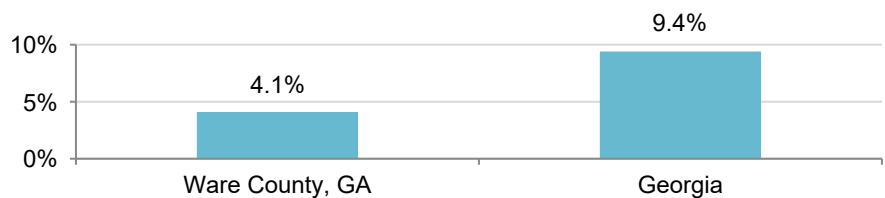
- Georgia has the largest share of non-whites (41.0%).



■ Black or African American ■ American Indian ■ Other races

### Hispanic Population, Percent of Total, 2018\*

- Georgia has the largest share of hispanics (9.4%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

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# Populations at Risk

## Ware County, GA

### Educational Attainment

	Ware County, GA	Georgia
Total Population 25 years or older, 2018*	24,179	6,786,547
No high school degree	4,127	903,914
No high school degree, percent	17.1%	13.3%
No high school degree, change in percentage points**, 2010*-2018*	-3.3	-3.2

\*\*For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

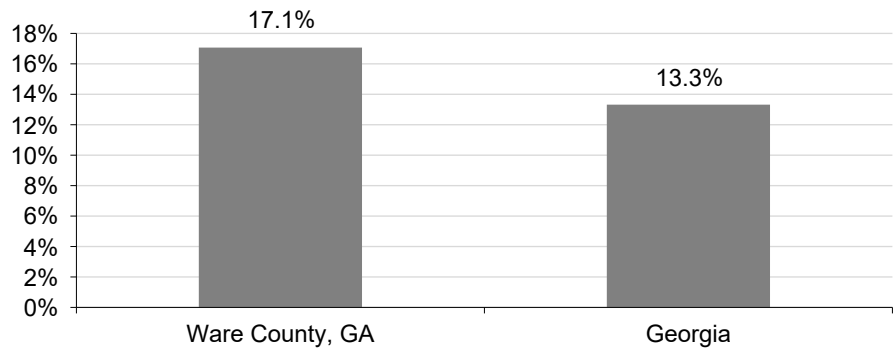
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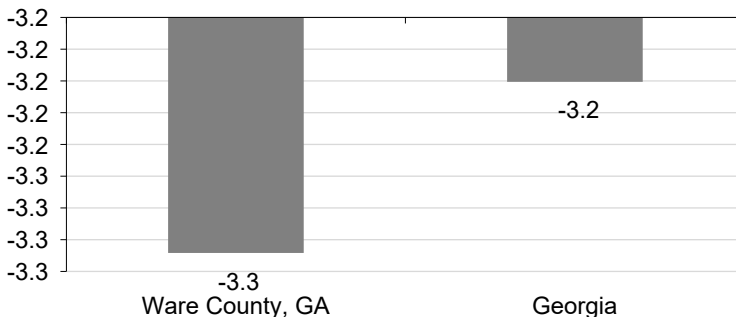
#### Population with Less than High School Education, Percent of Total, 2018\*

- Ware County, GA has the largest share of people with less than a high school education (17.1%).



#### Population with Less than High School Education, Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of people with less than a high school degree occurred in Ware County, GA, which went from 20.4% to 17.1%.



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

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# Populations at Risk

## Ware County, GA

### Language Proficiency

	Ware County, GA	Georgia
Population 5 years or older, 2018*	33,188	9,641,674
Speak English "not well"***	<b>81</b>	270,040
Speak English "not well"***, percent	<b>0.2%</b>	2.8%
Speak English "not well"***, change in percentage points**, 2010*-2018*	-1.2	-0.5

\*\*For example, if the value is 3% in 2010\* and 4.5% in 2015\*, the reported change in percentage points is 1.5.

\*\*\* Includes "not well" and "not well at all".

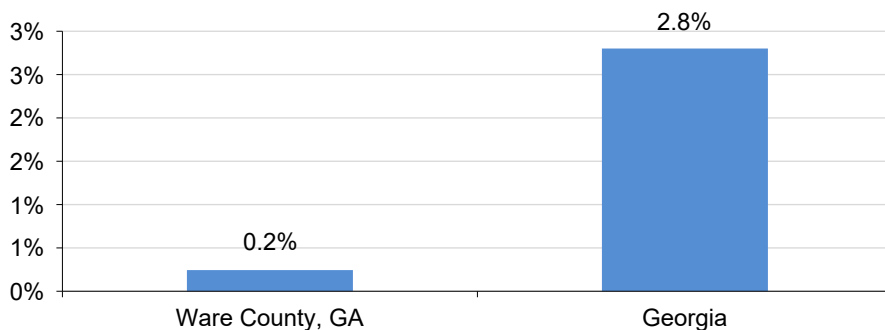
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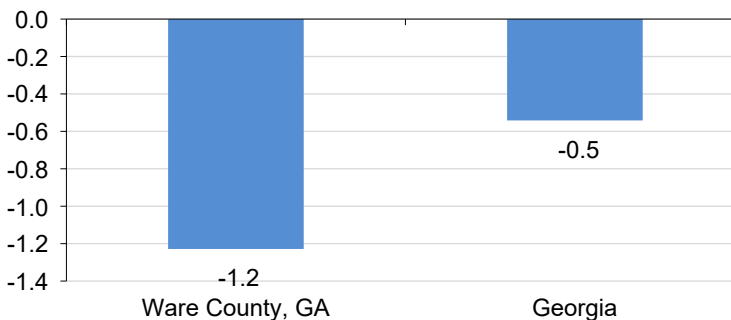
#### People Who Speak English "Not Well", Percent of Total, 2018\*

- Georgia has the largest share of people who speak English "not well" (2.8%).



#### People Who Speak English "Not Well", Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of people who speak English "not well" occurred in Ware County, GA, which went from 1.5% to 0.2%.



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# Populations at Risk

## Ware County, GA

### Individuals in Poverty

	Ware County, GA	Georgia
Total population for whom poverty status is determined, 2018*	32,964	10,024,689
People in poverty	7,828	1,607,714
People in "deep-poverty"***	3,992	727,406
Both in poverty and over 65	818	135,957

#### Percent of Total, 2018\*

People in poverty	23.7%	16.0%
People in "deep-poverty"***	12.1%	7.3%
Both in poverty and over 65	2.5%	1.4%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

People in poverty	3.3	0.3
People in "deep-poverty"***	2.8	0.2
Both in poverty and over 65	0.9	0.2

\*\* Deep poverty is defined by the Census as earning less than half of the federal poverty level.

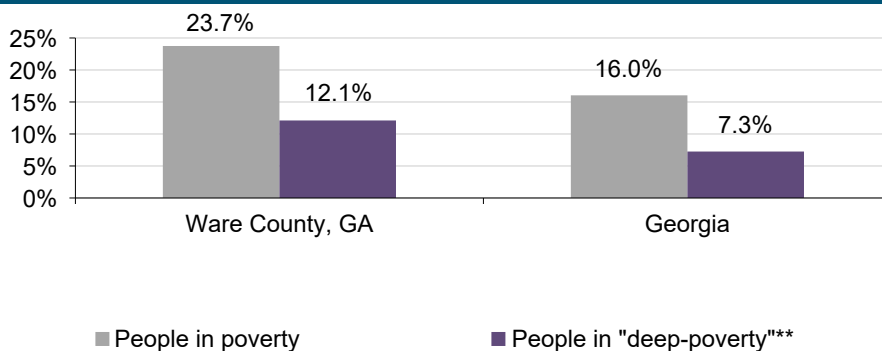
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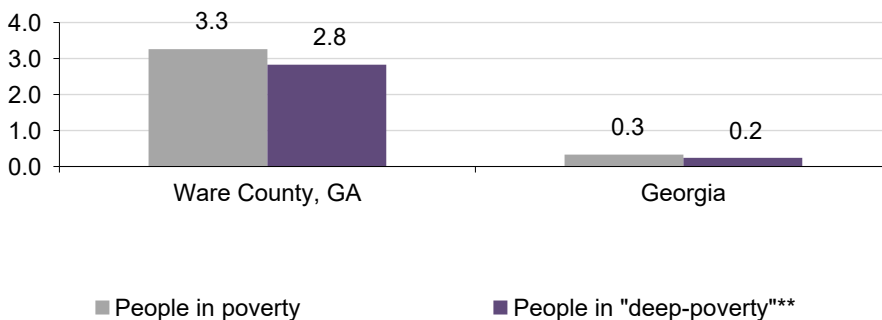
#### People in Poverty, Percent of Total, 2018\*

- Ware County, GA has the largest share of people in "deep poverty" (12.1%).



#### People in Poverty, Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of people in "deep poverty" occurred in Ware County, GA, which went from 9.3% to 12.1%.



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# Populations at Risk

## Ware County, GA

### Families in Poverty

	Ware County, GA	Georgia
Total families for whom poverty status is determined, 2018*	9,254	2,501,768
Families in poverty	1,631	303,827
Families with children in poverty	1,148	228,335
Single mother families in poverty	787	144,786

#### Percent of Total, 2018\*

Families in poverty	17.6%	12.1%
Families with children in poverty	12.4%	9.1%
Single mother families in poverty	8.5%	5.8%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

Families in poverty	0.9	0.2
Families with children in poverty	0.2	-0.2
Single mother families in poverty	1.0	-0.2

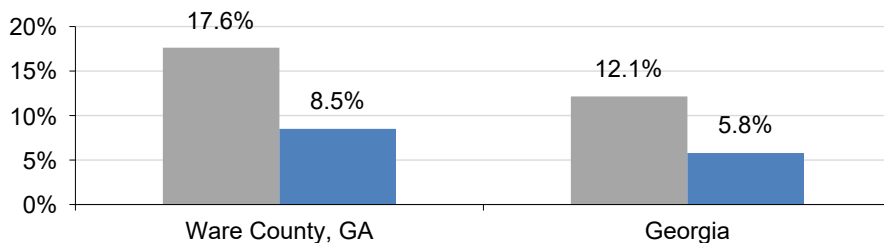
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#### Families in Poverty, Percent of Total, 2018\*

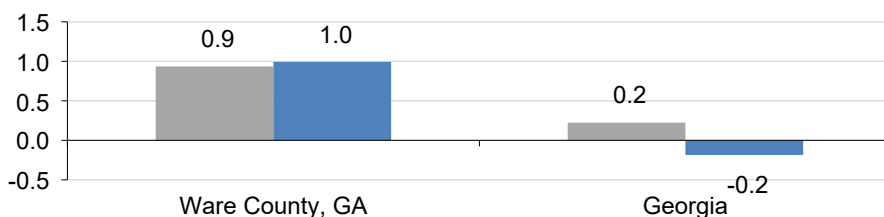
- Ware County, GA has the largest share of single mother families in poverty (8.5%).



■ Families in poverty ■ Single mother families in poverty

#### Families in Poverty, Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of single mother families in poverty occurred in Ware County, GA, which went from 7.5% to 8.5%.



■ Families in poverty ■ Single mother families in poverty

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# Populations at Risk

## Ware County, GA

### Households Receiving Public Assistance

	Ware County, GA	Georgia
Total Households, 2018*	13,901	3,709,488
Households receiving:		
Supplemental Security Income (SSI)	1,229	199,024
Cash public assistance income	319	59,612
Food Stamp/SNAP	2,730	506,957

#### Percent of Total, 2018\*

Supplemental Security Income (SSI)	8.8%	5.4%
Cash public assistance income	2.3%	1.6%
Food Stamp/SNAP	19.6%	13.7%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

Supplemental Security Income (SSI)	2.8	1.6
Cash public assistance income	1.2	0.1
Food Stamp/SNAP	5.6	3.7

Median Household Income (MHI), 2018* (2019 \$s)	\$40,605	\$56,681
Change in MHI, 2010*-2018* (2019 \$s)	-\$1,021	-\$1,154

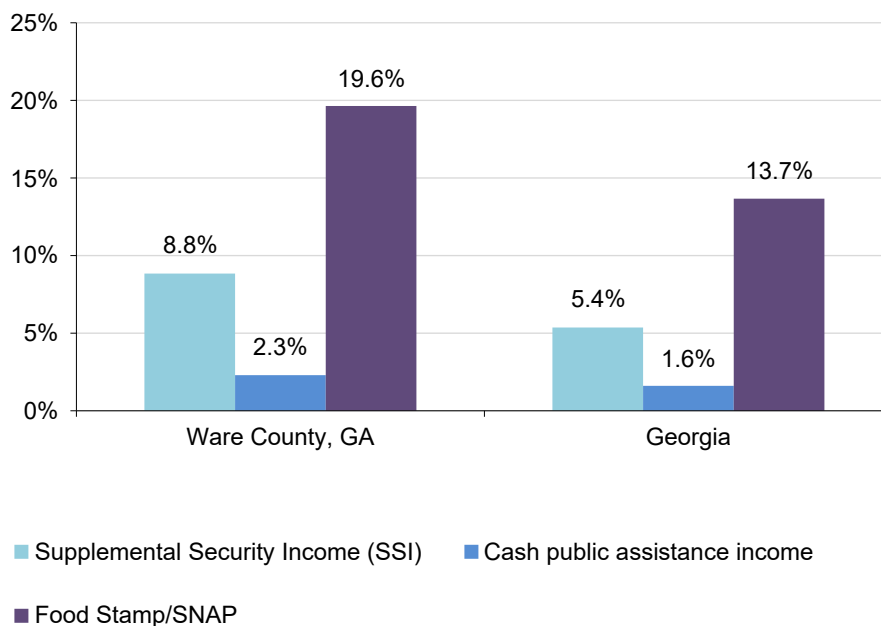
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#### Percent of Households Receiving Earnings, by Source, 2018\*

- Ware County, GA has the largest share of households receiving Supplemental Security Income (8.8%).
- Ware County, GA has the largest share of households receiving cash public assistance (2.3%).
- Ware County, GA has the largest share of households receiving Food Stamps/SNAP (19.6%).



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# Populations at Risk

## Ware County, GA

### Labor Participation

	Ware County, GA	Georgia
Total Population 16 to 64 years, 2018*	22,076	6,729,931
People that did not work	8,488	1,755,906
People that did not work, percent	38.4%	26.1%
People that did not work, change in percentage points**, 2010*-2018*	4.8	1.4

\*\*For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

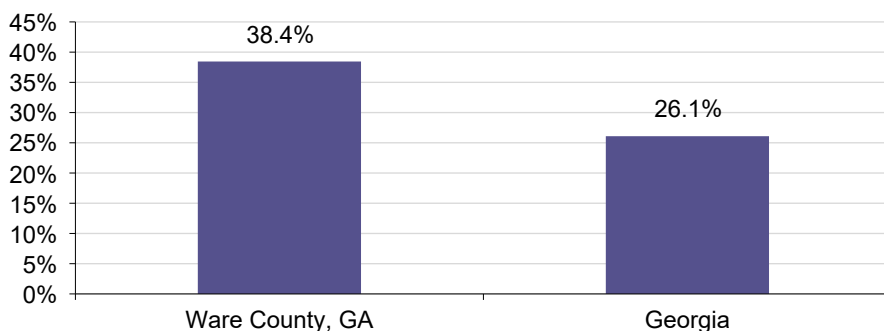
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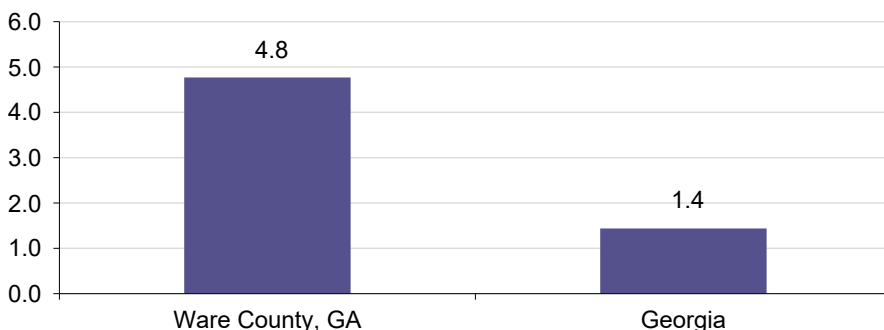
#### People that Did Not Work, Percent of Population (16-64 Years), 2018\*

- Ware County, GA has the largest share of the population that did not work (38.4%).



#### People that Did Not Work, Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of the population that did not work occurred in Ware County, GA, which went from 33.7% to 38.4%.



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# Populations at Risk

## Ware County, GA

### Housing Affordability

	Ware County, GA	Georgia
Total owner-occupied, mortgaged homes, 2018*	4,083	1,533,925
Mortgage cost >30% of household income	922	407,261
Total renter-occupied units, 2018*	4,864	1,369,507
Rent >30% of household income	2,132	626,929

#### Percent of Total, 2018\*

Mortgage cost >30% of household income	22.6%	26.6%
Rent >30% of household income	43.8%	45.8%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

Mortgage cost >30% of household income	-3.2	-8.8
Rent >30% of household income	4.1	-1.1

#### Median Monthly Housing Costs in 2019 \$s

Mortgage cost, 2018*	\$991	\$1,408
Change in mortgage cost, 2010*-2018*	-\$54	-\$230
Gross rent, 2018*	\$664	\$985
Change in gross rent, 2010*-2018*	\$12	\$38

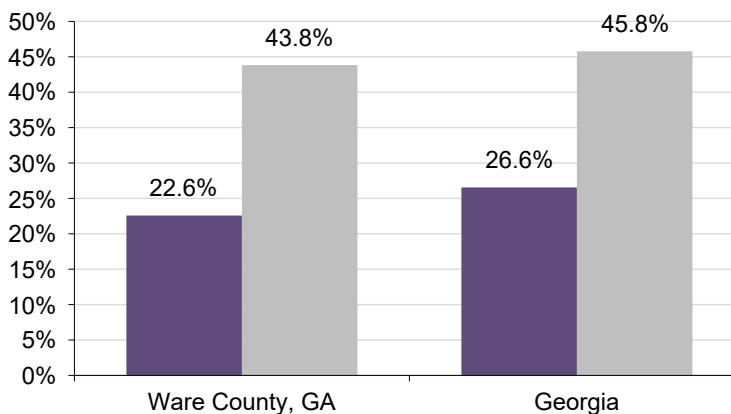
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#### Housing Costs as a Percent of Household Income, 2018\*

- Georgia has the largest share of unaffordable housing for homeowners, with 26.6% spending over 30% of household income on mortgage costs.
- Georgia has the largest share of unaffordable housing for renters, with 45.8% spending over 30% of household income on rental costs.



- Mortgage cost >30% of household income
- Rent >30% of household income

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# Populations at Risk

## Ware County, GA

### Rental & Mobile Homes

	Ware County, GA	Georgia
Total Occupied Housing Units, 2018*	13,901	3,709,488
Rental Units	4,864	1,369,507
Mobile Homes	2,609	303,584

#### Percent of Total, 2018\*

Rental Units	35.0%	36.9%
Mobile Homes	18.8%	8.2%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

Rental Units	3.6	6.3
Mobile Homes	-0.4	-0.4

Median Home Value (MHV), 2018* (2019 \$s)	\$83,476	\$169,802
Change in MHV, 2010*-2018* (2019 \$s)	<b>-\$7,940</b>	<b>-\$19,359</b>

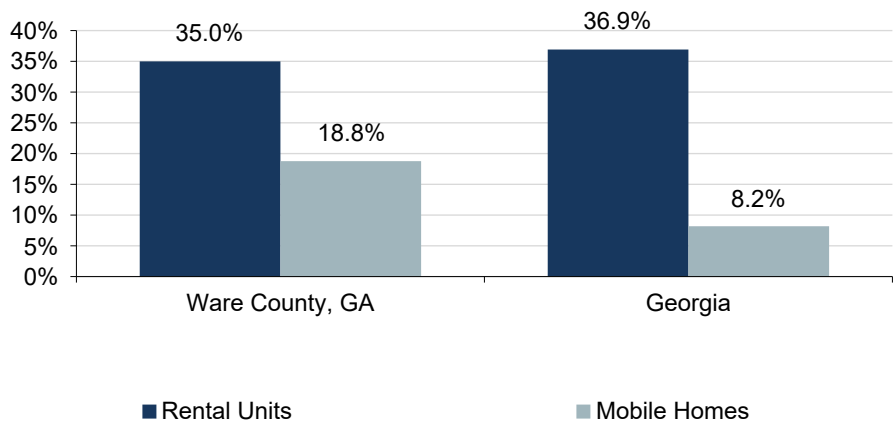
**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

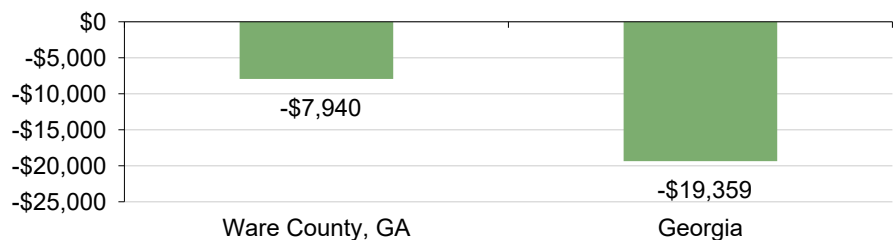
#### Rental Units and Mobile Homes as a Percent of Total Housing Units, 2018\*

- Georgia has the largest share of rental units (36.9%).
- Ware County, GA has the largest share of mobile homes (18.8%).



#### Change in Median Home Value, 2010\*-2018\* (2019 \$s)

- The largest change in median home value occurred in Georgia, which went from \$189,161 to \$169,802.



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

CITATION: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C., reported by Headwaters Economics' Populations at Risk, [headwaterseconomics.org/par](http://headwaterseconomics.org/par).

Find more reports like this at [headwaterseconomics.org/par](http://headwaterseconomics.org/par)

Data and Graphics |

# Populations at Risk

## Ware County, GA

### Potentially Vulnerable Households

	Ware County, GA	Georgia
Total Occupied Households, 2018*	13,901	3,709,488
People > 65 years & living alone	487	105,558
Single female households	2,380	558,009
with children < 18 years	1,568	368,553
Households with no car	1,171	245,063

#### Percent of Total, 2018\*

People > 65 years & living alone	3.5%	2.8%
Single female households	17.1%	15.0%
with children < 18 years	11.3%	9.9%
Households with no car	8.4%	6.6%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

People > 65 years & living alone	0.7	-0.7
Single female households	2.3	-0.1
with children < 18 years	2.2	0.0
Households with no car	-0.2	-71.5

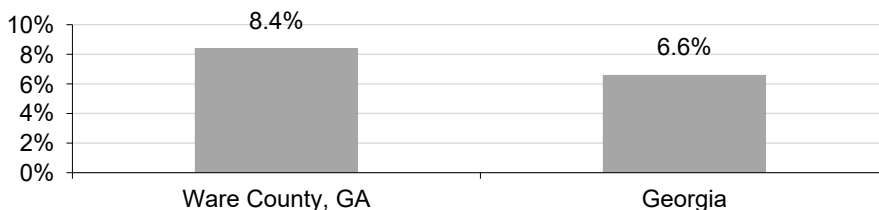
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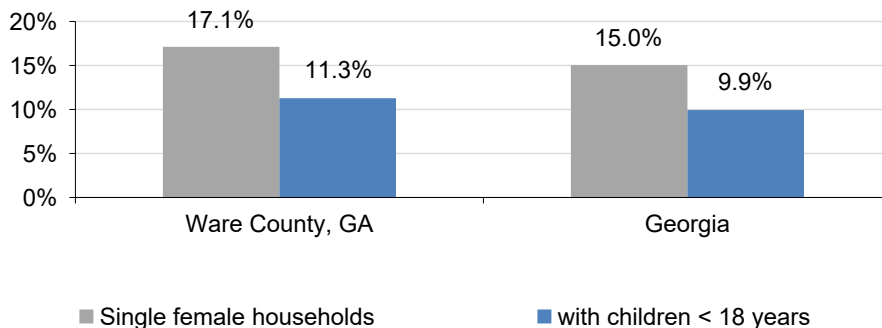
#### People > 65 Yrs and Living Alone as a Percent of Total Households, 2018\*

- Ware County, GA has the largest share of households with people over 65 living alone (3.5%).



#### Single Female Households as a Percent of Total Households, 2018\*

- Ware County, GA has the largest share of single female households (17.1%).
- Ware County, GA has the largest share of single female households with children (< 18 years) (11.3%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

CITATION: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C., reported by Headwaters Economics' Populations at Risk, [headwaterseconomics.org/par](http://headwaterseconomics.org/par).

Find more reports like this at [headwaterseconomics.org/par](http://headwaterseconomics.org/par)

Data and Graphics |



# Populations at Risk

## Ware County, GA

### Potentially Vulnerable People

	Ware County, GA	Georgia
Total civilian noninstitutionalized population, 2018*	33,219	10,109,427
People w/ disabilities	5,773	1,244,186
People w/o health insurance	5,113	1,389,541
<b>Percent of Total, 2018*</b>		
Percent of people w/ disabilities	17.4%	12.3%
Percent of people w/o health insurance	15.4%	13.7%

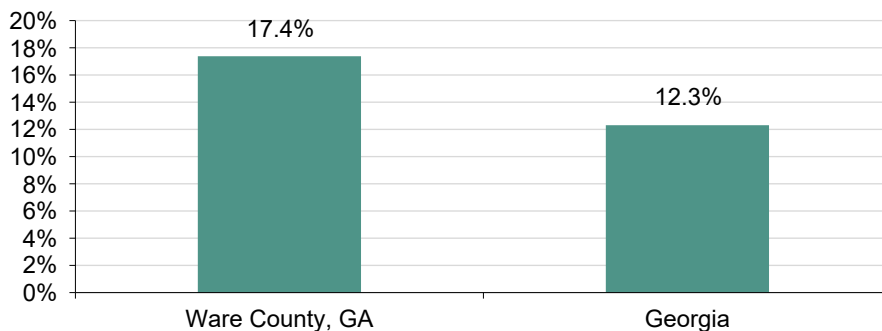
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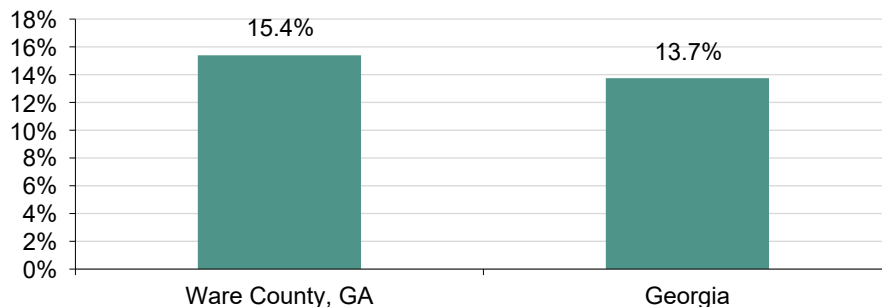
#### People with Disabilities, Percent of Total, 2018\*

- Ware County, GA has the largest share of the noninstitutionalized population that is disabled (17.4%).



#### People without Health Insurance, Percent of Total, 2018\*

- Ware County, GA has the largest share of the noninstitutionalized population without health insurance (15.4%).



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

CITATION: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C., reported by Headwaters Economics' Populations at Risk, [headwaterseconomics.org/par](http://headwaterseconomics.org/par).

# Populations at Risk

## Ware County, GA

### Benchmarks

Indicators 2018*	Ware County, GA	Georgia	Percent Difference Ware County, GA vs. Georgia
Percent of Population under 5	6.8%	6.4%	
Percent of Population over 65	16.6%	13.1%	
Percent of Population Non-White (all other races)	35.4%	41.0%	
Percent of Population Hispanic	4.1%	9.4%	
Percent of Population without a High School Diploma	17.1%	13.3%	
Percent of Population that speak English "Not Well"	0.2%	2.8%	
Percent of Population in "Deep Poverty"	12.1%	7.3%	
Percent of Families Below Poverty	17.6%	12.1%	
Percent of Families that are Single Mother Households and Below Poverty	8.5%	5.8%	
Percent of Households Receiving Food Stamps (SNAP)	19.6%	13.7%	
Percent of Population that "Did Not Work"	38.4%	26.1%	
Percent of Rentals where Gross Rent Exceeds 30% of Household Income	43.8%	45.8%	
Percent of Housing that are Mobile Homes	18.8%	8.2%	
Percent of Households that are Single Female with Children under 18	11.3%	9.9%	
Percent of Households with No Car	8.4%	6.6%	
Percent of Population over 65 and Living Alone	41.5%	33.5%	
Percent of Population with Disabilities	17.4%	12.3%	
Percent of Population without Health Insurance	15.4%	13.7%	

-200% -100% 0% 100%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to show that the sampling error is small.

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\* ACS 5-year estimates: 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

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## SWOT Analysis

### Summary of Suggested Inputs to the 2021 Waycross/Ware County Comprehensive Plan Working Group

1. Georgia Power to consider underground utility services:
  - to replace those service lines currently located in the rear of existing properties in City of Waycross
  - to replace those existing service lines on streets in existing residential areas within the City of Waycross
    - those service lines in the rear of existing properties do not have a utility right of way to enable service access or tree limb removal to limit service interruption periods
  - zoning change by City of Waycross to ensure that utility services either located in front or rear of planned properties have a 10 foot from property line right of way clear of structures that cannot be removed/replaced.
2. Georgia DOT to consider the development and use of Battery powered vehicles (including commercial) and develop a plan for charging locations on interstate rest stops.
3. Ware County & Cities to develop a plan for charging stations within parking areas for commercial, government and educational facilities.
4. Ware County Airport /area:
  - To have a rental car/truck facility to provide ground transportation for utilization by fly in visitors and the Industrial Park
  - To have a food services facility for guests and workers to the Industrial Park
  - To have in place an Industrial Park Industry Facility Identifier/Location Map including a listing of Hotel/Motel accommodations in the City of Waycross.
  - Road signs identifying route to airport and City of Waycross accommodations for food and lodging.
  - Publicity for airshows and a visit to the airport terminal museum.
5. Waycross YMCA: Mr. Rusty Hall CEO request for Inclusion within the 2021 Update to address:
  - Accomplishments, facility and program goals, infrastructure needs, development of a contiguous bicycle trail network and utilization thru collaboration with Waycross/Ware County Senior Citizen facilities.
6. Satilla Bluffs Senior Care Center: Danielle Harris Executive Director request for inclusion within the 2021 Plan to address:
  - Accomplishments, facility and program goals, infrastructure needs including Broadband utilization, development of senior recreational facilities and utilization of facility resources thru collaboration with the Waycross/Ware Recreation Dept. and the Ware/Waycross YMCA.
7. Space Port Camden: Mr. Steve Howard Project Leader/County Administrator request for inclusion within the 2021 Plan. Since it is reasonable to assume that Spaceport Camden development and Operation will occur

within the next 5-year planning period a regional multi-county Southern Georgia input should be included within the planned update. Requested Input to address:

- Their Economic Development Goal – Improve the economy by developing and enhancing new and existing strengths that will draw new business, expand existing business, expand tourism, diversify the local economy and help the City, County and Region compete in the regional and global economy.
- Describe its accomplishments, goals and opportunities for area students and a trained workforce. Launch Vehicle Integration and Processing, Launch Operations, Facility Utilization and Affected Industry Impact in terms of revenue, earnings and jobs.
- The need for regional cooperation and support, Infrastructure needs including Broadband utilization, collaborative programs with STEM education, industry and the community that promote its utilization and growth.

**8.** Ware County Dept. of Recreation: Jay Robertson/Lance Adamson Request for Inclusion within the 2021 Plan to address:

- Due to the effects of the COVID 19 virus, (reopening of schools, the economy) and the existing use of the Ware County Recreation Dept. facilities as Day Care Centers their facilities could be utilized:
  - As drop off and pick up centers for students of the Waycross/Ware Schools system. This could be a beneficial collaborative program for the students, parents and the school transportation program.
- Utilization of the Ware County Recreation Dept. facilities could be used in collaboration with the Waycross/Ware County School District and Ware County Senior Citizen facilities Baptist Village and Satilla Bluffs Senior Care.

**9.** Waycross/Ware County Schools District: Dr. Lyn Barber and Dr. Donna McClain Request for Inclusion within the 2021 Plan to address:

- The Waycross Education Center and its Educational Opportunities Vision for the future; collaborative programs with industry CATE (Career, Technical, Agricultural and Education) that illustrate and inspire our students to pursue and achieve their ambitions.
- Programs for those students with special needs and applicable resources.

**10.** Crossroads Christian Academy; Dr. Joan Clark and Vicki Kilgore Request for Inclusion within the 2021 Plan to address:

- The development of the Crossroads Christian Academy Vision for the future; Accomplishments, Goals, STEM, Infrastructure needs including Broadband utilization, collaborative programs with Industry and the community that illustrate and inspire our students to pursue and achieve their ambitions.

**11.** OATH (Okfenokee Alliance for the Homeless) Niki Spivey Navigator Request for Inclusion within the 2021 Plan to address:

- The Development, Utilization and Goals of the planned facility at 301 Brunel Street, Waycross Vision for the future; Accomplishments, Goals, Facility requirements, Infrastructure needs

including Broadband utilization, collaborative programs with existing support facilities and services.

**12. City of Waycross/Ware County Administration – Tonya Miller (City Manager), Scott Moye (County Manager)**  
Request for Inclusion within the 2021 Plan to address.

- Request and Select Engineering Services as related to community and economic development projects supporting infrastructure planning, proposals, funding options, administration and oversight reports applicable to schedule, budget and quality assurance.
- To address existing legislation and regulations as applicable to enable cost reduction considerations as applicable to local/ multiple county projects.

**13. Waycross/Ware Public Library- Martha Powers-Jones Regional Director Okefenokee Library System; Sherry Tanner Branch Manager** accomplishments of the facility, its programs, goals, infrastructure needs including Broadband utilization.

- To provide additional Waycross-Ware County facilities (an annex supporting community growth.
- Utilization of Volunteers
- Facility resources and utilization through collaboration with industry, the Waycross-Ware County School District and the Ware State Prison.

**14. Waycross/Ware County Police and Fire Essential Services: Chief Tommy Cox, Major Carl Cox, Chief David Eddins and Martha Powers-Jones Regional Director< Sherry Tanner Branch Manager Okefenokee Library System;** Request for Inclusion within the 2021 Plan to address:

- The National Safety Council has multiple programs that can be utilized to inform the public, create awareness to the student and senior citizen population and enable Safe System Innovative Grants.
- These programs can be conducted within our city and county in collaboration with the capability of the Waycross/Ware County Library System.
- See the link for information associated with "the Road to Zero (RTZ) initiative.

<https://www.nsc.org/road-safety/get-involved/road-to-zero/grants>

**15. Waycross/Ware County and Fire, Police and Emergency Essential Services: Chief Tommy Cox. Chief David Eddins, and Major Carl James;** Request for Inclusion within the 2021 Comprehensive Plan to address:

- Traffic Signal Control System; A similar system has been implemented and requires an upgrade/expansion
- Required due to an increase in anticipated road traffic to enable a reduced response time
- To develop a safe travel plan for response vehicles

**16. Waycross Downtown Development and CSX Railroad: Danny Yarbrough;** Request for inclusion within the 2021 Plan to Address:

- A priority for the Development of a Master Plan to address infrastructure, pedestrian and vehicular traffic, living, best usage of their existing building inventory, tourism aspects and a vision going forward.
- Utilization of the Historic Passenger Railway Depot” to include an operational model train display, illustrating the existing CSX “Rice Yard” (possibly constructed by model train enthusiast’s with funding provided by the CSX railway system) and/or an overhead projection system with a looped presentation within the facility illustrating local tourists’ attractions.

**17. Waycross/Ware Steering/Workshop Committee:** The formation and utilization of the City of Waycross/Ware County Comprehensive Plans: The City Mayor & County Chairman; Request for inclusion within Plans to address:

- The development and a quarterly review of the Waycross/Ware Comprehensive Plans utilizing applicable Departments, Contracted Engineering Services, Resident Community Industry Leaders and Resident Volunteers.
  - Strengths, Weakness, Opportunities and Threats (SWOT)
  - Land Use, Housing (Effective Zoning), Transportation, Population and Economic Development and Regulations.
  - Existing or Proposed Projects
  - Review the \*Southern Georgia **Region TSPLOST** Project List (Waycross/Ware County) and the **Local T SPLOST** Projects List
    - Sales Tax Revenue (as provided by the Local & Regional TSPLOST)
    - For Band 1, 2 & 3 and address Progress, Costs Estimates, Need for Corrective Action and Administration Costs
    - Submit a quarterly Report addressing the accomplishments and shortfalls of the Vision statement and Goals for existing or planned projects included within the comprehensive plan.

\*As provided by the Reports provided by the Transportation Investment Act (TIA 2015 Georgia DOT)

**18. Address the considerations for the amendment Existing HB277 (Regional TSPLOST) to enable a Single County “Local” TSPLOST (as identified within HB 134) to co-exist**

- Clarify the current TSPLOST law as posted by the Government Finance Officers Association within a TSPLOST overview Feb. 2018 that infers that a SPLOST not include transportation related projects since a Single County and Regional TSPLOST is meant to meet a transportation need.
- Enable periodic repaving/repair and new construction of transportation related projects to be planned, scheduled and performed by one County/City within a Region reducing administration and implementation costs if the project is not contiguous with an adjacent county.
- Enable local government to develop and control its own development supporting a competitive economic growth.

Ware County and City of Waycross  
Comprehensive Plan Update – Kickoff Meeting  
August 26, 2020

Name	Organization	Title	Email
Dustin Minchew	Ware Co Planning & Codes	GIS Spec./Ass Planner	dminchew@warecounty.com
CARR FRANZ	RESIDENT		C.FRANZ708@GMAIL.COM
James Schubert	WARE Co. Planning & Codes	Director	jshubert@warecounty.com
Marc Hawkins	City of Waycross	Director	mhawkins@waycrossga.com
Bud Montero	RESIDENT		montero676@hotmail.com
Ariel Godwin	SGRC	Planner	agodwin@sgrc.us

**Ware County and City of Waycross  
Comprehensive Plan Update – Workshop #1  
September 23, 2020**

<u>Name</u>	<u>Organization</u>	<u>Title</u>	<u>Email</u>
Danny Yarbrough	DWDA	Chair	danny@yarbroughs.com
Belinda Ursrey	DWDA	Asst	waycross@dwdaga.org
David Eddins	City of Waycross	Fire Chief	deddins@waycrossga.com
Marc Hawkins	City of Waycross	Comm. Improve. Director	m.hawkins@waycrossga.com
JAMES SHUBERT	WARE CO. CO. CLERK	Director	jshubert@warecounty.com
Dustin M. Nolan	WARE County Planning	GIS	dmichew@warecounty.com
CARL FRANZ	RESIDENT	VOLUNTEER	C.FRANZ708@GMAIL.COM
TONYA MILLER	CITY OF WAYCROSS	CITY MANAGER	tmiller@waycrossga.com
Jimmy Buese	Ware Co. Comm	Chair of Bd	Jamesbouse45@bellsouth.net
Leonard Buese	✓	County Comm	LB_IR1953@GMAIL.COM
Ariel Godwin	SGRC	Planner	agodwin@sgrc.us



Ware County and City of Waycross  
Comprehensive Plan Update – Workshop #2  
Oct. 28, 2020

Name	Organization	Title	Email
Marc Hawkins	City of Waycross	Community Improvement Dir.	mhawkins@waycrossga.com
David E. Eddins	City of Waycross	File Dept	deddins@waycrossga.com
CARL FRANZ			CFRANZ708@MAIL.COM
Jonathan Daniecki	WARE CO EMP	DIRECTOR	JDANIECKI@WARECOUNTY.COM
James Shubert	WAKE-Plannng	Director	jshubert@wakecounty.com
DEE MEADOWS	WARECO FINE	CHIEF	dmeadows@warecounty.com
Dustin Mincher	Ware - Planning Codes	Asst. Planner	dmincher@warecounty.com
Bill Parham	Ware EMS	Director	bparham@warecounty.com
S.W. CAMUS III, MPA	D.S.P. / WWA / WVO	Chair / Post	swcamlk3@gmail.com
Suzett Carter	Ware Co Extension	ANR Agent	jstart@goga.edu
Ariel Godwin	SGRC	planner	



Southern Georgia Regional Commission  
**2021 JOINT COMPREHENSIVE PLAN UPDATE FOR  
 WARE COUNTY AND THE CITY OF WAYCROSS  
 4<sup>th</sup> WORKSHOP LAND USE**

Date: January 20, 2021

NAME	ORGANIZATION	PHONE	E-MAIL
DAVID E. EDDINS	Waycross Fire	912-287-2937	d.eddins@waycrossga.com
JAMES SHUBERT	WARE County	912-287-4579	jshubert@warecounty.com
SWCLARK III	WWA/WCB/OSP	912-282-1261	swclark3@gmail.com
TONYA MILLER	CITY OF WAYCROSS	912-287-2912	tmiller@waycrossga.com
Dustin Minchew	Ware County	(912)287-4399	dminchew@warecountyga.com
Marc Hawkins	City of Waycross	912-287-2944	mhawkins@waycrossga.com
Elizabeth Backe	SORC	229.333.5277	ebacke@sgrc.us
Michael Angelo James	City of Waycross	912-287-2914	majames@waycrossga.com

# Waycross Journal Herald

South Georgia's Greatest Newspaper

THE DEADLINE FOR CLASSIFIEDS IS FRIDAY AT NOON

# CLASSIFIEDS

**BACKHOE/ FILL DIRT**

**FULFORD FILL** Dirt Septic Systems, Complete Site & Concrete Work. Call-283-1016 (TF)

**REAL ESTATE**

**\*RENTAL Property**  
\*Lots & Acreage \$200 Down  
\*Equipment Trailers

\*Self Storage 912-288-8717 (TF)  
**5 ACRES** Located in Pierce Co. just off Ware St. near Blackshear. Very good area and great location with deep well. Other properties available in Pierce Co. Call 912-288-1939 (TF)

**FOR SALE:** Warehouse-Distribution Center @ 530 Aycock Road, Waycross GA. 9780 Sq. Ft. enclosed warehouse space & 6801 Sq. Ft. attached space under roof. 4.00 acre site with room

for building expansion. Alpharetta Realty Inc. (912)399-9000  
Mike Childree  
childreem@al.com  
pd 624-812(8)

**DEAR SELLER:** Let me sell your home or land. Many Kelly, Realtor Accredited. Certified Kelly Property Expert 912-387-9922 (Commission: 3.75%) (TF)

**FOR SALE:** 1000 Wildwood 3/4 ac., 3/2, 2 car

garage, \$186K Kelly Property Expert https://kellypropertyexpert.com 912-387-9922 8/5

**MH FOR Sale:** Brantley Co. 3 bedroom-2 bath on 5 acres. 912-602-0448 pd 85-8/12

**FOR SALE: DW** in Pierce Co. on 1.6 wooded acres. Nicely remodeled, work shop, carport, screened brick patio. \$129,500.

912-282-5908 pd 8/5-8/26  
**LAWN SERVICE**  
**TIM'S LAWN Care.** Free Estimates. 288-1838. (TF)

**ROOMS/APT. RENTALS**

**FURNISHED ROOMS.** Includes Cable TV, WIFI, Furnished. Kitchen & Laundry Room. 912 282-5428 (TF)

**FOR SALE**  
**HAPPY HOME** Flavoring 7oz bottles \$3. 7 oz Food Color \$3. Call 283-9923 or 614-3674 pd 7/29-8/5

**YARD SALES**

**YARD SALE:** Sat. Aug. 8th. 8:00am until. @ 1710 Ball St. Waycross. Clothes, Household Items, Furniture, Treadmill, Misc. Items, & More. pd 8/5

## Legals

gpn 14  
**JUDICIAL POSITION ANNOUNCEMENT**

Pursuant to O.C.G.A. 15-11-50, the Judges of the Superior Courts of the Waycross Judicial Circuit are seeking qualified applicants for the position of Juvenile Court Judge for the Waycross Judicial Circuit which includes the following counties: Bacon, Brantley, Charlton, Coffee, Pierce and Ware.

This will be a four year appointment by Court order. This part-time position will begin effective October 1, 2020. Qualified applicants must be at least 30 years of age, a citizen of Georgia for three years, have practiced law for five years, and be a member of the State Bar of Georgia in good standing.

Travel throughout the judicial circuit and some limited state travel will be required. Salary and benefits to be provided consistent with O.C.G.A. 15-11-52 & 15-11-54

Those persons interested may apply by sending a resume with cover letter to:

Honorable Dwayne H. Gillis  
Chief Judge, Waycross Judicial Circuit  
Coffee County Courthouse  
101 S. Peterson Avenue  
Douglas, Georgia 31533

Only applications received by September 18, 2020 will be considered. 8/5(1)

gpn 7  
**NOTICE TO DEBTORS AND CREDITORS**

**STATE OF GEORGIA COUNTY OF WARE**

**IN RE: ESTATE OF M. C. (MICKY) SUMNER, III, A/K/A MACK CAGER SUMNER, III, DECEASED**

All creditors of the estate of M. C. (Mickey) Sumner, III, late of Ware County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This the 28th day of July, 2020.

Randall L. Sumner  
Executor of the Estate of M. C. (Mickey) Sumner, III, a/k/a Mack Cager

Summer, III, Deceased

C. Deen Strickland  
Attorney for Executor  
102 Albany Avenue  
Waycross, Georgia 31501  
(912) 285-5449  
8/5-8/26(4)

gpn 16  
**Kick Off - Joint Public Hearing**  
For Ware County and the City of Waycross 2021 Comprehensive Plan Update

A public meeting will be held at 10:00 a.m. on Wednesday, August 26, 2020 at 305 Oak Street, Suite 212, Waycross, GA 31501 to announce the beginning of the 2021 Joint Comprehensive Plan Update for Ware County and the City of Waycross. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

Persons with special needs relating to disability access or foreign language should contact the Ware County Commission Office at 912-287-4300. Persons with hearing disabilities may consider using the Georgia Relay Service, at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin at the Southern Georgia Regional Commission, (229) 333-5277. 8/5(1)

gpn 18  
**IN THE PROBATE COURT OF WARE**

**STATE OF GEORGIA COUNTY OF WARE**

**IN RE: ESTATE OF JOHN W. MAY, JR. DECEASED**

**LETTERS OF ADMINISTRATION NOTICE**

MISTY RENEE HENDERSON has petitioned to be appointed Administrator of the estate of JOHN W. MAY JR. deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261). All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before August 27, 2020.

**COUNTY STATE OF GEORGIA**

**IN RE: ESTATE OF JOHN W. MAY, JR. DECEASED**

**ESTATE NO.**

**LETTERS OF ADMINISTRATION NOTICE**

MISTY RENEE HENDERSON has petitioned to be appointed Administrator of the estate of JOHN W. MAY JR. deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261). All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before August 27, 2020.

**BE NOTIFIED FURTHER:** All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be filed with a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Calvin Bennett  
Judge of the Probate Court  
By: ASHLFA VARNEDORE:

Clerk of the Probate Court  
800 Church Street, Suite 123  
Waycross, Ga. 31501  
Address 912-287-4315  
Telephone Number 8/5-8/26(4)

**IN THE PROBATE COURT OF WARE COUNTY STATE OF GEORGIA**

**IN RE: ESTATE OF TYRIS AHMAD FAISON, DECEASED**

**ESTATE NO. 20-112**

**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**

TO: ANY UNKNOWN HEIRS and to whom it may concern:

KALISTA GREEN has petitioned for (KALISTA GREEN) to be appointed Administrator(s) of the estate of TYRIS AHMAD FAISON deceased, of said County. (The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before AUGUST 27, 2020.

**BE NOTIFIED FURTHER:** All objections to be the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate

Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Calvin A. Bennett  
Judge of the Probate Court  
By: TONYA CARTER  
Clerk of the Probate Court  
800 CHURCH STREET, STE. 123  
WAYCROSS, GA 31501  
Address 912-287-4315  
Telephone Number 8/5-8/26(4)

## ESTATE SALE

2432 Albany Avenue Waycross, GA

Friday, August 7 9AM-5PM  
Saturday, August 8 9AM-5PM

- Very Fine Solid Wood Furniture • 2 Queen Bedroom Furniture Suites • Dining Sets • Recliners • Grandfather Clock • Curio Cabinets • Beautiful China Sets • Lots of Crystal/Serving Trays • Kitchen Ware/Pots • Lamps • Home Décor • Christmas Décor • Handicap Accessories • Washer & Dryer • Outdoor Concrete Items • Women's Clothing 16W-3X • & Much More!

Home for Sale: 3 Bedroom/3 Bathroom 2400+ sq ft. on 4.62 Acres with approx. 2.5 Acre Pond Asking \$175,000

For Info Call 288-4073 or 282-2962 (Make an Offer!)



Customer-focused. Dependable. 15 years selling the Amelia Island Lifestyle. 39 years experience. Call Geoff, 904-468-0019

**Oceanfront Cottage**  
3 BR 1.5 BA  
1100 S Fletcher  
MLS 89817

**Oceanfront 4 BR 2 BA Tandem Garage & Extra Storage**  
1738 N Fletcher  
MLS 87622



**Geoff Haynes**  
www.geoffhaynes.com  
Email: Geoffhaynes@remax.net  
22 S 8th St., Suite 2, Amelia Island



**Unison Behavioral Health is seeking a SUBSTANCE ABUSE COUNSELOR**

This position is located in a residential substance abuse treatment facility for women. Duties provided are group and individual counseling with emphasis on prevention and/or behavior modification, developing and implementing behavior management and/or skills, developing coping skills for those in substance abuse recovery and with issues associated with mental and emotional health.

**Required Minimum Qualifications:**  
• Completion of Master's Degree in a related field and must have CAC II certification, must be license eligible.  
• Candidates are subject to drug screen, FBI criminal records check and MVR

**Details and Application at**  
<http://www.unisonbehavioralhealth.com>  
(Join Our Team)



**We're looking for people who meet the following qualifications** ... High School/GED, Favorable MVR, Background results and References check, Valid GA Driver's License with Two Years Experience Working with Children and Families (Paid or Volunteer) OR Associate's Degree or higher in a behavioral or social service field, EOE.

**Pay rate: starting at \$11.00 / hr.**

- 24/7 Childcare Agency
- Initial Interview Via Phone or Virtual
- Shift Positions Available

**Benefits Package for Full Time Employees may include:**

- Medical, Dental and Vision Coverage
- Paid Leave
- Educational Assistance Program
- 403b Retirement Plan

# Legals

**(Continued from Page 9B)**  
**MEKEDESE S TESFAYE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A., its successors and assigns, in the original principal amount of \$147,283.00 dated December 12, 2013 and recorded in Deed Book 66-D, Page 52, Ware County records, said Security Deed being last transferred to LAKEVIEW LOAN SERVICING, LLC. in Deed Book 748, Page 197, Ware County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 06, 2021, the property in said Security Deed and described as follows:**

ALL OF LOTS 1, 2 AND 3 OF BLOCK I OF CHEROKEE HEIGHTS, A SUBDIVISION OF WAYCROSS, WARE COUNTY, GEORGIA, AS PER PLAT OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WARE COUNTY, GEORGIA IN PLAT BOOK "A", PAGE 77, BEING ALL OF BLOCK I, AND BEING BOUNDED EASTERLY BY SATILLA BOULEVARD, NORTHERLY AND WESTERLY BY CHEROKEE DRIVE, AND SOUTHERLY BY SEMINOLE TRAIL, TOGETHER WITH ALL IMPROVEMENTS THEREON INCLUDING A HOUSE KNOWN AS 1617 SATILLA BOULEVARD, ACCORDING TO THE PRESENT PLAN OF NUMBERING HOUSES IN THE CITY OF WAYCROSS, GEORGIA.  
 TAX ID: WA2001180

Said property being known as: **1617 SATILLA BLVD, WAYCROSS, GA 31501**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are MEKEDESE S TESFAYE or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be

O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

LAKEVIEW LOAN SERVICING, LLC., as Attorney-in-Fact for MEKEDESE S TESFAYE

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 10700 Abbott's Bridge Road Suite 170 Duluth, GA 30097 Phone: 470.321.7112

Firm File No. 21-001038 - AmE  
02/17-03/17(5)

gpn 18

**IN THE PROBATE COURT OF WARE COUNTY STATE OF GEORGIA**

**IN RE: ESTATE OF PALMA R. CLIFTON, DECEASED**

ESTATE No. 21-039

**NOTICE OF PETITION TO FILE FOR YEAR SUPPORT**

The petition of **HAROLD THOMAS CLIFTON**, for a Year Support from the estate of **PALMA R. CLIFTON**, deceased, for decedent surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before March 19, 2021, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing.

Calvin A. Bennett  
 Judge of the Probate Court  
 By: Ashlea Varnadore  
 Clerk of the Probate Court  
 Ware County Courthouse  
 800 Church Street  
 Waycross, GA 31501  
 Address  
 912/287-4315  
 Telephone Number

Thomas & Settle, Attorneys  
 Attorneys for Petitioner

Attorney for Administrator:  
 Kenneth A. Taft  
 Law Office of  
 Kenneth A. Taft  
 P.O. Box 2045  
 Waycross, GA 31502-2045  
02/24-03/17(4)

gpn 13

**Georgia Department of Transportation Requests Feedback & Comments For P.I. No. 0013539 Ware County**

In keeping with Governor Brian Kemp's directive to keep state government agencies functioning as Georgia combats the COVID-19 pandemic, Georgia DOT is moving forward by placing project information for review and feedback into an internet platform to comply with social distancing and avoiding crowds of 10+ people. We appreciate your participation in this process.

The Georgia Department of Transportation has posted information at <http://www.dot.ga.gov/AboutGDOT/PublicOutreach> related to the proposed State Route (SR) 4 Grade Separation project.

This project proposes to construct a new bridge to provide a grade-separated crossing for SR 4/US 1 BU/US 23 BU (Ossie Davis Parkway) at the CSX Railroad. The new bridge would be constructed on the existing roadway alignment and would require a 15.9-mile detour for approximately 24 months during construction. The intersection of Dresden Street and Ossie Davis Parkway would be expected to be permanently closed. Access to Ossie Davis Parkway from Dresden Street would be provided via Cypress Street and other adjacent roadways.

The purpose of this internet posting is to replace an in-person meeting, while allowing the public to review the proposed project, provide feedback, or write in with questions.

Americans with Disabilities Act (ADA) Information: To request materials in accessible formats for people with disabilities contact the district planning and programing liaison at 912-530-4457.

Comments will be accepted concerning this project until Thursday, April 01, 2021. Written statements may be submitted to:

Mr. Eric Duff  
 State Environmental Administrator  
 Georgia Department of Transportation  
 600 West Peachtree Street, NW - 16th Floor  
 Atlanta, Georgia 30308  
03/03 (1)

gpn 7

**COURT OF WARE COUNTY STATE OF GEORGIA**

**IN RE: ESTATE OF DWAYNE EMORY WATERS, JR. DECEASED**

ESTATE NO. 21-036

**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**

TO: ANY UNKNOWN HEIRS OR CREDITORS  
 has petitioned for (BRANDON L. WATERS) to be appointed administrator(s) of the estate of DWAYNE EMORY WATERS, JR. deceased, of said County. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before MARCH 17 2021

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

CALVIN A. BENNETT  
 Judge of the Probate Court  
 By: TONYA CARTER, ASSOCIATE JUDGE  
 Clerk of the Probate Court  
 800 CHURCH STREET  
 STE. 123 a  
 WAYCROSS, GA 31501  
 Address  
 912-287-4315  
 Telephone Number  
03/03-03/24(4)

gpn 16

**Joint Public Hearing For 2021 Comprehensive Plan for Ware County and the City of Waycross Comprehensive Plan Update**

A public hearing will be held at 4:00 PM on 22 day, March, 2021, in Ware County, located at 305 Oak St., Suite 201 Waycross, Georgia, to review and transmit the 2021 Comprehensive Plan for Ware County and the City of Waycross to the Southern Georgia Regional Commis-

gpn 7

**IN THE PROBATE OF WARE COUNTY, GEORGIA**

All creditors of the Estate of Mary R. Gray, deceased, late of Ware County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all person indebted to said estate to make immediate payment to the undersigned.

This 24th day of February, 2021.

William S. Hutcheson,  
 Executor  
03/03-03/24 (4)

gpn 6

**NOTICE OF INCORPORATION**

Notice is given that Articles of Incorporation which incorporate Restoration Revival Center Inc. has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 4065-B Memorial Drive, Waycross, Ware County, Georgia 31503, and the initial registered agent of the corporation at such address is Bennie C. Dyal.

Law Offices of Thomas and Johnson PC  
 300 Caswell Avenue  
 Waycross, Georgia 31501  
 (912) 283-5030  
03/03-03/10 (2)

gpn 18

**IN THE PROBATE COURT OF WARE COUNTY STATE OF GEORGIA**

**IN RE: ESTATE OF EULA ESSIE BROCK, DECEASED**

ESTATE NO. 21-046

**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**

TO: Any Unknown Heirs or Creditors and to whom it may concern:

Angela Aaron has petitioned for Angela Aaron to be appointed administrator(s) of the estate of Eula Essie Brock, deceased, of said county. The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before March 25, 2021.

Telephone Nun

Conner and Jackson, P.  
 PO Box 1278  
 Waycross, GA 31502  
 912-283-4394  
03/03-03/24

gpn 18

**UNOFFICIAL VERSION - PENDI SUPREME COURT APPROVAL**

**IN THE PROBATE COURT OF WARE COUNTY STATE OF GEORGIA**

**IN RE: ESTATE OF ELSIE MAE DENTON DECEASED**

ESTATE NO. 21-037

**PETITION FOR LETTERS OF ADMINISTRATION NOTICE**

TO: ANY UNKNOWN LEGAL HEIRS AT LAW and to whom it may concern:

has petitioned (RHONDA CARLI LANE ) to be appointed administrator(s) of the estate of ELSIE MAE DENTON deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested persons hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before MARCH 17, 2021

**BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Calvin A. Bennett  
 Judge of the Probate Court  
 By: ASH VARNADOC  
 Clerk of the Probate Court  
 800 CHURCH STREET  
 SUITE  
 Waycross, Georgia 31501  
 Add  
 912-287-4315  
 Telephone Number  
03/03-03/24(4)

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APPLICATION TO REGISTER A





Opportunity in every direction.

Dr. Michael-Angelo James  
Mayor

Norman E. Davis, Sr.  
Commissioner District 1

John A. Threat  
Commissioner District 2

Marian Solomon-Gaines  
Commissioner District 3

Diane L. Hopkins  
Commissioner District 4

Henry Strickland  
Commissioner District 5

March 22, 2021

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Waycross has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia 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(s) 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 Michelle Love, City Clerk, at (912) 287-2964 or [mlove@waycrossga.com](mailto:mlove@waycrossga.com).

Sincerely,

Michael Angelo-James, Mayor  
City of Waycross



Elmer Thrift, Chairman  
Leonard Burse, Commissioner District 1  
Jerry Pope, Commissioner District 2  
Tony Tanner, Commissioner District 3  
Steve Barnard, Commissioner District 4

Scott Moyer, County Manager  
Anthony A. Rowell, County Attorney

March 22, 2021

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Ware County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia 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(s) 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 Scott Moyer, County Manager, at (912) 287-4300 or [smoyer@warecounty.com](mailto:smoyer@warecounty.com).

Sincerely,

  
Elmer Thrift, Chair  
Ware County Board of Commissioners

**RESOLUTION 2021-08**

**A RESOLUTION OF THE WARE COUNTY BOARD OF COMMISSIONERS TO ADOPT THE 2021 JOINT COMPREHENSIVE PLAN UPDATE FOR WARE COUNTY AND THE CITY OF WAYCROSS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ware County has completed the 2021 Joint Comprehensive Plan Update for Ware County and the City of Waycross;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the Ware County Board of Commissioners does hereby adopt the 2021 Joint Comprehensive Plan Update for Ware County and the City of Waycross.

Adopted this 26<sup>th</sup> day of APRIL, 2021.

WARE COUNTY BOARD OF COMMISSIONERS

  
Elmer Thrift, Chairman

ATTEST:

  
Scott M. Moye, County Manager

[SEAL]





RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY OF WAYCROSS, GEORGIA, TO ADOPT  
2021 JOINT COMPREHENSIVE PLAN UPDATE  
FOR WARE COUNTY AND THE CITY OF WAYCROSS;  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the City of Waycross has completed the 2021 Joint Comprehensive Plan Update for Ware County and the City of Waycross;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**WHEREAS**, said matter having been considered.

**BE IT THEREFORE RESOLVED**, that the City Commission of the City of Waycross does hereby adopt the 2021 Joint Comprehensive Plan Update for Ware County and the City of Waycross, in the form attached hereto and incorporated herein as if fully set forth.

**BE IT FURTHER RESOLVED** that the Mayor, City Manager and City Clerk be empowered, authorized and directed to execute the 2021 Joint Ware County and City of Waycross Comprehensive Plan on behalf of the City of Waycross, and to do all the acts and things necessary in order to carry out the purposes of this Resolution, hereby ratifying and confirming all actions taken and to be taken.

**SO RESOLVED**, this 20<sup>th</sup> day of April, 2021.

**CITY OF WAYCROSS**

BY:



**MICHAEL-ANGELO JAMES, MAYOR**

**ATTEST:**



**CHINA AGU, ACTING CITY CLERK**