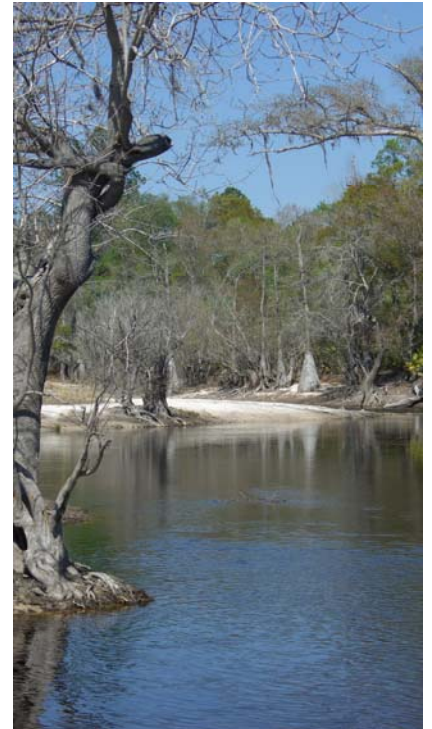


2011 Regionally Important Resources Plan

Southern Georgia Regional Commission



REGIONALLY IMPORTANT RESOURCES PLAN

Southern Georgia

July 2011

Prepared by:



Valdosta Office

327 West Savannah Avenue

Valdosta, GA 31601

Phone: 229.333.5277

Fax: 229.333.5312

Waycross Office

1725 S. GA Parkway, W.

Waycross, GA 31503

Phone: 912.285.6097

Fax: 912.285.6126

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THE PURPOSE

Pursuant to Rules of the Department of Community Affairs, Chapter 110-12-4, Regionally Important Resources are defined as “Any natural or cultural resource area identified for protection by a Regional Commission following the minimum requirements established by the Department.” The Regional Resource Plan is designed to:

- Enhance the focus on protection and management of important natural and cultural resources in the Southern Georgia Region.
- Provide for careful consideration of, and planning for, impacts of new development on these important resources.
- Improve local, regional, and state level coordination in the protection and management of identified resources.

THE PROCESS

The public nomination process resulted in twenty—one nominations from local governments, non-profit agencies, and private citizens. Additional regionally important resources were identified based on resources required by the DCA rules and those identified by SGRC staff. Beyond the nomination process, numerous opportunities were created for stakeholder input through plan briefings and presentations. After reviewing all nominations, researching the work of local and state agencies, and considering the Regional Plan of Southern Georgia’s Areas Requiring Special Attention, two categories of resources were identified.

- Historic and Cultural Resources
- Areas of Conservation & Recreational Value

Using DCA’s Rules for Regionally Important Resources, resources were evaluated in regard to their Value and Vulnerability within the context of the Southern Georgia Region. Consideration is also given to Guidance for Appropriate Development Practices

THE PLAN

Ultimately, the plan will be used to “...coordinate activities and planning of local governments, land trusts and conservation or environmental protection groups’ activities in the region, and state agencies toward protection and management of the identified Regionally Important Resources.” The Regional Important Resources Plan furthers the work being done on the local, regional, and state levels to preserve environmental resources, historic sites, and unique cultural landscapes. The Plan promotes balanced growth and sustainable development practices to enhance the quality of life in communities throughout the region.

Historic & Cultural Resources

National Register Historic Districts

- **Ben Hill County**

Fitzgerald Commercial H.D.

South Main-South Lee Streets H.D.

- **Brooks County**

Quitman H.D.

- **Coffee County**

Downtown Douglas H.D.

*Eleventh District A&M School/South Georgia
College H.D.*

Gaskin Avenue H.D.

- **Lowndes County**

Brookwood North H.D.

East End H.D.

Fairview H.D.

North Patterson Street H.D.

Southside H.D.

Valdosta Commercial H.D.

- **Tift County**

Tifton Commercial H.D.

Tifton Residential H.D.

- **Turner County**

Ashburn Commercial H.D.

Ashburn Heights-Hudson-College Avenue H.D.

Shingler Heights H.D.

- **Ware County**

Downtown Waycross H.D.

Waycross H.D.

Historical Agricultural Resources

- *Atkinson-McCranie's Turpentine Still (N.R. Listed)*

- *Charlton-Floyd's Island Hammock (N.R. Listed), John M. Hopkins Cabin (N.R. Listed)*

- *Cook-SOWEGA Building (N.R. Listed)*

- *Echols- Corbett Farm (Centennial Farm)*

- *Tift-Agrirama*

- *Ware-Obediah Barber Homestead/ Obediah's Okefenok (N.R. Listed) , Okefenokee Swamp Park*

Historic Courthouses & Jails

- *Atkinson-1920 (NR Listed)*

- *Bacon-1919 (NR Listed)*

- *Ben Hill-1909/1909 (Both NR Listed)*

- *Berrien-1898 (GA Trust 2011 Places In Peril List)/1903 (Both NR Listed)*

- *Brantley-1930 (NR Listed)*

- *Brooks-1859-64 /1884 (Both NR Listed)*

- *Charlton-1928 (NR Listed)*

- *Clinch-1896/1893-4 (Both NR Listed)*

- *Coffee-1940*

- *Cook-1938-39 (NR Listed)*

- *Echols-1956*

Historic & Cultural Resources

Historic Courthouses & Jails

Continued

- *Irwin-1910 (NR Listed)*
- *Lanier-1973*
- *Lowndes-1904-05 (NR Listed)*
- *Pierce-1902-03/c.1899 (Both NR Listed)*
- *Tift-1912-13 (NR Listed)*
- *Turner-1907/1906-7 (Both NR Listed)*
- *Ware-1957*

“/” SEPERATES COURTHOUSE & JAIL DATES

Historic Military Resources

- *Brantley- Battle of Waynesville Confederate Park*
- *Charlton-Ellicott’s Mound, Ft. Alert /Traders Hill*
- *Coffee –Raymond-Richardson Aviation School*
- *Irwin-Jefferson Davis Capture Site/Jefferson Davis Memorial Historic Site (NR Listed)*
- *Lowndes– Moody A.F.B.*
- *Pierce-Blackshear Prison*

Historic Theaters

- *Bacon-Bacon Theatre*
- *Ben Hill-Grand Theatre*
- *Coffee-Martin Centre*
- *Lowndes-Dosta Playhouse*
- *Tift-Tift Theatre*
- *Ware- City Auditorium (GA Trust 2007 Places In Peril List), Lyric Theater, Ritz Theater*

Historic Educational Resources

- *Ben Hill: Fitzgerald Carnegie Library*
- *Berrien-Alapaha Colored School (NR Listed)*
- *Coffee-Eleventh District A&M School/ South Georgia College (NR Listed)*
- *Lowndes-South Georgia State Normal College/Valdosta State University, Valdosta Carnegie Library*
- *Tift-Second District A&M School/Abraham Baldwin Agricultural College*

Areas of Conservation & Recreational Value

Water Resources

- *Alapaha River*
- *Little River*
- *Saint Mary's River*
- *Withlacoochee River*
- *Suwannee River*
- *Ocmulgee River*

Wetlands

Protected River Corridors

Groundwater Recharge Areas

National Wildlife Refugees

- *Banks Lake NWR*
- *Okefenokee NWR*

State Parks

- *Jefferson Davis Memorial*
- *Laura S. Walker*
- *Reed Bingham*
- *General Coffee*

Wildlife Management Areas

- *Grand Bay WMA*
- *Flat Tub WMA*
- *Dixon Memorial Forest WMA*
- *Little Satilla WMA*

Preserve

- *Broxton Rocks*



Background

The Southern Georgia Regional Commission (SGRC) is the regional planning and intergovernmental coordination agency responsible for the development of the Regional Important Resources Plan and Map for the eighteen (18) county area. These counties include: Atkinson, Bacon, Ben Hill, Berrien, Brantley, Brooks, Charlton, Clinch, Coffee, Cook, Echols, Irwin, Lanier, Lowndes, Pierce, Tift, Turner, and Ware.

Designation of Regionally Important Resource Plan

The Georgia Planning Act authorizes the Department of Community Affairs (the Department) to establish specific rules and procedures for the identification of Regionally Important Resources, development of a plan for protection and management of these resources, and for review of activities potentially impacting these resources. Revisions to Chapter 110—12—6, Standards and Procedures for Regional Planning, “Regional Planning Requirements,” were adopted by DCA in 2008. The SGRC must develop and adopt a Regional Plan to meet both federal transportation planning rules and minimum standards and procedures for regional planning developed by the Georgia Department of Community Affairs (DCA). SGRC’s Regional Plan seeks to accommodate economic and population growth in the eighteen (18) county region during the next twenty (20) years.

As defined by DCA a “*Regionally Important Resource*” is a natural or historic resource that is of sufficient size or importance to warrant special considerations by local governments having jurisdiction over the resource. The Plan will provide guidance to local governments to protect and manage the natural and cultural resources in their jurisdiction.

Methodology and Process

The process for identifying Regionally Important Resources included a comprehensive approach, described below.

Nomination and Evaluation

SGRC sought nominations from individuals, interested organizations, local governments and governmental agencies for important natural, historic, or cultural resources beginning in the fall of 2010. The SGRC made significant efforts to encourage submittal of nominations for potential inclusion in the Regionally Important Resources (RIR) map. (A list of all public briefings and presentations on the Regional Resource Plan is included in Appendix D.) All nominations included a narrative of the resource's value and vulnerability which addresses the regional importance of the resource and indicates the degree to which the resource is threatened or endangered.

The public nomination process was opened October, 2010 and remained open through the end of December, 2010. Ten nomination forms were submitted, several with multiple nominations for a total of twenty-one nominations. Additional regionally important resources were identified based on resources required by DCA rules and those identified by the SGRC staff.

Research and Data Collection

The rules declared by the Department of Community Affairs gave general direction in identifying potential resources.

- Accept nominations by any individual, interested organization, local government/ government agency;
- Consider resources identified by the Georgia Department of Natural Resources as State Vital Areas;
- Consider natural or cultural resources that are already preserved by an existing conservation mechanism; and
- Consider natural or cultural resources identified by other state agencies and/or environmental protection organizations.

GIS data used for conservation mapping was collected and analyzed as the foundation of the Regionally Important Resources Map. The SGRC staff also reviewed existing state and federal programs that document and manage significant natural and cultural resources, as well as activities undertaken by a variety of non-profit organizations working to further conservation goals of the natural and built environment.

Criteria for Determining Value of Regionally Important Resources

In addition to guidelines established within the DCA Rules, the SGRC staff included criteria established in the Areas Requiring Special Attention (ARSA) to provide guidance in selecting resources that should be considered priorities.

- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.;
- Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace;
- Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors;
- Preserves areas that have historical or cultural value by virtue of history, place or time period represented;
- Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities; and
- Areas that contribute to region-wide connections between existing and proposed regional resources.

Identification of Vulnerability of Regionally Important Resources

The criteria for determining Regionally Important Resources allows for a concise snapshot of the value of each resource to the Southern Georgia Region. In recognizing the value of these resources, consideration is also given to their potential vulnerabilities. Nominations included descriptions of the resource's vulnerabilities and the degree to which the resource is threatened or endangered. Review of the nominations for each resource provided a similar snapshot in regard to vulnerability. Generally, threats to resources fell within three broad categories:

Development Pressures

- Threatened by destruction of subsurface resources, such as archaeological sites;
- Fluctuations in land values threatens economic viability of current use;
- Threatened by adjacent development that is incompatible in terms of design, scale or land use; and
- Destruction of significant viewshed.

Environmental Degradation

- Adverse Impact on Wildlife/Loss of Biodiversity;
- Subject to damaging pollutants and/or contaminants;
- Threatened by erosion and/or stormwater run-off flows ; and
- Threatened by overuse of resource (i.e. inappropriate recreational use, too much traffic, etc.).

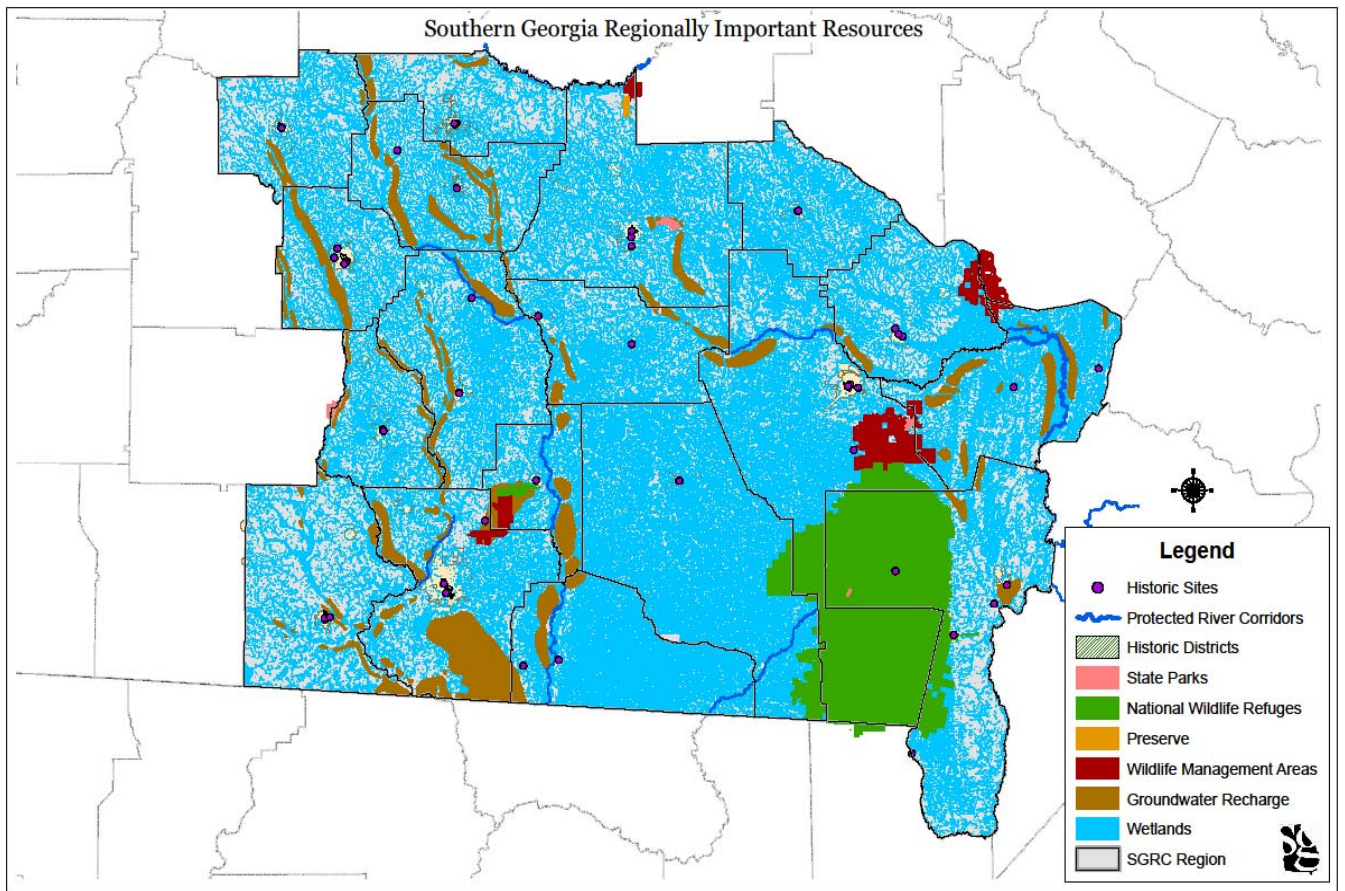
Resource Management

- Lack of protection through adequate regulations and/or easements;
- Lack of enforcement of existing regulations;
- Lack of financial resources for appropriate stewardship; and
- Lack of long term ownership plan/transitional ownership.

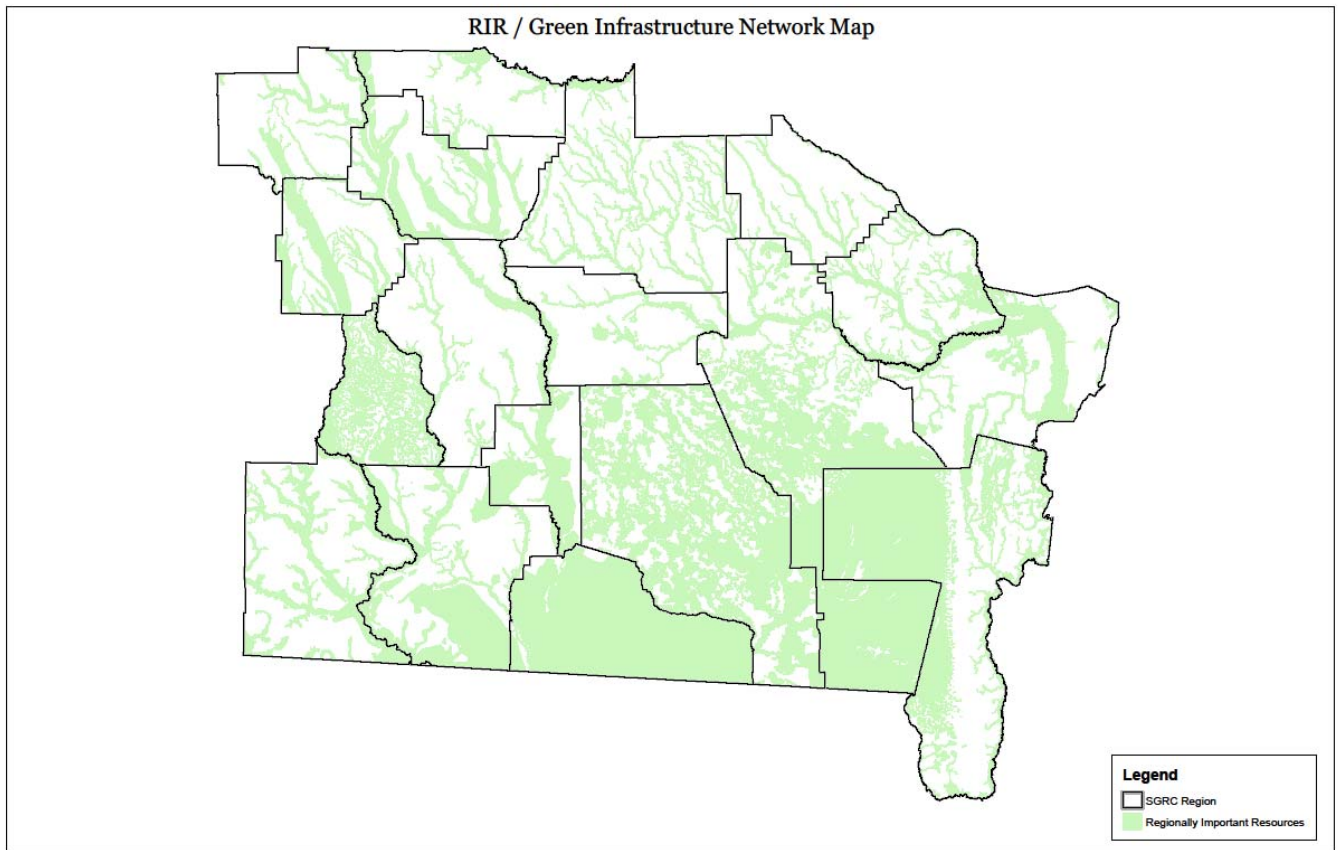
Stakeholder Review

To establish the final draft plan of the Regionally Important Resources, SGRC discussed the nominated resources at various meetings throughout the region to gather suggestions as to how resources should be evaluated. All parties that nominated resources were invited to attend the monthly SGRC Board meetings as were the local representatives that were impacted by a nomination. The Regional Important Resource Plan was reviewed and approved internally by SGRC staff prior to being approved by the SGRC Board with a Resolution to transmit the Plan to DCA for review.

REGIONALLY IMPORTANT RESOURCES MAP



REGIONALLY IMPORTANT RESOURCES GREEN MAP



Value Matrix for Regionally Important Resources										
	Resource Nominated by an Individual, Interested Organization, Local Government / Governmental Agency	Resource Identified by the Georgia Department of Natural Resources as a State Vital Area	A Natural of Cultural Resource that is Already Preserved by an Existing Conservation Mechanism	A Natural or Cultural Resource Identified by Other State Agencies and/ or Environmental Protection Organization	Preserves Water Quality and Quantity by Protecting Drainage, Flood Control, Recharge Areas, Watersheds, Buffers, Etc.	Creates or Preserves Active or Passive Greenspaces, Including Trails, Gardens, and Informal Places of Natural Enjoyment	Preserves Wildlife Habitat by Creating, Buffering, Preserving Habitat Areas and Corridors	Preserves Areas That Have Historical or Cultural Value by Virtue of History, Place or Time Period Represented	Preserves Significant Working Agricultural or Forest Resources and/ or Creates Opportunities for Local Food Production Activities	Areas that Contribute to Region-wide Connections Between Existing and Proposed Regional Resources
Resources										
Areas of Conservation or Recreational Value										
Water Resources	X			X	X		X			X
Wetlands		X		X	X		X			X
River Corridors		X		X	X		X			X
Groundwater Recharge Areas										
National Wildlife Refuges	X		X	X		X	X			
State Parks	X		X	X		X	X	X		
Wildlife Management Areas	X		X	X		X	X			
Preserves	X		X	X		X	X			
Historic and Cultural Resources										
National Register Historic Districts			X	X		X		X		
Historic Agricultural Resources				X	X	X	X	X	X	
Historic Courthouses & Jails				X				X		
Historic Military Resources	X		X	X				X		
Historic Theaters	X			X				X		
Historic Educational Resources			X	X		X		X		

VULNERABILITY MATRIX

Vulnerability Matrix for Regionally Important Resources

	Threatened by destruction of subsurface resources such as archaeological sites	Fluctuations in land values threatens economic viability of current use	Threatened by adjacent development that is incompatible in terms of design, scale or land use	Destruction of significant viewshed	Adverse Impact on Wildlife/ Loss of Biodiversity	Subject to damaging pollutants and/ or contaminants	Threatened by erosion and/ or stormwater run-off flows	Threatened by overuse of resource	Lack of protection through adequate regulations and/ or easements	Lack of enforcement of existing regulations	Lack of financial resources for appropriate stewardship	Lack of long term ownership plan/ transitional ownership
Resources												
Areas of Conservation or Recreational Value												
Water Resources					X	X	X		X	X	X	
Wetlands					X	X	X		X	X	X	
River Corridors					X	X	X		X	X	X	
Groundwater Recharge Areas												
National Wildlife Refuges			X	X				X				X
State Parks			X	X	X			X				X
Wildlife Management Areas					X			X				X
Preserves					X			X				X
Historic and Cultural Resources												
National Register Historic Districts		X	X					X	X	X	X	X
Historic Agricultural Resources	X	X	X	X	X	X	X	X	X	X	X	X
Historic Courthouses & Jails			X					X	X	X	X	X
Historic Military Resources	X		X	X							X	X
Historic Theaters			X								X	X
Historic Educational Resources		X	X	X				X	X		X	X

Development Pressures
 Environmental Degradation
 Resource Management

RESOURCE NARRATIVE: HISTORIC & CULTURAL RESOURCES

In time, many communities look back at the cultural and historic resources that once were and wish that they had made the choice to save them. Unfortunately, all of the wishing in the world will not bring them back. Thus, the efforts of historic preservation are vitally important to the existence of these types of resources in the region.

In taking into account the Protection Resource Listing that GA DCA suggest be utilized for this task, it was discovered that there are sixty-four (64) Centennial Family Farms (farms in this category must be owned by the same family for at least 100 years, but do not have to be on the National Register of Historic Places) and one (1) Centennial Farm (farms in this category must be at least 100 years old and on the National Register of Historic Places) located within the region. The Centennial Farm Program, administered by the Georgia Department of Natural Resources Historic Preservation Division (www.gashpo.org), encourages Georgia residents to save and recognize farms that have contributed to Georgia's agricultural heritage for 100 years, or more. The one (1) Centennial Farm on this list was included as a Regionally Important Resource.

There are 110 historic markers placed by some state agency in the region (although some are repeats of the same item such as a road, etc.). The Georgia Department of Community Affairs (www.georgiaplanning.com/hm) lists 107 in the region. While the GA Historical Society (www.georgiahistory.com) lists an additional three (3) including Home of Governor E.D. Rivers (Lanier), Mary Turner and the Lynching Rampage of 1918 (Lowndes) and the Civil War Slave Conspiracy (Brooks).

For many of those listed on the state markers, primarily related to the War of 1812/Creek Indian War and the Seminole Wars, the exact location is unknown due to their positioning in the swamps and along the rivers. The inaccessibility of their locations, frequent flooding and their construction of wooden posts and/or earthworks has caused the majority of them to leave little to no signs of their existence above ground. In addition, if any wood was left, it was usually reused or burnt as firewood. If necessary, the sites were burned before departing, thus depriving the enemy of their use. Little to no archaeological work has been done to determine their locations. The exact location of the battlefields is also unknown, as many were pitched, moving battles. Their future discovery could yield important information in regards to Native Americans, battles and military history. We have listed several sites/properties marked by state markers as Regionally Important Resources.

RESOURCE NARRATIVE: HISTORIC & CULTURAL RESOURCES

According to the National Park Service's National Register of Historic Places Website (<http://www.nps.gov/nr/>), there are fifty-nine (59) National Register Properties in the Southern Georgia Regional Commission area including two (2) in Atkinson County, four (4) in Bacon County, four (4) in Ben Hill County, four (4) in Berrien County, one (1) in Brantley County, six (6) in Brooks County, four (4) in Charlton County, two (2) in Clinch County, two (2) in Coffee County, three (3) in Cook County, two (2) in Echols County, three (3) in Irwin County, one (1) in Lanier County, ten (10) in Lowndes County, three (3) in Pierce County, one (1) in Tift County, two (2) in Turner County and five (5) in Ware County. The Miles V. Wilsey House (Ben Hill County) and the Sylvester Mumford House (Brantley County) were deleted from this list due to having burned down. Many of these are included among our Regionally Important Resources.

In addition, there are nineteen (19) National Register Historic Districts located in the region including two (2) in Ben Hill County, one (1) in Brooks County, three (3) in Coffee County, six (6) in Lowndes County, two (2) in Tift County, three (3) in Turner County and two (2) in Ware County. All of these are included in our Regionally Important Resources.

The National Register is our country's official list of historic buildings, structures, sites, objects and districts worth of preservation. Historic properties listed on the National Register of Historic Places must be old enough to be considered historic, look much the same way they were in the past and must:

- Be associated with events, activities or developments that were important in the past; or
- Be associated with the lives of people who were important in the past; or
- Be significant in the areas of architectural history, landscape history, or engineering; or
- Have the potential to yield information through archaeological investigation that would answer questions about the past.

A listing on the National Register of Historic Places provides no protection other than that afforded through the Federal Section 106 environmental review processes (which also encompasses eligible properties). It also has no requirements or rules that the owners must follow. The only penalty may be the loss of the listing itself should it be considered to be no longer eligible due to changes, or some other reason. A property listed on, or eligible, for the National Register could be demolished or allowed to decay with no review taking place other than at the local level through normal demolition permit processes.

There are no National Historic Landmarks in the region.

RESOURCE NARRATIVE: HISTORIC & CULTURAL RESOURCES

In order to be truly protected, a local historic preservation commission must be created through a local historic preservation enabling ordinance and the historic property or district protected through a local historic property or district designation ordinance.

The administration of local historic preservation ordinances and historic preservation commissions is strong in the cities of Ashburn, Douglas, Fitzgerald, Tifton and Valdosta. Hahira, Homerville, Nashville, Pavo, Quitman and Waycross also have historic preservation ordinances with inactive or out of compliance commissions. In addition, many have not passed designation ordinances of any kind.

The Georgia Trust for Historic Preservation's Places in Peril List was also consulted. According to the Georgia Trust Website (http://www.georgiitrust.org/what/places_in_peril.php), the Georgia Trust Places in Peril Program seeks to identify and preserve historic sites threatened by demolition, neglect, lack of maintenance, inappropriate development or insensitive public policy. The list raises awareness about Georgia's significant historic, archaeological and cultural resources, including buildings, structures, districts, archaeological sites and cultural landscapes. On this list, the Berrien County Courthouse in Nashville (Berrien County) and the City Auditorium in Waycross (Ware County) were included in our Regionally Important Resources.

The need to identify Regionally Important Resources was announced during many meetings with both the general public and with various governmental agencies during this process. Regionally Important Resources Nominations Forms were widely distributed in these meetings and by e-mail and/or fax.

The following resources were officially nominated to become "Regionally Important Resources" through the submission of a nomination form or by telephone request:

- Ashley-Slater House in Douglas (Coffee County) *Not included due to non-regional importance.*
- WWII Primary Flight Training Facility (Raymond-Richardson Aviation School) in Douglas (Coffee County) *Included under Historic Military Resources.*
- WWII Flight Training Museum (Raymond-Richardson Aviation School) in Douglas (Coffee County) *Included as a whole under Historic Military Resources.*
- Martin Centre in Douglas (Coffee County) *Included under Historic Theatres.*
- Heritage Station Museum in Douglas (Coffee County) *Not included due to non-regional importance.*
- Downtown Patterson Business District in Patterson (Pierce County) *Not included due to non-regional importance.*
- Old Patterson Elementary School in Patterson (Pierce County) *Not included due to non-regional importance.*

RESOURCE NARRATIVE: HISTORIC & CULTURAL RESOURCES

While there were many other cultural & historic resources identified through sources, these were determined to be of local, not regional, importance. Their importance to the collective local history should not be underestimated. Many other cultural & historic resources have not been fully explored as to their regional, state or national importance that might propel them into a more significant position historically. Identification is key. Unfortunately, most historic resources surveys in the region are outdated. In many cases, none have taken place at all. These include: Atkinson County (1996-computerized), Bacon County (None), Ben Hill County (1981-Fitzgerald only-paper only), Berrien County (1981-paper only), Brantley County (None), Brooks County (1981-paper only/2004-Unincorporated only-computerized unedited), Charlton County (1990-computerized), Clinch County (1991-computerized), Coffee County (1990-computerized), Cook County (1981-Adel only-paper only), Echols County (1981-paper only), Irwin County (1980-paper only), Lanier County (1980-paper only), Lowndes County (1980-paper only/2000-computerized unedited), Pierce County (2002-Blackshear only-survey report only unedited), Tift County (1981-Tifton only-paper only/1999-Tifton only-computerized), Turner (1981-paper only) and Ware County (1988-paper only unedited).



NATIONAL REGISTER HISTORIC DISTRICTS

The National Register is our country's official list of historic buildings, structures, sites, objects, and districts worthy of preservation. The Georgia Department of Natural Resources Historic Preservation Division (GA DNR HPD) nominates eligible properties in Georgia to the National Register so they can receive preservation benefits and incentives. Currently, more than 74,000 historic, buildings, structures, sites, and objects in Georgia are listed in the National Register.

Historic Districts listed on the National Register of Historic Districts promote the architecture types and styles that were once prevalent in our region. They provide not only tourism potential, but also residential rehabilitation and economic development potential that has the ability to increase the value of the entire community.

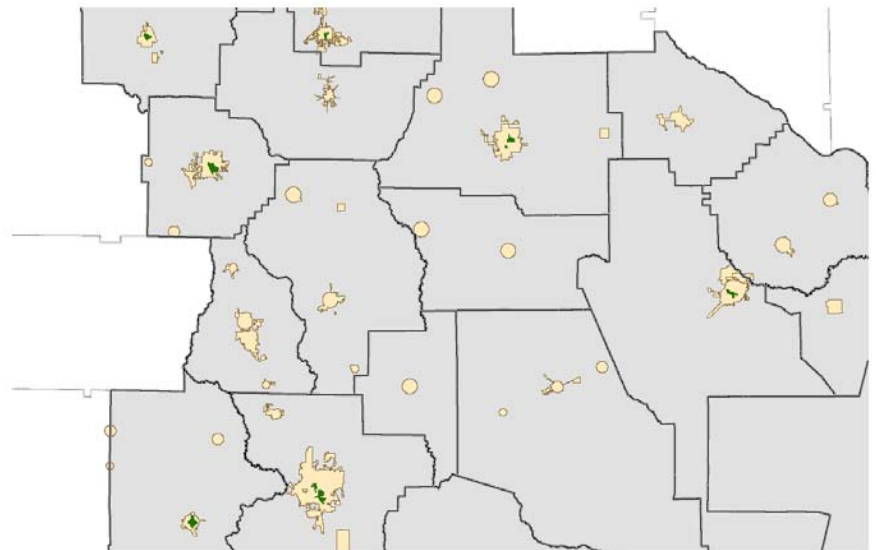
Usually constructed of higher quality materials and workmanship than that available today, these districts provide the opportunity to rehabilitate and live in a building that would cost many more times to construct out of today's materials (if that were even possible). In addition, these districts usually provide a higher quality of life and more of a sense of neighborhood than homes in standard subdivisions. In fact, many of the more popular new subdivisions replicate the types, styles, layouts and lot sizes of these residential historic districts.

While certain streets and/or areas within residential historic districts have been recently rehabilitated and are occupied, far too many others are deteriorated, dilapidated and/or vacant. Many of these areas are occupied by low-moderate income owners that simply do not have the funds necessary to rehabilitate the houses. Others are occupied by low-moderate income renters whose landlords are unwilling or unable to rehabilitate.

Commercial historic districts are at risk due to deterioration, neglect and the relocation of offices and businesses to other areas. Recently, due to poor economy, these risks are further increased with many of the established businesses in the district failing, thus creating further vacancies and potential for decay.

Many of the buildings also have unused space above the first floor that was perhaps never rehabilitated, while the more profitable first floor was, leading to sustained decay.

Lack of code enforcement also plays a part in the further deterioration of these districts, especially the residential districts.



NATIONAL REGISTER HISTORIC DISTRICTS

National Register Historic Districts in the SGRC Region

COUNTY	NATIONAL REGISTER DISTRICT
Ben Hill County	Fitzgerald Commercial H.D. South Main-South Lee Streets H.D.
Brooks County	Quitman H.D.
Coffee County	Downtown Douglas H.D. Eleventh District A&M School/South Georgia College H.D. Gaskin Avenue H.D.
Lowndes County	Brookwood North H.D. East End H.D. Fairview H.D. North Patterson Street H.D. Southside H.D. Valdosta Commercial H.D.
Tift County	Tifton Commercial H.D. Tifton Residential H.D.
Turner County	Ashburn Commercial H.D. Ashburn Heights-Hudson-College Avenue H.D. Shingler Heights H.D.
Ware County	Downtown Waycross H.D. Waycross H.D.



Value

- A natural or cultural resource that is already preserved by an existing conservation mechanism
- A natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Creates or preserves active or passive greenspaces, including trails, gardens, and informal places of natural enjoyment in areas currently underserved by greenspaces
- Preserves areas that have historical or cultural value by virtue of history, place or time period represented

Vulnerability

- Fluctuations in land values threaten economic viability of current use
- Threatened by adjacent development that is incompatible in terms of design, scale or land use
- Threatened by overuse of resource (i.e. inappropriate recreational use, too much traffic, etc.)
- Lack of protection through adequate regulations and/or easements
- Lack of enforcement of existing regulations
- Lack of financial resources for appropriate stewardship
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the centers and the surrounding community.
- Location of higher-density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood.
- Traditional downtown areas maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly, places where people choose to gather for shopping, dining, socializing and entertainment.

Guidance for Appropriate Development Practices

- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the facade to look like a collection of smaller stores.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in the rear of buildings, making community more attractive and pedestrian- friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- New development matching typical densities of older center of community.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Urban growth or service boundary that discourages/prohibits development outside border.
- Well designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like single residence from the street, etc.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways
- Developments that have easy access to nearby transit, shopping, schools and other areas where residents daily travel.
- Developments with mid-block alleys.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability.
- Distribution of affordably-priced homes throughout locality/region.
- Garages located to the rear of each property, or on-street parking used for residents’ automobiles.
- Houses located near the street, with large front porches that encourage interaction with neighbors.

Guidance for Appropriate Development Practices

- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New developments that reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- Residential development that offers a mix of housing types (single family homes, town houses, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Residential developments with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.
- Addition of new uses to single-use sites (e.g. restaurants and shopping added to office parks).
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- On street parking.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Clustering development to preserve open space within the development site.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Infill development on vacant or under-utilized sites.

Guidance for Appropriate Development Practices

- Community schools developed at smaller scale and located in neighborhoods where students can walk to class.
- Integrating appropriate mixed-use and/or housing developments with new school construction to increase walkability and reduce trip generation.
- Use of common area drain fields and/or neighborhood-scale sewage treatment systems to reduce parcel size in areas that must be served by septic tanks.
- New or infill construction should match existing historic resources in the immediate area through the use of architectural type, building shape visible from the street, setback, lot design, floors/height, roof type/height, construction materials, door & window spacing, parking, etc., that while not a direct copy of the historic resources evokes the sense of design characteristics that are in common & compatible with the neighborhood.

Policies & Protection Measures

- Local governments should work with various individuals and agencies to update or complete Georgia Department of Natural Resources Historic Preservation Division Historic Resources Surveys in their communities.
- Local governments should enact a historic preservation enabling ordinance and enact historic preservation designation ordinances to protect cultural & historic resources.
- Local governments should pursue Certified Local Government status.
- The creation of design guidelines for specific historic neighborhoods and areas is strongly encouraged.
- The use of the Secretary of the Interior's Standards for the Treatment of Historic Properties is strongly encouraged.
- Façade and Conservation Easements should be utilized by local governments to the maximum extent possible.
- Local government participation in the Georgia Department of Community Affairs' Better Hometown Program or the Main Street Program is highly encouraged.

NATIONAL REGISTER HISTORIC DISTRICTS

Policies & Protection Measures

- The use of the Federal Rehabilitation Investment Tax Credit Program, the Georgia Preferential Property Tax Assessment Program for Rehabilitated Historic Property and the Georgia State Income Tax Credit Program for Rehabilitated Historic Property should be highly encouraged by the local governments.
- The development of Revitalization Areas, Redevelopment Areas and Opportunity Zones is highly encouraged.
- Bicycle and Pedestrian Assessments are highly encouraged to develop plans to increase safety and bikeability/walkability in historic areas.



HISTORIC AGRICULTURAL RESOURCES



Historic Agricultural Resources are older agricultural buildings and sites (some used by the first settlers in our region) that are of vital importance to our collective history and culture. This is particularly true since we have become an age of large farms and corporate production of foods that places us far away from the home based production that once dominated the early part of our history. At that time, the homestead was largely self sufficient with few things purchased from outside of the immediate area. What was purchased was largely traded for with those goods produced on the homestead. In this recent time of uncertainty, there is a move towards more self-sufficiency with home/community gardening, livestock production and bartering taking a forefront. These resources provide not only a link with the past, but a tangible link to a future of self-sufficiency that many believe may be the answer to problems of today and the future.



Many of these agricultural resources, because of their remote locations, are vulnerable to theft, vandalism and arson. All except Corbett Farm are open to the public (some without supervision). Maintenance is lacking in many cases, due to a lack of funds and year-round visitation. McCranie's Turpentine Still is perhaps the only operational still site in its original location in Georgia. Its open location next to U.S. #82, lack of maintenance for decades and no plan for the future is a prime example of the types of problems that face private resources. Similarly Okefenokee Swamp Park & Obediah Barber's Homestead site, known as Obediah's Okefenok (complete with zoo, etc.), faces funding & visitation



problems. Under governmental control, Floyd's Island Hammock, John M. Hopkins Cabin and Agrirama, a large site made up of brought in agricultural and rural structures from the late 19th to early 20th centuries, are highly dependent on governmental funding for operations. The SOWEGA Building, former home to an important agricultural co-operative, is currently only occupied on the first floor with deteriorating conditions and no plan or funds for rehabilitation.

HISTORIC AGRICULTURAL RESOURCES

Value

- A natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.
- Creates or preserves active or passive greenspaces, including trails, gardens, and informal places of natural enjoyment in areas currently underserved by greenspaces
- Preserves wildlife habitat by creating, buffering, preserving habitat areas and corridors
- Preserves areas that have historical or cultural value by virtue of history, place or time period represented
- Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities

Vulnerability

- Threatened by destruction of subsurface resources such as archaeological sites
- Fluctuations in land values threaten economic viability of current use
- Threatened by adjacent development that is incompatible in terms of design, scale or land use
- Destruction of significant viewshed
- Adverse impacts on wildlife/Loss of diversity
- Subject to damaging pollutants and/or contaminants
- Threatened by erosion and/or stormwater run-off flows
- Threatened by overuse of resource (i.e. inappropriate recreational use, too much traffic, etc.)
- Lack of protection through adequate regulations and/or easements
- Lack of enforcement of existing regulations
- Lack of financial resources for appropriate stewardship
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Urban growth or service boundary that discourages/prohibits development outside border
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New developments that reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- Residential development that offers a mix of housing types (single family homes, town houses, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Residential developments with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Clustering development to preserve open space within the development site.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent.

HISTORIC AGRICULTURAL RESOURCES

Guidance for Appropriate Development Practices

- Integrating appropriate mixed-use and/or housing developments with new school construction to increase walkability and reduce trip generation.
- Use of common area drain fields and/or neighborhood-scale sewage treatment systems to reduce parcel size in areas that must be served by septic tanks.
- New or infill construction should match existing historic resources in the immediate area through the use of architectural type, building shape visible from the street, setback, lot design, floors/height, roof type/height, construction materials, door & window spacing, parking, etc., that while not a direct copy of the historic resources evokes the sense of design characteristics that are in common & compatible with the neighborhood.
- Install bmps within the landscape of the project to enhance the quality of stormwater run-off.
- Where practical, exceed minimum required buffers from critical areas.
- Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site.
- Undertake stream restoration or streambank stabilization for any compromised areas.

Policies & Protection Measures

- Local governments should work with various individuals and agencies to update or complete Georgia Department of Natural Resources Historic Preservation Division Historic Resources Surveys.
- Local governments should enact a historic preservation enabling ordinance and enact historic preservation designation ordinances to protect cultural & historic resources.
- Local governments should pursue National Register of Historic Places nominations for cultural & historic resources in order to enhance tourism & economic development.
- The use of the Secretary of the Interior's Standards for the Treatment of Historic Properties is strongly encouraged.
- Bicycle and Pedestrian Assessments are highly encouraged to develop plans to increase safety and bikeability/walkability in historic areas.
- Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value.
- Promote Georgia Department of Natural Resources Historic Preservation Division's Centennial Farm Program.

HISTORIC COURTHOUSES & JAILS

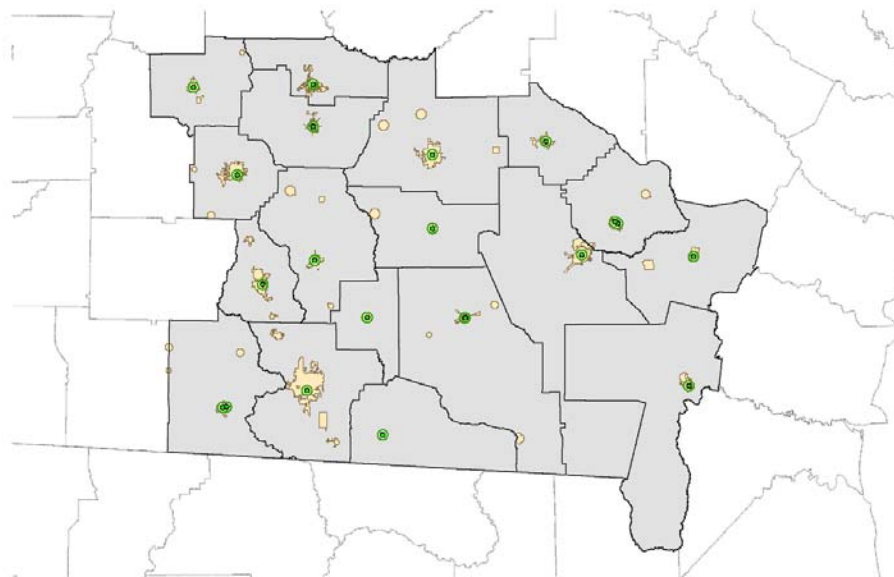


County Courthouses are generally the central focal point of the downtown area and serve as a meeting point, as well as the center of justice for the region. Many originally served larger areas than at present, as original parts of the counties were broken up into part of the 159 county system that we currently have today in Georgia. Many also originally contained jails that were utilized by surrounding counties to house prisoners. Others had jails built nearby. Their construction usually provided a sample of the current architectural style, in many cases the only one that the residents of the region would ever likely see.

Age and deferred maintenance have taken a toll on historic county courthouses & jails in the region, particularly in these tough economic times. For some, poor condition and high utility bills due to older systems, bring the building into peril of losing its original purpose, as counties consider moving to seemingly less costly office space. Others have grown out of the space available in the building, precipitating the moving of some offices traditionally associated with the courthouse into offices off-site.

With the average age of those county courthouses still in use in the region at over 90 years of age, issues involving rehabilitation, demolition or relocation of offices are bound to further increase in the coming years. Even newer historic county courthouses such as in Lanier County (1973) face these issues, as their age increases.

Many of the jails that were included within the courthouses (some on the top floors) have long been abandoned due to accessibility & safety issues, leaving vacant cells. In the past decade, many of the older free standing jails have been demolished once newer jails were built because of their location on the courthouse grounds (for parking) and/or the difficulty in rehabilitating them for other uses.



Value

- A natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Preserves areas that have historical or cultural value by virtue of history, place or time period represented

Vulnerability

- Threatened by adjacent development that is incompatible in terms of design, scale or land use
- Lack of financial resources for appropriate stewardship
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the centers and the surrounding community.
- Traditional downtown areas maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly, places where people choose to gather for shopping, dining, socializing and entertainment.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in the rear of buildings, making community more attractive and pedestrian- friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- New development matching typical densities of older center of community.
- Well designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like single residence from the street, etc.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways
- Houses located near the street, with large front porches that encourage interaction with neighbors.

HISTORIC COURTHOUSES & JAILS

- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New developments that reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- Residential development that offers a mix of housing types (single family homes, town houses, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Residential developments with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.
- Addition of new uses to single-use sites (e.g. restaurants and shopping added to office parks).
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- On street parking.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available.
- Use of landscaped tree islands and medians to break up large expanses of paved parking
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Infill development on vacant or under-utilized sites.
- Community schools developed at smaller scale and located in neighborhoods where students can walk to class.
- New or infill construction should match existing historic resources in the immediate area through the use of architectural type, building shape visible from the street, setback, lot design, floors/height, roof type/height, construction materials, door & window spacing, parking, etc., that while not a direct copy of the historic resources evokes the sense of design characteristics that are in common & compatible with the neighborhood.

Policies & Protection Measures

- Local governments should enact a historic preservation enabling ordinance and enact historic preservation designation ordinances to protect cultural & historic resources.
- Local governments should pursue National Register of Historic Places nominations for cultural & historic resources (particularly local historic districts) in order to enhance tourism & economic development.
- The creation of design guidelines for specific historic neighborhoods and areas is strongly encouraged.
- The use of the Secretary of the Interior's Standards for the Treatment of Historic Properties is strongly encouraged.
- Bicycle and Pedestrian Assessments are highly encouraged to develop plans to increase safety and bikeability/walkability in historic areas.



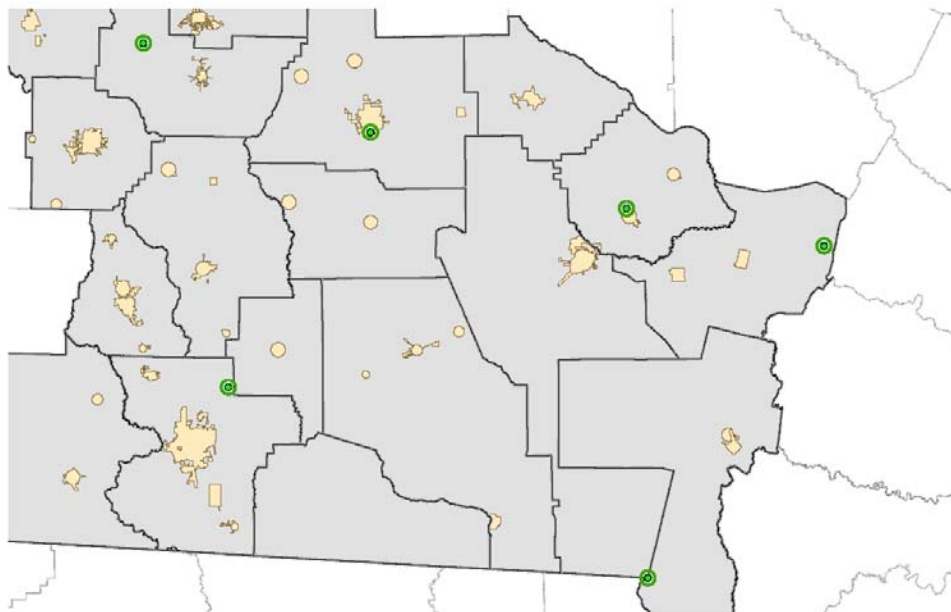
HISTORIC MILITARY RESOURCES



Many of the Historic Military Resources in the region are listed on state historic markers as being locations of important events in Georgia's history. For some of these listed here, while their general location is known, their exact boundaries are not. They have the potential to yield information through archaeological investigation that would answer questions about the past (A National Register of Historic Places Listing Criteria). Such is the case with the Battle of Waynesville Confederate Park, Fort Alert/Traders Hill and Blackshear Prison.

Only two (2) of those resources listed (Raymond-Richardson Aviation School & Moody A.F.B.) have associated buildings still standing. The rest are battlefields and forts that were made of wood and earthworks, or (in the case of Ellicott's Mound) a pile of earth representing international (at one time) and now state boundaries, which make them vulnerable to the ravages of time and the weather. The majority of these are open to whoever may arrive on-site and are virtually unprotected from thieves.

Monetary concerns also threaten these resources, as the Blackshear Prison site is privately owned and threatened with residential development, the Jefferson Davis Capture Site/Jefferson Davis Memorial Historic Site has been turned over by the State of Georgia to Irwin County and the Raymond-Richardson Aviation School struggles to find funds to rehabilitate their many buildings that are now in decay with their museum only open a few days a week. Their most prized exhibit, an operational B-17 aircraft was recently lost in a crash landing and fire. Moody A.F.B. is an active military base that is threatened with budget cuts which could affect its historic resources.



Value

- Resource nominated by an individual, interested organization, local government/governmental agency
- A natural or cultural resource that is already preserved by an existing conservation mechanism
- A natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Preserves areas that have historical or cultural value by virtue of history, place or time period represented

Vulnerability

- Threatened by destruction of subsurface resources such as archaeological sites
- Threatened by adjacent development that is incompatible in terms of design, scale or land use
- Destruction of significant viewshed
- Threatened by erosion and/or stormwater run-off flows
- Threatened by overuse of resource (i.e. inappropriate recreational use, too much traffic, etc.)
- Lack of protection through adequate regulations and/or easements
- Lack of enforcement of existing regulations
- Lack of financial resources for appropriate stewardship
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Urban growth or service boundary that discourages/prohibits development outside border
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New developments that reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.

Guidance for Appropriate Development Practices

- Residential development that offers a mix of housing types (single family homes, town houses, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Residential developments with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Clustering development to preserve open space within the development site.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Integrating appropriate mixed-use and/or housing developments with new school construction to increase walkability and reduce trip generation.
- Use of common area drain fields and/or neighborhood-scale sewage treatment systems to reduce parcel size in areas that must be served by septic tanks.
- New or infill construction should match existing historic resources in the immediate area through the use of architectural type, building shape visible from the street, setback, lot design, floors/height, roof type/height, construction materials, door & window spacing, parking, etc., that while not a direct copy of the historic resources evokes the sense of design characteristics that are in common & compatible with the neighborhood.
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent

Guidance for Appropriate Development Practices

- Install best management practices within the landscape of the project to enhance the quality of stormwater run-off
- Where practical, exceed minimum required buffers from critical areas
- Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site
- Undertake stream restoration or streambank stabilization for any compromised areas

Policies & Protection Measures

- Local governments should work with various individuals and agencies to update or complete Georgia Department of Natural Resources Historic Preservation Division Historic Resources Surveys in their communities.
- Local governments should enact a historic preservation enabling ordinance and enact historic preservation designation ordinances to protect cultural & historic resources.
- Local governments should pursue National Register of Historic Places nominations for cultural & historic resources (particularly local historic districts) in order to enhance tourism & economic development.
- The use of the Secretary of the Interior's Standards for the Treatment of Historic Properties is strongly encouraged.
- Bicycle and Pedestrian Assessments are highly encouraged to develop plans to increase safety and bikeability/walkability in historic areas.
- Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value





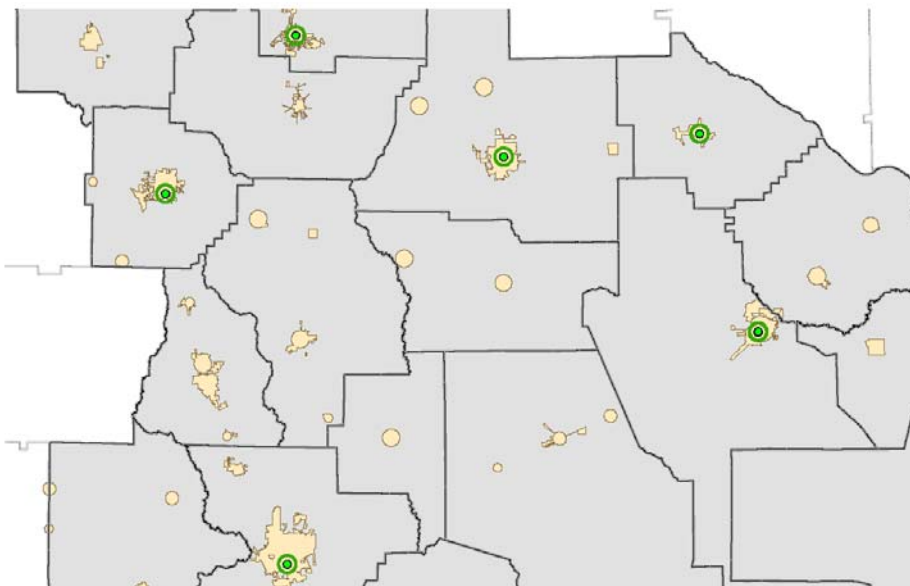
Playhouses or “Opera” houses developed early in many larger cities for live local and travelling performances. In the early days of film, many of the new film theaters were usually located on the ground floor of larger already constructed buildings. As the popularity of film increased, the live performance theatres added screens and more stand-alone film theatres were constructed. Today, remaining historic theatres in most communities serve a dual purpose having both a stage for live performances, as well as a screen for current films.

The majority of those remaining date from the 1920s to the 1950s and usually provide the only outlet for community theater performances

Unfortunately, many theaters have been lost over the years due to the problems that plagued the movie industry, as well as the shifting of demographics away from the downtown areas (where most of these are located) and towards the suburbs. As large buildings usually constructed solely for performance purposes, they are little suited for other uses, as they usually have large seating areas with sloping floors and very high ceilings.

Several of these have been rehabilitated and continue as community performance theatres and, in some instances, still show films. However, even these fall prey to deferred maintenance issues such as the Ritz Theater in Waycross which had its roof collapse and lost a majority of its interior. Others have been abandoned for decades and face a wide variety of issues related to their rehabilitation from moisture related rot and decay to modern fire code compliance.

Modern theater chains usually prefer to occupy multiple screen facilities with smaller theaters, while their size and construction usually limit these historic theaters to one or two screens. Modern “Draft” houses



that might provide alcohol and meals along with a second run film are many times outpriced due to rehabilitation issues and lack of existing kitchen facilities. As their age increases, as well as their worsening condition, hard choices may have to be made concerning demolition.

Value

- Resource nominated by an individual, interested organization, local government/governmental agency
- A natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Preserves areas that have historical or cultural value by virtue of history, place or time period represented

Vulnerability

- Threatened by adjacent development that is incompatible in terms of design, scale or land use
- Lack of financial resources for appropriate stewardship
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the centers and the surrounding community.
- Traditional downtown areas maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly, places where people choose to gather for shopping, dining, socializing and entertainment.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in the rear of buildings, making community more attractive and pedestrian- friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- New development matching typical densities of older center of community.
- Well designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like single residence from the street, etc.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways

Guidance for Appropriate Development Practices

- Houses located near the street, with large front porches that encourage interaction with neighbors.
- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New developments that reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- Residential development that offers a mix of housing types (single family homes, town houses, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Residential developments with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.
- Addition of new uses to single-use sites (e.g. restaurants and shopping added to office parks).
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- On street parking.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Infill development on vacant or under-utilized sites.
- Community schools developed at smaller scale and located in neighborhoods where students can walk to class.
- New or infill construction should match existing historic resources in the immediate area through the use of architectural type, building shape visible from the street, setback, lot design, floors/height, roof type/height, construction materials, door & window spacing, parking, etc., that while not a direct copy of the historic resources evokes the sense of design characteristics that are in common & compatible with the neighborhood.

Policies & Protection Measures

- Local governments should enact a historic preservation enabling ordinance and enact historic preservation designation ordinances to protect cultural & historic resources.
- Local governments should pursue National Register of Historic Places nominations for cultural & historic resources (particularly local historic districts) in order to enhance tourism & economic development.
- The creation of design guidelines for specific historic neighborhoods and areas is strongly encouraged.
- The use of the Secretary of the Interior's Standards for the Treatment of Historic Properties is strongly encouraged.
- Bicycle and Pedestrian Assessments are highly encouraged to develop plans to increase safety and bikeability/walkability in historic areas.



HISTORIC EDUCATIONAL RESOURCES

The development of the public education systems in rural communities from private or church sponsored schools and “institutes” to the system of public schools (from pre-kindergarten to college) & libraries that we have today is a long history of education that encompasses hundreds of years. Today, they all not only have a long important history of educating the region, but they also encompass the history of the region itself in their collections and libraries, which provide valuable resources not commonly found in smaller communities.

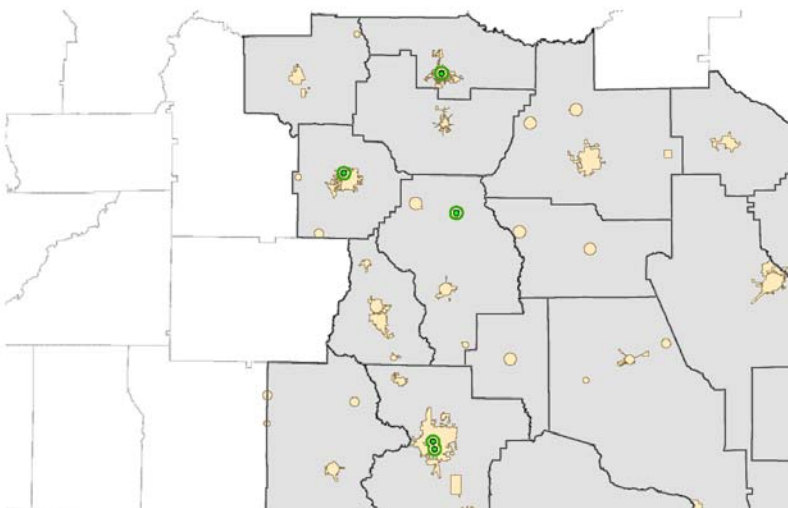


The Alapaha Colored School, a rare intact and rehabilitated early segregated school example, is left vacant and unused.

The two Agricultural & Mechanical Schools started with the Georgia General Assembly’s Perry Act of 1906 that created schools in each Congressional District to prepare students for rural farm life. Although routinely called “colleges” they were really junior & senior high schools originally. Abraham Baldwin Agricultural College was constructed in 1906-08 and South Georgia College in 1907-08.

South Georgia State Normal College (later Valdosta State University) started as a two year school created for women teachers in 1906, although it would not be until 1911 that funds were appropriated for actual construction. At its opening in 1913, it taught both college freshmen, as well as “sub-freshmen” who attended a training school preparing them for college.

The Carnegie Libraries, granted to Valdosta in 1912 and to Fitzgerald in 1914 were free libraries that allowed patrons to search the open racks to explore the books that they were interested in, so that they could improve themselves. Before this innovation, patrons usually had to request specific books from closed racks with most libraries being by membership or fee based. These buildings are no longer used as libraries.



Lack of maintenance and funding to operate these facilities is a constant problem. Plans to rehabilitate these facilities are often insensitive in nature due to these budget shortfalls. In some cases, historic educational buildings are neglected, left vacant with no environmental protection such as heat, air, etc., and are not routinely checked on.

Value

- A natural or cultural resource that is already preserved by an existing conservation mechanism
- A natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Creates or preserves active or passive greenspaces, including trails, gardens, and informal places of natural enjoyment in areas currently underserved by greenspaces
- Preserves areas that have historical or cultural value by virtue of history, place or time period represented

Vulnerability

- Fluctuations in land values threaten economic viability of current use
- Threatened by adjacent development that is incompatible in terms of design, scale or land use
- Destruction of significant viewshed
- Threatened by overuse of resource (i.e. inappropriate recreational use, too much traffic, etc.)
- Lack of protection through adequate regulations and/or easements
- Lack of financial resources for appropriate stewardship
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Addition of neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the centers and the surrounding community.
- Location of higher-density attached housing near commercial centers or along arterial roads, and single-family detached housing elsewhere in the neighborhood.
- Traditional downtown areas maintained as the focal point of the community. These community focal points should be attractive, mixed-use, pedestrian-friendly, places where people choose to gather for shopping, dining, socializing and entertainment.

Guidance for Appropriate Development Practices

- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the facade to look like a collection of smaller stores.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in the rear of buildings, making community more attractive and pedestrian- friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- New development matching typical densities of older center of community.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.
- Urban growth or service boundary that discourages/prohibits development outside border.
- Well designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like single residence from the street, etc.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways
- Developments that have easy access to nearby transit, shopping, schools and other areas where residents daily travel.
- Developments with mid-block alleys.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Accessory housing units that provide rental opportunities for small households and income generation for homeowners to increase affordability.
- Distribution of affordably-priced homes throughout locality/region.
- Garages located to the rear of each property, or on-street parking used for residents’ automobiles.
- Houses located near the street, with large front porches that encourage interaction with neighbors.

Guidance for Appropriate Development Practices

- New residential development that matches the mix of housing types and styles of older, closer-in neighborhoods of the community.
- New developments that reflect traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial centers.
- Residential development that offers a mix of housing types (single family homes, town houses, live/work units, lofts, over-the-shop, and apartments), densities and prices in the same neighborhood.
- Residential developments with healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.
- Addition of new uses to single-use sites (e.g. restaurants and shopping added to office parks).
- New developments that contain a mix of residential, commercial uses and community facilities at small enough scale and proximity to encourage walking between destinations.
- On street parking.
- Reduced parking requirements for commercial and residential developments, particularly when nearby parking alternatives or public transit is available.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Clustering development to preserve open space within the development site.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenity that shapes identity and character of the development.
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views.
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Infill development on vacant or under-utilized sites.

Guidance for Appropriate Development Practices

- Community schools developed at smaller scale and located in neighborhoods where students can walk to class.
- Integrating appropriate mixed-use and/or housing developments with new school construction to increase walkability and reduce trip generation.
- Use of common area drain fields and/or neighborhood-scale sewage treatment systems to reduce parcel size in areas that must be served by septic tanks.
- New or infill construction should match existing historic resources in the immediate area through the use of architectural type, building shape visible from the street, setback, lot design, floors/height, roof type/height, construction materials, door & window spacing, parking, etc., that while not a direct copy of the historic resources evokes the sense of design characteristics that are in common & compatible with the neighborhood.

Policies & Protection Measures

- Local governments should work with various individuals and agencies to update or complete Georgia Department of Natural Resources Historic Preservation Division Historic Resources Surveys in their communities.
- Local governments should enact a historic preservation enabling ordinance and enact historic preservation designation ordinances to protect cultural & historic resources.
- Local governments should pursue National Register of Historic Places nominations for cultural & historic resources (particularly local historic districts) in order to enhance tourism & economic development.
- The creation of design guidelines for specific historic neighborhoods and areas is strongly encouraged.
- The use of the Secretary of the Interior's Standards for the Treatment of Historic Properties is strongly encouraged.
- Façade and Conservation Easements should be utilized by local governments to the maximum extent possible.
- Bicycle and Pedestrian Assessments are highly encouraged to develop plans to increase safety and bikeability/walkability in historic areas.

RESOURCE NARRATIVE: AREAS OF CONSERVATION & RECREATIONAL VALUE

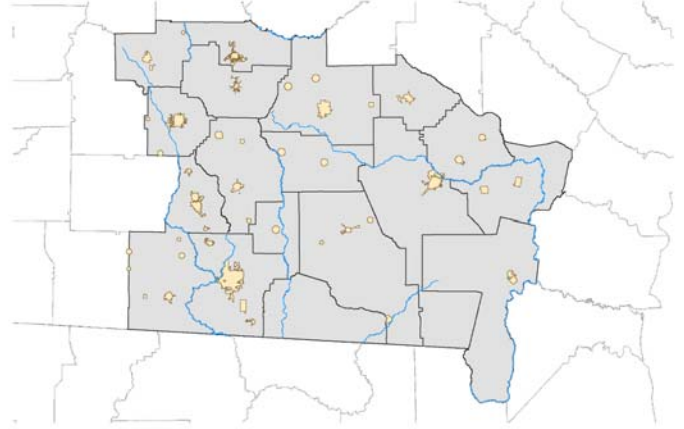
Consideration of natural resources is an important item in planning future growth patterns for any community. For the SGRC Region, the characteristics of the natural environment, including soils, topography, water supply, and wildlife habitats is essential information in defining the region's existing attributes and potential areas of improvements. An understanding of these resources will guide community leaders in maintaining a high quality of life and protecting the community's vital natural resources.

Within this plan, the foundation of natural resources planning has been the Environmental Planning Criteria for State Vital Areas. In 1989, the Georgia Planning Act encouraged each local government to develop a comprehensive plan to guide its activities. In order to provide the local governments with a guideline so that they could prepare their comprehensive plan, the Department of Community Affairs (DCA) developed a set of minimum requirements that each local plan must meet known as the "Minimum Planning Standards." Part of the Minimum Planning Standards is the Part V Environmental Planning Criteria that specifically deal with the protection of water supply watersheds, groundwater recharge areas and wetlands. River corridors and mountains were added through a separate act in 1991.

Beyond State Vital Areas, other resources have been managed that provide conservation and recreational value to the region. These resources include Preserves, Water Resources, State Parks, Wildlife Management Areas, and National Wildlife Refuges. Access to and protection of these natural resources adds value to real property and conservation of natural resources, protects environmental quality and can deter expensive mitigation measures or fines for environmental degradation.



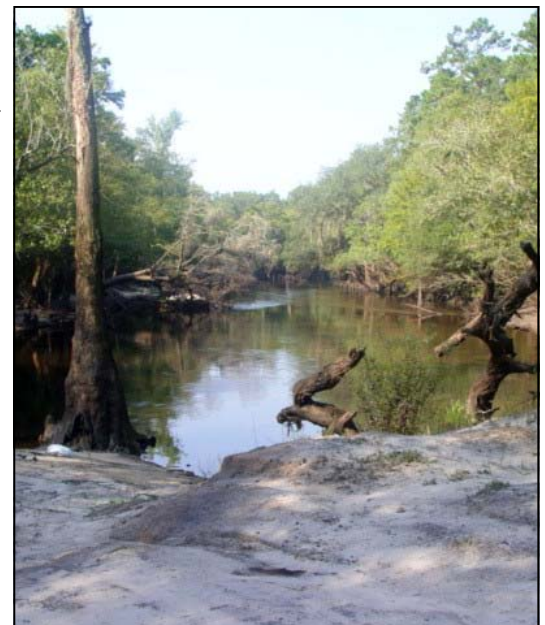
Water is the most important natural resource, it is the most basic human need and a valuable asset. Efficient development and optimum utilization of water resources, therefore is of great significance to the over all development of this region. Water resource management is be vitally important to sustain the needs of an increase in this regions population. The resources identified were selected by area stakeholders and found to be essentially important to the region.



The **Alapaha River** is 190 miles long, located in southern Georgia and northern Florida. It is a tributary of the Suwannee River, which flows to the Gulf of Mexico. The Alapaha River rises in southeastern Dooly County, Georgia, and flows generally southeastwardly through or along the boundaries of Crisp, Wilcox, Turner, Ben Hill, Irwin, Tift, Berrien, Atkinson, Lanier, Lowndes and Echols Counties in Georgia, and Hamilton County in Florida, where it flows into the Suwannee River 10 miles southwest of Jasper. Near Willacoochee, Georgia, the Alapaha collects the Willacoochee River. In Florida, it collects the Alapahoochee River and the short Little Alapaha River, which rises in Echols County, Georgia, and flows southwestward. The Alapaha watershed drains 1,840 square miles. During base flow conditions it does not contribute flow directly to the Suwannee River. Instead, the flow is captured by sink holes located about 2 miles south of Jennings, Florida. The lower portion of the river only flows in medium and high flow conditions. The Alapaha River is a designated protected river corridor that consists of a dense tree canopy and broad floodplain, but is navigable by canoe only part of the year.

Jungle-like in its remoteness and exotic vegetation, the dark reddish-brown waters of the Alapaha wind through a swampy wonderland teeming with wildlife.

In 2008, according to the GA DNR—EPD the Alapaha River was identified as an impaired water body due to high Mercury and low dissolved oxygen (DO). Pollutants can come from point source and nonpoint source pollution. Examples of “pollutants” include, but are not limited to: Point Source Pollution- wastewater treatment plant discharges and Nonpoint Source Pollution- runoff from urban, agricultural, and forested area such as animal waste, litter, antifreeze, gasoline, motor oil, pesticides, metals, and sediment.





The **Little River's** tannic acid-stained water flows over small limestone ledges and between contrasting white sandbars along the way to its juncture with the Withlacoochee River southwest of Valdosta. The Little River flows south from Reed Bingham State Park near Adel providing the boundary between Lowndes and Brooks Counties. It eventually loses its name as it joins the Withlacoochee River just west of I-75 at Exit 18. The Little River is canopied with Ogeechee lime, water elm, and scattered cypress. The river's course is substantially less complicated than that of similar blackwater streams in the Coastal Plains.

The **Satilla River** is a "blackwater" system, heavily loaded with tannins and other natural leachates, lending a clear, "iced tea" color to the waters. Numerous plants, fishes, amphibians, reptiles, birds, and mammals, many common, but among them rare, threatened, and endangered species, inhabit its waters, floodplain, tributary systems, and isolated upland wetlands. Historically, the river was part of a huge transportation system and important industries centered on timber, naval stores, and commercial fisheries flourished in the Satilla basin. Today, timber, extensive row-crop agriculture, and light manufacturing are important economic engines. The landscape and river itself are enjoyed year-round for fishing, hunting, canoeing/kayaking, and other forms of nature-based recreation. The river produces largemouth bass fishing, a world-class redbreast sunfish fishery, and, in its estuary, phenomenal speckled sea trout, red drum, tarpon, and flounder fishing.

The beauty and diversity of the Satilla system contradict the underlying problems in the basin. The counties in the basin are experiencing steady population growth, ranging from 1.5% to 4.5% per year. Significantly, two of the counties in the basin that are either on the coast (Camden) of Georgia or immediately adjacent to the coastal tier of counties (Brantley) are experiencing the highest growth rates. The highest-growth portions of the basin are nearly doubling in population every 20 years, and are facing major challenges for local and state governments, which are dealing with all sorts of infrastructure issues.



Throughout the basin, compliance with existing NPDES permits is largely unknown, and the condition of aging sewerage and combined drainage systems is problematic. The state of the Satilla River system is largely unknown and generally understudied. Analyses of time-series data are hampered by the lack thereof. Water-quality issues and the invasion of the non-native flathead catfish pose dual threats to a world-class redbreast sunfish fishery. American and hickory shad runs have disappeared. The status of shortnose and Atlantic sturgeons is unknown. Anecdotally, under low-flow conditions, accumulations of never-before-seen filamentous algae on snags and sandbars have been reported. Additionally, the hydrograph of the Satilla has been substantially altered: Floods are quicker to manifest themselves, spike higher for a given amount of rain, then fall off quickly.

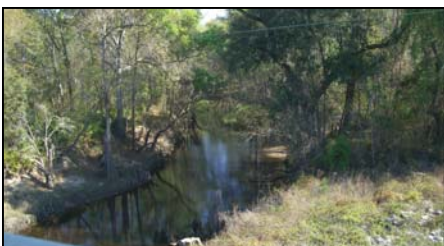
A remote blackwater stream, the **Saint Marys River** is located in southeastern Georgia and northeastern Florida, forming the easternmost border between the two states. The Saint Marys begins deep within the Okefenokee Swamp and flows along a twisting 130-mile-long path into the Cumberland Sound and the Atlantic Ocean only 40 air-miles from its headwaters.

The river undergoes three distinct physical changes on its path to the ocean. Its headwaters, from the Okefenokee Swamp (the north “prong”) and the Pinhook Swamp (the middle “prong”), are narrow and winding. Here, the scenery is dominated by cypress and tupelo trees and snow-white sandbars. In the middle portion, from Trader’s Hill to the U.S. 17 bridge, the Saint Marys becomes wider and is characterized by bottomland swamps and sandy bluffs.

Many native plant species are found in the Saint Marys basin, including bald cypress, longleaf pine, black gum, southern magnolia, red maple, American holly, poplar, black willow, river birch and a variety of oaks. Wildlife in this area includes osprey, bald eagle, white-tailed deer, black bear, bobcat, raccoon, manatee, otter, beaver, gopher tortoise, alligator and indigo snake. With few river crossings and little development along its banks, the Saint Marys River is used primarily for recreational and sightseeing purposes. Canoeing, boating, fishing, camping and water-skiing are just some of the ways the river is enjoyed by the public.

While overall water quality is good, however, there are specific areas of deterioration, causing concern for the river’s future. Alligator Creek in Florida and Spanish Creek in Georgia have been degraded by surface water discharges from wastewater treatment plants. Plans are under way to upgrade the level of wastewater treatment or, in some cases, eliminate the discharge by using the treated wastewater for land uses, such as irrigation of agricultural fields, residential landscapes and corporate grounds.

The biggest area of concern for the water quality of the Saint Marys rivers is secondary impacts from development such as chemical and pesticide runoff from lawns, streets, and leaking septic tanks. The areas surrounding Saint Marys is prone to flooding and shorelines are fragile and susceptible to erosion.



The **Withlacoochee River** originates in Georgia, northwest of Valdosta. It flows south through Berrien, Cook, and Brooks counties in Georgia and into Florida, and eventually merges with the Suwannee at Suwannee River State Park west of Live Oak. Portions of the Withlacoochee can be dry due to large sinkholes taking the entire flow of the river for most of the year. The Withlacoochee is one of the few Coastal Plain streams in which limestone ledges form small shoals. A second distinctive feature of the river is the occasional white sandbar on the insides of bends, which are perfect for swimming or camping. Enjoy camping, fishing, swimming, hiking, and some of the more unusual recreational activities as arrowhead hunting, photography, and knife throwing. Many people enjoy kayaking in the larger and deeper sections of the river. Whatever your preference for outdoor recreation, the opportunities of the Withlacoochee River are endless and year round.

The **Suwannee River** is a major river of southern Georgia and northern Florida in the United States. It is a wild blackwater river, about 266 miles long. The Suwannee River is the site of the prehistoric Suwannee Straits which separated peninsular Florida from the panhandle.



A unique aspect of the Suwannee River offers bird and wildlife observation, wildlife photography, fishing, canoeing, hunting, and interpretive walks. The upper stretches are characterized by sandy banks, rocky shoals, and a profusion of small waterfalls created by the entry of tiny streams. There are frequent swampy areas that provide overflow basins for flood waters. Stately cypress and gnarled tupelos often grow in the river as well as along the banks. Access is limited, and the wildlife is abundant. Only the Withlacoochee River (north), the Alapaha River, and a few creeks feed the upper reaches of the Suwannee. As a result, the current tends to be slow and lazy except around the shoal areas. At low water, it is so undisturbed by current that it resembles a long, smooth lake mirroring white limestone banks and moss-draped trees.



The **Ocmulgee River** is a tributary of the Altamaha River, approximately 255 miles long, in the U.S. state of Georgia. Noted for its relatively unspoiled and gentle current, it provides the principal drainage for a large section of the Piedmont and coastal plain of central Georgia. It is formed in north central Georgia southeast of Atlanta by the confluence of the Yellow, South, and Alcovy rivers, which join as arms of the Lake Jackson reservoir. It flows southeast past Macon, founded on the fall line, and joins the Oconee from the northwest to form the Altamaha near Lumber City. Downstream from Lake Jackson, the river flows freely and is considered relatively unspoiled among the rivers of the region. Its low gradient of approximately 1 ft/mile gives it a wide and peaceful current along most of its course; it is a popular destination for canoeing. It receives treated wastewater from 13 facilities along its course. The river is a popular destination for catfishing and bass fishing.

Value

- Natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Resource nominated by an individual, interested organization, local government/government agency
- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.
- Preserves wildlife habitat by creating, buffering, preserving habitat areas and corridors
- Areas that contribute to region—wide connections between existing and proposed regional resources

Vulnerability

- Adverse impact on wildlife/loss of biodiversity
- Subject to damaging pollutants and/or contaminants
- Threatened by erosion and/or stormwater run—off flows
- Lack of protection through adequate regulations and/or easements
- Lack of enforcement of existing regulations
- Lack of financial resources for appropriate stewardship

Guidance for Appropriate Development Practices

- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent
- Install best management practices within the landscape of the project to enhance the quality of stormwater run-off
- Where practical, exceed minimum required buffers from critical areas
- Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site
- Undertake stream restoration or streambank stabilization for any compromised areas river

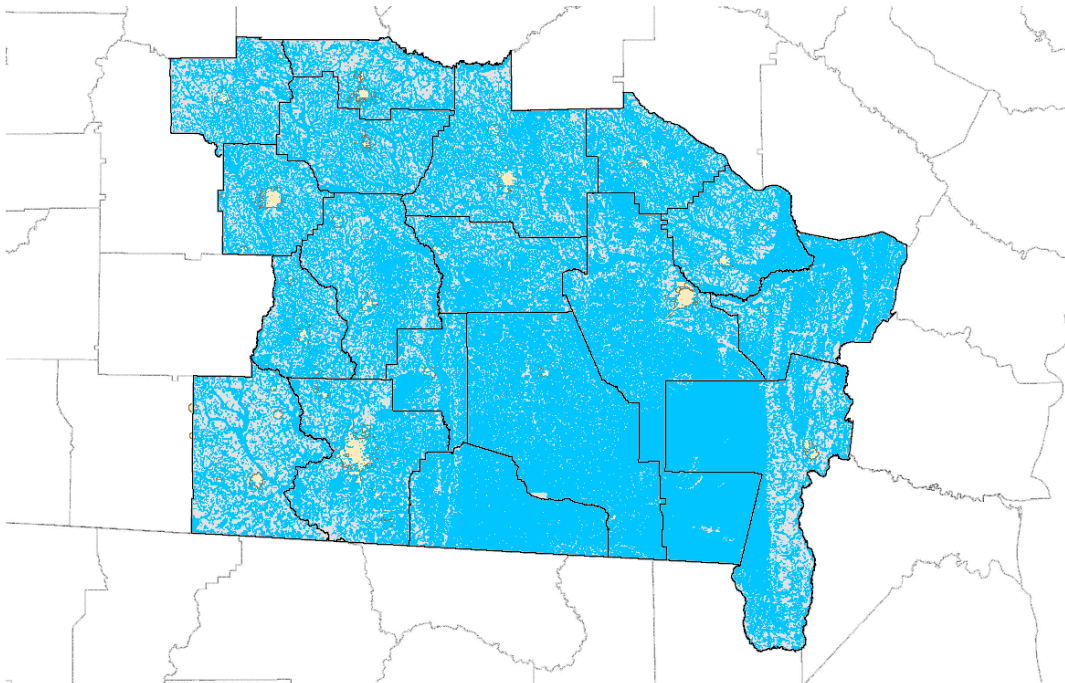
Policies & Protection Measures

- Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas
- Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved
- Adopt riparian buffer protection ordinances
- Ensure that local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value
- Partner with federal, state, and local governments to seek funding to improve the quality and quantity of the Region's water resources
- Use the Satilla- Suwannee Water Management Plan as guidance



Freshwater **wetlands** are defined by federal law to be "those areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include bogs, marshes, wet prairies, and swamps of all kinds. When a wetland functions properly, it provides water quality protection, fish and wildlife habitat, natural floodwater storage, and reduction in the erosive potential of surface water; in addition to recreational opportunities, aesthetic benefits, and sites for research and education. However, a degraded wetland is less able to effectively perform these functions. Wetlands play an important role in both the natural and built environments and should be preserved for this purpose. Human activities cause wetland degradation and loss by changing water quality, quantity, and flow rates, increasing pollutant inputs, and changing species composition as a result of disturbance and the introduction of nonnative species.

Over the past several decades, expansion of both forestry and urban development in Georgia has caused a steady reduction of wetlands acreage. This has resulted in the destruction of valuable plant and animal habitats, increased magnitude of floodwaters, and the removal of natural filters for surface water drainage thereby endangering water quality throughout the county. Draining wetlands for forestry purposes is still a common, but declining practice, while development pressure is emerging as the largest cause of wetland loss. Many natural wetlands are in poor condition and man-made wetlands fail to replace the diverse plant and animal communities destroyed by development. Prior to developing parcels containing wetlands, or that are suspected of having wetlands, a detailed wetlands survey and all applicable requirements under Section 404 of the Federal Clean Water Act should be completed.



Value

- Natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.
- Preserves wildlife habitat by creating, buffering, preserving habitat areas and corridors
- Areas that contribute to region—wide connections between existing and proposed regional resources
- Resource identified by the Georgia Department of Natural Resources as a State Vital Area

Vulnerability

- Adverse impact on wildlife/loss of biodiversity
- Subject to damaging pollutants and/or contaminants
- Threatened by erosion and/or stormwater run—off flows
- Lack of protection through adequate regulations and/or easements
- Lack of enforcement of existing regulations
- Lack of financial resources for appropriate stewardship

Guidance for Appropriate Development Practices

- Adhere to all local, state and federal regulations for the protection of State Vital Areas
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent
- Where possible, utilize natural features on site for stormwater management
- Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off
- Where possible, retain existing vegetation and topography
- Where practical, exceed minimum required buffers from protected areas

Guidance for Appropriate Development Practices

- Where possible, link wetlands along river corridors to existing greenways or establish a conservation mechanism for future greenway development
- Retain existing vegetation and topography
- Locate structures and impervious areas as far away as possible from water resources
- Exceed minimum required buffers from protected areas
- Install rain gardens, etc. to enhance water filtrations within landscaping of a project
- Use alternative designs and materials to minimize the use of impervious surfaces
- Adhere to all local, state, and federal regulations for the protection of State Vital Areas

Policies & Protection Measures

- Meet or exceed all state and federal regulations for the protection of State Vital Areas
- Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas
- Partner and coordinate with state, federal, local governments, and non—government organizations
- Provide incentives for best management practices
- Adopt and implement a tree ordinance
- Ensure local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value

GROUNDWATER RECHARGE AREAS



A **groundwater recharge area** is a surface land area where water that eventually enters an aquifer (an underground reservoir) is first absorbed into the ground. The term “recharge” is often used to describe the process by which groundwater is replenished. Most areas, unless composed of solid rock or covered by development, allow a certain percentage of precipitation to reach the water table. There are several factors that must be considered when calculating infiltration including vegetation cover, slope, soil composition, depth to the water table, and much more. It is also important to know that some areas allow more precipitation to infiltrate than in others and these areas are often referred to as "high", "critical", or “most significant” recharge areas.

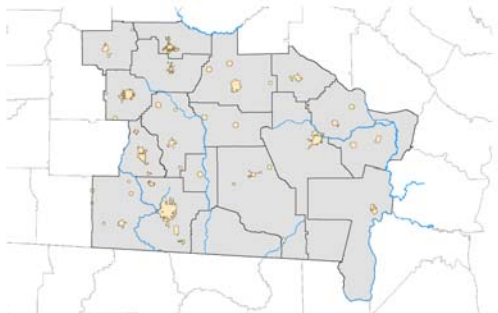
Aquifer recharge areas are vulnerable to both urban and agricultural development. Pollutants from stormwater runoff in urban areas and excess pesticides and fertilizers in agricultural areas can access a groundwater aquifer more easily through these recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region. Therefore, development of any kind in these areas, including installation of septic tanks, should be limited.

PROTECTED RIVER CORRIDORS

River corridors are the strips of land that flank major rivers in Georgia. These corridors are of vital importance to Georgia in that they help preserve those qualities that make a river suitable as a habitat for wildlife, a site for recreation, and a source for clean drinking water. River corridors also allow the free movement of wildlife from area to area within the state, help control erosion and river sedimentation, and help absorb flood waters.



The Withlacoochee, Little River, Suwannee, St. Mary’s, Alapaha, Ocmulgee, Satilla and Little Satilla Rivers have all been designated as protected rivers by the State of Georgia. The purpose of this ordinance is to establish measures to guide future growth and development in the areas adjacent to all the rivers. A 150-foot buffer shall be measured horizontally from the uppermost part of the river banks, usually marked by a break in slope.



Because stream channels move due to natural processes such as meandering, river bank erosion, and jumping of channels, the river corridor may shift with time. For the purposes of these standards, the river corridor shall be considered to be fixed at its position and a revision of the boundaries should be reviewed every ten (10) years.

Value

- Natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.
- Preserves wildlife habitat by creating, buffering, preserving habitat areas and corridors
- Areas that contribute to region—wide connections between existing and proposed regional resources
- Resource identified by the Georgia Department of Natural Resources as a State Vital Area

Vulnerability

- Adverse impact on wildlife/loss of biodiversity
- Subject to damaging pollutants and/or contaminants
- Threatened by erosion and/or stormwater run—off flows
- Lack of protection through adequate regulations and/or easements
- Lack of enforcement of existing regulations
- Lack of financial resources for appropriate stewardship

Guidance for Appropriate Development Practices

- Adhere to all local, state and federal regulations for the protection of State Vital Areas
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent
- Install best management practices within the landscape of the project to enhance the quality of stormwater run-off
- Where possible, retain existing vegetation and topography
- Where practical, exceed minimum required buffers from protected areas
- Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site
- Undertake stream restoration or streambank stabilization for any compromised areas of a stream or river

Policies & Protection Measures

- Meet or exceed all state and federal regulations for the protection of State Vital Areas
- Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas
- Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved
- Adopt riparian buffer protection ordinances
- Ensure that local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value



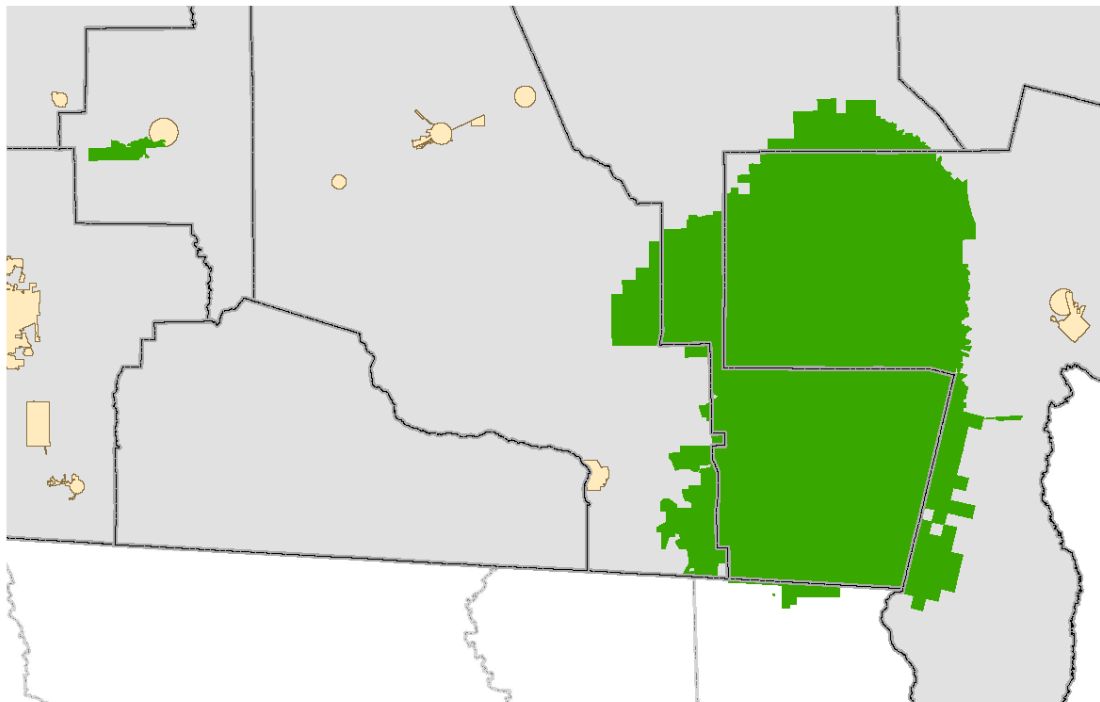
NATIONAL WILDLIFE REFUGES



Banks Lake National Wildlife Refuge (NWR) is located in Lanier County, near Lakeland, GA, as part of a much larger blackwater system. The refuge was established in 1985 for the protection and conservation of this unique environment as well as migratory and resident wildlife. Banks Lake is natural pocosin or sink of ancient geologic origin.

The refuge contains a variety of habitat types including 1,500 acres of marsh, 1,549 acres of cypress swamp, and 1,000 acres of open water. Facilities at Banks Lake NWR include restrooms, boat ramp, short walking trail, boardwalk and platform, and accessible fishing dock.

Management of the lake focuses on working cooperatively with the Georgia Department of Natural Resources (DNR) to promote and maintain a healthy fishery and providing opportunities for appropriate recreational uses by maintaining a boat ramp, dock, boardwalk and other facilities. A cooperative partnership involving the FWS, GA DNR, The Nature Conservancy, and Moody Air Force Base has focused on developing a Management Plan that benefit the entire Grand Bay - Banks Lake Ecosystem. Banks Lake NWR is neither funded nor staffed as a refuge. All work is done by staff and volunteers.



NATIONAL WILDLIFE REFUGES



Okefenokee National Wildlife Refuge (NWR), located about 11 miles southwest of Folkston, was established in 1937 to preserve the 438,000 acre Okefenokee Swamp. The refuge encompasses approximately 396,000 acres with 353,000 acres designated as a National Wilderness Area.

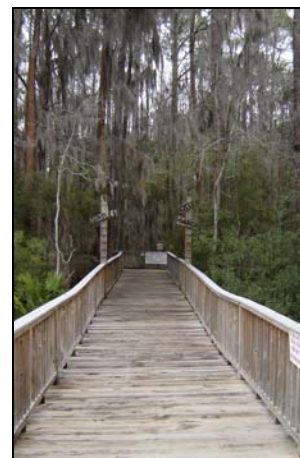
Swamp habitats include open wet "prairies," cypress forests, scrub-shrub vegetation, upland islands, and open lakes. Wildlife species include wading birds, ducks, alligators and other reptiles, a variety of amphibians, bobcats, raptors, white-tailed deer, black bears, and songbirds.

The swamp has a rich human history including Native American occupation, early settlers, a massive drainage attempt, and intensive timber harvesting. Glimpses of the past are visible at Chesser Island Homestead, Billy's Island, Floyd's Island, and Suwannee Canal.

The prosperity and survival of the swamp, and the species dependent on it, is directly tied with maintaining the integrity of complex ecological processes, including hydrology and fire.

The Okefenokee Swamp is one of the world's largest intact freshwater ecosystems. It has been designated a Wetland of International Importance by the United Nations under the Ramsar Convention of 1971. The swamp is compared through research to wetlands worldwide. It is world-renowned for its amphibian populations that are bio-indicators of global health. Water from the Suwannee River Sill area is used as a standard reference by scientists throughout the world.

Refuge staff manages 33,000 acres of uplands which are being restored to once-abundant longleaf pine and wiregrass habitat. Species of concern in this community include red-cockaded woodpeckers, gopher tortoises, and indigo snakes. Refuge staff and volunteers work to preserve the natural qualities of the swamp, provide habitat for a variety of wildlife, and provide recreational opportunities for visitors. They also conduct prescribed burns in upland areas; thin forests, create wildlife openings, and plant longleaf pines; and monitor, manage, and improve wildlife populations and habitat.



Value

- Natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Natural or cultural resources that is already preserved by an existing conservation mechanism
- Resource nominated by an individual, interested organization, local government/government agency
- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.
- Preserves wildlife habitat by creating, buffering, preserving habitat areas and corridors
- Creates or preserves active or passive greenspaces in areas currently undeserved by greenspaces

Vulnerability

- Threatened by adjacent development
- Destruction of significant viewshed
- Threatened by overuse of resources
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Adhere to all local, state and federal regulations for the protection of State Vital Areas
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent
- Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off
- Where possible, retain existing vegetation and topography
- Where practical, exceed minimum required buffers from protected areas

Policies & Protection Measures

- Within the context of a community green infrastructure plan, develop local connections among regional parks, trails and other community resources
- Protect from negative impacts of development
- Work proactively to foster partnerships/programs to enhance the effective stewardship of greenways, trails, parks, historic and cultural resources
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value



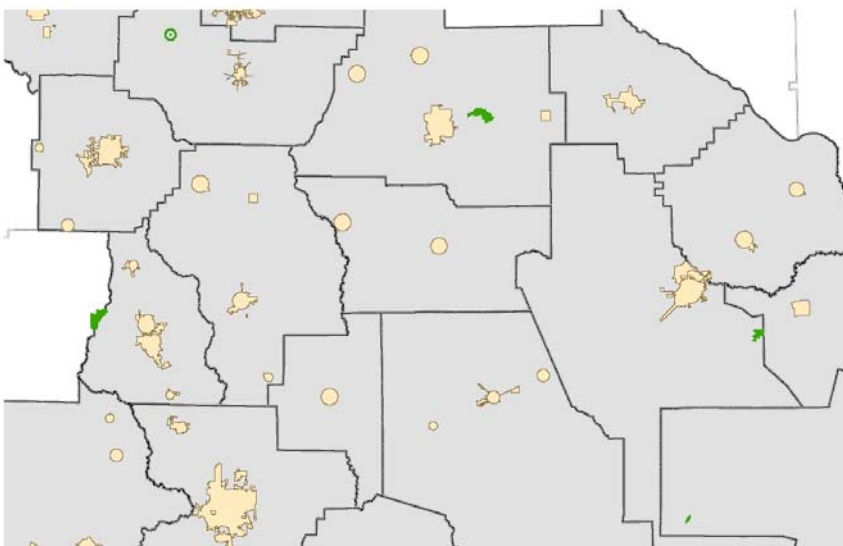


Stephen C. Foster State Park is an 80-acre state park located in the Okefenokee Swamp in Charlton County, Georgia. Situated on the banks of the Suwannee River, the park offers visitors several ways to explore the swamp's unique ecosystem. The state park includes 66 tents, one trailer, RV campsites, 9 cottages, an interpretive center, the 1.5-mile Trembling Earth Nature Trail, 25 miles of day-use waterways, 3 picnic shelters and a pioneer campground.

Named after songwriter Stephen Foster, this remote park is a primary entrance to the famed Okefenokee Swamp and is one of the most intriguing areas in Georgia. Moss-laced cypress trees reflect off the black swamp waters, providing breathtaking scenery.

Visitors can look for alligators, turtles, raccoon, black bear, deer, birds and numerous other creatures while on the park's elevated boardwalk trail or on a guided pontoon boat trip. More adventurous visitors may wish to rent motorized boats, canoes or kayaks for further exploration of the swamp, including a trip to historic Billy's Island.

At the park's Suwannee River Visitor's Center in Fargo, visitors learn not only about the Okefenokee Swamp's ecosystem, but also how buildings can be made from recycled car parts and plastics. Located off Highway 441 at the Suwannee River bridge, the center mixes environmental education with engineering showmanship. Inside, visitors learn that tannic acid produced by decaying vegetation is what gives the river its tea color, and that unlike other reptiles, mother alligators actively care for their babies.





Jefferson Davis Memorial Historic Site is a 13-acre state park located in Irwinville, Georgia that marks the site where Confederate President Jefferson Davis was captured by Union Army forces on May 9, 1865. The park features a granite monument with a bust of Davis that is located on the exact spot of his capture. The Jefferson Davis Memorial Museum, built in 1939 by the Works Progress Administration, features Civil War weapons, uniforms, artifacts and exhibits about Davis and the Confederacy. When Confederate President Jefferson Davis and a few remaining staff members crossed the Savannah River into Georgia on May 3, 1865, they were headed for the Western theater of war where Davis planned to unite rebel forces and continue fighting for the “lost cause.” In 1865, they camped in this pine forest, not knowing that pursuit was so close behind. At dawn, they were surrounded by two independent groups of Union cavalry who were unaware of each other’s presence. Gunfire ensued until the federal forces realized they had been shooting at one another. Two Union cavalymen died during the skirmish. Davis was taken prisoner and held in Virginia for two years until released. Today, a monument marks the spot where he was arrested located in Irwin County.

Laura S. Walker State Park is a 626 acre Georgia state park located between Waycross and Hoboken and the Okefenokee Swamp. The park is named after Laura S. Walker, a Georgia writer, teacher, civic leader, and naturalist. Located near the northern edge of the mysterious Okefenokee Swamp, this park is home to many fascinating creatures and plants. Walking along the lake shore and nature trail, visitors may see alligators, carnivorous pitcher plants, the shy gopher tortoise, numerous oak varieties and saw palmettos. More than 100 bird species have been seen at Laura Walker, with the best birding spot being the lakeside trail. Yellow billed cuckoos are common in summer, and yellow shafted flickers, warblers, owls, cattle egrets, little blue herons, glossy ibis and numerous other species also populate the park. It is not uncommon to see 50 wood ducks within an hour.



The park’s lake offers opportunities for boating, skiing and fishing. A championship 18-hole golf course, The Lakes, features a clubhouse, golf pro and junior/senior citizen discounts. This is one of the few state parks named after a woman, and its name is richly deserved. Laura Walker was a Georgia writer, teacher, civic leader and naturalist who was a great lover of trees and worked for their preservation.



Reed Bingham State Park is a 1,613 acre Georgia state park in Cook County located 5 miles east of Ellenton, less than 6 miles from I—75, making it a relaxing stop for travelers. It became a park in 1956 and was named for Amos Reed Bingham, a local citizen who was instrumental in having the park established. The park surrounds a 375 acre lake that is a tourist attraction in southern Georgia. Inside the park, visitors can hike the 3.5 mile long Coastal Plains Nature Trail, which goes through a baldcypress swamp, a pitcher plant bog, and sandhill area. The park also contains many animals, including the threatened gopher tortoise and the indigo snake. In addition, the park offers camping and fishing.



General Coffee State Park is a 1,511 acre Georgia state park located near Douglas. One of southern Georgia’s “best kept secrets,” this park is known for agricultural history shown at Heritage Farm, with log cabins, a corn crib, tobacco barn, cane mill and other exhibits. Children enjoy feeding the park's farm animals, which usually include goats, sheep, chickens, pigs and donkeys. Overnight accommodations include camping, cottages and the Burnham House, an elegantly decorated 19th-century cabin perfect for romantic getaways

Seventeen-Mile River and a boardwalk wind through cypress swamp where rare and endangered plants grow. Pitcher plants, shy Indigo Snakes and Gopher Tortoises make their homes in this wiregrass community. Birding and nature photography are exceptional.

For horse lovers, the park offers 13.4 miles of equestrian trails. Ride-in campsites are primitive, offering exceptional privacy surrounded by nature. Drive-in campsites offer nearby water spigots, pit toilets, grills, fire rings and picnic tables.

The park was donated to the state by a group of Coffee County citizens in 1970 and is named after General John Coffee, a planter, U.S. Congressman and military leader.



Value

- Natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Natural or cultural resources that is already preserved by an existing conservation mechanism
- Resource nominated by an individual, interested organization, local government/government agency
- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.
- Preserves wildlife habitat by creating, buffering, preserving habitat areas and corridors
- Creates or preserves active or passive greenspaces in areas currently undeserved by greenspaces
- Preserves areas that have historical or cultural value by virtue of history, place, or time period represented

Vulnerability

- Threatened by adjacent development
- Destruction of significant viewshed
- Threatened by overuse of resources
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site
- Consider impact to viewsheds and take appropriate steps to mitigate impacts
- Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource
- Where possible, use multi-use trails to link new developments to public access points for state parks and other recreation areas

Policies & Protection Measures

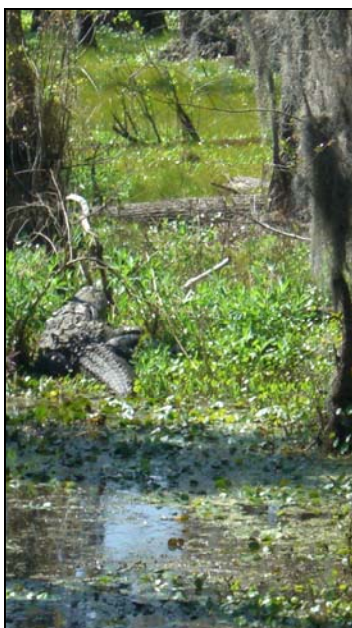
- Within the context of a community green infrastructure plan, develop local connections among regional parks, trails and other community resources
- Protect from negative impacts of development
- Work proactively to foster partnerships/programs to enhance the effective stewardship of greenways, trails, parks, historic and cultural resources
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value



WILDLIFE MANAGEMENT AREAS

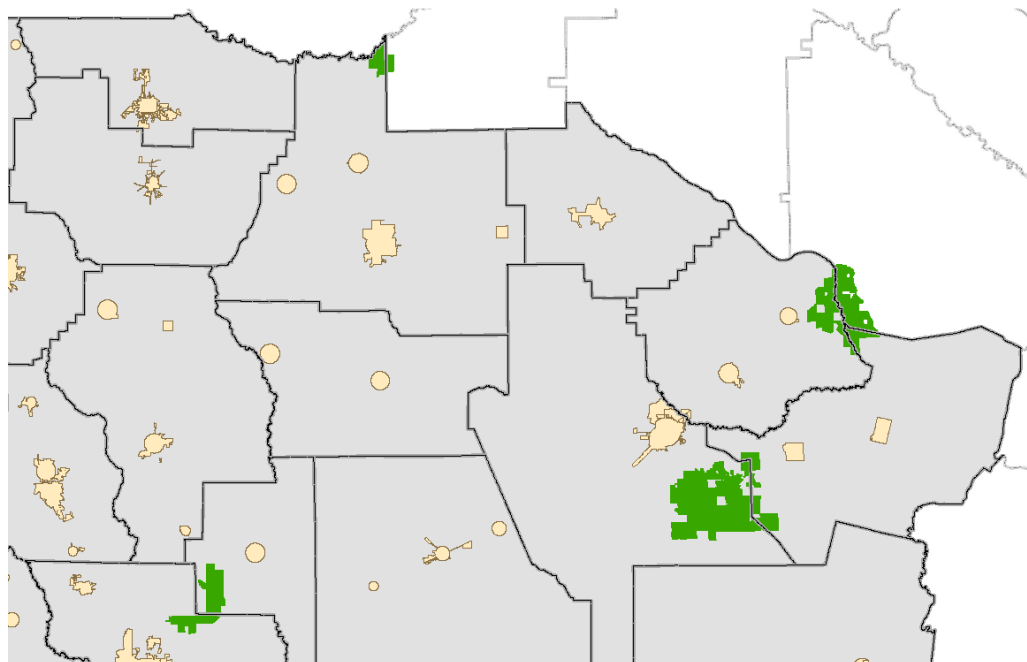


Grand Bay WMA is located in the lower Coastal Plains of Lowndes County. It is situated within a 13,000-acre wetlands system, which is the second largest natural blackwater wetland in the Coastal Plain of Georgia. In many ways, the large, shallow, peat-filled wetlands of Grand Bay mimic their big brother, the Okefenokee Swamp. Plant communities within these bays are a mosaic of wet savannas, shrub bogs,



cypress-gum ponds, prairie and black gum-cypress swamps, practically indistinguishable from habitats found in the Okefenokee. The diversity of wildlife also compares favorably with that found in the Okefenokee. Uplands surrounding the wetlands provide good examples of mature long-leaf-slash pine flatwoods. A small percentage of the area is in mixed live oak-pine and is home to gopher tortoises and indigo snakes. Dudley's Hammock, a rare example of a mature broadleaf-evergreen hammock community, is found in the area.

The Little Satilla WMA is located in southeast Georgia and is also only an hour's drive from the Atlantic Ocean. The wildlife management area extends over 18,920 acres. Activities to partake in here include bicycling, boating, fishing, hiking, horseback riding, and hunting. A variety of hunting is available including deer, turkey, dove, and small game and furbearers.



WILDLIFE MANAGEMENT AREAS



In 2006, Georgia natural resources leaders recognized an innovative public and private partnership between the Georgia Department of Natural Resources (DNR), The Nature Conservancy and Plum Creek Timber Company that resulted in the establishment of the 3,597-acre **Flat Tub Wildlife Management Area** (WMA) in Georgia's Coffee and Jeff Davis Counties. This property represents the most recent effort to protect the natural diversity and heritage of Georgia's unique Broxton Rocks region.

Partners have restored the longleaf pine-wiregrass ecosystem, establish a prescribed fire regime and re-introduce native rare species to the area, such as the federally endangered red-cockaded woodpecker. DNR will also manage an additional 1,661 acres still owned by Plum Creek as part of the WMA. On this land, Plum Creek will restore the natural hydrology and habitat of the area by removing hydrological impediments and replanting native species.

The acquisition of the Flat Tub WMA is part of an ongoing effort by the DNR, The Nature Conservancy, the Georgia Forestry Commission, Coffee County, and other partners to protect one of the state's most ecologically diverse regions. The property is part of the greater Broxton Rocks Conservation Area, which includes the largest example of a sandstone outcrop, along with varied habitats such as a black water stream, longleaf pine-wiregrass woodlands, pitcher plant seepage bogs, and more than 525 species of plants, 22 of which are considered imperiled. The Nature Conservancy currently owns the 1,073-acre Broxton Rocks Preserve and has protected another 493 acres, which were recently transferred to Coffee County and the Georgia Forestry Commission.

The **Dixon Memorial Forest** is a bio-diverse forest including approximately 15,000 acres of the Okefenokee Swamp and 16,500 acres of pine timberland. The stewardship management plan has the forest divided into 41 compartments containing 7 stands averaging 390 acres each within each compartment. The pine stands are managed on a 40 year rotation with annual stand harvest averaging 50 to 70 acres.

The forest is managed as a Wildlife Management Area (WMA) by the Georgia Department of Natural Resources Wildlife Resources Division (DNR-WRD) and is the fourth largest WMA in the state. Approximately 170 acres of food plots, 55 acres of natural openings, 250 Wood Duck boxes, and 45 acres in MARSH waterfowl impoundment are maintained for wildlife. The WMA is open to the public from August 15 through May 15 for game hunts. Game species include white-tailed deer, black bear, dove, turkey, and small game.



The GFC, U.S. Fish and Wildlife Service, and DNR-WRD have considered longer rotation management strategies on Cowhouse Island to potentially increase foraging habitat and provide relocation sites for the endangered red cockaded woodpecker colonies on USFWS land adjacent to the island.

Value

- Natural or cultural resources identified by other state agencies and/or environmental protection organizations
- Natural or cultural resources that is already preserved by an existing conservation mechanism
- Resource nominated by an individual, interested organization, local government/government agency
- Preserves water quality and quantity by protecting drainage, flood control, recharge areas, etc.
- Preserves wildlife habitat by creating, buffering, preserving habitat areas and corridors
- Creates or preserves active or passive greenspaces in areas currently undeserved by greenspaces

Vulnerability

- Adverse impact on wildlife/loss of biodiversity
- Threatened by overuse of resources
- Lack of long term ownership plan/transitional ownership

Guidance for Appropriate Development Practices

- Adhere to all local, state and federal regulations for the protection of State Vital Areas
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent
- Install rain gardens, vegetated swales or other enhanced water filtration
- Where possible, retain existing vegetation and topography
- Where practical, exceed minimum required buffers from protected areas

Policies & Protection Measures

- Within the context of a community green infrastructure plan, develop local connections among regional parks, trails and other community resources
- Protect from negative impacts of development
- Work proactively to foster partnerships/programs to enhance the effective stewardship of greenways, trails, parks, historic and cultural resources
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value

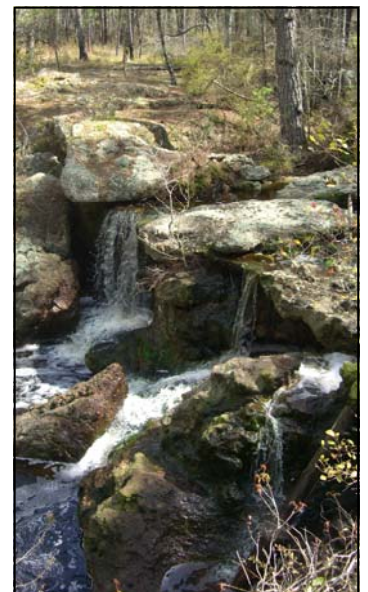
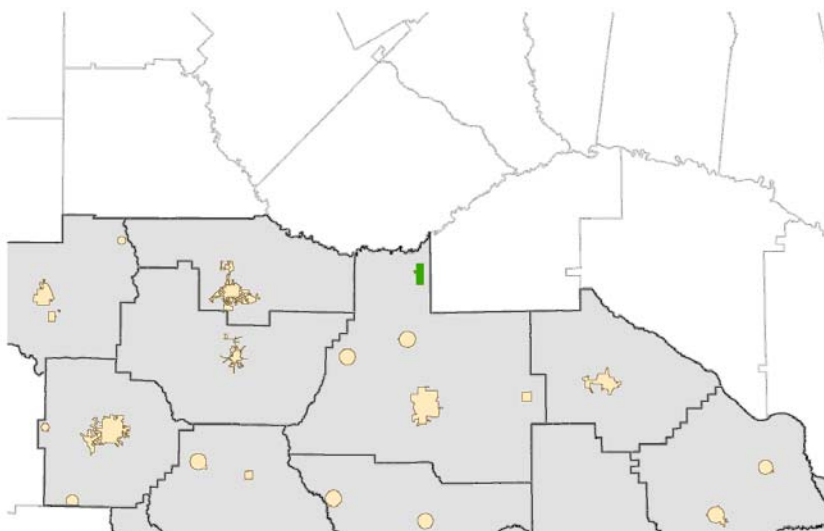
Broxton Rocks is the single largest exposure of sandstone, about 4 miles in extent, found in the Altamaha Grit, a subterranean band of sandstone that lies under some 15,000 square miles of the Atlantic Coastal Plain. The Rocks, as it is referred to locally, consists of a series of cracks, pools, damp cliff walls, a 10 foot waterfall, and rugged outcrops up to 20 feet high, all carved into a shallow gorge over many centuries by Rocky Creek. The Broxton Rocks waterfall is Georgia's southernmost. A substantial part of the Broxton Rocks is a protected preserve of 3,799 acres, of which 1,528 acres are managed by The Nature Conservancy. Broxton Rocks is located in north-east Coffee County, Georgia.



Broxton Rocks is the home to about 530 plant species, several of which are threatened or endangered species. Included among these are the green-fly orchid, grit portulaca, silky creeping morning glory, Georgia plume, filmy fern and shoestring fern. Some species found here were thought to be extinct; several found here grow almost exclusively in other climates such as the tropics or Appalachian Mountains. In spring, flower species like flame azaleas and fameflower bring a blaze of color to the ravine.

The preserve lies in an area of longleaf pine ecosystem which once stretched from the Atlantic Ocean to the eastern reaches of Texas. The Nature Conservancy seeks to restore the longleaf pine to the lands it manages in the preserve through ecological restoration.

The preserve is home to over 100 species of birds. The near-threatened Bachman's Sparrow, the endangered Red-cockaded Woodpecker and the Pileated Woodpecker, whose drum-like peck can be heard over long distances, all nest here. Other animals include the armadillo, the woodrat, the flying squirrel, the vulnerable gopher tortoise, and the threatened indigo snake.



Value

- Natural or cultural resources identified by other state agencies and/or environmental protection organizations
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- Resource nominated by an individual, interested organization, local government/government agency
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Vulnerability

- Adverse impact on wildlife/loss of biodiversity
- Threatened by overuse of resources
- Lack of long term ownership plan/transitional ownership

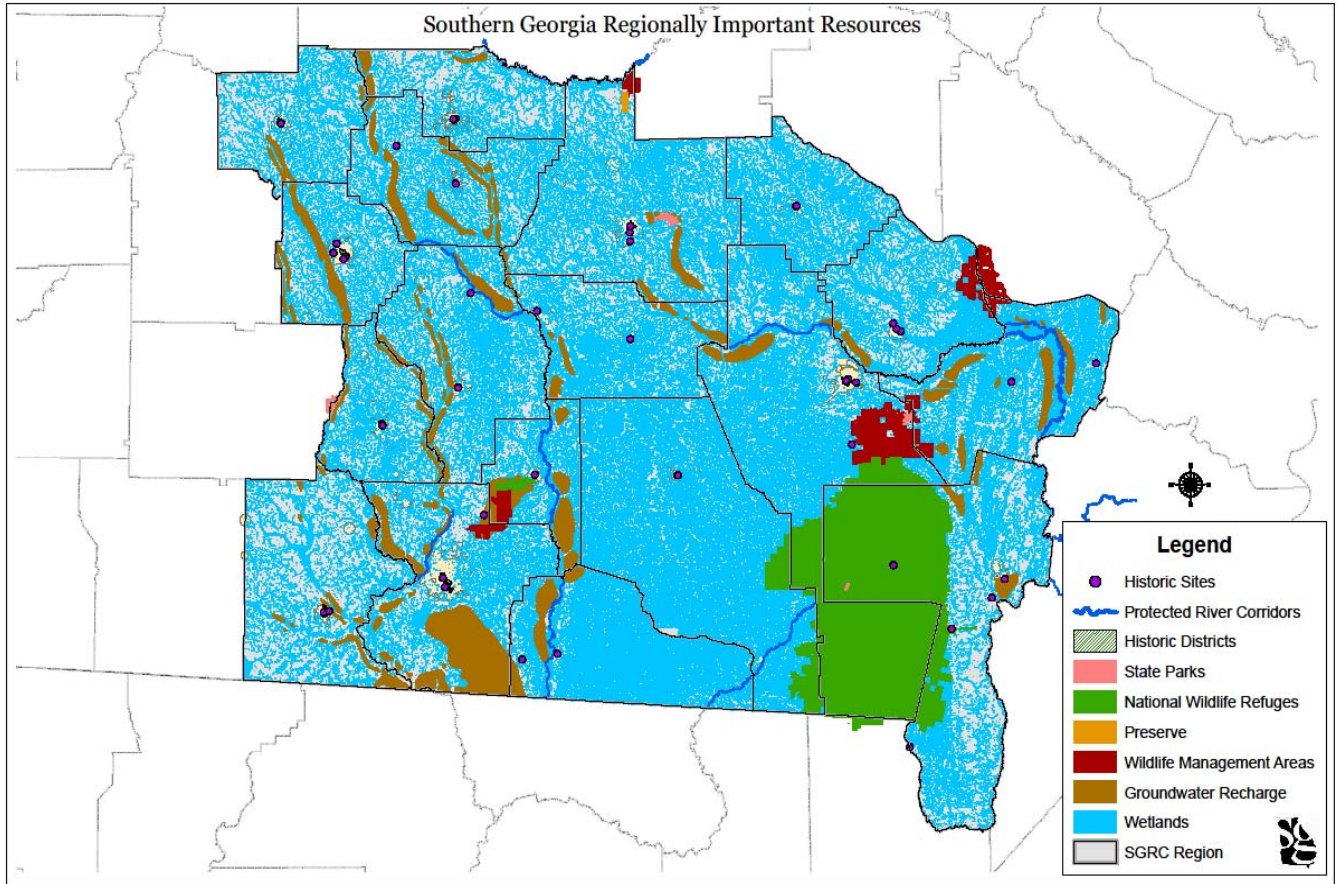
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- Install rain gardens, vegetated swales or other enhanced water filtration
- Where possible, retain existing vegetation and topography
- Where practical, exceed minimum required buffers from protected areas

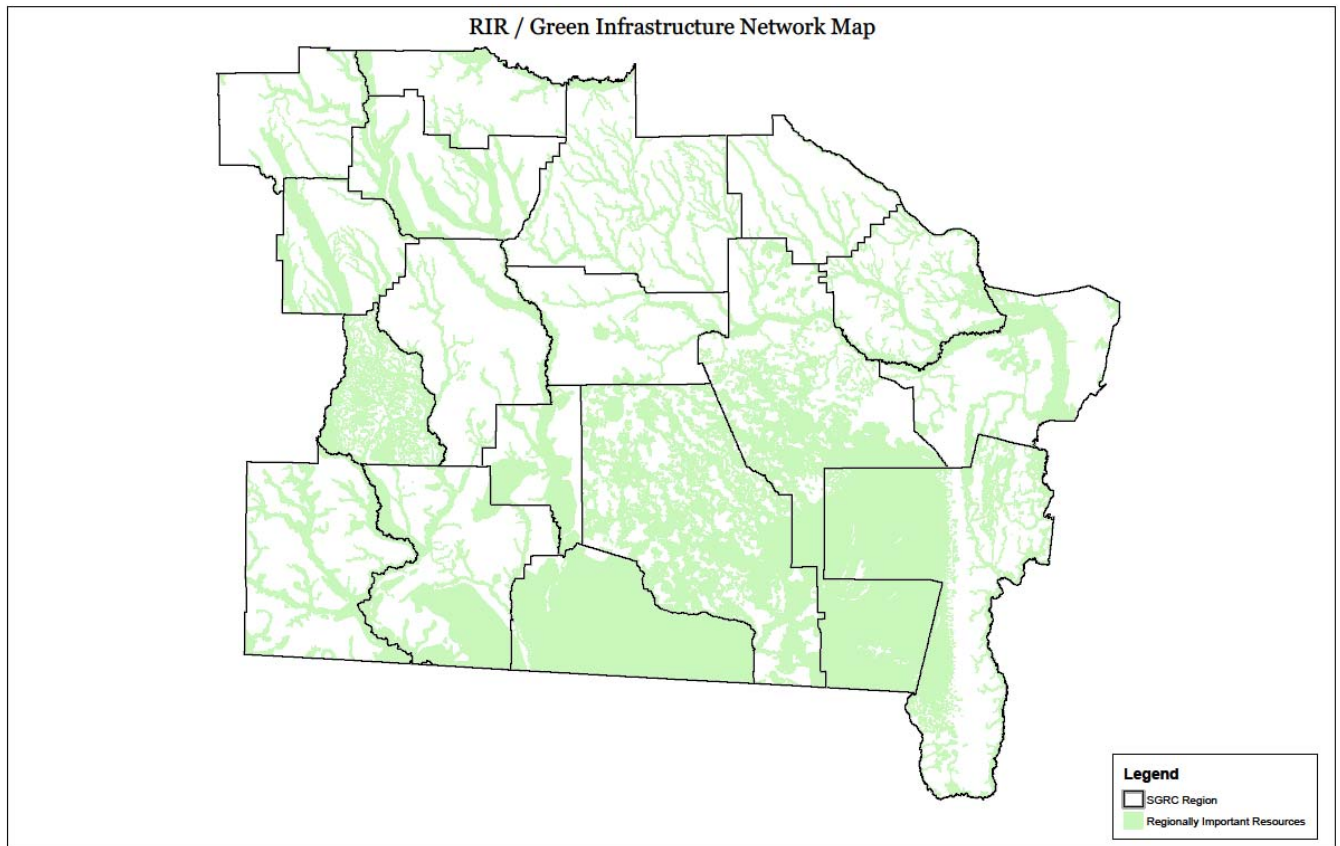
Policies & Protection Measures

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REGIONALLY IMPORTANT RESOURCES MAP



REGIONALLY IMPORTANT RESOURCES GREEN MAP



APPENDIX

Appendix A: Stakeholder List

Appendix B: Regionally Important Resources Nomination Form

Appendix C: List of Regionally Important Resources

Appendix D: Regional Resource Plan Briefings and Presentations

Appendix E: References

APPENDIX A

Stakeholder List

Local Governments/Agencies

Atkinson County

Pearson
Willacoochee

Bacon County

Alma

Ben Hill County

Fitzgerald

Berrien County

Alapaha
Enigma
Nashville
Ray City

Brantley County

Hoboken
Nahunta

Brooks County

Barwick
Morven
Pavo

Quitman

Charlton County

Folkston
Homeland

Clinch County

Argyle
Dupont
Fargo

Homerville

Coffee County

Ambrose
Broxton
Douglas
Nicholls

Cook County

Adel
Cecil
Lenox
Sparks

Echols County

Irwin County

Ocilla

Lanier County

Lakeland

Lowndes County

Dasher
Hahira
Lake Park
Remerton

Valdosta

Pierce County

Blackshear
Patterson
Offerman

Tift County

Omega
Tifton
Ty Ty

Turner County

Ashburn
Rebecca
Sycamore

Ware County

Waycross

Department of Community Affairs
Department of Natural Resources
Natural Resources Conservation Service
Georgia Soil & Water Conservation
Commission

Other

Valdosta State University
University of Georgia
Abraham Baldwin Agricultural College
Alapaha SWCD
Mid—South SWCD
Satilla SWCD
Altamaha SWCD
National Park Services Georgia
The Nature Conservancy
Satilla Riverkeeper
Historic Preservation Advisory Committee
Seven Rivers RC&D Council
Suwannee—Satilla Water Council

APPENDIX B

Regionally Important Resources Nomination Form

A Regionally Important Resource is defined as any natural or cultural resource, or resource area, possessing significant regional value and importance and which is vulnerable to human actions or activities.

About the Organizations/Agency/Government Submitting Nominations:

Name of Organization/Agency/Government: _____

Address: _____

Contact Person: _____

Phone Number: _____

Email Address: _____

About the Resource being Nominated:

Name of Resource: _____

Location: _____

Category (check one): Water _____ Parks/Forestry _____ Cultural/Historic _____

Briefly describe the importance of this resource and its value to the southern Georgia region:

Briefly describe how, and to what degree this resource is threatened or endangered:



APPENDIX C

List of Regionally Important Resources

National Register Historic Districts

- **Ben Hill County**

Fitzgerald Commercial H.D.

South Main-South Lee Streets H.D.

- **Brooks County**

Quitman H.D.

- **Coffee County**

Downtown Douglas H.D.

Eleventh District A&M School/South Georgia College H.D.

Gaskin Avenue H.D.

- **Lowndes County**

Brookwood North H.D.

East End H.D.

Fairview H.D.

North Patterson Street H.D.

Southside H.D.

Valdosta Commercial H.D.

- **Tift County**

Tifton Commercial H.D.

Tifton Residential H.D.

- **Turner County**

Ashburn Commercial H.D.

Ashburn Heights-Hudson-College Avenue H.D.

Shingler Heights H.D.

- **Ware County**

Downtown Waycross H.D.

Waycross H.D.

Historical Agricultural Resources

- *Atkinson-McCranie's Turpentine Still (N.R. Listed)*
- *Charlton-Floyd's Island Hammock (N.R. Listed), John M. Hopkins Cabin (N.R. Listed)*
- *Cook-SOWEGA Building (N.R. Listed)*
- *Echols- Corbett Farm (Centennial Farm)*
- *Tift-Agrirama*
- *Ware-Obediah Barber Homestead/ Obediah's Okefenok (N.R. Listed), Okefenokee Swamp Park*

Historic Courthouses & Jails

- *Atkinson-1920 (NR Listed)*
- *Bacon-1919 (NR Listed)*
- *Ben Hill-1909/1909 (Both NR Listed)*
- *Berrien-1898 (GA Trust 2011 Places In Peril List)/1903 (Both NR Listed)*
- *Brantley-1930 (NR Listed)*
- *Brooks-1859-64 /1884 (Both NR Listed)*
- *Charlton-1928 (NR Listed)*
- *Clinch-1896/1893-4 (Both NR Listed)*
- *Coffee-1940*
- *Cook-1938-39 (NR Listed)*
- *Echols-1956*

APPENDIX C

List of Regionally Important Resources

Historic Courthouses & Jails

- *Irwin-1910 (NR Listed)*
- *Lanier-1973*
- *Lowndes-1904-05 (NR Listed)*
- *Pierce-1902-03/c.1899 (Both NR Listed)*
- *Tift-1912-13 (NR Listed)*
- *Turner-1907/1906-7 (Both NR Listed)*
- *Ware-1957*

“/” SEPERATES COURTHOUSE & JAIL DATES

Historic Military Resources

- *Brantley- Battle of Waynesville Confederate Park*
- *Charlton-Ellicott’s Mound, Ft. Alert /Traders Hill*
- *Coffee –Raymond-Richardson Aviation School*
- *Irwin-Jefferson Davis Capture Site/Jefferson Davis Memorial Historic Site (NR Listed)*
- *Lowndes– Moody A.F.B.*
- *Pierce-Blackshear Prison*

Historic Theaters

- *Bacon-Bacon Theatre*
- *Ben Hill-Grand Theatre*
- *Coffee-Martin Centre*
- *Lowndes-Dosta Playhouse*
- *Tift-Tift Theatre*
- *Ware- City Auditorium (GA Trust 2007 Places In Peril List), Lyric Theater, Ritz Theater*

Historic Educational Resources

- *Ben Hill: Fitzgerald Carnegie Library*
- *Berrien-Alapaha Colored School (NR Listed)*
- *Coffee-Eleventh District A&M School/ South Georgia College (NR Listed)*
- *Lowndes-South Georgia State Normal College/Valdosta State University, Valdosta Carnegie Library*
- *Tift-Second District A&M School/Abraham Baldwin Agricultural College*

APPENDIX C

List of Regionally Important Resources

Water Resources

- *Alapaha River*
- *Little River*
- *Saint Mary's River*
- *Withlacoochee River*
- *Suwannee River*
- *Ocmulgee River*

Wetlands

Protected River Corridors

Groundwater Recharge Areas

National Wildlife Refugees

- *Banks Lake NWR*
- *Okefenokee NWR*

State Parks

- *Jefferson Davis Memorial*
- *Laura S. Walker*
- *Reed Bingham*
- *General Coffee*

Wildlife Management Areas

- *Grand Bay WMA*
- *Flat Tub WMA*
- *Dixon Memorial Forest WMA*
- *Little Satilla WMA*

Preserve

- *Broxton Rocks*

APPENDIX D

Regional Resource Plan Briefings and Presentations

August 24, 2010	Historic Preservation Advisory Committee
August 24, 2010	Southern Georgia Regional Commission Board
October 6, 2010	Mid—South SWCD
October 10, 2010	Homerville City Council
November 11, 2010	Alapaha SWCD
November 16, 2010	Satilla SWCD
January 4, 2011	GACD Conference
January 5, 2011	Mid—South SWCD
February 2, 2011	Alapaha SWCD
February 15, 2011	Satilla SWCD
February 23, 2011	Suwannee—Satilla Water Council Meeting
March 17, 2011	Seven Rivers RC&D Council
March 22, 2011	Southern Georgia Regional Commission Board
April 26, 2011	Southern Georgia Regional Commission Board
June 28, 2011	Southern Georgia Regional Commission Board

APPENDIX E

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3. <http://www.georgiaplanning.com/hm/>
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11. Carnegie Library information (http://en.wikipedia.org/wiki/Carnegie_library)
12. GA DCA State Planning Recommendations Development Patterns - <http://www.dca.state.ga.us/development/planningqualitygrowth/programs/SPRs/SPR.DevtPatterns.pdf>
13. ARC Regional Resource Plan
14. CRC Regional Resource Plan
15. NRCS - <http://www.ga.nrcs.usda.gov/>
16. GA EPD - <http://www.gaepd.org/>
17. EPA - <http://www.epa.gov/>
18. US Fish & Wildlife - <http://www.fws.gov/>
19. UGA - <http://www.caes.uga.edu/>
20. DNR - <http://www.georgiawildlife.com/>
21. GSWCC - <http://gaswcc.georgia.gov/portal/site/SWCC/>
22. GA DNR - <http://www.gadnr.org/>
23. DCA - <http://www.dca.state.ga.us/index.asp>

