



# Bryan County

## 2018 Comprehensive Plan Update





# 2018 Bryan County Comprehensive Plan Update

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# Introduction

An aerial photograph of a coastal marsh system. A central waterway winds through the landscape, flanked by wooden walkways and observation platforms. One platform has a red roof, another has a green roof. The marsh is a mix of green and brown, indicating different vegetation and water levels. In the background, a dense line of trees marks the horizon under a blue sky with scattered white clouds.

About Comprehensive Planning  
Community Assessment  
Consideration of Regional Water Plan

# About Comprehensive Planning

The Georgia Department of Community Affairs (DCA) has established standards and procedures for Local Comprehensive Planning to provide a framework for local governments to create a long term plan that will address critical planning issues and opportunities. These standards and procedures reflect the state's interest in promoting healthy and economically vibrant communities. The Comprehensive Plan should act as a guide for communities in achieving their goals and objectives, and should be used as a decision-making guide by local officials and community leaders.



Bryan County's Comprehensive Plan will help shape the planning process for its unincorporated area, and includes the following elements:

- 1) An examination of the Issues and Opportunities facing Bryan County in the Community Assessment
- 2) Foundational data and analysis related to:
  - a. Transportation
  - b. Housing
  - c. Land Use
  - d. Economic Development
- 3) Community Vision and Goals
- 4) Community Work Program

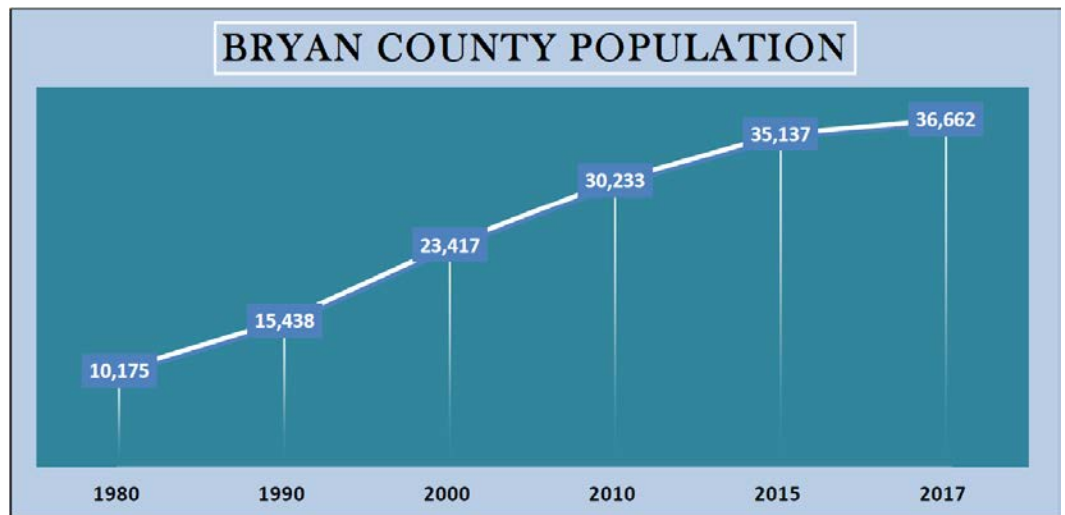
Bryan County engaged the public directly through a number of highly publicized methods that helped identify issues and opportunities, which in turn helped shape community goals. Projects and initiatives which will help Bryan County achieve its goals are enumerated in the Community Work Program.

# Community Assessment

## Population

As seen in the charts below, Bryan County has experienced tremendous growth over the past few decades. The 2017 total population of Bryan County is estimated at 36,662. This is

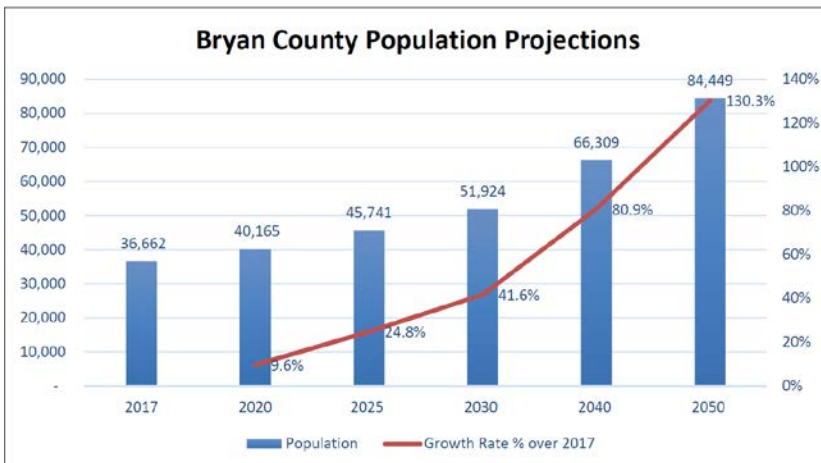
a 21% growth in population since 2010 and a 260% growth since 1980. This far exceeds the growth rate for the State of



Georgia, which saw an overall average growth of 91% between 1980 and 2017 and just an 8% growth between 2010 and 2015.

## Projected Population

According to the Georgia Governor's Office of Planning and Budget the growth



seen in Bryan County over the past few decades is expected to continue well into 2050. The chart shown forecasts the potential future population of Bryan County.

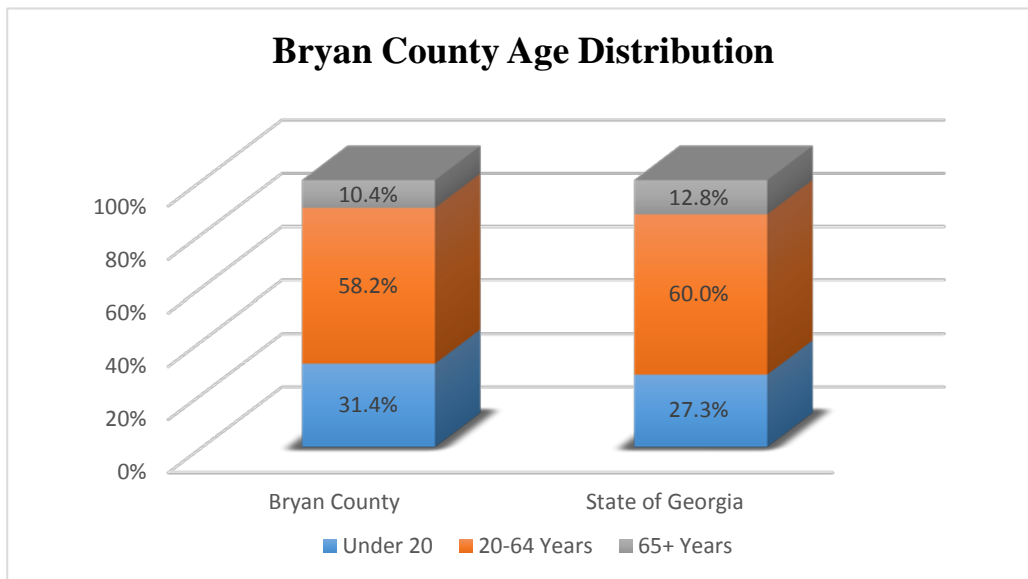
❖ Source: Georgia Governor's Office of Planning and Budget

## Population by Age

The age composition of the population in Bryan County for 2015 is presented in the table provided, as reported by the U.S. Census Bureau. The age distribution in Bryan County is 31.4% under 20, 58.2% ages 20-64, and 10.4% over 65.

Bryan County Population Age Distribution (2015)				
	0-19 Years	20-64 Years	65+ Years	Total
Bryan County	11,022	20,452	3,663	35,137
	31.4%	58.2%	10.4%	100.0%
State of Georgia	2,783,906	6,126,030	1,304,924	10,214,860
	27.3%	60.0%	12.8%	100.0%

The overall median age for Bryan County is 35.7.



## Population by Race

Based on the 2015 estimates, the population of Bryan County is 78.8% White/Caucasian, 15.3% Black/African American, 2.1% Asian, .05% American Indian & Alaska Native, .2% Native Hawaiian and Pacific Islander and 3.1% Other/ Identified by two or more races.



	<b>Bryan County 2010</b>	<b>Bryan County 2015</b>	<b>% Change</b>
<b>White/Caucasian</b>	80.2%	78.8%	-1.4%
<b>Black/African American</b>	14.2%	15.3%	1.1%
<b>Asian</b>	1.6%	2.1%	0.5%
<b>American Indian &amp; Alaska Native</b>	0.3%	0.5%	0.2%
<b>Native Hawaiian &amp; Pacific Islander</b>	0.1%	0.2%	0.1%
<b>Other / Identified by 2 or more</b>	3.6%	3.1%	0.5%

❖ Source: U.S. Census Bureau

## **Education Attainment**

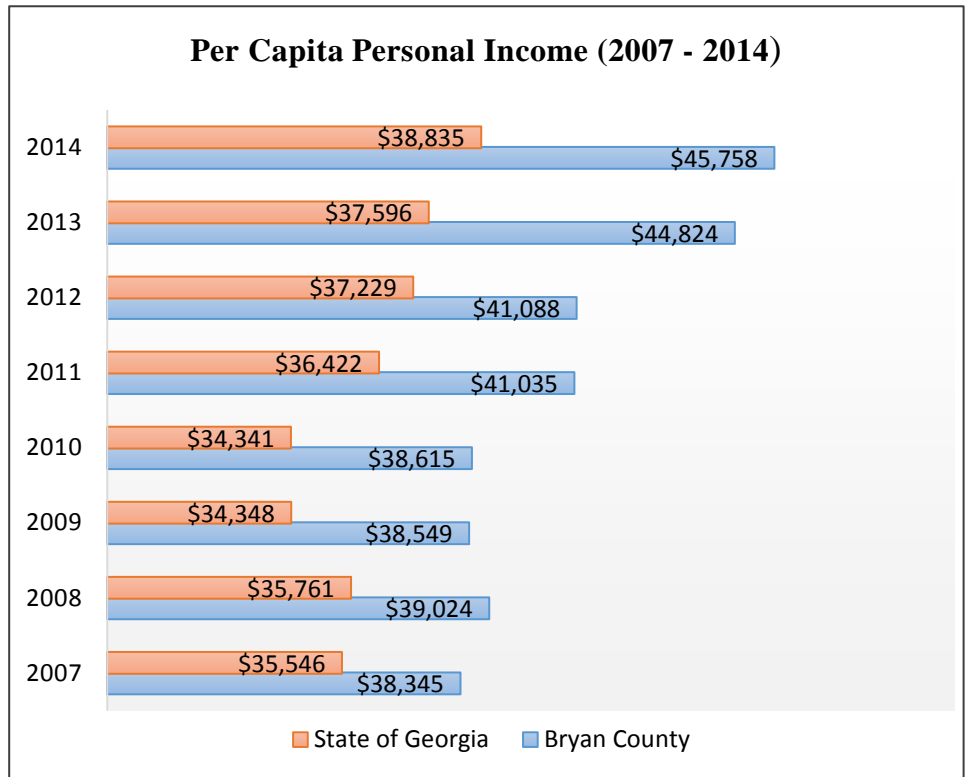
Among persons aged 25 or older in Bryan County, 10.8% have no high school diploma, 26.9% are high school graduates (includes equivalency) with no further education, 30.0% have some college or an associate's degree, 21.4% have a bachelor's degree and 11.0% have a

<b>Education Attainment (2010-2014) Residents 25 Years and Older</b>				
	<b>Bryan County</b>		<b>State of Georgia</b>	
<b>No HS Diploma</b>	2,196	10.8%	959,360	15.0%
<b>HS Graduate</b>	5,489	26.9%	1,832,086	28.6%
<b>Some College</b>	4,538	22.3%	1,352,540	21.1%
<b>Associate Degree</b>	1,563	7.7%	451,537	7.0%
<b>Bachelor Degree</b>	4,362	21.4%	1,148,710	17.9%
<b>Graduate Degree or Higher</b>	2,235	11.0%	666,183	10.4%
<b>Bachelor's Degree or Higher</b>	6,597	32.4%	1,814,893	28.3%

graduate degree or higher. The percentage of Bryan County residents with a bachelor's degree or higher (32.4%) exceeds the state average of 28.3%.

## Per Capita Personal Income

According to U.S. Bureau of Economic Analysis, the Per Capita Personal income in Bryan County, as reported in 2014, is \$45,758. The average Per Capita Personal Income for the State of Georgia is \$38,835. Bryan County ranks 6<sup>th</sup> in the state for highest Per Capital Personal Income. The chart shown details the fluctuation in Per Capita Personal

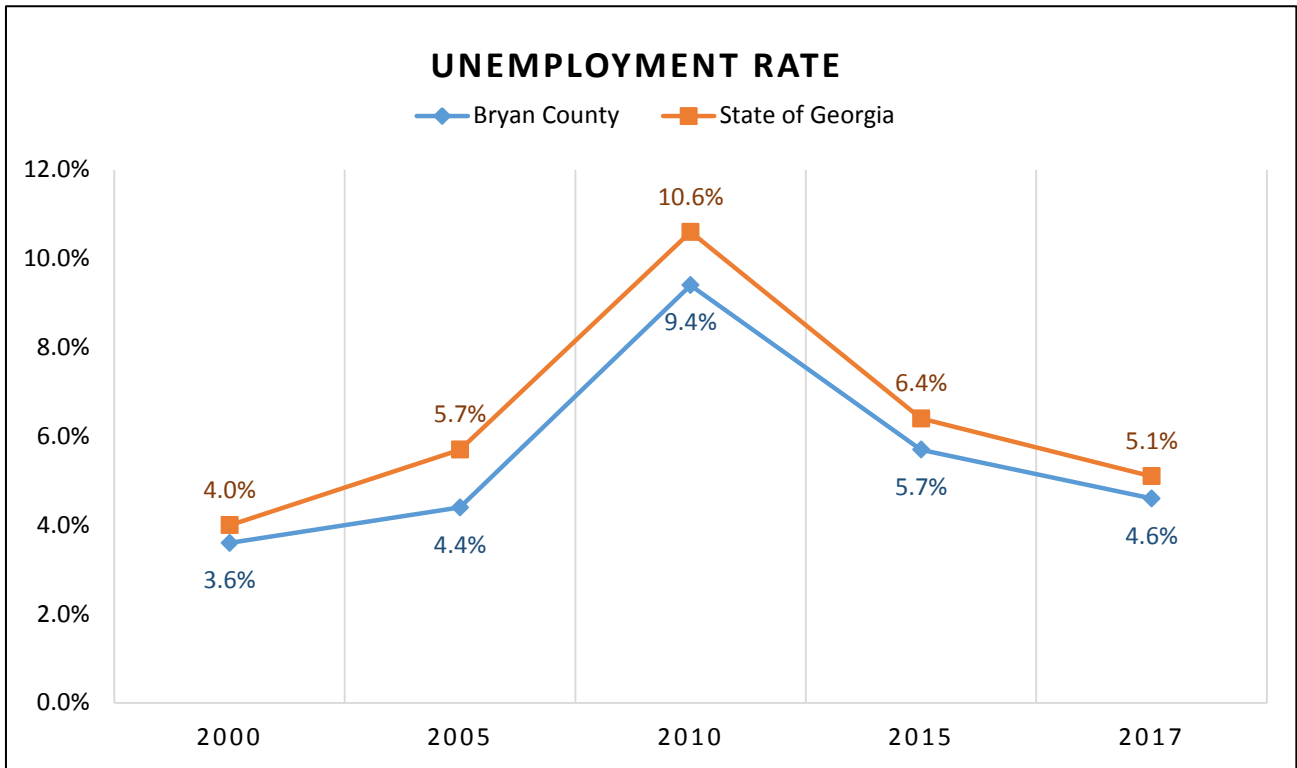


Income in Bryan County as compared to the State of Georgia between the years of 2007-2017.

## Unemployment

According to the United States Department of Labor, Bureau of Labor Statistics, Bryan County's unemployment rate is declining. The chart and graph below represent the estimated unemployment rate in Bryan County, and the State of Georgia, as of June 30 each year.

	2000	2005	2010	2015	2017
<b>Bryan County</b>	3.6%	4.4%	9.4%	5.7%	4.6%
<b>State of Georgia</b>	4.0%	5.7%	10.6%	6.4%	5.1%

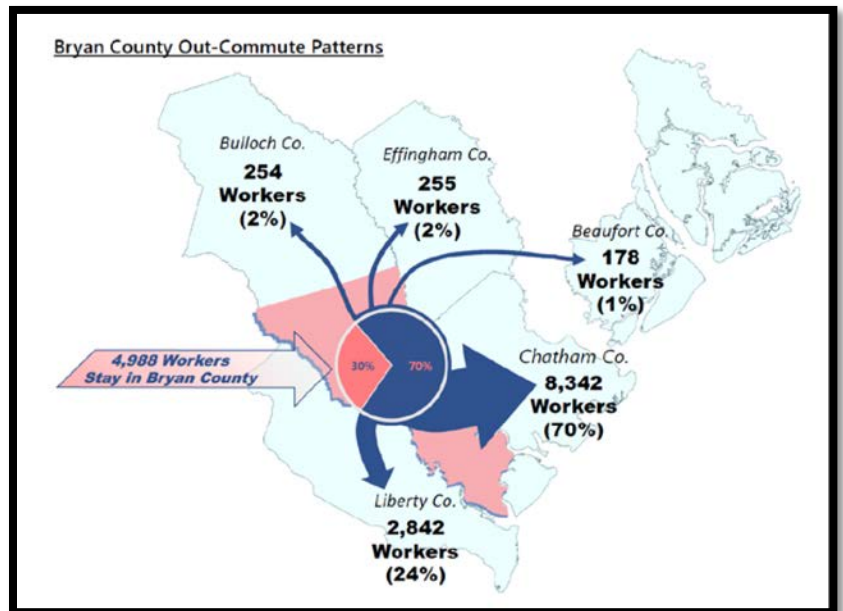


## Commute Patterns

According to the 2017 Bryan County Workforce Assessment, an estimated 4,988 workers stay in Bryan County for employment. In-Commute totals were 2,826 with 39% (1,093) in-commuting from Liberty County and 32% (902) from Chatham County.

An estimated 11,871 Bryan County residents out-commute to seek employment. Approximately 70% (8,342) commute to Chatham County to seek employment and 24% (2,842) of residents out-commute to Liberty County.

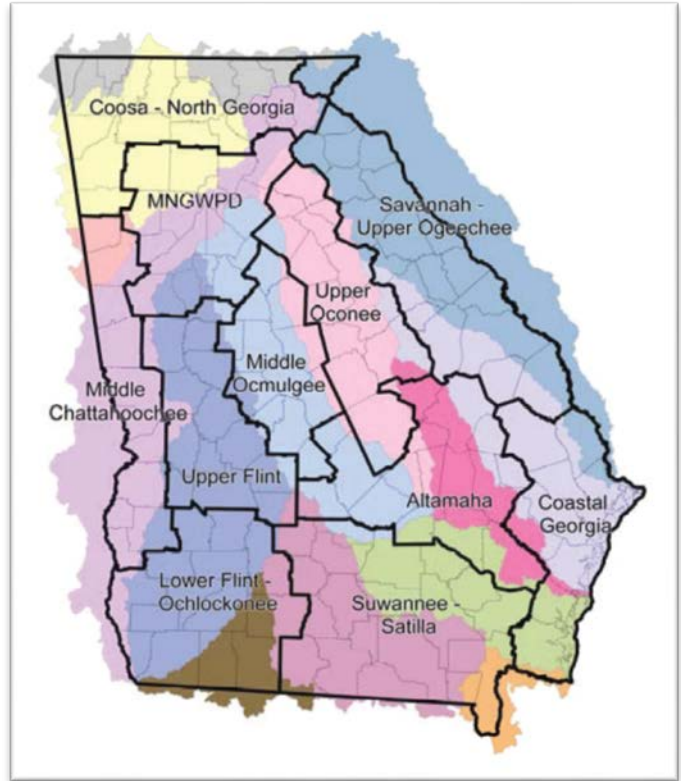
The remaining out commuters are split between Bulloch County, Effingham County and Beaufort County.



# Consideration of Regional Water Plan

During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area, and the GDNR Rules for Environmental Planning Criteria as laid out in Chapter 391-3-16. This will determine whether any local implementation practices or development regulations need to be adapted to be consistent with both.

Bryan County is located within the area of the Coastal Georgia Regional Water Plan. This plan was adopted in 2011. The Coastal Georgia Regional Water Plan has identified six goals listed below, to implement its vision of managing water resources in a sustainable manner, under Georgia's regulated riparian and reasonable use laws, to support the state's and regions' economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.



## **Coastal Georgia Regional Water Plan Vision Statement:**

*“The Coastal Georgia Regional Water Planning Council seeks to conserve and manage our water resources in order to sustain and enhance our unique coastal environment and economy of Coastal Georgia.”*

## **Coastal Georgia Regional Water Plan Goals:**

The Coastal Council has identified six goals for the region. It is important to note that the goals summarized below are not presented in order of priority, but rather were assigned a number to identify specific goals addressed as part of the water management practice selection process (Section 6).

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

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

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

The criteria requires that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction.

Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by DNR, certain utilities placements, special forestry or agricultural services.

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

# Needs and Opportunities

Methodology  
Public Input  
Needs and Opportunities

# Methodology

From the onset of the Bryan County 2018 Comprehensive Plan update, one key motivating factor guided the process of its development. This underlying belief that the residents of Bryan County could competently determine its future at this critical time was the key to the development of an effective update to Bryan County's Comprehensive Plan. This desire to reach the residents of our county directly was incorporated into the design of the Community Input portion of this plan. Surprisingly, the environment of rapid development in Bryan County produced a ripe atmosphere, where the hunger for the public to state their input proved to produce a creative synergy that will help to shape the future of Bryan County.



Formation of Bryan County Steering Committee and Stakeholder List:

The original list of Bryan County stakeholders was carefully developed back in 2015 with the formation of a planning & zoning and subdivision ordinance rewrite advisory board. This board's makeup consisted of a wide range of residents whose professions, personnel interests, and the individual expertise posed a value to the ongoing ordinance rewrite process. The list consisted of home builders, developers, bankers, education professionals, engineers, homemakers, small business owners, economic developer practitioners, county planning staff, county administrative staff, elected officials, retired individuals from various professions and other facets of the community. This original stakeholder list has emerged into an ever-growing database to draw from over the past few years to gain input for community planning. This stakeholder list's next evolutionary step was its implementation in the comprehensive planning process.



At the onset on the project, the strategy to include the Bryan County Planning Commission, Bryan County Board of Commissioners, economic development leadership, and key county personnel in the comprehensive plan development process was taken. The Bryan County Board of Commissioners and the Bryan County Planning Commission shared a rich cross section of experience which would be valuable in this plan development process. It was also important to include these two boards from the aspect that they would be the group of people that would implement this new comprehensive plan. Key county staff were also included in the steering committee membership. Staff consisted of the County Administrator, County Planning Director, and County Engineer. Since Bryan County is located in such an economically viable area, it was important to heavily involve the county's economic development component. Membership reflecting this need of inclusion consisted of the Chairman of the Development Authority of Bryan County and the County Administrator who is also a member of this development authority. Economic development staff was also consulted in regards to this planning process. This strong leadership team making up the steering committee coupled with the vibrant and diverse stakeholder list proved to be invaluable in this plan development process.

With use of an electronic mailing list fashioned from the stakeholder database, the County planning staff solicited input from the community with a series of public hearings and visioning sessions. Input was gathered directly from the residents of Bryan County at the meetings that began on July 31, 2017 with the first steering committee meeting and continued throughout the development of this plan. The process garnered much attention from the residents and proved to be very productive in painting the picture of their future expectations of Bryan County. A complete list of the steering committee members and stakeholder list is included in the appendix.



# Bryan County Steering Committee

<b><u>Name</u></b>	<b><u>Title/Position</u></b>
Steven M. Scholar	<i>Chairman, Planning &amp; Zoning Board</i> Journalist
Ronald Carswell	<i>Vice-Chairman, Planning &amp; Zoning Board</i> Realtor
Alex Floyd	<i>Planning &amp; Zoning Board Member</i> Executive Director, City of Pembroke Downtown Development Authority
Jonathan Goodman	<i>Planning &amp; Zoning Board Member</i> Business Owner
Joseph Pecenka, II	<i>Planning &amp; Zoning Board Member</i> Business Owner, Certified General Real Estate Appraiser
Jon Seagraves	<i>Planning &amp; Zoning Board Member</i> South State Bank Bryan Market President
Kathryn Johnson	<i>Planning &amp; Zoning Board Member</i> Mortgage Loan Officer
Carter Infinger	<i>Chairman, Bryan County Board of Commissioners</i> Territory Business Manager
Brad Brookshire	<i>Vice-Chairman, Bryan County Board of Commissioners</i> Ameris Bank City President
Noah Covington	<i>Bryan County Commissioner</i> <i>Chairman, Development Authority of Bryan County</i> Plant Manager
Wade Price	<i>Bryan County Commissioner</i> Business Owner
Steve Myers	<i>Bryan County Commissioner</i> Retired Business owner
Rick Garner	<i>Bryan County Commissioner</i> Retired
Ben Taylor	<i>Bryan County Administrator</i> <i>Ex Officio Member of Development Authority of Bryan County</i>
Eric Greenway	<i>Bryan County Planning &amp; Zoning Director</i>
Kirk Croasmun	<i>Bryan County Engineering Director</i>
Jon Davis	Consultant

*July 31, 2017 Bryan County Comprehensive Plan Steering Committee Meeting  
Plan Kickoff Meeting*

The process began with a steering committee meeting on July 31, 2017 at 6:00pm in the Southern Administrative Complex located at 66 Captain Matthew Freeman Drive, Richmond Hill, Georgia. The meeting was held in conjunction with a Bryan County Planning and Zoning Commission meeting. This meeting consisted of a presentation of current growth trends and a presentation of the Bryan County Capital Improvement Plan. Future update meeting dates and times and a work plan for the overall comprehensive plan were discussed.

*August 14, 2017 Community Growth Forum and Comprehensive  
Public Plan Kickoff Meeting*

The process continued with a public hearing and community growth forum on August 14, 2017. This forum was publicized by the traditional method of newspaper articles with more than one month's notice, but a more intense solicitation of input was sought by social media, word of mouth, and email lists. This aggressive advertisement regiment yielded over 250 participants at this community growth forum and comprehensive plan kickoff meeting. A group of panelists were assembled to give presentations of effective and modern practices of community planning. Presentations also included a candid conversation of the infrastructure plans of the County, ranging from transportation to water and sewer. This meeting served the purpose of sparking the already deep seeded interest in the public's mind and helped prepare a foundation of solid participation throughout the plan development process.

*October 3, 2017 Comprehensive Plan Steering Committee Meeting with the  
Bryan County Planning Commission and Interested Stakeholders*

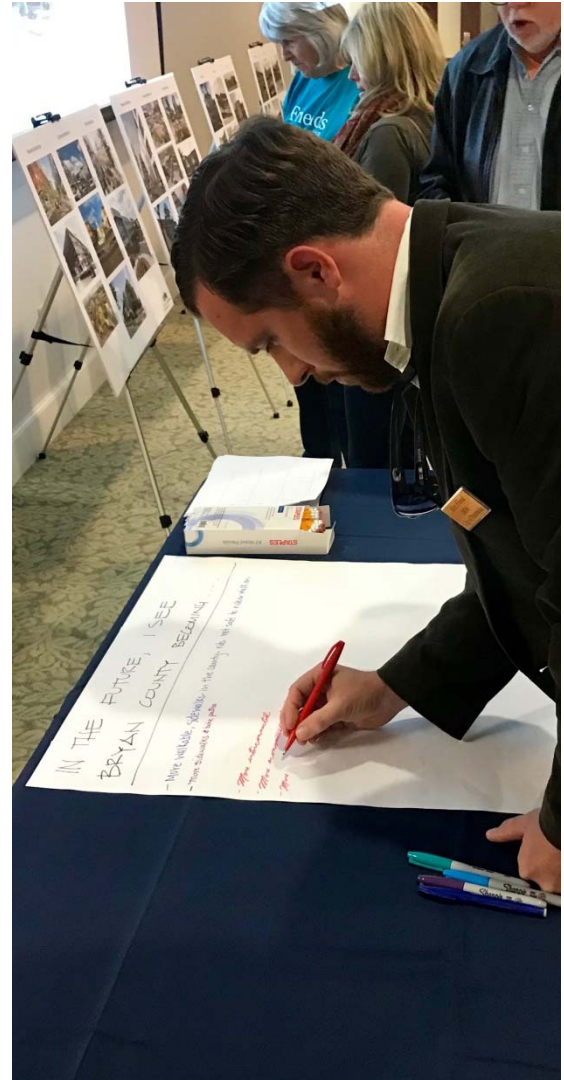
This meeting was held in conjunction with a Bryan County Planning and Zoning Meeting. Stakeholders from the kickoff meeting were contacted from the original meeting's sign in sheet, and invited to participate in a question and answer session regarding the 2018 Comprehensive Plan Update. This meeting too gained a lot of participation from the residents that choose to participate. The attendance list for this meeting is included in the appendix.

## Community Visioning Meetings and Public Input Sessions

Two community visioning meetings and Public Input Sessions were held in November of 2017. Due to the County's desire to make sure all segments of the population were represented, and the unique geographical implications imposed by the location of Fort Stewart in Bryan County, one meeting was conducted in the northern portion of the County while the second was conducted in the southern portion of the County. These public meetings were held for the purpose to make any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, to explain the purpose of the update and to encourage residents and other stakeholders to actively participate in the plan update. Bryan County utilized social media, flyers, and the local news outlets for advertising these events.

The first meeting was conducted at the Southern Administrative Complex located at 66 Captain Matthew Freeman Drive, Richmond Hill, Georgia. This meeting was held on November 15, 2017 from 6:00 pm to 8:00 pm. The second meeting was held at the Northern Courthouse Annex Building located at 51 North Courthouse Street in Pembroke, Georgia. This meeting was held November 16, 2017 from 6:00 pm to 8:00 pm.

Both meetings were well attended and participants were actively engaged in an interactive visioning session. This visioning session included an informative lecture on development patterns in the county and concluded with data collection in the form of an interactive display, allowing participants to designate favorable and unfavorable community development strategies. Participants were also updated on the County's recently revised short-term capital infrastructure work plan. This work plan included projects from the recently passed SPLOST referendum, proposed TSPLOST projects, and general fund capital projects.





Officials were on hand to answer the public's questions regarding these infrastructure strategies. Proposed funding strategies for these projects were also discussed with citizens being informed on each projects importance as in pertains to community growth and the needs created by that growth. Community stake holders, ranging from elected officials of all local government jurisdictions, appointed local government staff and interested business owners, were also on hand to actively participate in the kickoff meeting. Sign in sheets from both events along with pictures from the events are in the appendix of this document. The combined estimated attendance of both events is more than 100 citizens and stakeholders.

In order to reach citizens that may have not been able to participate in the initial visioning sessions, Bryan County staff authored and organized the opportunity for public input regarding growth and infrastructure needs, in the form of an internet poll. The poll was distributed on social media and the participation level with significante input, was extremely informative. Input was solicited during the month of December 2017. Partners that assisted in advertising this input

opportunity included the local press, the municipal governments, chamber of commerce and other interested stakeholders. The survey was shared a number of times on social media generating even more participation. The survey along with participation results are located in the appendix of this document.

### *Handouts and Flyers*

A handout was generated that explained the importance of the Bryan County Comprehensive Plan Update. This handout was distributed by means of social media and also distributed from the Planning and Zoning Offices located in both the County's northern and southern locations. County staff in those two offices were trained to interact with customers and convey the purpose of the Comprehensive Plan Update. The handouts were well received among those that were not necessarily up to date on the more modern method of the dissemination of information. This handout is located in the appendix of this document.

## Summary

By taking this comprehensive approach with the community input component of this project, the architects of this update were able to gain valuable insight into the expectations of the participants. These input techniques also ensured the public that this update would be more than just an exercise in satisfying a legal requirement, but a valuable tool in addressing community needs through planning practices. It is estimated that over 1,000 citizens and stakeholders of Bryan County were able to provide input and provided firsthand accounts of the importance of the 2018 Bryan County Comprehensive Plan Update to their quality of life.

The approach of using a large base of stakeholders has allowed this process to become all-inclusive, and more effective than just using a small sampling of stakeholders. The following participation techniques were utilized during the update process: Public Hearings Workshops, Extensive e-mail correspondence with stakeholders, Special Webpage on the County Website, Social Media, Local Newspaper and Internet Visioning Surveys. A foundational principle utilized by Bryan County in all

## COMPREHENSIVE PLAN HIGHLIGHTS



Bryan County's 10-YEAR comprehensive plan consists of maps, text, data and support documents that form the foundation of our planning program. The plan provides guidance for the county's physical growth through its various elements and related goals, objectives, and policies. Based on this vision, we establish a policy framework for land-use changes, public investments, infrastructure improvements, and intergovernmental cooperation.



of its planning projects is public and stakeholder participation from and in coordination with multiple and diverse interest groups.

# Public Input Results

The visioning session shown has allowed the public to speak about the type of community they want to see. There has been a chance for expressing the needs and wants of the community. As you might expect, there are some differences in the views of the North and South communities, because they are each unique areas that have different issues. However, we did find through the process that there is a lot of common ground between the two groups. The planning team went through the comments that were made on the survey sheets, and the following elements were the most prominent:

## What do you like about Bryan County?

- Great Schools
- Natural and Coastal Environment
- Safe Community
- Involved Citizens
- Active Civic Organizations
- Rural Lifestyle
- Potential for Future Growth

## What do you dislike about Bryan County?

- Limited Shopping and Choice of Goods
- Limited Restaurants
- Lack of Local High Paying Jobs
- Lack of Connectivity of Neighborhoods
- City and County Coordination is Lacking
- Lack of Adequate Cultural Facilities
- Traffic Congestion
- Lack of Facilities for Active Seniors





## Visioning Sessions

**In the Future I would like to see Bryan County have . . .**

**A larger and more diverse population**

**More economically developed with better opportunities for local employment**

**More diverse housing opportunities**

**Mixed use developments and redevelopment of existing areas**

**Interconnected street systems that produce alternatives to main roads**

**Complete street systems with facilities for pedestrians and cyclists**

**Additional facilities for active seniors**

**More recreation facilities for passive and active recreation opportunities**

**Continued excellence in our public school system**





The differences between the need and expectations of the northern and southern parts of the county, generally center around the preferred alternatives that they selected in a Preference Study. At each of the meetings, we asked that those in attendance select preferred alternatives for the future development patterns for their area. On the next few pages we have a compilation of the images selected by both groups. The images selected were taken from a group of 49 possible scenarios. In each case, the participants were requested to select what were the top six alternatives.

Northern Preferred Development Patterns



Southern Preferred Development Patterns



## Preference Study Results

A review of the preference selections and the compilation of the written comments received, have given us an understanding of the type of plan the public is looking for in Bryan County. As can be seen in the previous images, both the North and South portions of the county are anticipating growth and they want to be prepared to steer the growth so that the final product allows for the county to enhance the quality of life for the citizens, protect the environment that they all love, and keep Bryan County a preferred community to invest, live, work and play in. There were different issues for each group, but the common elements were:

*They all see growth coming to the area. It may be a bit slower on the North than the South, but they still feel it is inevitable. As can be seen from both meetings, there was a shared vision of more compact mixed-use properties. In the south they were a bit more into higher density, but the idea was widely accepted that mixed-use was the wave of the future.*

*The idea of having more connectivity between new developments was a strong desire in both groups. The citizens believe that the old patterns of development are affecting the utility of their street system, by forcing most drivers to use the same limited main roads to get around. This problem is more evident during the morning and evening rush hours, but it seems to be a perception that traffic is always a problem.*

*The concept of complete streets was embraced by the community. There is a strong desire to have streets that are both pedestrian and cyclist friendly. This is a chance for more recreation opportunity and for creating a network for alternative transportation for local activities.*

*There was a general agreement that a mix of housing opportunities in the county would be a positive attribute. If Bryan County aspires to be a lifelong community then there must be a range of housing, from entry level through higher end homes and finally units that can serve people as they age and downsize or move to senior focused communities. The mixed-use concept will allow for the integration of housing and commercial development to enhance smaller homes or multi-family units, with easy access to shopping and entertainment.*

*There is a desire for additional park and recreation facilities. Need for passive recreation, trails, greenway and active sports facilities was a common theme. This is an element of the long-term land use plan that could look to the creation of a county*

*wide greenway plan which could connect all areas of the county through a trail system for cyclists and walkers. The greenway could be punctuated with a series of small activity centers along entry points. This type of a system would also be an important part of the storm water management for the county.*

*Additional cultural facilities were also mentioned in the meetings. Facilities such as senior centers, community centers, full service library, and performance venues are to be encouraged. These facilities would be part of the county parks and recreation department in most instances, but many different types of performance venues could be incorporated into new private development and redevelopment activities.*

*There was a desire to see opportunities for more upscale restaurants and shopping options within the community, so they do not have to travel to other areas. This is an item that is generally market driven and the opportunities will come as the population and the income levels grow. As a part of the land use plan, we can make sure that there are well located mixed use opportunities for these types of businesses in the future.*

## Online Community Input Survey

During the community involvement phase of the project, the County created an on-line survey to solicit opinions of the residents. The survey had 763 respondents and generated information on such issues as demographics, length of time of residency, school use, and issues that were important to the respondents.

The 763 respondents were overwhelmingly residents of the county (95.8%) and represented a relatively young population with around 68% being between the ages of 19 and 49 years old. The senior cohort in the survey was roughly 32%. An example of the recent growth in Bryan County was underscored by 47% of respondents who had lived in the county for less than ten years with 51% having been residents for 11 years and longer. Most of the respondents (87.7%) were homeowners in the area.

One of the major draws for the county is the quality of the school system. This was underscored by the participants in the survey as 94.5% of them had children in the pre-school (17.8%) or elementary through high school age groups (76.7%). When asked to rate the reasons they chose to live in Bryan County, the following reasons were rated important by 60-95% of the respondents:

# Why did you choose to live in Bryan County?

Quality of Life

**93%**

*rated important*

Quality of Schools

**85%**

*rated important*

Attractiveness of the Coastal Area

**88%**

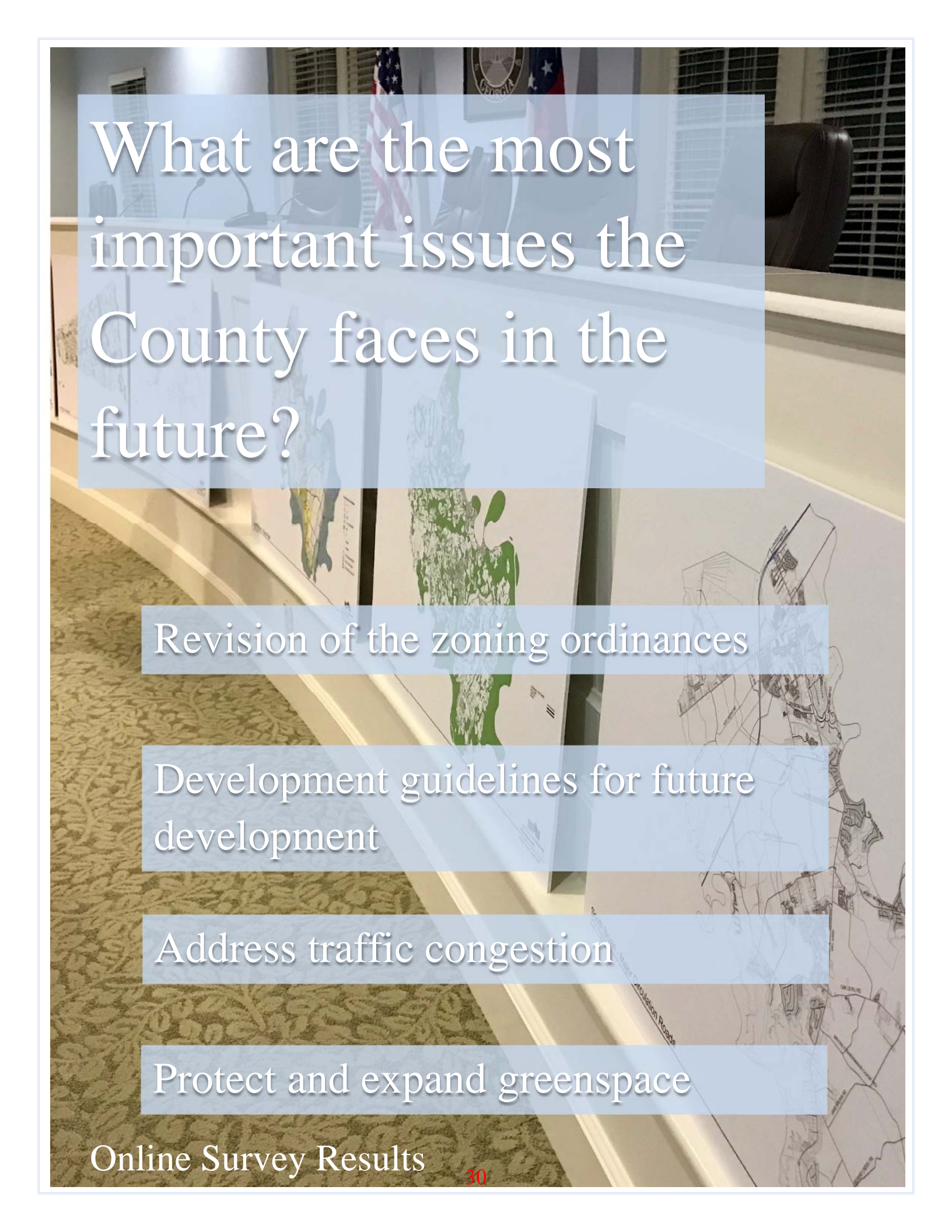
*rated important*

Recreational Opportunities

**88%**

*rated important*

Online Survey Results

A photograph of a conference room with a long table, maps, and an American flag. The room is dimly lit, and the focus is on the maps and the text overlaid on the image.

# What are the most important issues the County faces in the future?

Revision of the zoning ordinances

Development guidelines for future development

Address traffic congestion

Protect and expand greenspace

# Needs and Opportunities



The Issues and Opportunities shown in this section were developed through discussions with stakeholders and residents, experiences by stakeholders and residents, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities identified in the 2018 Comprehensive Plan Update for Bryan County. Each of the following needs and opportunities is addressed by

corresponding implementation measures in the Community Work Program. The issues and opportunities are categorized according to eight community elements, as



defined by DCA's Local Planning Requirements. These elements include: Population Growth, Economic Development, Housing, Natural Resources, Cultural and Historic Resources, Community Facilities & Services, Intergovernmental Cooperation and Transportation. There is also a ninth critical element discussed in this report – Development Patterns.

For the formation of this list, input was taken from the community input portion of this project and combined with the input of a smaller technical committee. That committee consisted of county staff, appointed county board members, elected officials, and stakeholders with a precise knowledge of at least one of the 9 elements listed below.

Cultural & Historic Resources

Natural Resources

Economic Development

Population

Housing

Community Facilities and Services

Development Patterns

Transportation

Governmental Relations

## **CULTURAL AND HISTORIC RESOURCES**

*In 1982 the region wide inventory conducted by the Coastal Georgia Regional Commission, Bryan County had thirty-three historic resources inventoried. Founded in 1793 and located just minutes from Historic Downtown Savannah, Bryan County*

*is rich in a history that spans from the rich culture of our indigenous Native American Tribes, our State's and Nation's infancy, the American Civil War and to our modern era.*

*Cultural and Historic Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the*

*community, and protecting other scenic or natural features that are important to defining the community's character"*



### ***Needs and Opportunities***

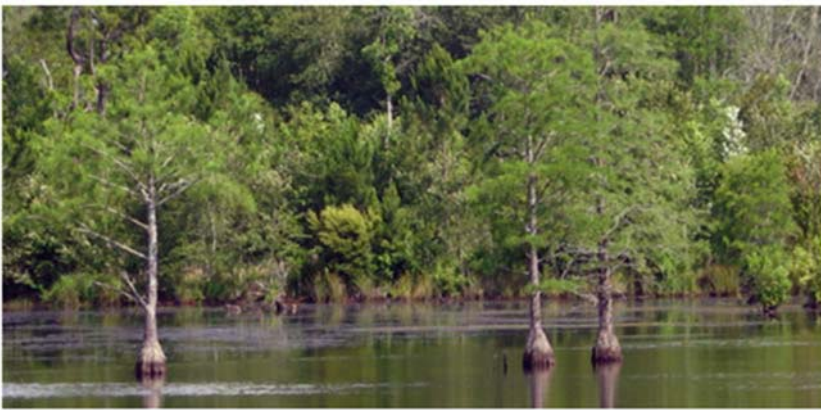
- Historic places are not sufficiently utilized to create economic development opportunities. Historic Resources can be partnered with the areas developing film industry and the demand for filming locations.
- There are no designated historic districts in our county, other than the single "Pembroke Historic Downtown" within the city limits of Pembroke.
- There is no active historic preservation society in Bryan County other than one focusing on the Southern portion of the County. The development of local preservation groups should be encouraged, and these groups should be embraced so that they can help preserve many of our local historic resources that are endangered by neglect and development.
- There are no regulations in the unincorporated areas requiring that new development complement our historic development. Develop regulations in the unincorporated areas requiring that new development complement our historic development. Also, establish regulations that help to buffer these historic resources from the negative effects of encroachment of new development.



- Encourage preservation of historic structures by establishing guidelines to preserve them and by collecting inventory of historical documents and buildings so that they can be placed on a national or local historic register.
- Bryan County is rich in archaeological sites connected with the Yamacraw and Guale Native American Indian Tribes, as well as early European colonization. This valuable resource should be protected and appreciation should be fostered through local educational programs.

## NATURAL RESOURCES

*Bryan County is blessed with a wealth and diversity of natural resources, from the rivers and woods of north Bryan County to the coastal marshes and barrier islands of south Bryan County. The area has much to offer, and much to protect. Bryan County is bordered by two protected river corridors (the Ogeechee and Canoochee Rivers) and has vast areas*



*of wetlands and environmentally sensitive salt-water marshes. The county's history as a productive agricultural area (rice in south Bryan County and "naval stores" - timber, turpentine and food - in north Bryan County) has resulted in an ingrained cultural view of natural resources as an economic resource to be exploited (rather than a resource to be conserved), which has led to a number of the current issues.*

### ***Needs and Opportunities***

- Better access and boat ramps are needed in order for boaters to utilize our coastal resources.
- Current development practices are not sensitive to natural and cultural resources. While some of the developers working within Bryan County have made efforts to preserve and protect natural resources - particularly specimen trees - the current county ordinances do not require, and the majority of development does not accommodate, such preservation and protection.
- At present, Bryan County has a single staffer dedicated to enforcing the environmental codes within the Bryan County Code of Ordinances, and that staffer's cases are seldom supported by the court system,

- which has at time considered the Code of Ordinances as non-binding.
- Drinking water resources and the state mandated allocation restrictions associated with the entirety of Bryan County being located in the Yellow-Zone continues to pose a challenge for the responsible development of the unincorporated areas.
  - New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
  - The Water and Sewer system for unincorporated Bryan County has been established in the high growth areas. This will help to alleviate the proliferation of septic tanks and the environmental dangers associated with them in this area. System expansion should continue and growth should be encouraged within its service area. Pursuit of a point discharge for the planned waste water treatment plant should also be continued.
  - Bryan County should continue to support the development and enforcement of local ordinances that reinforce the importance of vegetation buffers along its scenic road and highway corridors.
  - Bryan County should continue to pursue creative ways to capitalize on available drinking water resources, other than its limited mandated capacity from the Floridian Aquifer.

## ECONOMIC DEVELOPMENT

*Prior to and during the American Civil War, South Bryan County was a major rice producing region. North Bryan County has always been a forestry products and food producing region. Agriculture and agribusiness, particularly silviculture (tree-farming), were at one time a vital part of the economic base of the county. Related businesses for the processing and transportation of agricultural products*



*have been instrumental in shaping the economic and social character of Bryan County. Manufacturing was not a leading source of employment or payroll until recently. In recent years, as rapid population growth has ensued in the region, the economic base of Bryan County has diversified somewhat, although the county remains primarily a "bedroom community" for surrounding job markets.*

*Economic development in Bryan County is proceeding along ambitious and aggressive lines, with the establishment of the Interstate Centre Industrial Park, the Interstate Centre Two Industrial Park, Belfast Commerce Centre and the active recruitment of businesses to the county. In the past few years we have seen major infrastructure improvements in the Belfast Commerce Center with the assistance of the County constructing road and drainage infrastructure and utility infrastructure provided by the City of Richmond Hill. The Interstate Centre Two Industrial Park has seen improvements that include both utilities extension and the construction of road infrastructure.*

### ***Needs and Opportunities***

- The lack of skilled labor positions forces our residents to commute to jobs outside of Bryan County.
- The tax base primarily relies on residential development rather than a healthy mixture which includes commercial and industrial.
- Economic Development continues to be hindered by the location of Bryan County in the state mandated “yellow zone” and the effects of drinking water allocation.
- Limitations associated with the inadequate funding of the Development Authority of Bryan County hinder the efforts of economic development.
- Development of existing land in the county is also hindered, like most of the coastal area, due too low elevation and poor soil quality.
- Bryan County competes with its larger and more resource laden neighbors for economic opportunities.
- Recently, a cooperative effort was taken by organizations within the County to conduct a workforce assessment study. This will help steer economic development efforts county-wide.
- The environment of cooperation between the DABC, the City of Richmond Hill, Bryan County, and the City of Pembroke has seen tremendous improvements in the recent years. This should continue.
- The recent formation of the Interstate 16 Corridor Joint Development Authority, which was spearheaded by the Development Authority of Bryan County, is an example of the growing cooperation within the regional ranks of the area’s economic development efforts.

### **POPULATION**

*The State of Georgia has seen a tremendous boost in the past decade. What was once a predominately agricultural state is seeing the diversification of its economy coming at supersonic speeds. Coastal Georgia and Bryan County are no exception to this trend. The agreeable climate and economic opportunity help spur this growth. The great recession of the late 2000s helped to slow down the onset of this rapid growth giving Bryan*

*County breathing room to attempt to prepare for additional residents. However, the recent years have seen the return of the housing boom. With this Bryan County has had the growing pains that most rapidly developing areas have. Infrastructure development is a common theme for the local governments that must adapt to accommodate this growth. However, just as many good things are associated with this growth as there are negative. A booming economy comes to this area with the exodus of the masses from elsewhere. Economic propriety has returned to this area when other areas in the state suffer still. The addition of new people to the area also brings diversification of culture and ideas. With that introduction comes innovation and addition to the local brain-trust.*

### ***Needs and Opportunities***

- The geographical division that is created by Bryan County being completely divided by Fort Stewart yields two completely different environments for future growth. The southern portion consists of large master planned communities as well as marsh front property. The northern portion consists of more rural growth and traditional single lot development.
- Sharp population increases create many challenges other communities in rural Georgia rarely face with the implementation and planning of necessary infrastructure.
- Population increases also create challenges for the local public school system. Development patterns should consider its impact on local schools before implementation, they are often not.
- The benefits of varying housing densities should be taken into consideration before the approval of low or high density developments in certain areas.
- Fort Stewart's military population drastically impacts Bryan County's Residential Population.
- Bryan County should embrace its diversity in development environment. Although often seen as a challenge, the county can embrace its diversity and offer a rich range of living styles ranging from rural to suburban.
- The desire to live in Bryan County can be seen through its drastic rise in population over the last couple of decades. Bryan County should take advantage of this demand and implement impact fees and other capital cost recovery mechanisms to meet the infrastructure costs associated with growth.
- With the implementation of the Bryan County water and sewer system, Bryan County has the opportunity to encourage the type of growth in the appropriate locations depending on infrastructure availability. By encouraging lower density growth in the areas lacking infrastructure and higher denser growth in infrastructure rich areas, service delivery will be more economical to the County.

## COMMUNITY FACILITIES AND SERVICES

*One may say growth in a community is a double-edged sword. It brings new and exciting economic possibilities that communities in decline often hope and dream for. However, growth can be detrimental to the effective delivery of services to the citizens of a jurisdiction. In 2015, Bryan County was named the 22<sup>nd</sup> fastest growing county in the nation by the US Census Bureau. While this is a great title to hold, it also emphasizes a community's need to stay ahead of the demand of infrastructure development. From water and sewer needs to parks and recreation, the saying that the "citizens will demand it" rings true in these situations. This section identifies some of these needs through the eyes of the citizens.*



### ***Needs and Opportunities***

- Lack of sufficient recreational facilities for youth sports programs
- The current library facility in the southern portion of the County is failing to meet the expectations of its patrons.
- Cultural amenities, such as gathering places and facilities, are lacking in Bryan County.
- As growth continues to move into the rural areas, Bryan County's fire and EMS station facilities must be updated or replaced.
- Insufficient privately owned and operated water and sewer facilities exist for large residential developments. These systems often have questionable fire protection and public health concerns. Bryan County should encourage development along the existing and planned publicly owned and regulated water and sewer system to ensure quality of service to its citizens.
- Bryan County must carefully weigh and appropriately distribute the costs that are associated with providing services to new developments. These costs must be fairly allocated between public entities and developers.

## DEVELOPMENT PATTERNS

*2017 proved to be a pivotal year in the evolution of Bryan County. The public had an awakening to the effects of their county's development and the need for them to express*

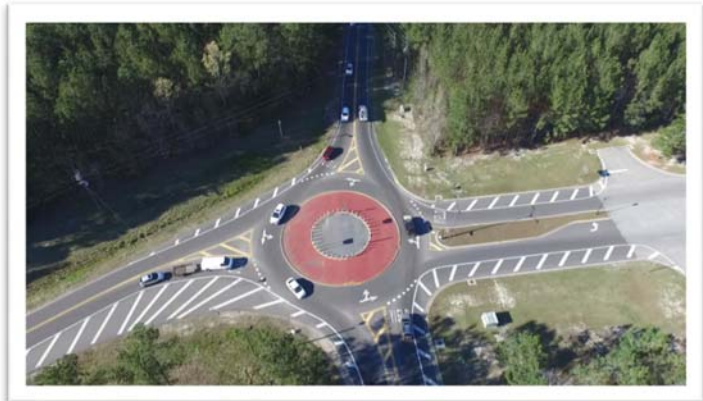
*their concerns was at a fever pitch. The county's development patterns help define it and its people for decades to come. Just like the individual lines of a finger print, decisions that are made over the years form a unique, distinct and clearly distinguishable community. It is up to the people to determine whether this community consists of well planned development patterns or if its final appearance is just left up to the mercy of pure luck. Through clear and well thought out policies the latter will not happen.*

### ***Needs and Opportunities***

- Bryan County lacks the appropriate mixed used percentage when comparing commercial and residential.
- Fort Stewart's occupation of nearly one third of Bryan County creates a noticeable and significant divide in development patterns of the northern and southern portions of the County.
- There is an overall opposition by the citizens to the rezoning of property due to the perception of negatively impacting property value and way of life.
- Development patterns do not reinforce the connectivity of neighborhoods.
- Lack of Water and Sewer infrastructure in the more rural portions of Bryan County inhibit creative development techniques that might encourage more modern subdivision design.
- Bryan County's development ordinances are in desperate need of updating. The County has taken steps to update these ordinances with the formation of an intermediate development ordinance.
- Bryan County lacks design criteria for residential and commercial properties.

### **TRANSPORTATION**

*Transportation is a very important component of the comprehensive plan. Population, development patterns, economic development, housing, and all the other elements of this plan all have a direct relationship with transportation. As more people come to the area the simple fact remains that our transportation infrastructure will need to be expanded. And not expanded in reaction to the needs that*



*development brings, but in anticipation of those needs before it arrives.*

### ***Needs and Opportunities***

- Increasing Traffic congestion is a growing concern of the citizens. Intersection improvements are needed and funding methods must be devised. Traffic studies have been conducted to identify infrastructure needs when compared to population projections.
- There is a lack of context sensitive street design in Bryan County. No varying engineering standards exist that would be dependent on the appropriate type of development.
- There is an urgent need for the investment into pedestrian paths, sidewalks, and bike paths. Bryan County does encourage the development of these paths within individual developments, but falls short with interconnectivity between subdivisions.
- Considerable progress has been made in the efforts to construct the new I-95 interchange and the widening of Highway 144 with the State. Both projects have been added to the recent state STIP list. Bryan County should continue to foster its relationship with the state in order to receive funds for additional projects.
- A traffic infrastructure needs and implementation plan now exists for the north and south portions of the county. Bryan County should continue to pursue all revenue sources possible to fund these projects. They should include state grants, SPLOST, TSPLOST, Impact Fees, etc.

## **GOVERNMENTAL RELATIONS**

The distinctions of governmental boundaries and mandated responsibilities are very clear to the government entities that serve the citizens. These entities take for granted the fact that they are easily distinguishable to the citizens when in fact that is the furthest from the truth. Often these services are indistinguishable by the average citizen. Governments must also constantly coordinate so their individual efforts do not inadvertently work against the collective good.



### ***Needs and Opportunities***

- Future visions and plans are not coordinated sufficiently with the Board of Education. The County, Cities, and Schools should develop

- a standard practice of the sharing of data and information.
- All county and city governments need cooperation in development of the Service Delivery Strategy
- A regularly scheduled round table consisting of the Board of Education, Bryan County Board of Commissioners, Bryan County Development Authority, City of Richmond Hill, and City of Pembroke should meet regularly to discuss planning and the effects associated with rapid growth.

## **HOUSING**

Bryan County has the very valuable position of demand for their community by future residents wanting to locate in the area. This demand, coupled with the strong economic environment of the coastal area, puts Bryan County in a very favorable position to determine what they want to look like as a community in the coming decades. It is important that this realization is maintained and capitalized on in the future.

### ***Needs and Opportunities***

- In some areas of the County, there is still an overabundance of manufactured housing.
- The rising cost of housing and rental property is still a problem for Bryan County residents.
- The environment is sensitive to the location of new developments near older more established neighborhoods, creating a “*Not in My Back Yard*” type attitude.
- There is a lack of design standards for homes in the more developed areas creating an environment where a sense of place is disappearing.





# Community Vision and Goals

**Vision Statement**  
**Goals**  
**Community Policies**  
**Community Quality Objectives**

# Community Vision and Goals

**The Community Vision and Goals identify Bryan County’s direction for the future and serve the purpose of providing a guide in the decision making for County Officials. They were established by extensive community involvement and include: *Vision Statement, Community Goals and Community Policies***

## Vision Statement

Bryan County is a family oriented community that values its education system, coastal amenities and unique rural character, where location and quality of life are recognized as important features of our vibrant and growing county.

Our goals are to master plan and prepare for growth, economic development and provide adequate facilities and services for our citizens, while preserving our natural resources and native character.

Our priorities include: preserving our natural heritage while providing for quality growth by evolving higher standards for all types of development; continuing our commitment to sustaining a family friendly community through exceptional educational opportunities; continuing economic development through job creation and attracting wealth building enterprises; increasing recreational options and affordable housing.

Bryan County is committed to accomplishing this vision through:

- Development of more effective guidelines for future development
- Addressing traffic congestion for upcoming growth through infrastructure
- Protect and expand green space for parks, recreation and storm water management
- Making our community more walkable

# Community Goals

The purpose of the Community Goals is three-fold: 1) to lay out a road map for the future of Bryan County; 2) to generate local buy-in to the plan and 3) to ensure that the plan is implemented. Communities are encouraged to amend and update the goals as needed.

- Goal 1: Encourage the protection and conservation of the rich historic heritage in Bryan County
- Goal 2: Create and maintain a long-term sustainable and diverse economic base
- Goal 3: Maintain the small town atmosphere of the area as the community grows
- Goal 4: Establish and maintain conservation and protection of natural areas that would be endangered by development. These areas include, but are not limited to, floodplains, wetlands, groundwater recharge areas and protected river corridors
- Goal 5: Develop and maintain adequate public services and facilities to accommodate existing and future development
- Goal 6: Enhance and maintain communication between each local government jurisdiction in Bryan County, State Government, and the surrounding counties in an effort to efficiently and effectively serve the residents of Bryan County.



# Community Policies

Community policies establish the preferred direction of the community and provide the road map to what must be done to achieve such goals. They serve as a benchmark to communities and help determine if a proposed project will advance the values of the community.

**Policy #1:** Encourage the protection and conservation of the rich historic heritage in Bryan County

Bryan County is home to a rich and vibrant history that predates the founding of our Country and even recorded history. The County should embrace this heritage through the continued development of policies and practices that encourage the protection and conservation of its rich catalog of historic resources. This can be accomplished by:



- The County shall encourage the development of additional historic preservation groups to be advocates for these resources.
- The County shall consider the impact of future development regulations have on our historic resources.
- The County shall seek funding for the development of an historic resource inventory of the area.
- The County shall explore the development of a local historic resource education program which can be distributed in our local school system.

## **Policy #2:** Create and maintain a long-term sustainable and diverse economic base

Being located so close to the Port of Savannah and along two interstate highways, gives Bryan County the unique advantage in the region for the creation of a strong industrial and commercial base. In the past this location has served the opposite effect, making Bryan County a very convenient bedroom community. However, the additions of two new industrial parks in recent years will help change this fate of Bryan County. The continued efforts of a dedicated economic development staff and the business friendly attitude of the local elected leadership will help to bring jobs back to both portions of the county. This goal of diversifying our tax base and providing citizens the opportunity to live, work, and play within the confines of the County will be accomplished by the following policies:



- The County shall continue to support the efforts of the Development Authority of Bryan County by closely working with them and through financial assistance.
- The County shall continue to foster regional efforts to grow the region as a whole through the support and participation in joint development authorities.
- The County shall continue to pursue funding from state and federal sources to develop its existing and future development parks.
- The County shall operate under the goal of attracting quality jobs and industry to the area for its workforce.
- The County shall have the goal of using economic development to achieve the reality of creating a live, work and play community.
- The County shall continue to explore ways to develop its workforce in preparation for these jobs by working with its local school system, the region's universities and technical schools and the many programs offered through the State of Georgia.

**Policy #3:** Maintain the small town atmosphere of the area as the community grows

Bryan County's tremendous growth provides us a glimpse into two mindsets of the public. The first is the attitudes and beliefs of those who were lucky enough to see the community in its true rural setting. The second is the attitudes and beliefs of those who have arrived recently and witnessed the ever evolving suburban atmosphere of our community. One may feel that these two mindsets are at opposite ends of the spectrum, but surprisingly



human nature is very accommodating with the common goals of both parties. In the community input phase of this planning effort the participants consistently expressed their desires for Bryan County to retain its small town charm and atmosphere as it develops. Bryan County can help to accomplish this goal by adhering to the following policies:

- The County shall promote through policies and practices the interconnectivity of upcoming and existing subdivisions to help create walkable communities whenever possible.
- The County shall ensure policies and practices so that a “sense of place” emerges and is retained in each of the County’s character areas.
- The County shall develop ordinances that ensure the retention of the area’s culture, history and natural environment.
- The County shall ensure that new development does not impede on the quality of existing services with the development, annual maintenance and implementation of a capital improvement plan.

## **Policy #4: Establish and maintain conservation and protection of natural areas that would be endangered by development**

One of the top motivators for many of our residents decision to move to Bryan County was the wonderful natural and coastal resources of our area. The Coastal way of life is engrained in the current residents as well as those that move from other jurisdictions. The desire to protect these resources is deeply embedded in the mindset of the population.



Bryan County can help to maintain this valuable character trait of its county by adhering to the following policies :

- The County shall ensure that its development practices are sensitive to the preservation of our natural and coastal resources.
- The County shall ensure that new development patterns are consistent with the goal of preserving greenspace and open space.
- The County shall pursue the development of ordinances that preserve specimen trees and minimum tree cover for residential and commercial developments.
- The County shall ensure that resources are devoted to the enforcement of environmental codes under the jurisdiction of Bryan County.
- The County shall continue to ensure that vegetative buffers exist along its scenic routes to minimize the aesthetic effects of development.

**Policy #5: Develop and maintain adequate public services and facilities to accommodate existing and future development.**

In an environment of population growth, the race to maintain a stable level of services provided to the residents of a jurisdiction is a major challenge for a local government. From utilities, emergency services, to parks and recreation, the constant struggle to meet the needs of citizens is often a major hardship on the local government. We must continue to meet these demands and anticipate future needs by proper planning and policy.



The county may accomplish this goal with the following policies:

- The County shall develop practices and policies that facilitate constant capital improvement planning in regards to its infrastructure.
- The County shall foster an environment that will facilitate the open sharing of information between the local governments that will assist with the infrastructure planning process.
- The County shall continue to pursue funding opportunities such as Special Purpose Local Option Sales Tax, Transportation Special Purpose Sales Tax, General Fund Revenue, and Unincorporated Fund Revenue for the expansion of public services and facilities.
- The County shall continue to pursue the determination of the appropriate cost sharing percentage of the cost of infrastructure that shall be assumed between local governments and developers.



**Policy #6: Enhance and maintain communication between each local government jurisdiction in Bryan County, State Government and the surrounding counties, in an effort to efficiently and effectively serve the residents of Bryan County.**

To effectively serve our residents, the governmental entities of Bryan County must continue to operate in an environment of cooperation and coordination. It will be up to each government to foster this relationship. The County plays a very large role in reinforcing this environment and being the liaison to State government and other jurisdictions in our region. The County can continue to build upon these relationships by following the policies listed below:



- The County shall develop practices that ensure that future visions and plans are sufficiently coordinated with the Board of Education, the Cities and the Development Authority of Bryan County.
- The County shall pursue regularly scheduled discussions with all local government agencies within the county to discuss planning and the effects associated with rapid growth.
- The County shall consider how its decisions impact the services that are provided by these agencies and base their implementation on whether it is beneficial or detrimental to the services that these other agencies provide.

# Quality Community Objectives

DCA's Vision: Every Georgia Community offers a quality of life where people and businesses can grow and prosper. This section is used as a guide to determine which Quality Community Objectives Bryan County will seek to accomplish with upcoming planning efforts.

## 1. Resource Management

*Encourage the protection and conservation of the rich historic heritage and maintain the continued abundance of natural resources in Bryan County.*

Bryan County is home to a rich and vibrant history that predates the founding of our Country and even recorded history. The County should embrace this heritage through the continued development of policies and practices that encourage the protection and conservation of its rich catalog of historic resources. One of the top motivators for many of our residents' decision to move to Bryan County was the wonderful natural and coastal resources of our area. Bryan County should establish and maintain the conservation and protection of natural areas that would be endangered by development

## 2. Economic Development and Prosperity

*Encourage the creation and maintenance of a long-term and sustainable economic base.*

Economic development in Bryan County is proceeding along ambitious and aggressive lines, with the establishment of the Interstate Centre Industrial Parks, the Interstate Centre Two Industrial Park, Belfast Commerce Centre and the active recruitment of businesses to the county. Being located so close to the Port of Savannah and along two interstate highways, gives Bryan County the unique advantage in the region for the creation of a strong industrial and commercial base. In the past this location has served the opposite effect of making Bryan County a very convenient bedroom community. However, the additions of these two new industrial parks in recent years will help change this fate of the Bryan County. The continued efforts of a dedicated economic

development staff and the business-friendly attitude of the local elected leadership will help to bring jobs back to both portions of the county.

### **3. Sense of Place**

*Protect and enhance the community's unique characteristics with the goal of maintaining the small town atmosphere of the area as the community grows.*

Bryan County's tremendous growth provides us a glimpse into two mindsets of the public. The first is the attitudes and beliefs of those who were lucky enough to see the community in its true rural setting. The second is the attitudes and beliefs of those who have arrived recently and witnessed the ever evolving suburban atmosphere of our community. These two mindsets can coexist in the same environment if proper steps are taken preemptively.

### **4. Infrastructure and Transportation Options**

*Develop and maintain adequate public services and facilities to accommodate existing and new development.*

In an environment of population growth, the race to maintain a stable level of services provided to the residents of a jurisdiction is a major challenge for a local government. We must continue to meet these demands and anticipate future needs by proper planning and policy.

### **5. Regional and Intergovernmental Cooperation**

*Enhance and maintain cooperation between each local government jurisdiction in Bryan County, State Government, and the surrounding counties in an effort to efficiently and effectively serve the residents of Bryan County.*

Governments must also constantly coordinate so their individual efforts do not inadvertently work against the collective good. The governmental entities of Bryan County must continue to operate in an environment of cooperation and coordination. It will be up to each government to foster this relationship. The County plays a very large role in reinforcing this environment and being the liaison to State government and other jurisdictions in our region.

# Transportation Element



Transportation Network  
Upcoming Projects  
Alternative Transportation  
Road Infrastructure Maps and Visuals

# Transportation Network

There have been many comparisons of a county's road network to the circulatory system of the human body and the similarities can easily be seen if someone uses a little bit of imagination. The ability for traffic to move with ease in a community allows commerce to take place efficiently and effectively with the delivery of goods. This network also allows residents to get back and forth to their workplace so they may provide for their families. If a major component of this system fails inhibiting any of these functions, a community will become unhealthy. When this happens the appeal and practicality to live there dies and the ability to take part in the commercial cycle becomes unprofitable. And that community or portion of the community where the network does not meet demand will begin to die.



The Bryan County local road network consists of over 220 miles of road with 100 miles of those being unpaved. Ninety percent of the unpaved road total exists in the more rural northern portion of the county.

## *Major Local Roads*

### **Belfast River Road**

Belfast River Road serves as a connection between Belfast Keller Road and SR 144 in the southern part of Bryan County. It is a two lane facility. The side streets along this route are all stop controlled. The intersection of Belfast River Road and SR 144 at the entrance to the county complex is controlled with a single lane roundabout. This intersection will be converted to its final configuration with the SR 144 widening project.

### **Belfast Keller Road**

Belfast Keller Road currently serves as a connection from the southern part of Bryan County to US 17. In the near future, Belfast Keller will serve as the primary access to I-95 for the southern part of Bryan County when the new interchange is constructed. It is currently a two lane facility. The side streets along the route are all stop control facilities.

### **Harris Trail Road**

Harris Trail runs roughly parallel to SR 144 and connects the southern areas of Bryan County to US 17. It is a four lane facility between US 17 and Timber Trail; it narrows to two lanes south of Timber Trail. The only intersection currently signalized on this roadway is the intersection of US 17. During the construction of SR 144 this roadway will likely see an increase in traffic. The existing conditions of the roadway should be evaluated prior to construction beginning to determine what improvements may be needed to accommodate the increase in traffic.

### **Ash Branch Road**

Ash Branch Road is located in the northern section of the County and it serves as a connector road between Georgia Highway 67 and Interstate 16. This is a two lane facility and runs through US Hwy 280 in Pembroke, where it sees it's only signalized intersections.

### **Wilma Edwards Road**

Wilma Edwards Road is located in the northern section of Bryan County and it serves as a connector road between Georgia Highway 119 and US



Hwy 280. This is a two lane facility and its intersections are not signalized. Much of the development activity in North Bryan is taking place along this route.

## *Major State Highways*

### **Georgia State Route 144**

SR 144 is a major arterial connecting the southern end of Bryan County to I-95 and US Hwy 17. It is a multi-lane section between the I-95 ramps and Timber Trail, where it narrows to a two lane section. Portions of SR 144 provide a flush median and center turn lane, other sections have a raised divided median. SR 144 is planned to be widened by Georgia DOT from the terminus of the existing four lane section south to Belfast Keller Road.

### **U.S. Highway 17**

US Hwy 17 is a major arterial running north and south through the Richmond Hill area. It is currently a four lane section with a divided median. Major intersections are located at the I-95 interchange, Harris Trail Road and SR 144.

### **Georgia State Route 204**

State Route 204 (SR 204) is a 36.1-mile-long (58.1 km) state highway in the northern portion of the county. It runs from a point east of Pembroke and ends in Downtown Savannah. SR 204 begins at an intersection with US Hwy 280. It heads east through Ellabell, Georgia. It curves to the southeast and parallels the northeastern part of Fort Stewart.

### **Georgia State Route 119**

State Route 119 is a 81.2-mile-long (130.7 km) state highway that runs from Riceboro to Hinesville. The roadway curves to the northeast to cross over the Canoochee River, which marks the Liberty-Bryan County line. A short distance later, the route crosses the northern border of Fort Stewart. North of the fort, SR 119 intersects US Hwy 280/SR 30/SR67 (Bacon Street in Pembroke). At this intersection, SR 67 heads north, concurrent with SR 119.

SR 119 departs to the northeast on Camelia Drive. It continues to the northeast, enters Bulloch County, then continues northeast into Effingham County passing through Springfield and enters South Carolina north of Clio.

### **Georgia State Route 67**

State Route 67 (SR 67) is a 59.2-mile-long (95.3 km) state highway that runs south-to-north through portions of Bryan, Bulloch, and Jenkins counties in the east-central part of the U.S. state of Georgia. The route connects Fort Stewart and Pembroke with Millen, via Statesboro. SR 67 begins on the northeastern edge of Fort Stewart, approximately 2.2 miles (3.5 km) southeast of Pembroke, within Bryan County. The highway travels northwest, through rural areas of the county, into Pembroke. It curves to the north-northeast to an intersection with US 280/SR 30 (East Bacon Street). At this intersection both SR 67 and SR 119 join that concurrency. One block later, SR 67 splits off to the north, while SR 119 splits off to the south. SR 67 continues to the northwest, leaving town and crosses into Bulloch County.

### **United States Route 80**

U.S. Route 80 (US 80) is a 296-mile-long (476 km) U.S. Highway in the U.S. state of Georgia. It travels west-to-east from the Alabama state line in Columbus across the central portion of the state through cities such as Macon, Dublin, Statesboro, and Savannah to connect to its eastern terminus at an intersection with Tybrisa Street and Inlet Avenue in Tybee Island, near the Atlantic Ocean. Here, the roadway continues as Butler Avenue. In Bryan County, Highway 80 runs in the extreme northern portion of the county and intersects with Olive Branch Road, Eldora Road, and Highway 280.

### **United States Route 280**

U.S. Route 280 is a spur of U.S. Highway 80. It currently runs for 392 miles (631 km) from Blythe, Georgia at U.S. Highway 80 to Birmingham, Alabama at I-20/I-59. For much of its route, U.S. 280 travels through rural areas and smaller cities in southern Georgia and east central Alabama. U.S. 280 runs through Pembroke with intersections at State Route 119, State



## **Interstate 95**

Interstate 95 is the main Interstate Highway on the East Coast of the United States, running largely parallel to the Atlantic Ocean coast and U.S. Highway 1, serving areas from Florida to Maine. In general, I-95 serves the major cities of the Eastern Seaboard and metropolitan areas such as Miami, Jacksonville, Savannah, Fayetteville, and Richmond in the Southeast; and Washington, D.C., Baltimore, Wilmington, Philadelphia, New York City, New Haven, Providence, Boston, and Portland in the Mid-Atlantic up to the Northeast. Bryan County is served by exit 87 and exit 90 on this federal highway. A third exit is slated for construction in 2018 at mile marker 82.

## **Interstate 16**

Interstate 16 is an east–west Interstate Highway located entirely within the U.S. state of Georgia. I-16 travels from downtown Macon, at an interchange with I-75 to downtown Savannah at Montgomery Street (Exit 167B). It connects Macon and Savannah. Bryan County is served by Exit 143 in the Black Creek unincorporated area.



# Upcoming Projects

Particularly, southern Bryan County is anticipated to grow significantly in the near future. Transportation improvements will be needed in order to accommodate and promote this growth while maintaining an acceptable level of service on the roadways for all residents in the county. A 2016 transportation study was initiated by the county for the southern portion of the county and was intended to evaluate the transportation needs in the area and provide future recommendations regarding future roadway improvements. In 2017, the county initiated a study for the northern portion which has received moderate but noticeable growth.

The amount of development anticipated in the area was estimated for the 2030 and 2040 time frames in each study. The roadway improvements needed to provide for the expected growth will be assessed and prioritization of improvements will be made. These assessments were based on current conditions and anticipated development patterns. As the development in the area occurs, the assumptions and recommendations made as a part of this study will need to be updated periodically to ensure they align with actual development patterns. The study did identify that as the area develops, intersection improvements will be needed at numerous locations, regardless of overall corridor widenings. The following projects were identified in those studies and are in the stages of implementation at the time of this report:



### **Interstate 95 / Belfast Keller Interchange Project – 2018-2020**

Listed on the 2018 Georgia Department of Transportation STIP list is the Interstate 95 / Belfast Keller Interchange Project. This project will bring the long pursued goal of Bryan County and the City of Richmond Hill of bringing a third interchange to the southern portion of the County. This project is key to the traffic plan to accommodate the exceptional growth that Bryan County has been experiencing in the past decade.

### **Highway 144 Road Widening – 2018 to 2020**

The second project listed on the 2018 Georgia Department of Transportation STIP list is the Highway 144 road widening project. This will add two additional lanes from the city limits of Richmond Hill to the Belfast River Road intersection. This project will help alleviate traffic congestion along that corridor.

### **Belfast Keller / Belfast River Intersection – 2018 to 2019**

Belfast Keller and Belfast River are two of Bryan County's most frequently traveled roads. As identified in a 2016 traffic study conducted by Bryan County the volumes on Belfast Keller will increase from its current 2,500 vehicles per day to 27,000 by 2030. This dramatic increase, which will come with the development of the area and the installation of the new interchange, will have to be addressed with a major intersection improvement at the intersection of Belfast Keller Road and Belfast River Road. This intersection improvement will be in the form of a single lane roundabout.

### **Belfast River / Harris Trail Intersection – 2018 to 2019**

As noted above the traffic counts on Belfast River and Belfast Keller are expected to increase dramatically in the near future. However, Harris Trail is also expected to jump from 3,500 vehicles per day to 19,000 vehicles per day. With that being said, intersection improvements are anticipated for Belfast River and Harris Trail in the form of a single lane roundabout.

### **Highway 280 / Wilma Edwards Intersection – *Upcoming***

One of the busiest intersections in the northern portion of Bryan County is U.S. Route 280 and Wilma Edwards Intersection. This area is considered to be a top priority for an intersection improvement to consist of a single lane roundabout. The County is currently exploring options to implement this improvement.

### **Ramp Improvements Highway 280 / Interstate I-16 – *Upcoming***

The State Department of Transportation has informally informed the county that it is exploring the options for ramp improvements at this location. These ramps could include roundabouts.

**(The above is only a sampling of the scheduled projects - further projects can be found in the Bryan County Capital Improvement Plan)**

## **Alternative Transportation**

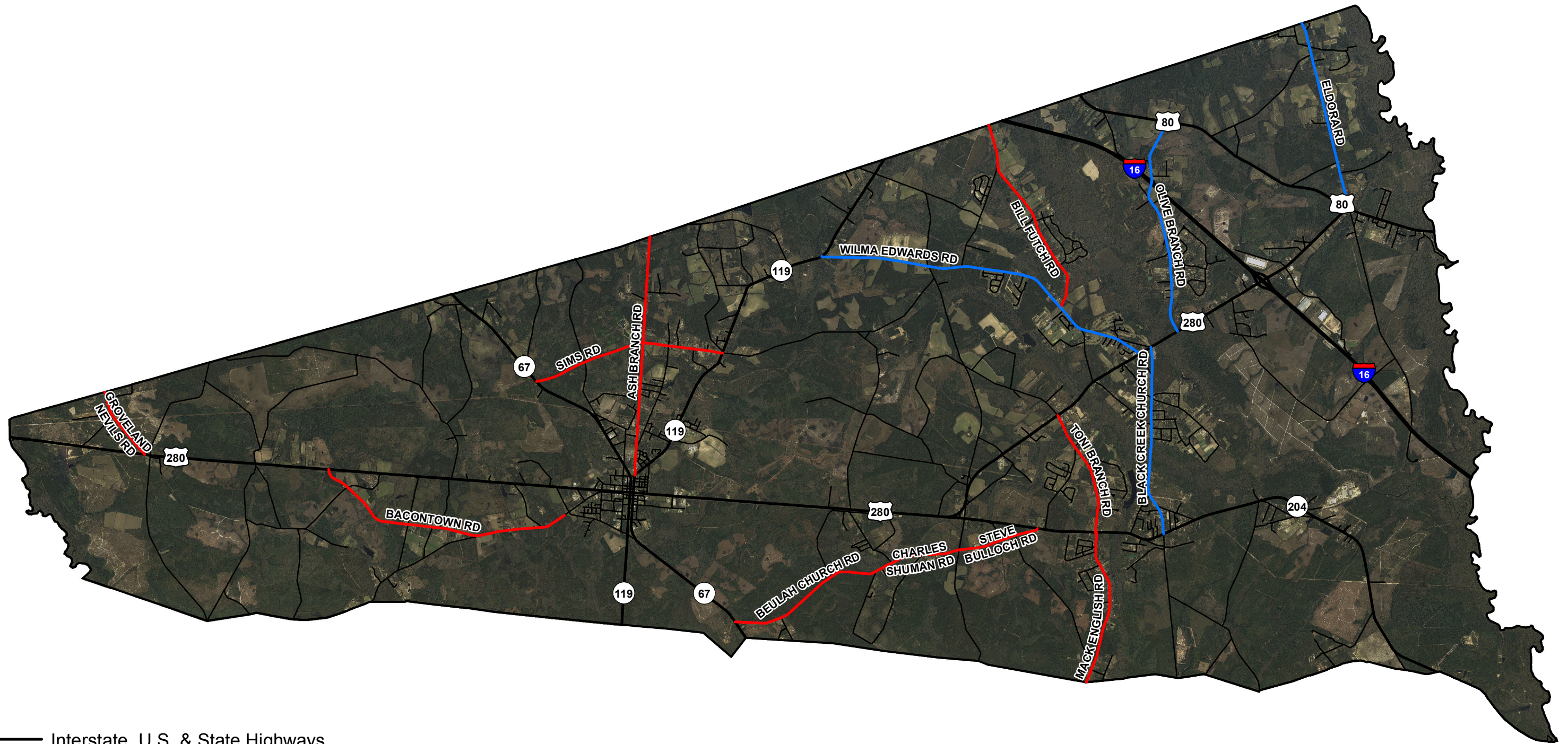
### **Public Transportation**

The coach buses operated by the Coastal Regional Commission provide rural transit service to the residents of Bryan County.

### **Pedestrian and Bicycle Paths**

In recent years, the county has pedestrian and bicycle paths have taken more of a priority for the county. This can be reflected in the design of Harris Trail Road and the policy requirements of new subdivisions to have pedestrian facilities. The county is also exploring ways of interconnectivity of these scattered and internal networks of multimodal facilities.





- Interstate, U.S. & State Highways
- Roads
- Arterial
- Collector



## Overview Map North Bryan Road Classification

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Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

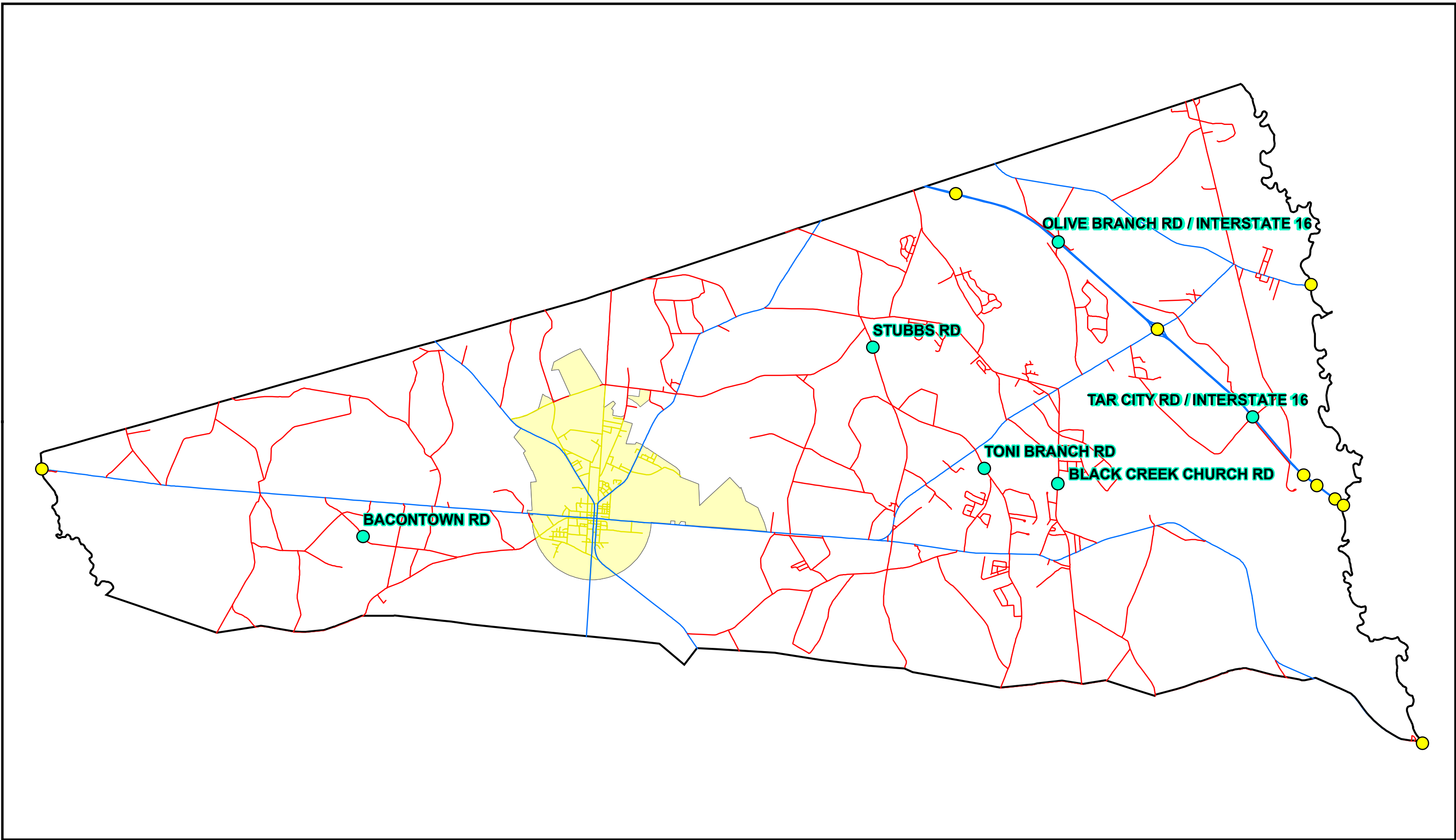


- Interstate, U.S. & State Highways and Other Major Roads
- Roads
- Arterial
- Collector



## Overview Map South Bryan Road Classification

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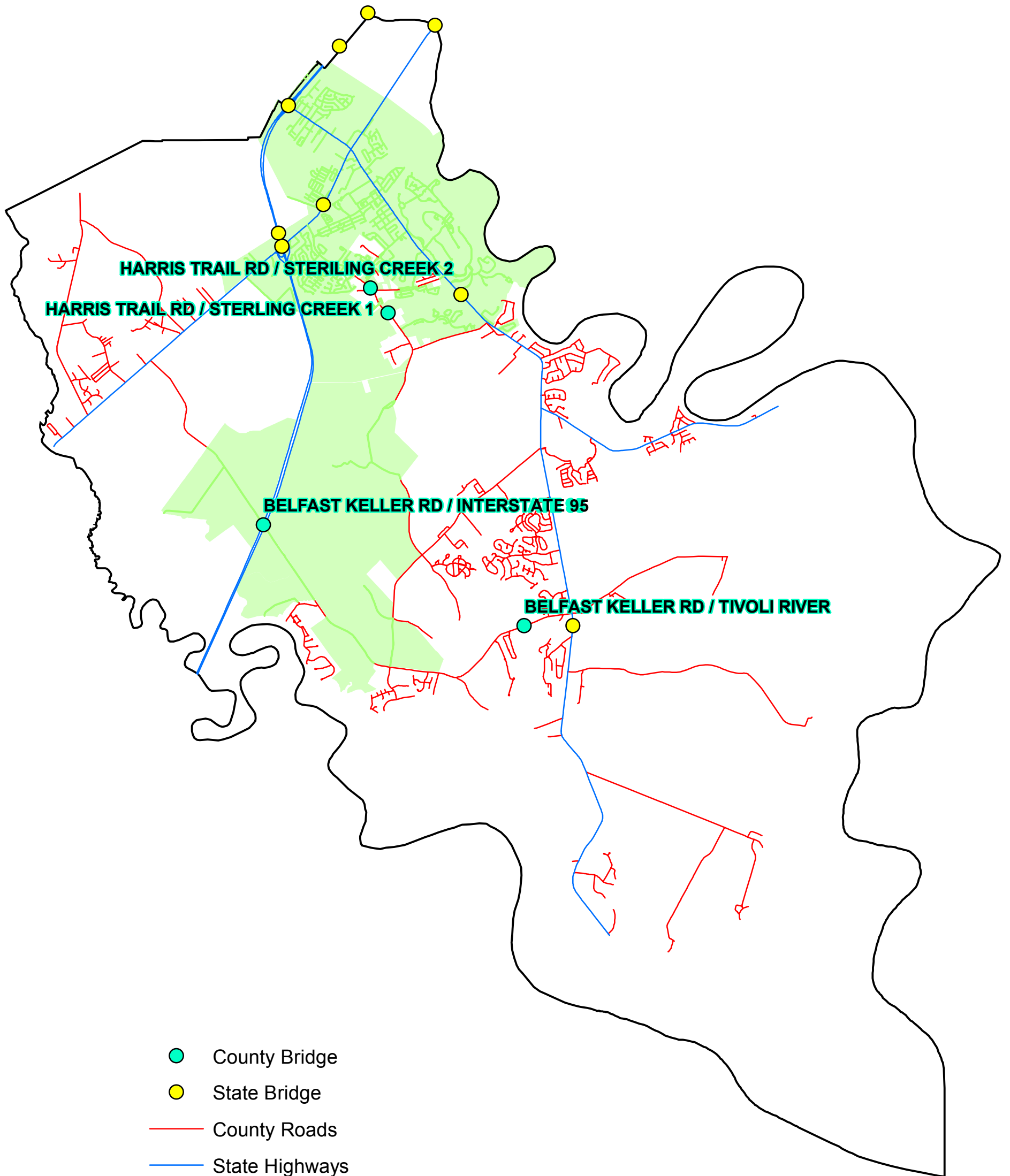
Produced by Bryan County GIS  
February 2018

- County Bridge
- State Bridge
- County Roads
- State Highways
- City Streets

## Vehicle Bridges North Bryan



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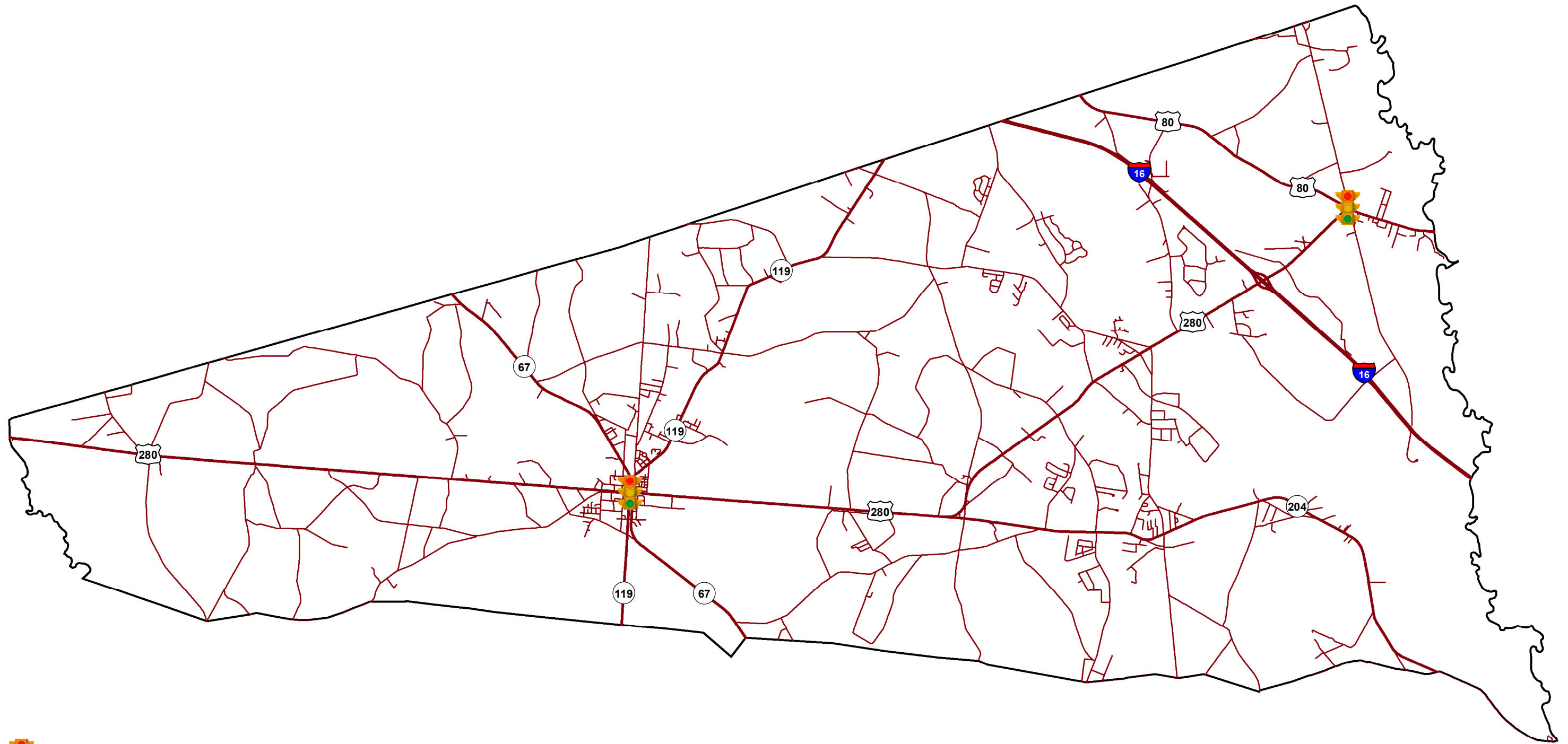
- County Bridge
- State Bridge
- County Roads
- State Highways
- City Streets






## Vehicle Bridges South Bryan

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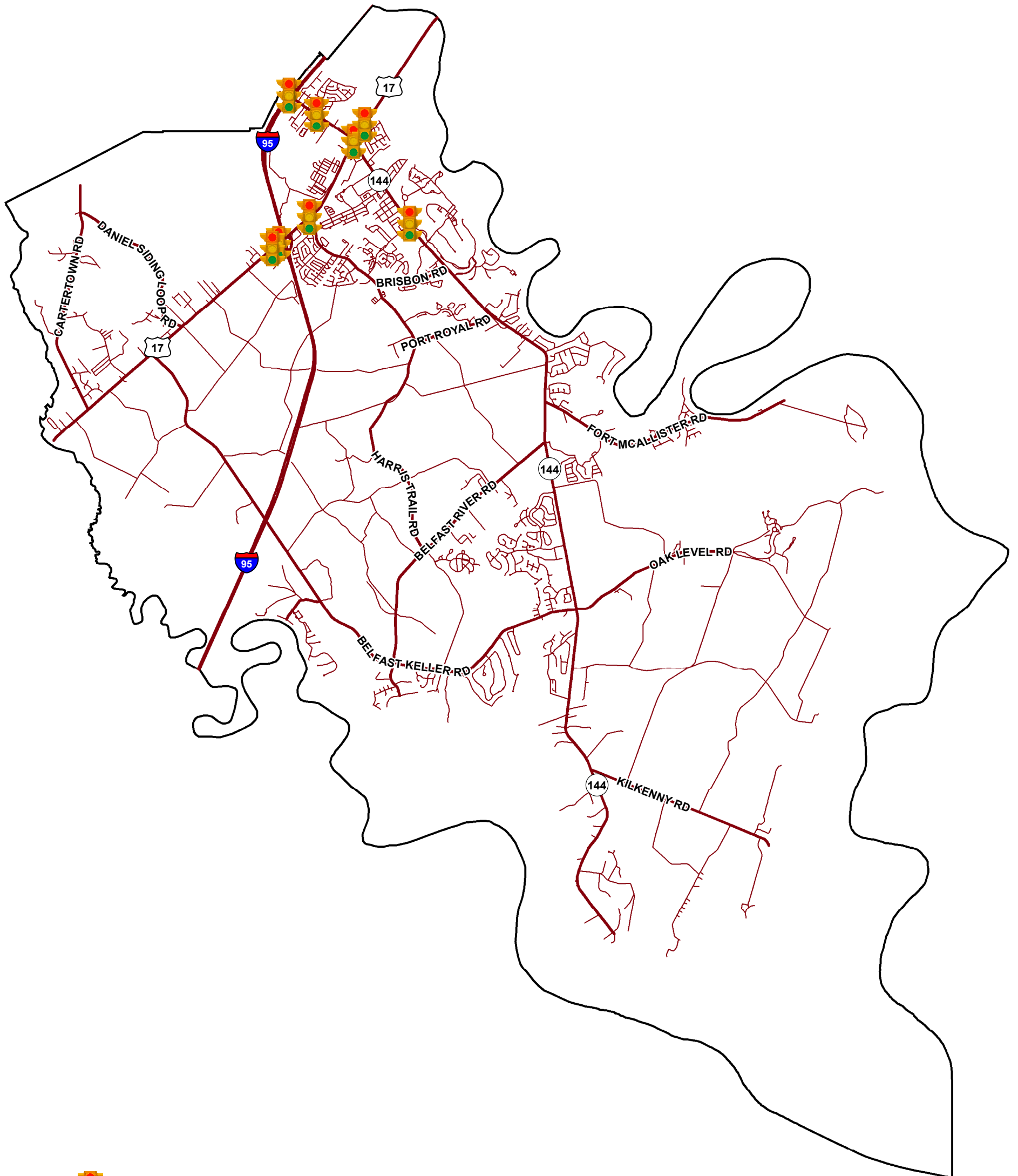


-  Intersection Traffic Light
-  Interstate, U.S. & State Highways
-  Roads



## Overview Map North Bryan Intersection Traffic Lights

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Intersection Traffic Light



Interstate, U.S. & State Highways and Other Major Roads



Roads



## Overview Map South Bryan Intersection Traffic Lights



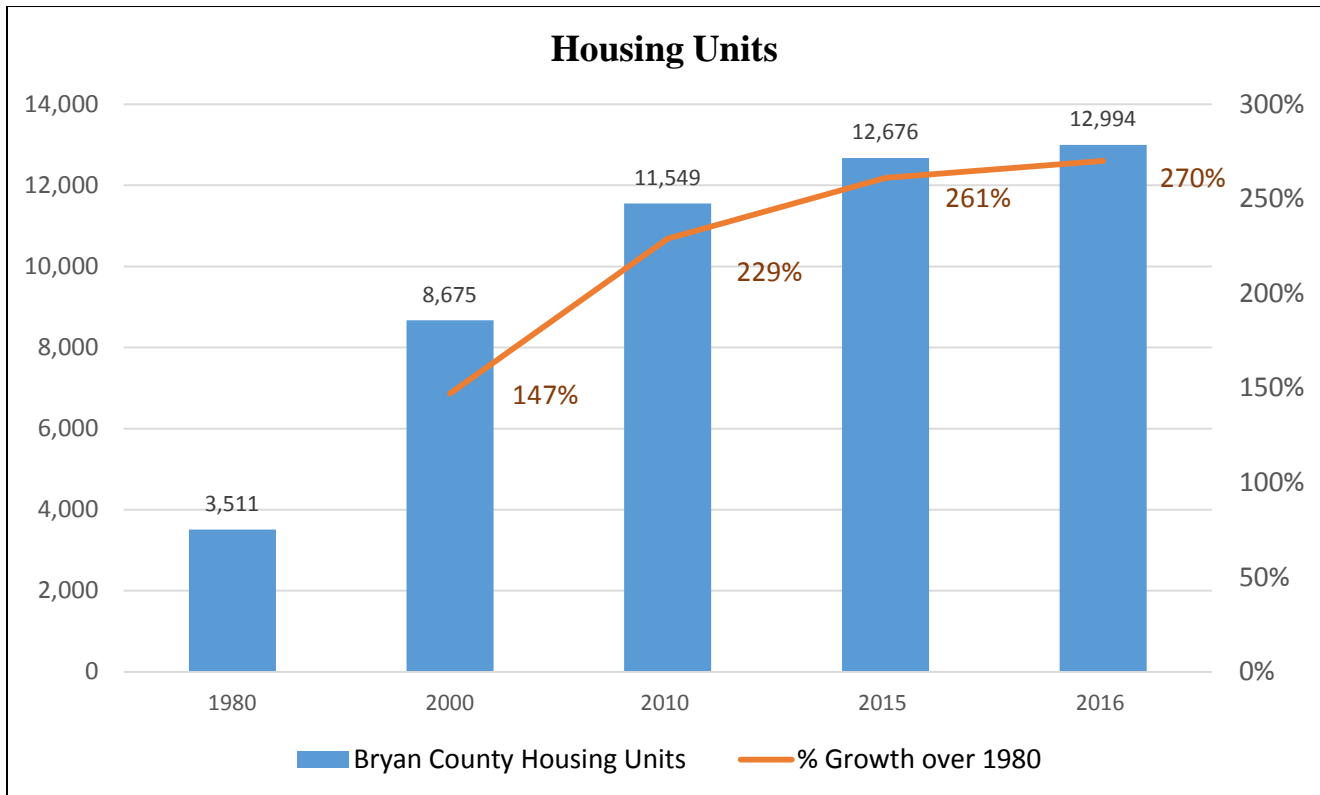
# Housing Element

**Housing Growth**  
**Housing Types**  
**Housing Occupancy**  
**Housing Costs**  
**Cost Burdened Housing**

# Housing Growth



With the explosive growth seen in Bryan County since 1980, it comes as no surprise the number of housing units have more than doubled. The largest percentage increase was seen between the years of 1980-2000, which saw a 147% increase. The housing units grew 33% between 2000 & 2010 and 12.5% between 2010 & 2016.



The housing market in Bryan County is greatly affected by economic conditions as well as the demographic characteristics of the residents. The availability of employment, superior school system and the coastal lifestyle available in Bryan County have contributed to the increase of new residents in the County.

Meeting the housing needs of the growing population in the County, while preserving the features which make Bryan County so desirable, is a delicate balancing act the county is continually faced with.

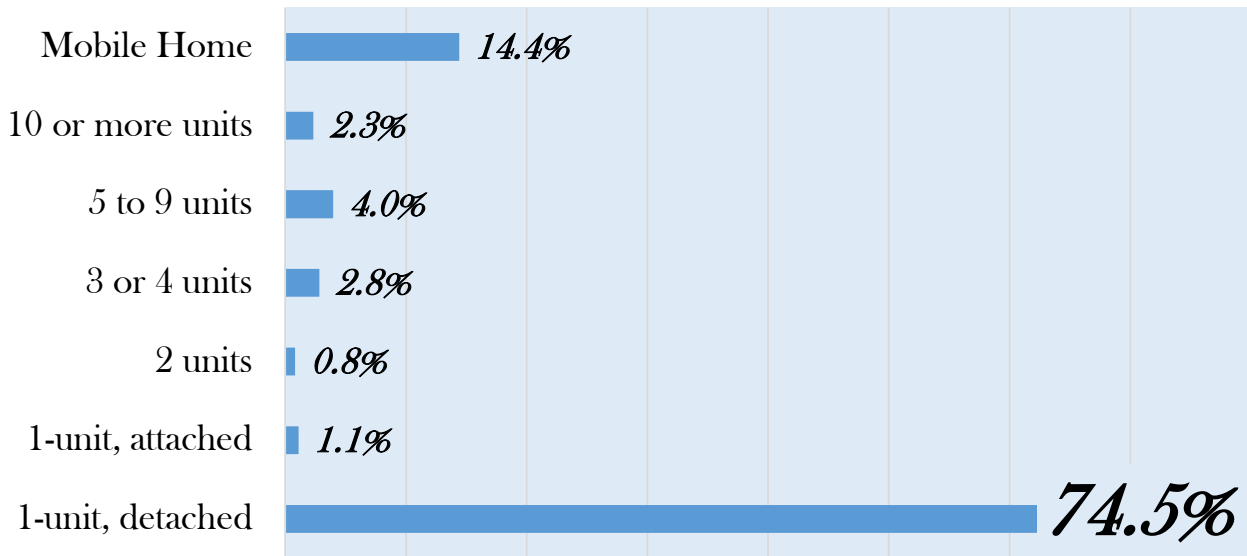


# Housing Types

According to the Bryan County Tax Digest 72% of properties are Residential.

The majority of occupied residential housing units in Bryan County are detached single units. These units account for 74.5% of the total occupied units.

## Type of Residential Occupied Units

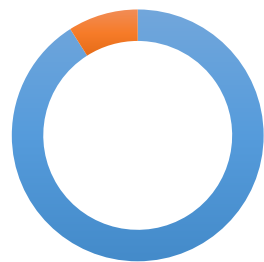


# Housing Occupancy

As of 2016, 91% of the housing units in Bryan County were occupied. Approximately 31% of the occupied homes are rentals.

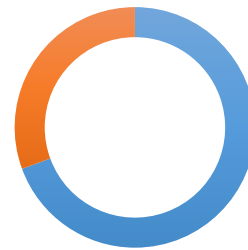
The occupancy rate has remained stable; however, the estimated percentage of renter occupants has increased from 26% in 2010 to 31% in 2016.

Occupied vs Vacant  
2016



■ Occupied ■ Vacant

Ownership of Occupied  
2016



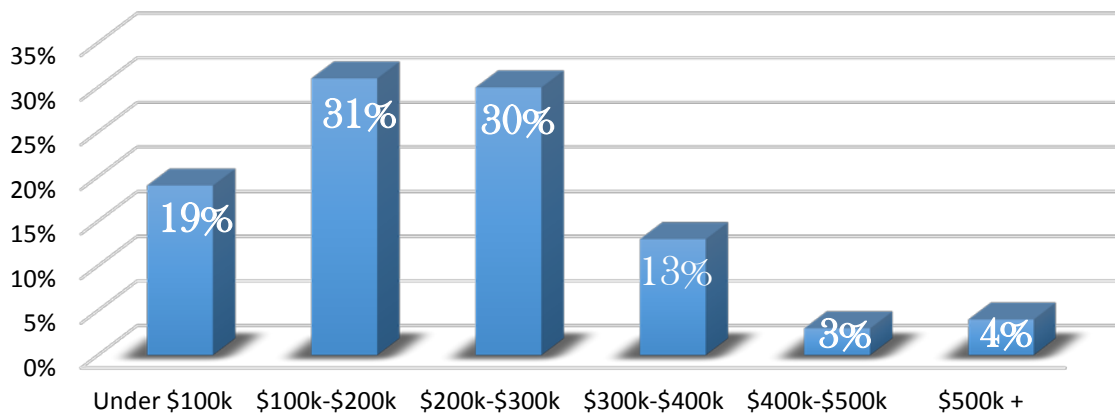
■ Owner Occupied ■ Renter-Occupied



# Housing Costs

The value of owner occupied housing in Bryan County varies significantly; however, the largest percentage of homes are valued between \$100,000 & \$300,000.

### Value of Owner-Occupied Housing Units





The median value of owner-occupied housing units as of 2016 was \$202,000. This is a 7.8% increase over 2010.

The median gross rent for Bryan County saw a 12.9% increase between 2010-2016 from \$964 each month to \$1,088 each month.

Category	2010	2012	2014	2016	% Change 2010-2016
Median Monthly Gross Rent	\$964	\$989	\$1,075	\$1,088	12.9%
Median Monthly Owner costs (w/Mortgage)	\$1,502	\$1,534	\$1,525	\$1,573	4.7%
Median home Value (Owner Occupied)	\$187,400	\$189,100	\$184,800	\$202,000	7.8%



# Cost Burdened Housing

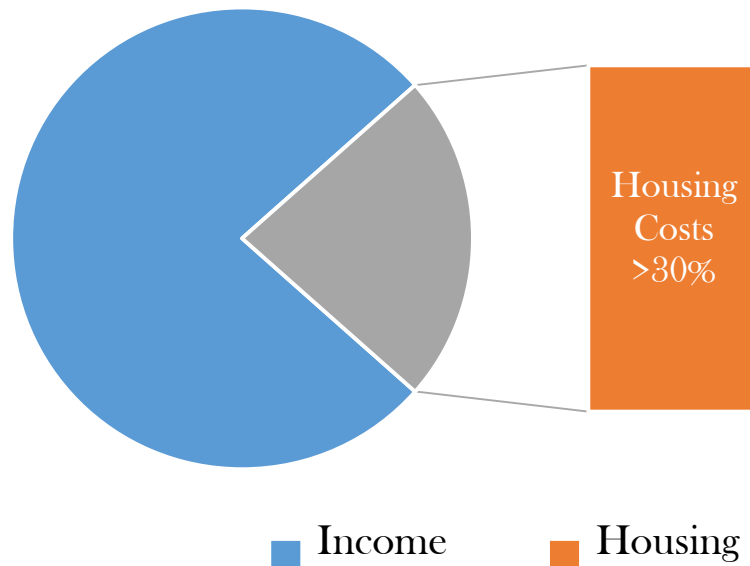
HUD defines cost-burdened families as those who pay more than 30 percent of their income for housing. These households may have difficulty affording necessities such as food, clothing, transportation and medical care, due to the large portion of income spent on housing. HUD also defines severe rent burden as paying more than 50 percent of one's income on rent.

In 2016, 48% of the renters in Bryan County were considered cost-burdened with 12.4% considered severe rent burdened.

25.7% of housing units with a mortgage were considered to be cost-burdened households in 2016. This is a decrease from the 30.5% estimated in 2015.

**48%**  
OF RENTERS IN BRYAN COUNTY  
ARE COST BURDENED

## Cost Burdened Housing



# Land Use Element

An aerial photograph of a residential development. The houses are two-story, light-colored with dark roofs. They are arranged around a central road that curves through the neighborhood. There are green lawns, trees, and a body of water on the left side. The sky is clear and blue.

**Introduction**

**Wetlands / Flood Plain Maps**

**Character Areas**

**Character Areas / Future Land Use Maps**

# Introduction

The information received in the public meetings and the on-line survey is the guiding force for this plan. It is vitally important that County leaders, both in and out of government, work to incorporate the vision of the community as closely as possible. This is a community of involved people who will work to see their vision come to fruition.

## **BACKGROUND**

Bryan County has experienced rather rapid growth over the last seventeen years. In 2010 there were 30,233 residents and that number increased to 36,230 in the 2016 estimate from the US Census Bureau. From 2002 through 2014 there were 4,560 single family homes permitted and that included five of the worst years for homebuilding in the last 70 years. The message here is that the county is a popular place to live and the rate of the growth has been significant.

The development pattern in the county has mimicked the same national pattern that has been seen since right after WW II. That pattern involved the suburbanization of America which created housing, office, commercial and industrial developments off main roads with no connectivity to the outside world except by using those main roads. This pattern has been creating problems for traffic and the environment for its entire existence.



Like most places the County has not done a good job of updating the development regulations and the zoning ordinances to guide the development process. There is an effort currently underway to address those shortfalls and help to improve the situation.

## **GOALS**

The goals of the community vary from North to South, which is to be expected, since they are essentially two different communities. However, there was a remarkable degree of consistency on the main goals that we heard. These were:

- 1- Maintain the small town feel of the area while growth continues to happen.
- 2- Address the traffic issues with creative solutions
- 3- Expand the local economy so that the county can become a place to live, work and play.
- 4- Protect the environment of the county
- 5- Expand the park system with trails, passive recreation, public gathering spaces with performance venues, libraries, and facilities for senior centers.
- 6- Grow and maintain the excellent school system.

These Goals can be planned for in the County, however, some of them will require action in the marketplace to bring them to fruition.

## **Uniqueness of Bryan County**

The county is a unique place for three primary reasons:

- 1- Fort Stewart slices the county into two separate areas North Bryan and South Bryan.
- 2- North Bryan has experienced none of the fast development found in South Bryan. For that reason, much of the North area is taken up by timber operations and agricultural uses. In the last few years the county has



developed the Interstate Centre Industrial Park 1100 acres at the Interchange of GA 280 and I-16. This has brought new opportunity to the area and it continues to grow.

- 3- South Bryan is crossed by I-95 and US 17. There are currently two interchanges on I-95 with a third scheduled for development soon. This accessibility has made the south a better target for development of housing to serve new residents who value the area for its access to Savannah and the excellent school system.



Bryan is a coastal county and with that location there are several things that can affect development and redevelopment. These are a few of those issues:

- 1- A large amount of the land area is in a flood zone and/or a protected wetland area. While this will not completely stop development, it does call for more creative regulation in the zoning and development laws of the county.
- 2- The County derives most of its water supply from the Floridian Aquifer. These withdrawals are strictly managed for impacts to the ground water levels. Recharging the aquifer is a priority to be addressed when developments are planned.
- 3- The management of storm water becomes an issue in areas like Bryan which are relatively flat and have large amounts of flood plains and wetlands.

There are a series of maps illustrating the wetland and flood plain issues on the following pages. All this information must be considered as we look at the character areas in each part of the county.



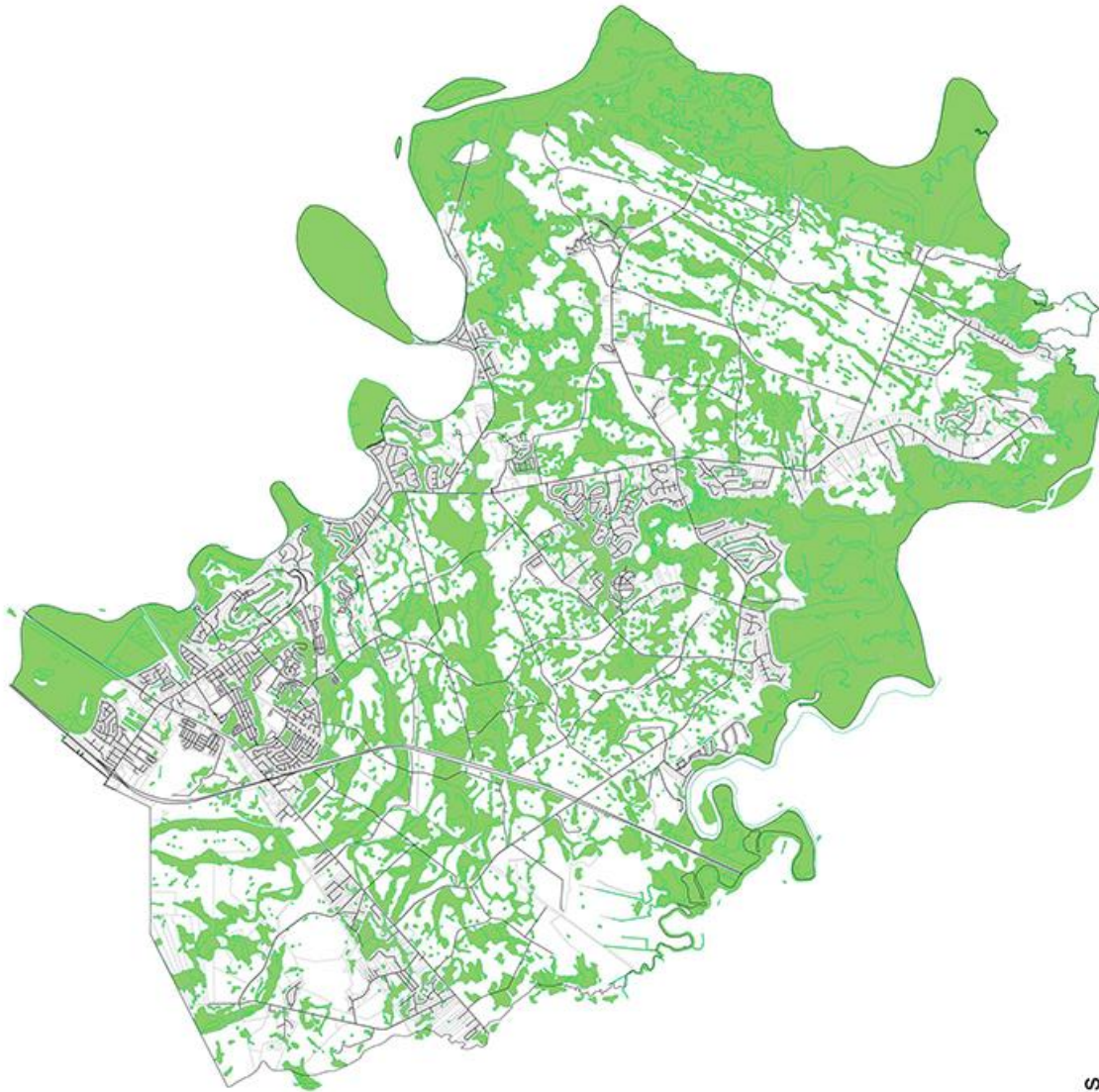
LEGEND: WETLAND  
WETLANDS  
ROADS

### North Bryan - Wetlands

Scale: 1" = 3000'



Source: Bryan County GIS



LEGEND  
WETLAND  
ROADS

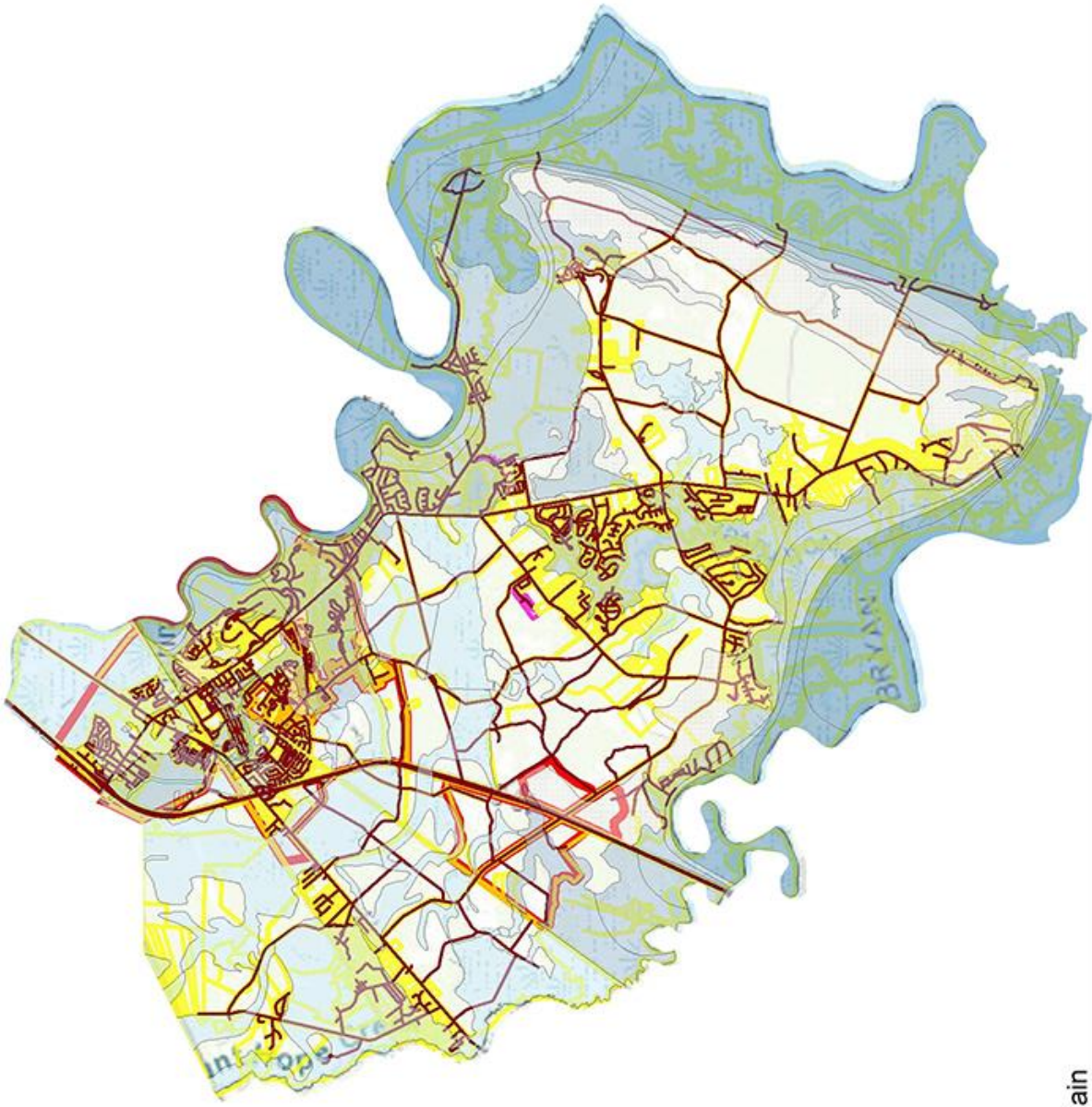


Source: Bryan County GIS

### South Bryan - Wetlands

Scale: 1" = 3000'



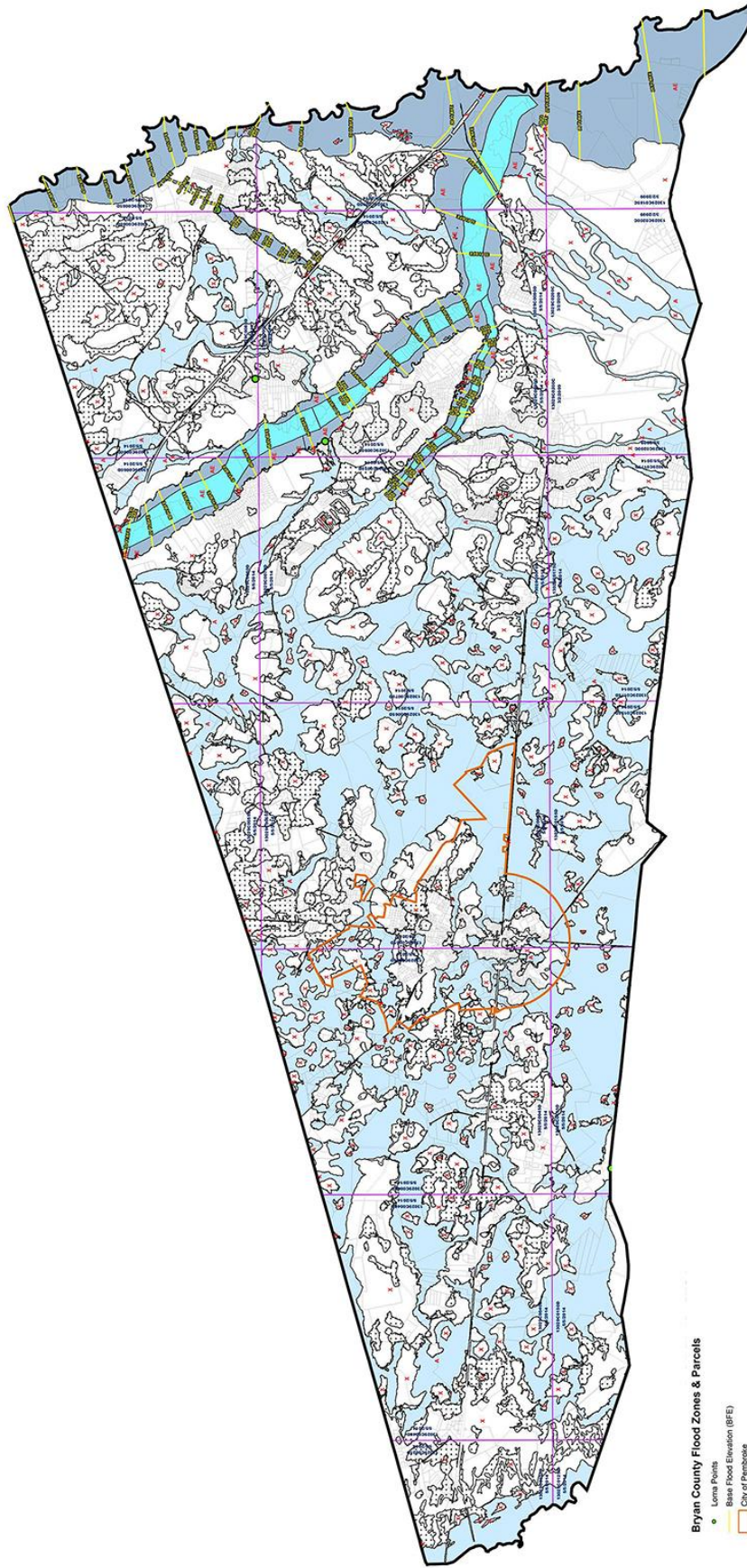


- Flood Zone, Flood Way**
- X
  - A
  - AE
  - AE, FLOODWAY
  - VE
  - X
- Roads**
- Parcels**
- Plot Approved 2016
  - City of Pembroke
  - City of Richmond Hill



Source: Bryan County GIS

**South Bryan - Flood Plain**  
 Scale: 1" = 3000'



Source: Bryan County GIS

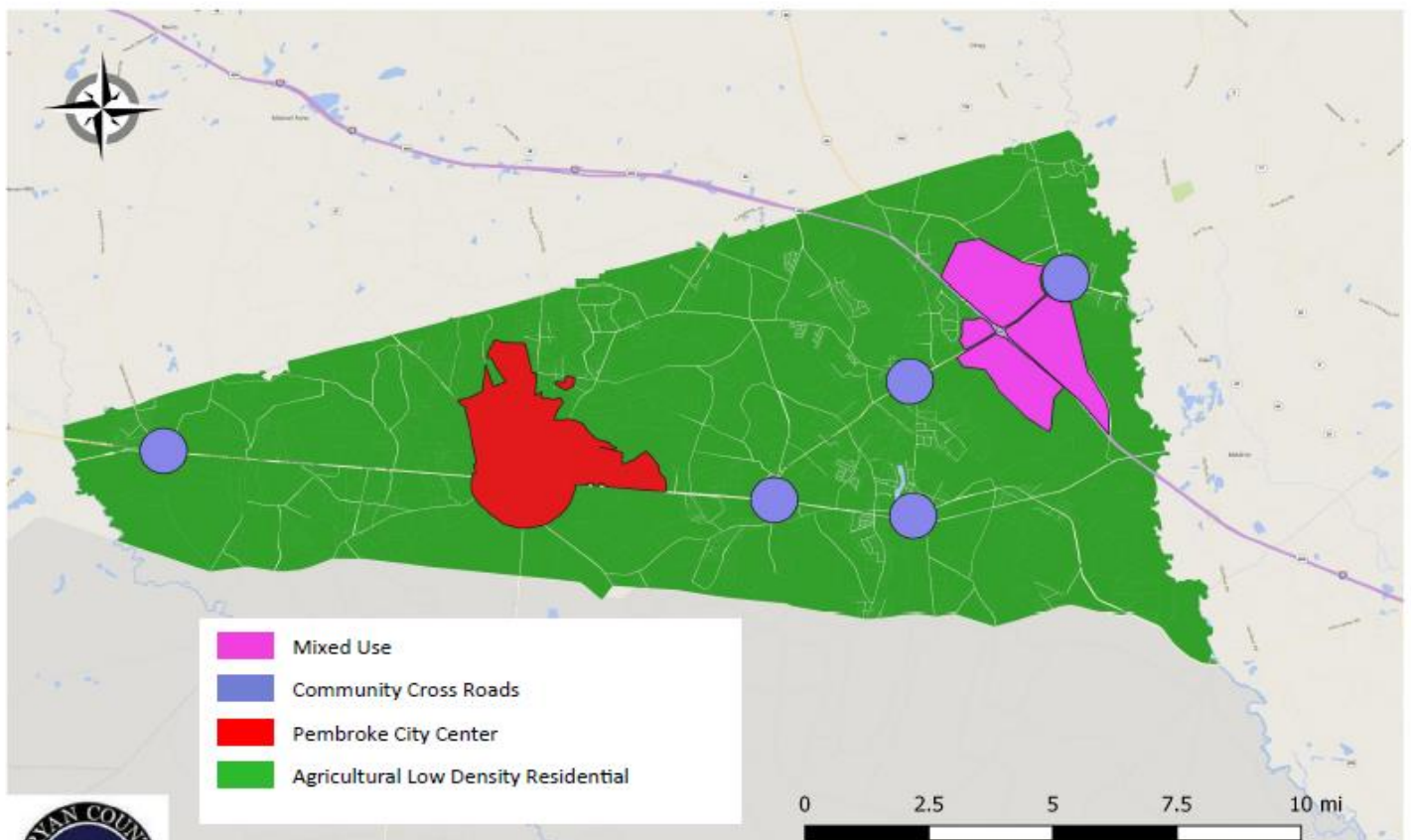
### North Bryan - Flood Plain

Scale: 1" = 3000'

# Character Areas

## CHARACTER AREAS-NORTH

The map below shows the preliminary proposal for the character areas/future land use in the north portion of the county.



**North Bryan County Character Areas  
& Future Land Use Map**

## 1- MIXED USE

The North Bryan mixed-use area, shown in pink, is centered around the I-16/280 Interchange which serves the expanding 280/I-16 Corridor and functions as the gateway to North Bryan County.

The mixed-use area envisions a district that will be able to adapt to changing industrial, commercial and residential needs, including:

- a- Expansion of the existing industrial space to include industrial parks and service centers for trucking and logistic needs;
- b- Development of commercial sites around the main interchange area, which might include a mix of highway oriented projects that complement a mixed-use Town Center, with retail, restaurants, and housing. These housing opportunities may range from units situated above office/retail to stand-alone properties in the town center area.
- c- Inter-parcel connectivity will be essential to a successful development in the mixed-use area. New development must break the pattern of stand-alone projects with limited access points to the surrounding highway system. The new development patterns, centered on an internal inter-connected complete street network and multi-use path network enhance mobility, reduce traffic congestion. This type of street network will serve the community, from cyclists and pedestrians to the full range of vehicular traffic.



Recommended Zoning:

C-I – Interchange Commercial Districts;

I-L – Light Industrial Districts;

I-1 – General Industrial Districts;

O – Office Districts;

PUD- Planned Unit Developments, and/or new districts and overlay districts that will promote mixed-use developments.

Implementation Measures:

- Establish new ordinances for a dedicated Mixed-Use category or an Optional Overlay districts control the design standards and the land uses within the Mixed-use areas.
- Ensure adequate buffers to adjoining residential areas
- Ensure the development of complete street systems
- Create the mixed use as a Gateway to Bryan County
- Create signage ordinances to provide a uniform identity for the district

## 2- COMMUNITY CROSSROADS

There are four historic crossroads in the North Bryan area, all recognized in the previous Land Use Element as important features for maintaining the heritage of the area. Each of these crossroads has some sort of small retail component, along with surrounding clusters of single family homes. These community based commercial operators have been the prime local supplier of day-to-day goods and services for the surrounding community. They are part of the cultural landscape of the north part of the county and continue to serve as hubs of community activities. They should have special development controls, which would allow the current facilities to remain a vital part of the community yet encourage new complimentary development.



## Recommended Zoning:

BN – Neighborhood Business Districts;

B-1 – Neighborhood Commercial Districts;

Specialized overlay districts to maintain cultural character.

## Implementation Measures:

Create special Overlay districts in the new Zoning Codes that will allow the character of the Community Crossroads to be maintained

### 3- PEMBROKE CITY CENTER

Pembroke is the official county seat of Bryan County and it has a central location in north Bryan. The city is the downtown and the commercial center of activity for the area. It has a historical element which anchors it in the community and there are opportunities to redevelop parts of the city with mixed commercial, office and residential uses. While technically the city is not a part of this study we need to recognize the fact that this is the main development center of the area.



As noted above the City is not part of the study or the county zoning regulations. However, it is the commercial center of the North and as such is the central activity point. The City is currently working on a comprehensive plan to address its situation and needs.

## Implementation Measures:

- Work with the City to create land use compatibility in the areas adjacent to, or inside, the city limits
- Coordinate utility expansions for the water and sewer systems
- Coordinate the development of a complete street system for the city and the county-maintained streets. Each group should coordinate efforts when approaching the GA Department of Transportation for complete street options on State maintained highways.

#### 4- LOW DENSITY AND AGRICULTURAL

Low density residential and agriculture has been the traditional character for most of the land area in North Bryan and is projected to remain so for the near future in much of the area. With North Bryan's wetlands and flood plan conditions, most of the area will be limited in its ability to be developed. In fact, the area along the northern boundary of Fort Stewart is included in the U.S. Army's Compatible Use Buffer (ACUB) program. The ACUB forms an essential part of the Department of Defense's strategy to protect land while partnering with local governments, and State Officials to limit land use around active training sites. This buffer promotes the continuation of the traditional agricultural, timbering, and low density residential development of North Bryan, while protecting the nation's defense mission. Without a major expansion of the County's sanitary sewer system there will only be low density (1 unit/acre and less) development for the foreseeable future.



#### Recommended Zoning:

Under the current county ordinances, the preferred zoning for these areas should remain:

- A-5 – Agricultural Districts;
- AR-2.5 – Agricultural Residential District;
- AR-1.5 – Agricultural Residential District;
- A-1.0 – Agricultural Residential District
- PUD- Planned Unit Development District

#### Implementation Measures:

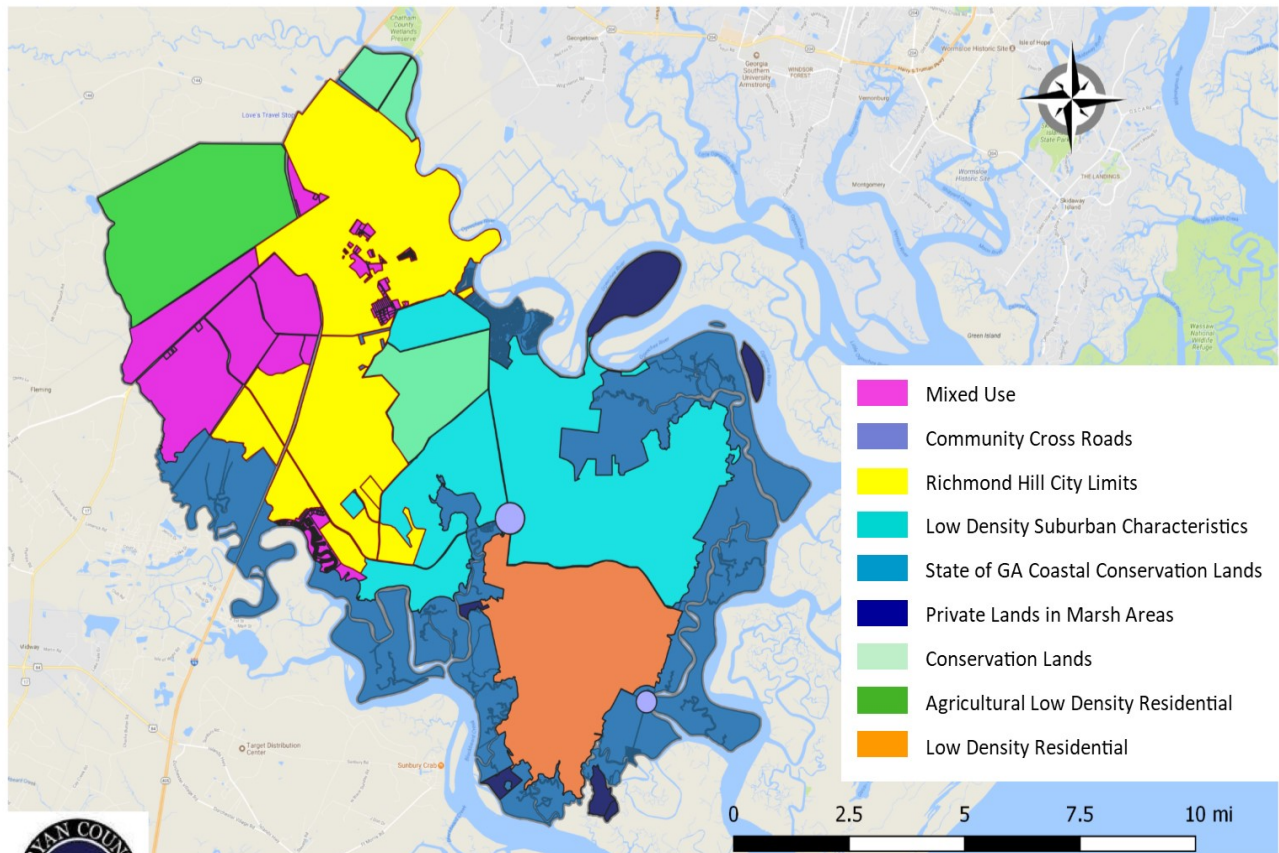
- The County should consider where and how small lot development, such as, PUD - Planned Unit Development, a possible CD – Cluster

Development District or Overlay Districts will be provided in the future rewrite of its development ordinances.

- Extend utilities to areas where mixed use development would best function where there are suitable development sites that can be connected in areas not in the flood plains or wetlands

## CHARACTER AREAS-SOUTH

The map below shows the proposed character areas/future land use for the South Bryan area.



## South Bryan County Character Areas & Future Land Use Map



## 1-MIXED USE

Areas for mixed use have traditionally been located within the Richmond Hill City limits and future growth should be directed adjacent to existing infrastructure. The future Mixed-Use character areas are located near these rapidly growing sections of South Bryan. These areas will require carefully coordinated plans between the City of Richmond Hill and the Bryan County Officials. Development in these areas should include interconnected streets and pathways, which bring together a logical expansion of commercial, office, and residential mixes around regionally accessible attractions.



Recommended Zoning:

C – Commercial Districts;

BN – Neighborhood Business Districts;

B-1 – Neighborhood Commercial Districts;

R- 1, 2 & 3 – Residential Districts

I-L – Light Industrial Districts;

I-1 – General Industrial Districts;

O – Office Districts;

PUD- Planned Unit Developments, and/or new districts and overlay districts that will promote mixed-use developments.

### Implementation Measures:

- The recommended zoning categories are a product of the current ordinances. These ordinances are being revised to update them for the current conditions that are faced by the county and it is recommended that all requested rezoning activity be made subject to Article VII of the zoning code which will give the County the ability to provide direction for developers that will allow for the creation of the MXD Use, Conservation Subdivision, and Overlay District standards while the new ordinance is prepared.

## 2-- COMMUNITY CROSSROADS

There two areas identified as Community Crossroads in South Bryan, located at the intersection of 144 and Belfast Keller Rd. and at Kilkenny Rd. near the river. Given the lack of available services in the area, the limited existing commercial uses should be kept to a minimum, until services can be extended and, existing facilities can be encouraged to be redeveloped in later years.



### Recommended Zoning:

BN – Neighborhood Business Districts;

B-1 – Neighborhood Commercial Districts;

Specialized overlay districts to maintain cultural character

### Implementation Measures:

- Create special Overlay districts in the new Zoning Codes that will allow the character of the Community Crossroads to be maintained.

### 3- RICHMOND HILL CITY LIMITS

The incorporated area of the city was not a part of the study, but the city is a critical element in the redevelopment possibilities for future growth. The City of Richmond Hill is the home to most of the commercial facilities for the area and the gateway to the county from I-95 is through the city. The City and the County



will need to partner in the future so there is a proposed Mixed-Use area that encompasses the tracts of land bridging the distance down I-95 to the proposed Belfast Keller Rd. interchange. The plan also calls for the various county-controlled islands in the city limits to be mixed use as well.

Richmond Hill is one of the fastest growing areas in the state of Georgia. It will be essential for the County to work closely with the City to foster sustainable and resilient solutions for the full range of land use services, from transportation to housing, to maintain the unique character of South Bryan.

### Implementation Measures:

- Work with the City to create land use compatibility in the areas adjacent to, or inside, the city limits
- Coordinate utility expansions for the water and sewer systems

- Coordinate the development of a complete street system for the city and the county-maintained streets. Each group should coordinate efforts when approaching the GA Department of Transportation for complete street options on State maintained highways.

#### 4- LOW DENSITY RESIDENTIAL

These areas have significant issues with flood plains, wetland areas, and being nearer to the coast, the expanding influence of coastal storm surges and the increasing threats and intensity of storm events and sea rise. And yet, with the growth of the Savannah area and the expansion of Richmond Hill and its surroundings, this character area is coming under the increased pressures of rapid growth, and sprawling suburban infrastructure demands. Much of the character area currently falls outside the reach of public water and sewer service and yet the County is challenged with increasing pressure to develop this traditionally agricultural and natural resource reach of South Bryan.



Future zoning for these areas must provide flood plain and wetlands protections and will often require five or more acres to obtain a suitable building site. However, there are pockets within this character area that will be able to capitalize on public water and sewer extension. This would allow the use of the existing Planned Unit Development code, or its successor. In that case there would be a specific plan prepared for a property that might have a mix of uses, or at least a mix of housing types.

Recommended Zonings:

A-5 – Agricultural Districts;

## PUD - Planned Unit Development

In addition to the existing districts possible new codes are:

CD – Conservation Subdivision or Cluster Development District;

MXD- Mixed Use District;

Specialty Overlay Districts or Form-Based Transects

Implementation Measures:

- The recommended zoning categories are a product of the current ordinances. These ordinances are being revised to update them for the current conditions that are faced by the county and it is recommended that all requested rezoning activity be made subject to Article VII of the zoning code which will give the County the ability to provide direction for developers that will allow for the creation of the MXD Use, Conservation Subdivision, and Overlay District standards while the new ordinance is prepared.

## 5- LOW DENSITY SUBURBAN

This character area extends from the existing city limits of Richmond Hill along GA 144 south to Bryan Fisherman's Coop Rd. This area has been the central focus for development over the last ten years with the introduction of numerous Planned Unit Developments and Conservation

Subdivisions. These developments are centered along the main roads and only one or two entry points on those main roads. The lack of interconnectivity of these developments is one of the major drivers of the perceived traffic congestion in the South Bryan area since there are only two main roads for traffic to enter and exit the area.



For the foreseeable future the existing Planned Unit Developments will be the source of much of the area's new housing development. However, for the area to be able to handle the on-going growth of the southern section of the county it is essential to have better defined development requirements and zoning ordinances for future developments. These new rules will need to address a myriad of issues such as:



A- Interconnectivity of developments to allow for alternative transportation route options

B- Design guidelines that stress the retention of open space, flood plains and wetlands using public open space and green storm water infrastructure.

C- Allowances for mixed use components in the proposed development structures

#### Recommended Zoning Categories:

From the existing Zoning Ordinance, the following categories could be allowed:

PUD- Planned Unit Developments

BN- Neighborhood Business

R-1 Single Family Residential

R-2/R-3 Duplex and Multi-family Residential

New Codes to be adopted:

MXD- Mixed Use- Allowing the combination of uses to form community developments

CSO-Conservation Subdivision Ordinance – Allowing the developer to reduce lot sizes for the preservation of open space. Sometimes referred to as Limited Impact Development

Possible adoption of a totally new ordinance to govern specified Overlay Zoning options for sections of the Character Area.

Adoption of a new zoning code which would be based on Transect Coding.

### Implementation Measures:

- The recommended zoning categories are a product of the current ordinances. These ordinances are being revised to update them for the current conditions that are faced by the county and it is recommended that all requested rezoning activity be made subject to Article VII of the zoning code which will give the County the ability to provide direction for developers that will allow for the creation of the MXD Use, Conservation Subdivision, and Overlay District standards while the new ordinance is prepared.

## 6- AGRICULTURAL LOW DENSITY RESIDENTIAL

This character Area is in the north section of South Bryan adjacent to Fort Stewart on the north and the Highway 17 corridor on the south. This area has limited access and public utilities are lacking. There is also a buffer area along the south border of Fort Stewart which regulates the allowed land uses. Because of these conditions the area has been primarily agricultural and large lot residential and for the foreseeable future this area should remain a primarily agricultural area.



### Recommended Zoning:

A-5 Agricultural

AR-2.5 Agricultural Residential district

### Implementation Measures

Limit the available zoning to the A-5 and AR-2.5 categories which reflects the character areas land use patterns.

## 7- STATE OWNED COASTAL AREA

This character area, shown in light blue on the map, is one of the most environmentally valuable land areas in the county and for the nation. The marsh lands and barrier islands perform invaluable environmental services for the community and the state of Georgia is blessed with some of the most pristine and productive marshlands and wetlands in the country. In the words of the National Ocean Service of NOAA, in an article on their website, <https://oceanservice.noaa.gov/facts/saltmarsh.html>, the coastal marshlands are vital to region's cultural and economic heritage:



“Salt marshes also protect shorelines from [erosion](#) by buffering wave action and trapping sediments. They reduce flooding by slowing and absorbing rainwater and protect water quality by filtering runoff, and by metabolizing excess nutrients.”

“These intertidal habitats are essential for healthy fisheries, coastlines, and communities—and they are an integral part of our economy and culture. They also provide essential food, refuge, or nursery habitat for more than 75 percent of fisheries species, including shrimp, blue crab, and many finfish.”

Wildlife habitat and recreational opportunity for boating, fishing, and other pursuits abound in these marshlands and their associated creeks and rivers.

These areas should be preserved and protected for the value they bring to the region and adequate zoning measures should be in place to maintain this natural and cultural resource. Programs and policies should be established to encourage natural restoration of damaged marsh areas and provide protections from future damage. Case studies for these type of programs and model ordinances can be found on the USGS web site

(<https://water.usgs.gov/nwsum/WSP2425/restoration.html>) and at the Society for Ecological Restoration ([www.ser.org/](http://www.ser.org/))



Recommended Zoning:

DM-1 – Dunes and Marshlands District; Floodplain and Wetlands Buffers and Ordinances to further secure these natural resources.

Implementation Measures:

- Coordinate with State agencies in the continuing struggle to control coastal erosion.
- Acquire additional sensitive properties, not currently in the zone, to place in Conservation/Park space

## 8- PRIVATELY OWNED COASTAL AREA

There are five privately owned coastal marsh areas, three along the southern boundary and a two along the northern boundary, which provide the same important functions and needs as mentioned above.

Recommended Zoning :  
DM-1 – Dunes and Marshlands District;  
Floodplain and Wetlands Buffers and  
Ordinances to further secure these  
natural resources.



Implementation Measures:

- Coordinate with property owners and State agencies in the continuing struggle to control coastal erosion.
- Acquire additional sensitive properties, not currently in the zone, to place in Conservation/Park space

## 9- CONSERVATION LANDS

The Conservation Lands character areas contain wetlands and floodplain functions and thus, very limited development opportunity. These areas provide natural habitat for wildlife and a rich potential for storage and



treatment of storm water. Passive parks, greenway trails and water-based recreational opportunities may be programmed for these areas, but the hydric soils should limit development:

Recommended Zoning:

DM-1 – Dunes and Marshlands District;

Implementation Measures;

- Develop Floodplain and Wetlands Buffers and Ordinances to further secure these natural resources.
- Work with State and Federal Agencies to enhance conservation efforts.
- Utilize SPLOST funding to acquire property, develop green infrastructure facilities that can jointly serve as parks and recreation areas.

## **SUMMARY**

During the time period that the Land Use Element Update was developed it was obvious there was a consistent desire on the part of the community for the plan to:

- 1- Provide options for new types of development that would create the opportunity for walkable community centers with entertainment, retail, housing, and public gathering spaces such as community greens.
- 2- Provide options for housing for a diverse population.
- 3- Provide for the development of complete streets and encourage connectivity between neighborhoods, communities and regional amenities
- 4- Increase support for senior centers and libraries
- 5- Increase the quantity and quality of shopping and entertainment venues in the county
- 6- Increase the quantity, quality and diversity of employment opportunities in the county
- 7- Provide for the protection of the natural environment by addressing issues such as climate change in the coastal environment.

The various character areas noted in the plan provide new opportunities for a rich mix of commercial, office, industrial, housing and recreational components. These Character Areas will serve as the guidelines for future land use in all parts of the unincorporated areas of the county. The county's vast natural resources, with large swaths of flood plain, wetland and marshland areas, provide development opportunities that leverage the green infrastructure and environmental services provided ordinances encourage these sustainable and resilient features. For that to happen there will need to be new zoning and development regulations that allow for more creativity, while encouraging higher design and environmental standards.

## **8- NEXT STEPS**

- 1- A comprehensive revision to the zoning code, based on the community input should encourage connectivity across the region and provide creative and strategic uses of density, with incentives to preserve and protect the county's natural

resources. The revised ordinance should also look at the current parking requirements and bring the required parking into conformance with the number of spaces needed for the various land use types. During the development of the upgraded zoning codes it is recommended that all proposed development in the character areas be subject to Article VII of the County Zoning Code. This article gives the Planning Director the leeway to work with developers to create plans which would reflect the requirements of the Land Use Element in terms of Limited Impact development, increased inter-parcel connectivity

2- Update the existing development codes. A special area to be addressed would be the allowance for green infrastructure to handle storm water and allow better recharge of the aquifers.

3- Update the street standards for the county to achieve complete streets, which provide a full range of transportation options and connectivity across the county.

4- Enhance the cooperation between the cities and the county with emphasis on coordination of zoning and development regulations.

Bryan County can expect increasing development pressures, as more people are drawn to the area, due to its excellent school system, rich cultural heritage and coastal lifestyle. The shopping and dining opportunities that the public is so eager for will likely follow the additional roof tops that will be added, with this growth. This comprehensive plan update provides the structure for the implantation of an orderly and logical process for the future development of the county. It has evolved from the public's input and support and should serve the county well.

### **PROPOSED 5 Year Work Plan Elements:**

#### **1- Zoning Ordinance Revision**

The current ordinance needs updating. That ordinance was developed to govern a “greenfield” development regime, where there was very little development occurring at the time and very little projected for the future. The county is in a new era now, with development expanding rapidly across the county, placing historic crossroads, and natural resources under increasing pressure. To address the current environment, it is recommended that the county pursue a new ordinance that is either a Form-Based or Transect-Based Code. Information on each of these can be found at <https://www.cnu.org/resources/tools> .

12-18 month process for the code development

## **2- Architectural Standards for Development**

Public input, from both the on-line survey and community meetings, expressed a desire for some level of Architectural Standards to support a growing community aesthetic. Architectural codes need to be carefully prepared to assure that they do not lock the community into a single style of architecture but instead, allow new forms that blend-in with the historical background of the community, while promoting sustainable and resilient development. These codes have similar elements, but they need to be crafted by qualified professionals so that they are tailored to the community. An example of a recent code of this type is attached in the appendix, see Norcross GA Draft Code.

6 – 12 month process for the code development

## **3- Historic Preservation Standards**

These types of standards can be addressed in two ways. The community can develop a Historic Preservation District which will have the power to review and approve changes to older buildings and new construction within its district or it can have a code section within the Architectural Standards to cover the historic structures. The basic information on this type of regulation can be found at the State of Georgia Historic Preservation Office <http://georgiashpo.org/>

A stand-alone Historic Preservation District can take up to 18 months to prepare.

## **4- Revised Development Standards (emphasize ‘green’ and ‘low-impact’ standards)**

As part of the revisions to the zoning code it is imperative to address the development regulations of the county at the same time. Attention should be given to the following:

Required Parking reductions by land use type

Establishing ‘Green Infrastructure’ in the development code as a viable option for development.

Developing standards for “Living Breakwaters” and other coastal improvements to use natural solutions for erosion control along the coastal islands and the salt marshes.

For information on these subjects please go to the following websites.

CNU.org - the Congress of New Urbanism

ASLA.org- The American Society of Landscape Architects

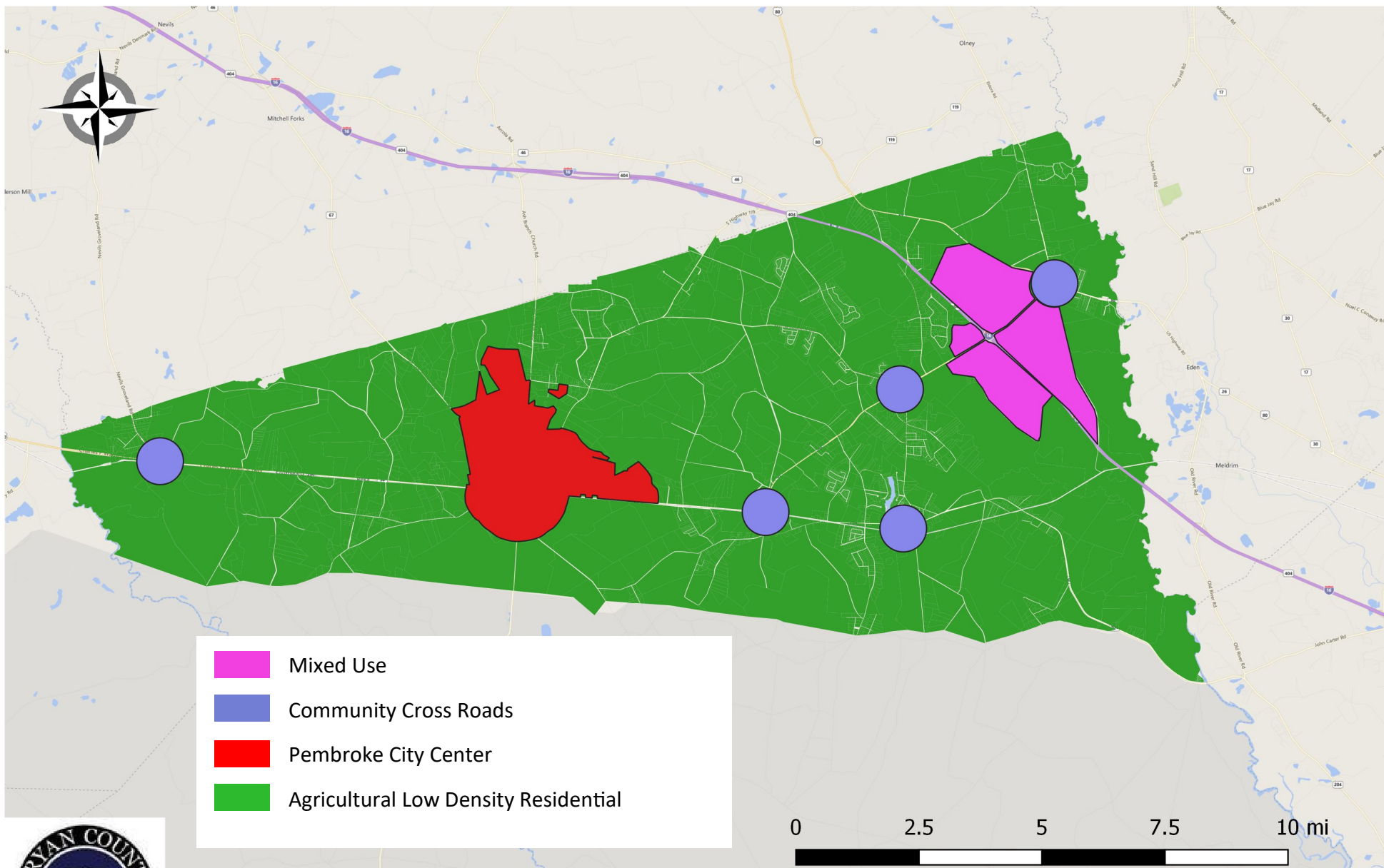
ASCE.org- The American Society of Civil Engineers

### **5- Increase Publicly Owned Greenspace**

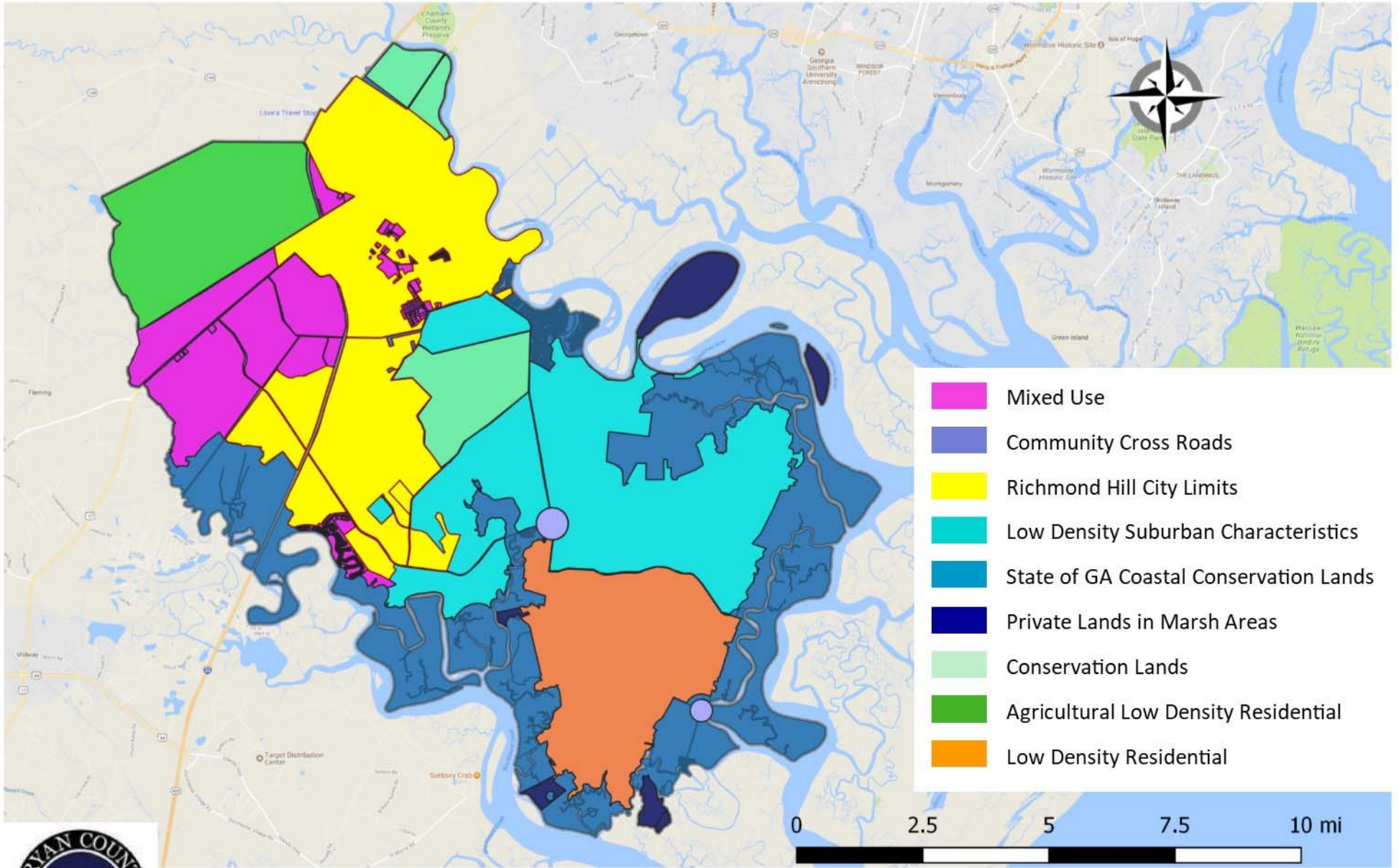
This goal can be achieved through the following mechanisms:

1- Purchase property utilizing Special Purpose Local Option Sales Tax programs. These programs must be voted in by the residents in the community. They allow for additional sales tax to be collected for targeted expenditures for green space, parks, and infrastructure. This could be a very good generator of cash flow for the projects envisioned since a large percentage of the sales tax revenue is generated by non-citizens traveling through the county. Other options exist, such as Purchase of Development Rights and Transfer of Development Rights programs that can also benefit the county by providing mechanisms to incentivize conservation areas.

2- As the development and zoning regulations are revised make sure that they include incentive programs for private development operations to include public green space, greenways and connectivity in their plans.



# North Bryan County Character Areas & Future Land Use Map



# South Bryan County Character Areas & Future Land Use Map



# Economic Development



Economic Base  
Unemployment Rate  
Class of Labor Force  
Places of Employment  
Workforce Development

# Economic Development

Economic development is the process by which a county improves the economic, political, and social well-being of its residents. This can be accomplished by creating the conditions for economic growth through expansion of the capacity of individuals, and businesses in a community.

Economic development generally includes three areas of focus:

1. Policies implemented to meet broad economic objectives such as price stability, high employment, expanded tax base, and sustainable growth.
2. Policies and programs to provide infrastructure and services such as highways, parks, affordable housing, crime prevention, and educational programs and projects.
3. Policies and programs directed at job creation and retention. These are specific efforts in business finance, marketing, neighborhood development, small business start-up and development, business retention and expansion, technology transfer, workforce training and real estate development.

Location and infrastructure are two of Bryan County's greatest assets for economic development. Close proximity to major interstates, airports and Savannah's international seaport make ground, air and sea transport easy and convenient. The County's pro-business approach allows new companies to be operational in record time.



# Economic Base

With outstanding public K-12 schools and distinguished post-secondary schools in the region, Bryan County offers students the opportunity to obtain the necessary knowledge in all academic levels.

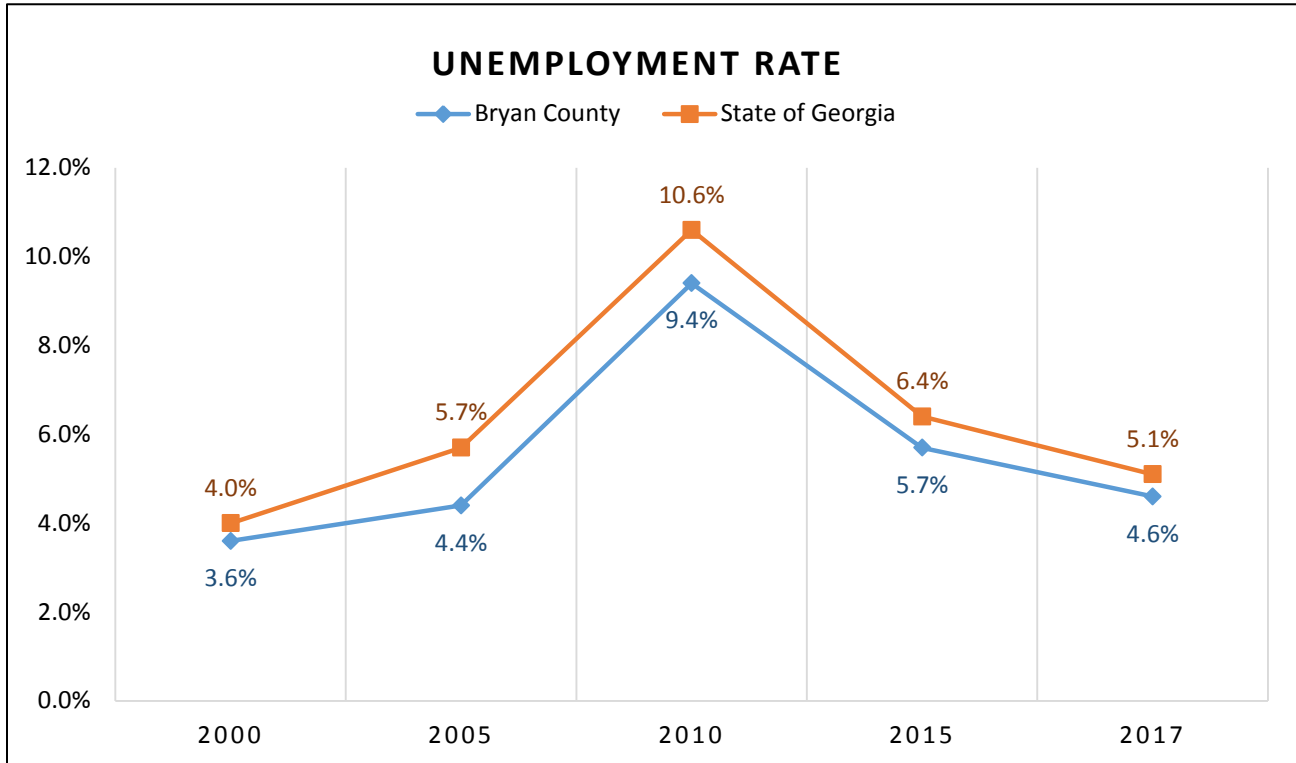
With 18 acclaimed colleges and universities the Savannah region provides programs of study to include everything from manufacturing, engineering and aviation technology to certified warehousing and distribution specialist, supply chain management and marketing. With excellent educational opportunities in the area, Bryan County's workforce continues to grow and meet the demands of existing and new industries.

The chart below summarizes the percentages of Bryan County residents employed in each industry type:

<b>Industry Type</b>	<b>Bryan County Workforce</b>
Sales and Office	23%
Management, Business, Financial	17%
Service	17%
Natural Resources, Construction and Maintenance	12%
Production, Transportation and Material Moving	11%
Education, Legal, Community Svs, Arts and Media	10%
Computer, Engineering and Science	6%
Healthcare Practitioner and Technical Occupations	5%

# Unemployment Rate

The 2017 estimated unemployment rate for Bryan County is 4.6%. Although the county has followed the same trend of unemployment as the State of Georgia, Bryan County has maintained a lower unemployment rate than the state average.



# Class of Labor Force

According to the 2016 Census Bureau estimates, the Bryan County labor force includes 75% private and salary workers, 18% government workers and 7% self-employed workers.

Class of Labor Force	Bryan County
Total Employed	14,981
Private Wage and Salary Workers	75.4%
Government Workers	18.1%
Self-Employed Workers & Unpaid Family Workers	6.5%

**75.4%**  
**Private Wage and Salary**



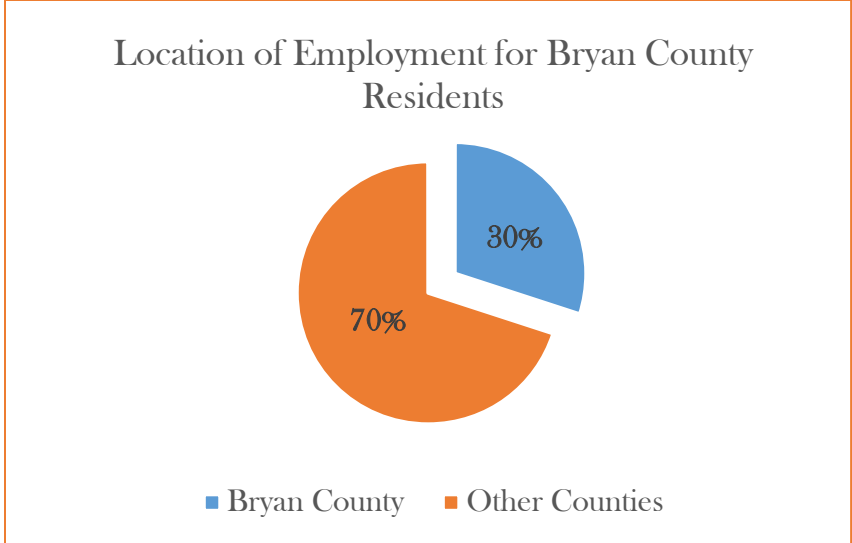
# Places of Employment

An estimated 30% of Bryan County's labor force seeks employment within Bryan County. Below is a list of several of the top employers within Bryan County:

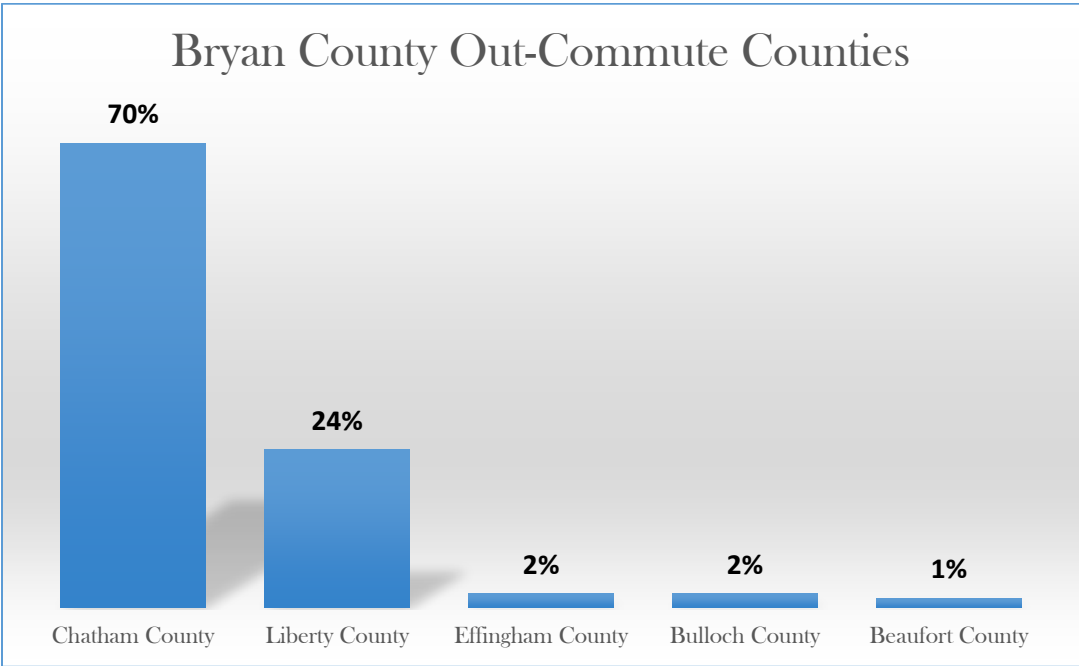
Company/Organization	Description	Total Employees
Bryan County Board of Education	Education	1,383
Bryan County Government	Government	299
Caesarstone	Manufacturer	214
McDonalds	Fast Food	210
MacAljon	Industrial Contracting/Maintenance	200
Kroger	Grocery	200
Enviroworx Operations	Electrical Contracting	160
Orafol	Manufacturer	154
Publix	Grocery	142
The Ford Plantation	Exclusive Golf Community	125



**70%**  
of Bryan County's  
Resident Workforce  
Out-Commute to  
other Counties.



Of the 70% of Bryan County residents that seek employment outside of the Bryan County 70% work in Chatham County, 24% work in Liberty County, 2% work in Effingham County, 2% work in Bulloch County and 1% work in Beaufort County South Carolina.



# Workforce Development

Workforce development issues in the region include:

- Labor supply shortage within more advanced blue collar skills
- Shallow bilingual applicant pool
- Labor quality is wage sensitive
- Limited graduation rates with manufacturing/logistics, while forecasts show increasing labor demand in these areas
- Shallow pool of IT-related skills and financial-based skills
- Less diversified economy





The following are some examples of training and recruitment programs identified by the Bryan County Development Authority to aid with workforce development issues in Bryan County:

***Soldier for Life - Transition Assistance Program***

*The Soldier for Life - Transition Assistance Program (SFL-TAP) at Fort Stewart provides full-spectrum transition services to soldiers, retirees, and their Army families in transition from active duty or demobilizing. Life skills training includes job search, resume writing, career guidance, and benefits use and negotiation skills relevant to a successful transition to civilian life.*

***Georgia Department of Labor***

*The Georgia Department of Labor provides a wide range of services to job seekers and employers. Their mission is to work with public and private partners in building a workforce system that contributes to Georgia's economic prosperity. The Department of Labor consists of the following divisions and offices: Employment Services, Unemployment Insurance, Workforce Statistics and Economic Research.*

***Savannah Technical College***

*Savannah Technical College offers services to help in the recruitment, hiring and retention of well-qualified employees. They provide customized training programs that are designed to suit the customer's needs and conduct on-site recruiting activities on their campus as frequently as needed. These activities range from on-campus interviews, making presentations to students on specific organizations, facilitating workshops on career-related subjects and participating in career fairs.*

***Quick Start***

*Quick Start provides comprehensive workforce training services and customized, job-specific training free-of-charge to qualified businesses in Georgia. The program is one of the state's key assets for supporting new and expanding industries. They work hand-in-hand with the Technical College System of Georgia to help deliver state-of-the-art training to businesses and industries. To ensure a smooth process, Quick Start will work with a company to determine the best place for training, whether it be in classrooms, mobile labs or directly on the plant floor.*

# Coastal Vulnerability And Resilience



**Community Resilience**  
**Natural Hazards**  
**Storm Surge and Development**  
**Vulnerable Populations**

# Community Resilience

Community resilience is the sustained ability of a community to utilize available resources to anticipate the risk of, respond to, withstand, and recover from adverse situations.

Resilient communities minimize any disaster's disruption to everyday life and their local economies. Resilient communities prepare to help prevent or minimize the loss or damage to life, property, and the environment. Resilient communities also have the ability to quickly reopen businesses, and restore other essential services needed for a full and timely economic recovery.

# Natural Hazards

The Bryan County Multi-Jurisdictional Hazard Mitigation Plan identified the eight natural hazards considered to pose the most threat to residents, property and the economy as:

- ❖ Coastal Storms
- ❖ Drought
- ❖ Flooding
- ❖ Hail
- ❖ Hurricanes
- ❖ Tornadoes
- ❖ Wildfires
- ❖ Windstorms

In the wake of Hurricane Irma and Hurricane Matthew Bryan County residents are more aware of the impacts associated with hurricane force winds, rain, flooding, and storm surge.

According to the Palmer Drought Index Bryan County has the potential for exceptional drought conditions due to low precipitation levels of the region.

# Storm Surge and Development

Storm surge is defined as a rising of the sea as a result of atmospheric pressure changes and wind associated with a storm. Along the coast, storm surge is often the greatest threat to life and property from a hurricane.

The map on the following page depicts the areas of Bryan County that would be affected by the various categories of storms.





# Vulnerable Populations

An important component in improving the resilience of a county is to identify the vulnerable populations within the community.

The most vulnerable populations include:

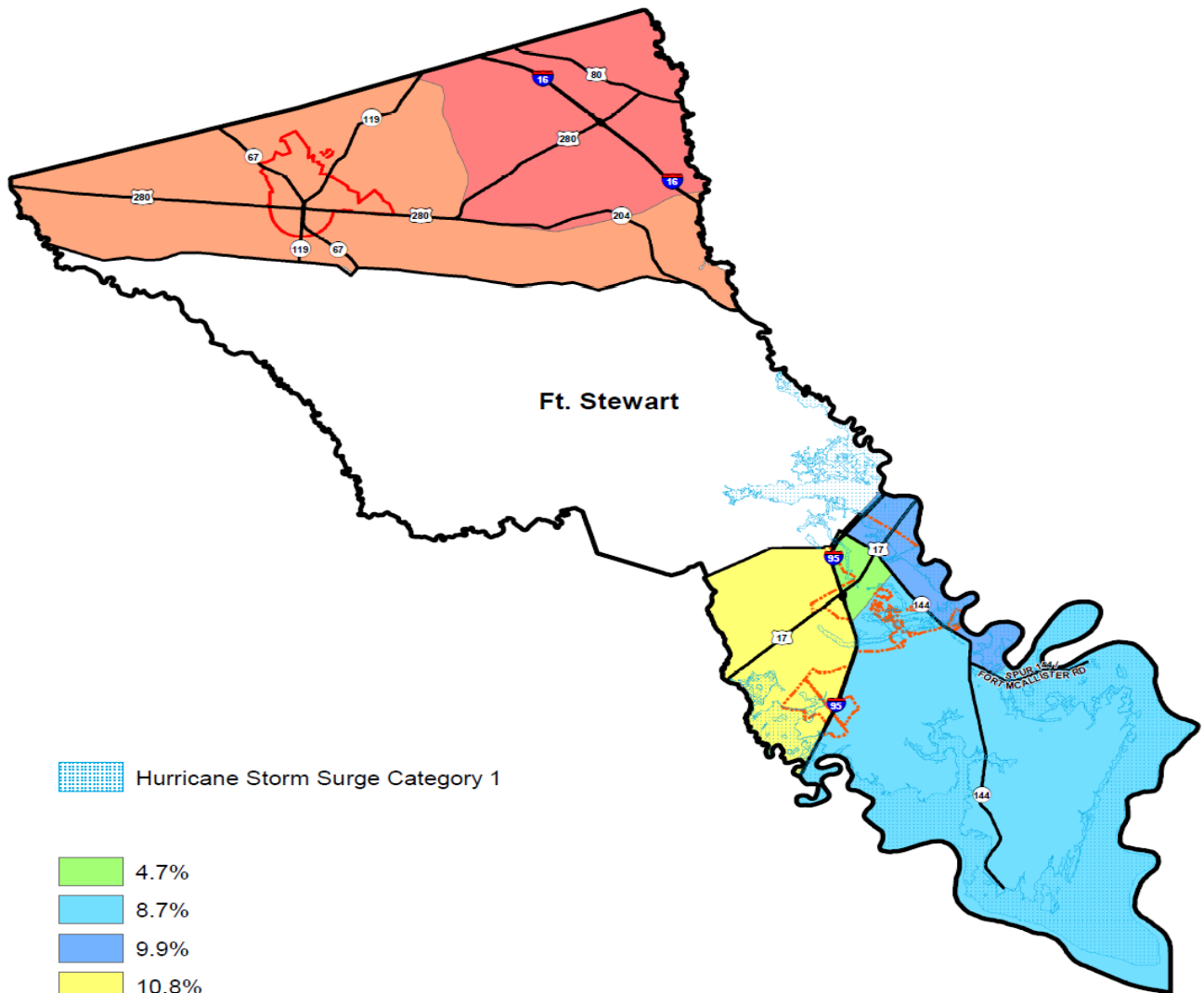
- Adults over the age of 65
- Children less than 5 years old
- Persons living in poverty
- Persons without reliable transportation living in areas without public transportation.
- Persons living in Mobile Homes


The populations identified as vulnerable may have difficulty adhering to evacuation orders due to age, income and mobility.







According to the 2015 census data Adults over the age of 65 represent a total of 10% of the entire Bryan County population. As seen in the attached map some areas of the county have a higher concentration of over 65 population.

Persons living in poverty are considered to be a vulnerable population due to the limited ability to secure reliable transportation, temporary lodging in the case of an evacuation or replacement housing should they lose their home due to a natural disaster.

In the coastal areas which are more susceptible to tropical storms and hurricanes, mobile homes have been identified as vulnerable housing. Mobile homes are more likely to sustain greater damage from high winds and flying debris than traditional stick built homes.




 Hurricane Storm Surge Category 1

-  4.7%
-  8.7%
-  9.9%
-  10.8%
-  14.4%
-  14.6%

-  Interstate, US & State Highways
-  County Boundary
-  Pembroke City Limits
-  Richmond Hill City Limits

\*Percentages are based on the total estimated population of each individual census tract.

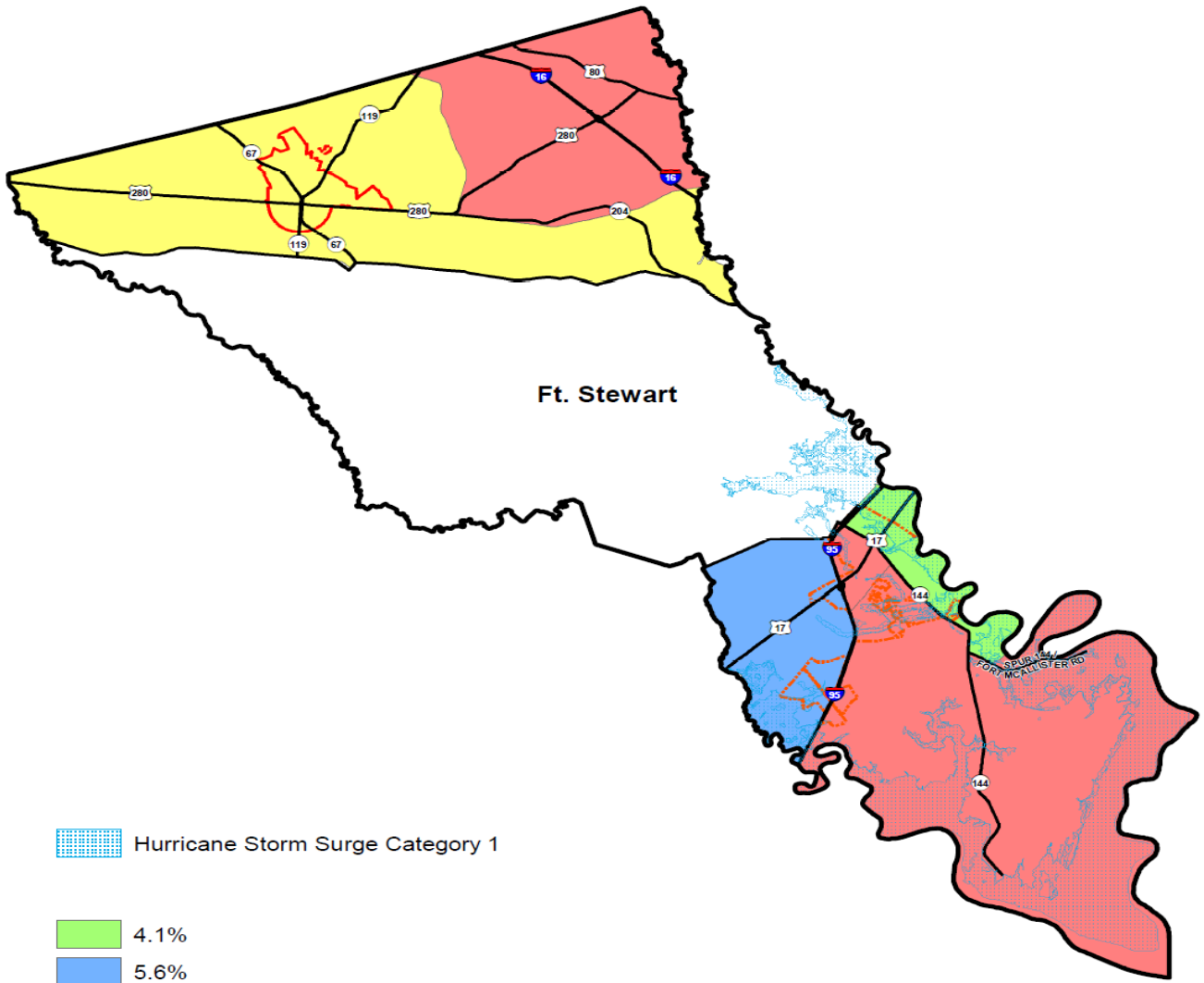
  
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


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February 2018




### Vulnerable Senior (65+) Population by Census Tract Bryan County

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 Hurricane Storm Surge Category 1

-  4.1%
-  5.6%
-  7.5%
-  8.0%

-  Interstate, US & State Highways
-  County Boundary
-  Pembroke City Limits
-  Richmond Hill City Limits

\*Percentages are based on the total estimated population of each individual census tract.

  
 1:250,000

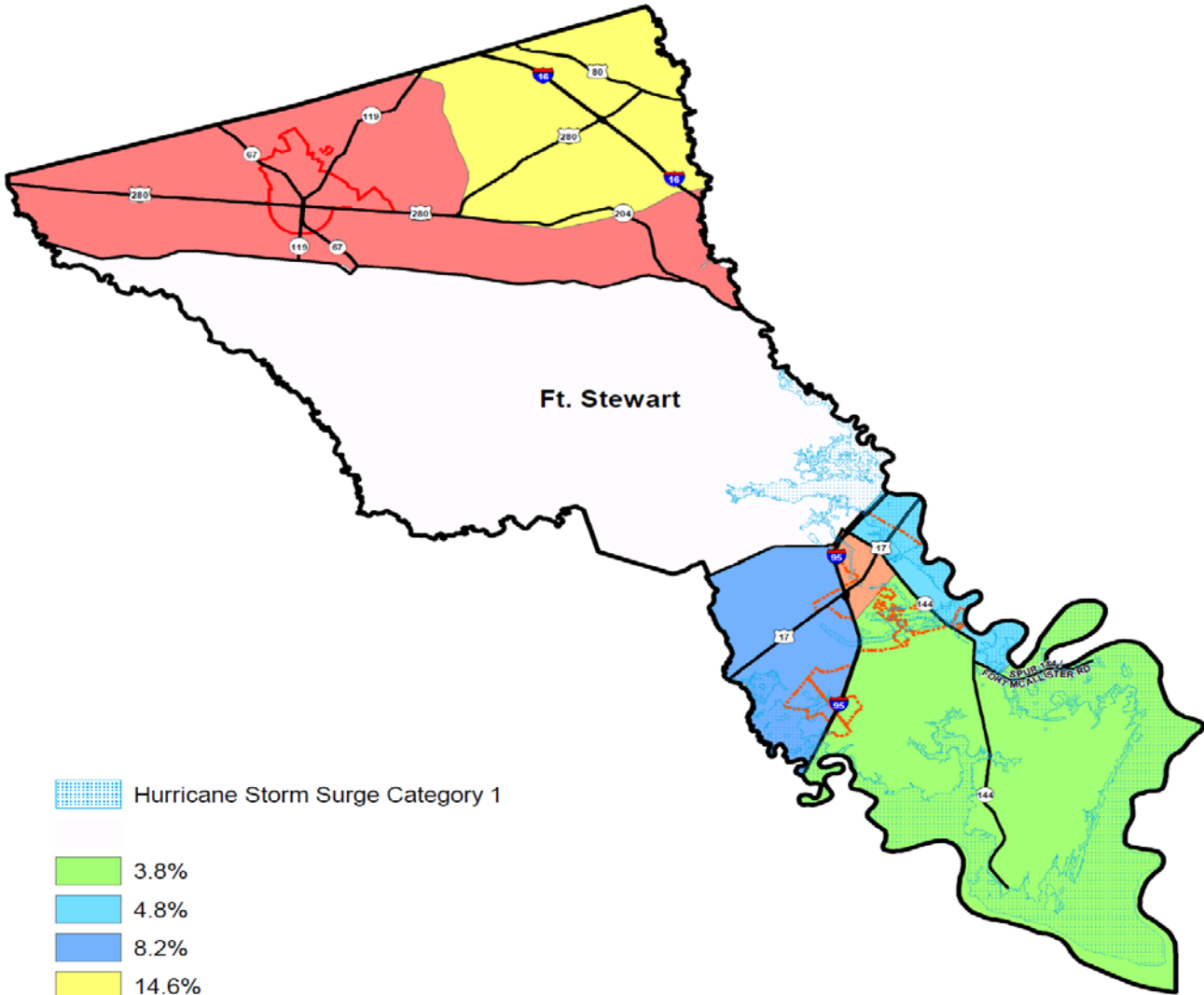



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





### Vulnerable Population Under Age 5 by Census Tract Bryan County

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 Hurricane Storm Surge Category 1

-  3.8%
-  4.8%
-  8.2%
-  14.6%
-  16.5%
-  18.8%

-  Interstate, US & State Highways
-  County Boundary
-  Pembroke City Limits
-  Richmond Hill City Limits

\*Percentages are based on the total estimated population of each individual census tract.

1:250,000

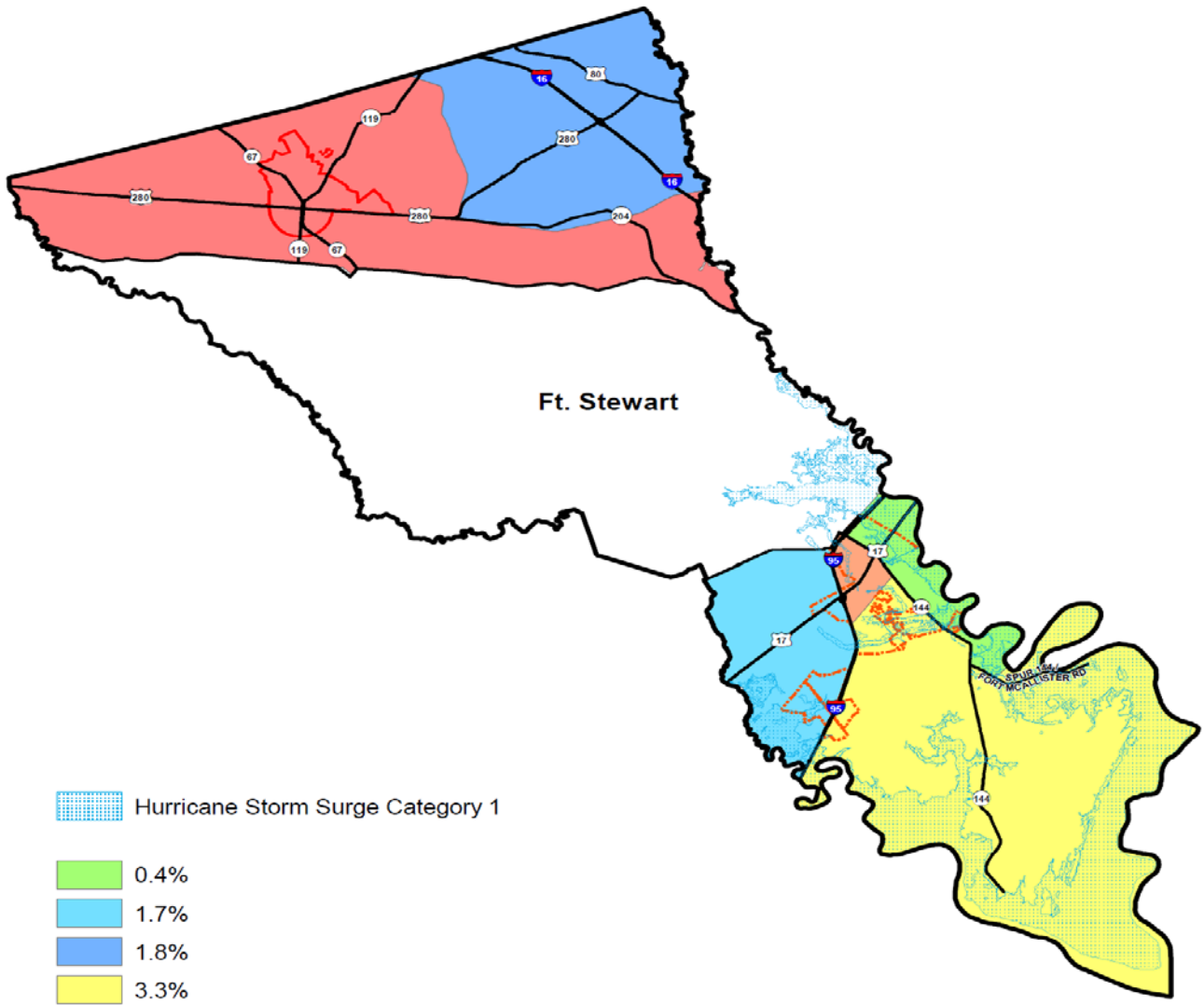
### Percentage of Poverty Level Families by Census Tract Bryan County











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-  Hurricane Storm Surge Category 1
-  0.4%
-  1.7%
-  1.8%
-  3.3%
-  4.2%
-  12.3%

-  Interstate, US & State Highways
-  County Boundary
-  Pembroke City Limits
-  Richmond Hill City Limits

\*Percentages are based on the total estimated population of each individual census tract.

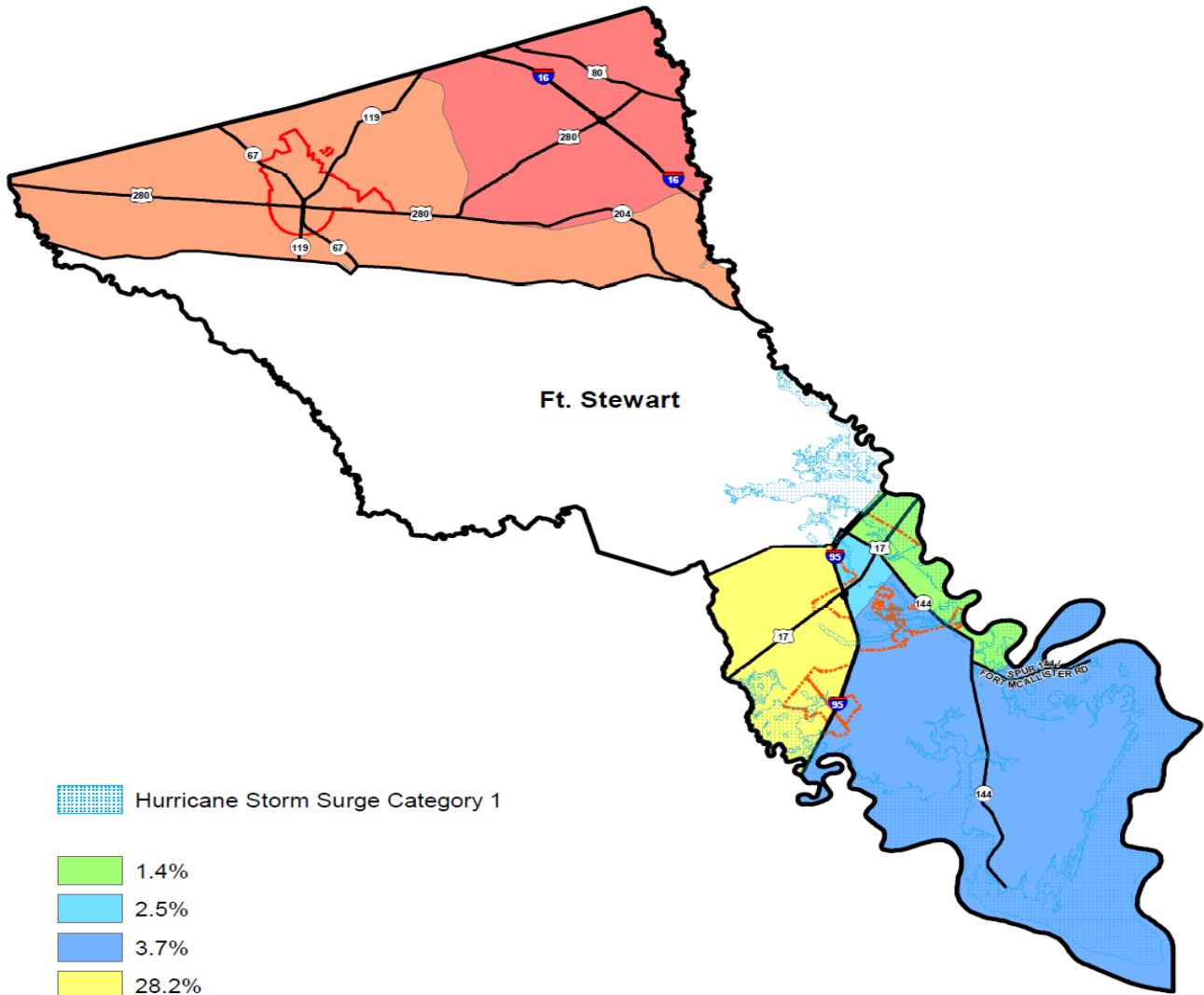
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



**Percentage of Households Without a Vehicle  
by Census Tract  
Bryan County**

Produced by Bryan County GIS  
February 2018

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 Hurricane Storm Surge Category 1

-  1.4%
-  2.5%
-  3.7%
-  28.2%
-  30.1%
-  38.1%

-  Interstate, US & State Highways
-  County Boundary
-  Pembroke City Limits
-  Richmond Hill City Limits

\*Percentages are based on the total estimated population of each individual census tract.

1:250,000



Produced by Bryan County GIS  
February 2018



### Mobile Home Population by Census Tract Bryan County

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# Community Work Program



Report of Accomplishments  
Short-Term Work Program

## REPORT OF ACCOMPLISHMENTS

Project or Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>DEVELOPMENT PATTERNS</b>					
Comprehensive Plan Update	2013	County	In House	GF	Complete
Continually Review and Update Zoning Ordinance and Subdivision Regulations	2013-2016	County	In House	GF	In Progress
Continually Review and Update Engineering Manual	2013-2016	County	In House	GF	In Progress
Implement "Georgia Storm Water Management Manual" (Blue Book) Requirements for Storm Water Management	2013-2016	County	\$1,000	GF, DCA, EPD, EPA	In Progress
Modify Existing Ordinances to Include References to Ensure New Development is Compatible with Military Activities	2015-2016	County	\$1,000	GF, DOD	In Progress
Coordinate Zoning Districts with Plans for Water or Sewer Services in the Unincorporated Areas of the County and Encourage New Development in Areas of Proximity of Existing Infrastructure	2013-2016	County	\$1,000	GF	In Progress
Create Educational Materials to Inform the Public of Land Use Regulations	2015-2016	County	\$1,000	GF	In Progress
Install "Welcome to Bryan County" signs at Appropriate Entrances to the County	2012-2016	County	\$5,000	GF	In Progress
Utilize Census Data to Support and Enhance County Growth and Development and Provide Services to Local Residents and Officials	2013-2016	County	\$5,000	In House	In Progress
Participate in the Community Rating System Sponsored by the NFIP to Help Reduce Flood Damage to Insurable Property, Increase Understanding of Insurance Aspects and Encourage a Comprehensive Approach to Floodplain Management	2013-2016	County			Complete
<b>ECONOMIC DEVELOPMENT</b>					
Bryan County Should Follow the Strategies Laid Out in the Report Completed by Georgia Tech "Economic Diversification of Bryan County Georgia"	2012-2016	County and EDA	\$5,000 Annually	GF, EDA	In Progress
Promote Higher-Paying Varieties of Employment Through the Local Marketing Program	2012-2016	County and EDA	\$10,000 Annually	GF	In Progress

## REPORT OF ACCOMPLISHMENTS

Project or Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
Promote Tourism Efforts by Encouraging Accessibility to Attractions and Outdoor Activities, Such as Fishing, Kayaking, Coordinating Day Trips to Places like Savannah and Ft. McAllister, Float Trips down the river, etc	2012-2016	County	\$5,000 Annually	GF	In Progress
Explore the Opportunity of Utilizing Old Bryan Co. Fisherman's Coop as a Tourist Attraction	NA	County	\$2,000	GF, EDA	In Progress
Continue to Promote the Growth Surrounding the Ports and the Economic Advantages that this Brings	2012-2016	County	\$5,000 Annually	GF	In Progress
Through the Development Authority, Concentrate on Business Recruitment for the Cities	2012-2016	County, DA, Cities	\$5,000 Annually	GF	In Progress
Prepare Workforce for Desired Jobs Through Appropriate High-School and Vocational-Technical School Programs, Including Work-Study Opportunities	2012-2016	County, DA, CC, Cities, BOA, DTAE		GF, School Taxes, US Dept. of Commerce	In Progress
Take Proactive Measures to Protect Valued Historic and Natural Resources through Local Inventories Assessments and Ordinances	NA				In Progress
<b>HOUSING</b>					
Conduct a Housing Inventory of the County	2013-2015	County	\$10,000	USDA	Not Complete
Conduct a Housing Rehabilitation Needs Assessment. Explore the Feasibility of Applying for CDBG Funding for Housing Rehabilitation	NA	County, City	\$3,000	GF	Not Complete
Conduct a Comprehensive Review of Zoning Ordinance to Consider Reclassification of Residential Zones	2013-2016	County	\$3,000	GF	In Progress
Maintain Key Data to Support Current and Future Development and Focus on Growth Maintenance in the County	2013-2016	County		GF	In Progress
Maintain Accurate Structure Information Concerning Location for Departments Such as 911 Address, Tax Assessor, EMS, Other County Departments and Outside Agencies	2013-2016	County		GF	Complete

## REPORT OF ACCOMPLISHMENTS

Project or Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>NATURAL &amp; CULTURAL RESOURCES</b>					
Nominate Historic Resources to National Register	2013-2016	County	\$2,000	PF	In Progress
Adopt Local Historic Preservation Ordinances	NA	County	\$2,000	GF	In Progress
Develop Design Guidelines for Historic Districts	NA	County	\$5,000	GF, PF	In Progress
Seek Funding for Historic Preservation Projects	N/A	County	\$1,000	DNR-HPD, DCA, PF	In Progress
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	N/A	County	\$1,000	GF	In Progress
Develop Historical and Ecological Heritage Tourism Programs	N/A	County	\$5,000	GF, PF, EPA	In Progress
Adopt Criteria for Protection of Groundwater Recharge Areas in Accordance with Part V Environmental Standards	2013-2016	County	\$6,000	GF	In Progress
Continue with Watershed Protection Upgrades and Drainage Improvements	2013-2016	County	\$4,000	GF	In Progress
Adopt Criteria for River Corridor Protection in Accordance with Part V Environmental Standards	2013-2016	County	\$2,000	GF	In Progress
Adopt Criteria for Protection of Wetland Areas in Accordance with Part V Environmental Standards	2013-2016	County	\$8,000	GF	In Progress
Continue to Implement Community Green Space Program - Update as Necessary	2013-2016	County	\$2,000	GF	In Progress
Enhance and Enforce Existing Tree Management Plan	2013-2016	County	\$2,000	GF	In Progress
Adopt Development Guidelines for the Protection of Agricultural Lands from Unreasonable Encroachment of Commercial Use	2013-2016	County	\$2,000	GF	In Progress
Adopt a Pollution Ordinance to Protect Against Unwanted Noise, Light and Commercial Signage	NA				In Progress

## REPORT OF ACCOMPLISHMENTS

Project or Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
Develop a "Fishing Village" Overlay District or Small Area Development Plan for Kilkenny	NA				In Progress
Work closely Monitoring GIS Activity with County Development and with the Department of Natural Resources, CRC and FEMA to Meet Environmental Needs	2013-2016	County		GF	In Progress
<b>COMMUNITY FACILITIES &amp; SERVICES</b>					
Encourage and Foster Continuing Education Opportunities Through Collaboration Among Schools, Senior Centers and Nearby Institutions of Higher Education	2012-2016	County and EDA	\$5,000	University System, DTAE, BOE	In Progress
Explore the Feasibility of Consolidating Land Use Regulation and Enforcement Programs	2013-2016	County	\$2,000	GF, Splost	In Progress
Assess the Possibilities of Generating Revenue Through Use Fees for Each Service Provided by the County	2012	County	\$2,000	GF, Splost	In Progress
Discourage the Proliferation of New Septics and Septic Repairs	2013-2016	County	\$2,000		In Progress
Expand Social Services Throughout the County and Partner with Other State and Local Organizations and the United Way		County, Cities	Unknown	GF	In Progress
Continue Working to Achieve some Nationally Recognized Standards Such as Police Officer per Population Ratio and Installing GPS in Emergency Vehicles	NA	County	\$2,000	GF, Splost	In Progress
Complete Construction of Remaining 2 New Fire Stations	2012-2014	County	\$225,000		Complete
Continuously Update the Newly Implemented E911 System and Explore Establishing an E911 Committee	2012-2016	County	\$2,000	GF, Splost	In Progress
Continue Water/Sewer Expansion (Richmond Hill and Pembroke): Water/Wastewater Projects	2013-2016	County	\$9,000,000	GF, Splost	In Progress
Continue with the County Building Construction Projects (Developing Bid Projects)	2013-2016	County	\$1,300,000	GF, Splost	In Progress
Continue with Construction of Ball Fields for the New Park (Currently Being Bid Out)	2012-2014	County	\$200,000	GF, Splost	In Progress
County will Continue to Evaluate Future Expansion in the Mental Health Services Through DFACS Services and Fort Stewart	2014-2016	County	\$5,000	GF	In Progress



## REPORT OF ACCOMPLISHMENTS

Project or Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
Complete Construction of New Amphitheater	2013-2016	County	\$500,000	GF, Splost	Project Cancelled
County Plans to Build a New Gym, New Library, Splash Parks, and a New Animal Control Facility	2016	County, City	\$5,000,000	GF, Splost	In Progress
Support More Recycling Initiatives and Continue to Work with Ft. Stewart and Republic on Co-Mingled Waste	2013-2016	County	\$2,000	GF	In Progress
Build, Sustain and Maintain Core GIS Infrastructure to Sustain GIS Operations and Coordination with All Affected County Departments	2013-2016	County	\$5,000	GF	In Progress
Develop GIS Services in the GIS Server Environment to Have Public, Departmental and Local Access to County Data as Appropriate	2013-2016	County	\$5,000	GF	Complete
Make All Data Accessible by Website, Mobile App., Tablet, Both Internally and Externally with Appropriate Levels of Security and Access	2013-2016	County	\$5,000	GF	In Progress
Map, Digitize in Creative Ways Existing Data Through Scanning, Obtaining GPS Location, Streamline Administrative Efforts and Make Data More Accessible.	2013-2016	County	\$5,000	GF	In Progress
Support Any Internal Effort With Map Products, Special Analysis, Knowledge and Resources to Obtain Funding, Community Relations, Outreach, Training for Department Needs		County	\$5,000	GF	In Progress
<b>INTERGOVERNMENTAL COORDINATION</b>					
Explore Forming a "Bryan County Intergovernmental Council" That Would Include Mayors, Councils, Commissioners, BOE, etc. and Would Meet Quarterly or Bi-Annually	2013-2016	County , Cities	Staff Time	GF	In Progress
Better Coordination with DNR and More Strict Enforcement on Marine Safety Regulations	2013-2016	County, DNR	\$5,000	GF, DNR	In Progress
Seek Creative Cost Solutions Through High School Work Study Programs, College Internships, Shared Local, County, State Federal and Professional Sourcing for Training, Material and Collective Joint Efforts	2013-2016	County	\$10,000	GF	In Progress
Maintain and Improve Professional Awareness and Relationships with the Local and Regional Communities	2013-2016	County		GF	In Progress

## REPORT OF ACCOMPLISHMENTS

Project or Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status
<b>TRANSPORTATION</b>					
Continue to Explore Option of Regional Sales Tax for Regional Transportation Plan	2012-2016	County	\$2,000	GF, Splost, GDOT	In Progress
Continue with Greenway Trail Improvements as Approved in Plan	2013-2016	County, Cities	\$5,000	GF	In Progress
Continually Gauge Public Support For Need or Demand for Public Transit	2013-2016	County	\$2,000	GF	In Progress
Maintain Road Networks to Support BOE Busing Activities, Road Maps, 911, Post Office and Updating National Databases	2013-2016	County	\$10,000	GF	In Progress
<b>COMMENTS</b>					
<p><b>The following projects were not completed due to a shift in priorities of available resources:</b></p> <ul style="list-style-type: none"> <li>* Conduct a Housing Inventory of the County</li> <li>* Conduct a Housing Rehabilitation Needs Assessment. Explore the Feasibility of Applying for CDBG Funding for Housing Rehabilitation</li> </ul> <p><b>The following project was cancelled due to a reassessment of community facility needs</b></p> <ul style="list-style-type: none"> <li>* Complete Construction of New Amphitheater</li> </ul>					

## Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
<b>Development Patterns</b>								
Comprehensive Plan Update					x	County	\$40,000	County Unincorporated Fund
Seek Funding for Historic Preservation Projects		x	x	x	x	County	Staff Time	General Fund
Establish an Intermediate Development Ordinance	x						\$30,000	County Unincorporated Fund
Conduct a Comprehensive Review of Zoning and Subdivision Ordinance		x	x			County	\$80,000	County Unincorporated Fund
Implement County-Wide Impact Fees	x					County	\$40,000	County Unincorporated Fund & General Fund
<b>Cultural and Historic Resources</b>								
Foster and develop the Area's opportunities for partnering the historic resources with the film industry and the demand for filming locations	x	x	x	x	x	County	\$1,000 annually	General Fund
Adopt Local Historic Preservation Ordinances	x	x	x	x	x	County	\$2,000	County Unincorporated Fund
Develop Design Guidelines for Historic Districts				x	x	County	\$5,000	County Unincorporated Fund
Seek Funding for Historic Preservation Projects			x	x	x	County	\$1,000	County Unincorporated Fund
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals			x	x	x	County	\$5,000	County Unincorporated Fund
Develop Historical and Ecological Heritage Education Programs			x	x	x	County	\$5,000	General Fund
Continually Review and Update Zoning Ordinance and Subdivision Regulations	x	x	x	x	x	County	In House	GF
Continually Review and Update Engineering Manual	x	x	x	x	x	County	In House	GF
Implement "Georgia Storm Water Management Manual" (Blue Book) Requirements for Storm Water Management	x	x				County	\$1,000	GF, DCA, EPD, EPA

## Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Modify Existing Ordinances to Include References to Ensure New Development is Compatible with Military Activities	x	x	x			County	\$1,000	GF, DOD
Coordinate Zoning Districts with Plans for Water or Sewer Services in the Unincorporated Areas of the County and Encourage New Development in Areas of Proximity of Existing Infrastructure	x	x	x			County	\$1,000	GF
Create Educational Materials to Inform the Public of Land Use Regulations	x	x				County	\$1,000	GF
Install "Welcome to Bryan County" signs at Appropriate Entrances to the County	x	x	x			County	\$5,000	GF
Utilize Census Data to Support and Enhance County Growth and Development and Provide Services to Local Residents and Officials	x	x	x	x	x	County	\$5,000	In House
<b>Natural Resources</b>								
Conduct a feasibility study of additional access for boaters to our coastal resources			x			County	\$10,000	General Fund
Enhance and Enforce existing tree management plan		x	x	x	x	County	\$2,000	County Unincorporated Fund
Continue to pursue available drinking water resources other than its limited mandated capacity from the Floridian Aquifer.		x	x	x	x	County	\$30,000	Water and Sewer Fund
Develop Conservation Based Subdivision Ordinances that minimize the consumption of greenspace and establishment of buffers.		x	x			County	\$5,000	County Unincorporated Fund
Increase the capability and effectiveness of Bryan County Code Enforcement	x	x	x	x	x	County	Staff Time	County Unincorporated Fund
Nominate Historic Resources to National Register	x	x	x	x	x	County	\$2,000	PF
Adopt Local Historic Preservation Ordinances	x	x	x	x	x	County	\$2,000	GF
Develop Design Guidelines for Historic Districts		x	x			County	\$5,000	GF, PF
Seek Funding for Historic Preservation Projects	x	x	x	x	x	County	\$1,000	DNR-HPD, DCA, PF

## Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	x	x	x			County	\$1,000	GF
Develop Historical and Ecological Heritage Tourism Programs			x	x	x	County	\$5,000	GF, PF, EPA
Adopt Criteria for Protection of Groundwater Recharge Areas in Accordance with Part V Environmental Standards	x	x	x			County	\$6,000	GF
Continue with Watershed Protection Upgrades and Drainage Improvements	x	x	x			County	\$4,000	GF
Adopt Criteria for River Corridor Protection in Accordance with Part V Environmental Standards	x	x	x			County	\$2,000	GF
Adopt Criteria for Protection of Wetland Areas in Accordance with Part V Environmental Standards	x	x	x			County	\$8,000	GF
Continue to Implement Community Green Space Program - Update as Necessary	x	x	x			County	\$2,000	GF
Enhance and Enforce Existing Tree Management Plan	x	x	x	x	x	County	\$2,000	GF
Adopt Development Guidelines for the Protection of Agricultural Lands from Unreasonable Encroachment of Commercial Use	x	x	x			County	\$2,000	GF
Adopt a Pollution Ordinance to Protect Against Unwanted Noise, Light and Commercial Signage		x	x					
Develop a "Fishing Village" Overlay District or Small Area Development Plan for Kilkenny	x	x						
Work closely Monitoring GIS Activity with County Development and with the Department of Natural Resources, CRC and FEMA to Meet Environmental Needs	x	x	x	x	x	County		GF
<b>Economic Development</b>								
Continue to provide funding for the Bryan County Economic Development Authority for the recruitment and retention of Industry	x	x	x	x	x	County	\$575,000 Annually	General Fund
Dedicate a full time position to workforce development	x	x	x	x	x	DABC	\$40,000 Annually	DABC
Partner with DABC to conduct an update to the Workforce Study					x	County	\$10,000	General Fund

## Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Continue to provide support to the DABC in the infrastructure development of the Industrial Parks by means of in-kind labor	x	x	x	x	x	County	Staff Time	General Fund
Bryan County Should Follow the Strategies Laid Out in the Report Completed by Georgia Tech "Economic Diversification of Bryan County Georgia"	x	x	x	x	x	County and EDA	\$5,000 Annually	GF, EDA
Promote Higher-Paying Varieties of Employment Through the Local Marketing Program	x	x	x	x	x	County and EDA	\$10,000 Annually	GF
Promote Tourism Efforts by Encouraging Accessibility to Attractions and Outdoor Activities, Such as Fishing, Kayaking, Coordinating Day Trips to Places like Savannah and Ft. McAllister, Float Trips down the river, etc	x	x	x	x	x	County	\$5,000 Annually	GF
Explore the Opportunity of Utilizing Old Bryan Co. Fisherman's Coop as a Tourist Attraction		x	x			County	\$2,000	GF, EDA
Continue to Promote the Growth Surrounding the Ports and the Economic Advantages that this Brings	x	x	x	x	x	County	\$5,000 Annually	GF
Through the Development Authority, Concentrate on Business Recruitment for the Cities	x	x	x	x	x	County, DA, Cities	\$5,000 Annually	GF
Prepare Workforce for Desired Jobs Through Appropriate High-School and Vocational-Technical School Programs, Including Work-Study Opportunities	x	x	x	x	x	County, DA, CC, Cities, BOA, DTAE		GF, School Taxes, US Dept. of Commerce
Take Proactive Measures to Protect Valued Historic and Natural Resources through Local Inventories Assessments and Ordinances	x	x	x	x	x	County		
<b>Community Facilities and Services</b>								
Develop and maintain a capital improvement program for recreation to meet the demand produced by population growth	x	x	x	x	x	County	Staff Time	General Fund
Recreation Gym and Field Construction or Improvement Projects	x	x	x	x	x	County	3,000,000	SPLOST 6 & 7
Either expand current Library facility or build a new library in South Bryan		x	x			County	\$8,000,000	Splost, General Fund, Impact Fees

## Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Adapt facilities plan to incorporate long term planning for the development of gathering place type venues		x	x	x	x	County	Staff Time	General Fund
Complete the construction of two Fire and Emergency Services Stations		x			x	County	2,000,000	SPLOST 7
Complete the construction of Sheriff's holding facility in South Bryan				x		County	300,000	SPLOST 7
Encourage and Foster Continuing Education Opportunities Through Collaboration Among Schools, Senior Centers and Nearby Institutions of Higher Education	x	x	x	x	x	County and EDA	\$5,000	University System, DTAE, BOE
Explore the Feasibility of Consolidating Land Use Regulation and Enforcement Programs	x	x	x			County	\$2,000	GF, Splost
Assess the Possibilities of Generating Revenue Through Use Fees for Each Service Provided by the County	x	x	x			County	\$2,000	GF, Splost
Discourage the Proliferation of New Septics and Septic Repairs	x	x	x	x	x	County	\$2,000	
Expand Social Services Throughout the County and Partner with Other State and Local Organizations and the United Way	x	x	x	x	x	County, Cities	Unknown	GF
Continue Working to Achieve some Nationally Recognized Standards Such as Police Officer per Population Ratio and Installing GPS in Emergency Vehicles	x	x	x			County	\$2,000	GF, Splost
Continuously Update the Newly Implemented E911 System and Explore Establishing an E911 Committee	x	x				County	\$2,000	GF, Splost
Continue Water/Sewer Expansion (Richmond Hill and Pembroke): Water/Wastewater Projects	x	x	x	x	x	County	\$9,000,000	GF, Splost
Continue with the County Building Construction Projects (Developing Bid Projects)	x	x	x	x	x	County	\$1,300,000	GF, Splost
Continue with Construction of Ball Fields for the New Park (Currently Being Bid Out)	x					County	\$200,000	GF, Splost
County will Continue to Evaluate Future Expansion in the Mental Health Services Through DFACS Services and Fort Stewart	x	x	x	x	x	County	\$5,000	GF
County Plans to Build a New Gym, New Library, Splash Parks, and a New Animal Control Facility	x	x	x			County, City	\$5,000,000	GF, Splost
Support More Recycling Initiatives and Continue to Work with Ft. Stewart and Republic on Co-Mingled Waste	x	x	x	x	x	County	\$2,000	GF

## Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Build, Sustain and Maintain Core GIS Infrastructure to Sustain GIS Operations and Coordination with All Affected County Departments	x	x				County	\$5,000	GF
Make All Data Accessible by Website, Mobile App., Tablet, Both Internally and Externally with Appropriate Levels of Security and Access	x	x				County	\$5,000	GF
Map, Digitize in Creative Ways Existing Data Through Scanning, Obtaining GPS Location, Streamline Administrative Efforts and Make Data More Accessible.	x	x				County	\$5,000	GF
Support Any Internal Effort With Map Products, Special Analysis, Knowledge and Resources to Obtain Funding, Community Relations, Outreach, Training for Department Needs	x	x	x	x	x	County	\$5,000	GF
<b>Population</b>								
Conduct annual planning sessions with the other local government entities of the County that are centered around adequately meeting the needs associated with growth	x	x	x	x	x	County	\$5,000 annually	General Fund
Annual growth pattern assessments should be conducted to provide guidance for capital Improvement Plan adjustment	x	x	x	x	x	County	Staff Time	General Fund
<b>Transportation</b>								
Continue to update the transportation Capital Improvement plan based on regularly updated traffic studies	x	x	x	x	x	County	\$10,000 annually	General Fund
Complete the construction of the I-95 Interchange in South Bryan County			x			County, State, City of Richmond Hill	\$18 million	General Fund, State Fund, City Funds
Complete the widening project for Highway 144			x			State	\$22 million	State Funds
Complete Roundabout Intersection Project at Belfast Keller & Belfast River		x				County	\$1 million	SPLOST 7 & TSPLOST
Complete Roundabout Intersection Project at Belfast River & Harris Trail		x				County	\$1 million	SPLOST 7 & TSPLOST
Complete Roundabout Intersection Project at Highway 280 and Wilma Edwards Road		x				County & State	\$1.6 million	TSPLOST & State Funds
Road Shoulder Improvement Projects	x	x	x	x	x	County	\$1 million	SPLOST, TSPLOST, State Funds
Continue to Explore Option of Regional Sales Tax for Regional Transportation Plan	x	x	x			County	\$2,000	GF, Splost, GDOT
Continue with Greenway Trail Improvements as Approved in Plan	x	x				County, Cities	\$5,000	GF
Continually Gauge Public Support For Need or Demand for Public Transit	x	x	x	x	x	County	\$2,000	GF



## Short Term Work Program 2018-2022

Project or Activity	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source
Maintain Road Networks to Support BOE Busing Activities, Road Maps, 911, Post Office and Updating National Databases	x	x	x	x	x	County	\$10,000	GF
<b>Governmental Relations</b>								
Explore shared facility opportunities with the School System, especially in the realm of Recreation	x	x	x	x	x	County	Staff Time	General Fund
Organize and implement regularly scheduled communication with all the local governments of the county to discuss planning and the effects of dealing with rapid growth	x	x	x	x	x	County	Staff Time	General Fund
Explore Forming a "Bryan County Intergovernmental Council" That Would Include Mayors, Councils, Commissioners, BOE, etc. and Would Meet Quarterly or Bi-Annually	x	x				County , Cities	Staff Time	GF
Better Coordination with DNR and More Strict Enforcement on Marine Safety Regulations	x	x	x	x	x	County, DNR	\$5,000	GF, DNR
Seek Creative Cost Solutions Through High School Work Study Programs, College Internships, Shared Local, County, State Federal and Professional Sourcing for Training, Material and Collective Joint Efforts	x	x	x	x	x	County	\$10,000	GF
Maintain and Improve Professional Awareness and Relationships with the Local and Regional Communities	x	x	x	x	x	County		GF
<b>Housing</b>								
Explore design standards for residential developments	x	x	x	x	x	County	30,000	Unincorporated Fund
Educate public and elected officials on appropriate development patterns	x	x	x	x	x	County	Staff Time	Unincorporated Fund
Conduct a Housing Inventory of the County		x	x			County	\$10,000	USDA
Conduct a Housing Rehabilitation Needs Assessment. Explore the Feasibility of Applying for CDBG Funding for Housing Rehabilitation		x	x			County, City	\$3,000	GF
Conduct a Comprehensive Review of Zoning Ordinance to Consider Reclassification of Residential Zones	x	x	x			County	\$3,000	GF
Maintain Key Data to Support Current and Future Development and Focus on Growth Maintenance in the County	x	x	x	x	x	County		GF

# Appendix



# Bryan County Steering Committee

<b>Name</b>	<b>Title/Position</b>
Steven M. Scholar	<i>Chairman, Planning &amp; Zoning Board</i> Journalist
Ronald Carswell	<i>Vice-Chairman, Planning &amp; Zoning Board</i> Realtor
Alex Floyd	<i>Planning &amp; Zoning Board Member</i> Executive Director, City of Pembroke Downtown Development Authority
Jonathan Goodman	<i>Planning &amp; Zoning Board Member</i> Business Owner
Joseph Pecenka, II	<i>Planning &amp; Zoning Board Member</i> Business Owner, Certified General Real Estate Appraiser
Jon Seagraves	<i>Planning &amp; Zoning Board Member</i> South State Bank Bryan Market President
Kathryn Johnson	<i>Planning &amp; Zoning Board Member</i> Mortgage Loan Officer
Carter Infinger	<i>Chairman, Bryan County Board of Commissioners</i> Territory Business Manager
Brad Brookshire	<i>Vice-Chairman, Bryan County Board of Commissioners</i> Ameris Bank City President
Noah Covington	<i>Bryan County Commissioner</i> <i>Chairman, Development Authority of Bryan County</i> Plant Manager
Wade Price	<i>Bryan County Commissioner</i> Business Owner
Steve Myers	<i>Bryan County Commissioner</i> Retired Business owner
Rick Garner	<i>Bryan County Commissioner</i> Retired
Ben Taylor	<i>Bryan County Administrator</i> <i>Ex Officio Member of Development Authority of Bryan County</i>
Eric Greenway	<i>Bryan County Planning &amp; Zoning Director</i>
Kirk Croasmun	<i>Bryan County Engineering Director</i>
Jon Davis	Consultant

# Bryan County Stakeholder List

## **Bryan County Stakeholder List**

Bill Cunningham	Steve Scholar
CJ Chance	Brianne Yontz
Dain Reams	Linda Barker
Dallas Daniel	Phil Jones
Kirk Croasmun	Tim Thureson
Larry Galbreath	Tiffinie Deal
Mark Bolton	John Meeks
Paul Brooksher	Angus Mcleod
Ralph Forbes	Scott Allison
Ronald Carswell	Catherine Grant
Scott Stafford	Key Barto
Skip Youmans	Jonathon Goodman
Stephanie Dammen-Morrell	

## **Stakeholders Added After Public Forum 8/14/17**

Karen Krupp	Billie Murray
Keith Spitznogle	Beverly Rogers
Laura Vickers	Karen Hewitt
Rena Patton	Angus Mcleod
Jessica Glover	Kathy Hatcher
Nicole Mosley	Jim Matthews
Amy Murphy	Patty Matthews
Russ Blakeborough	Cecila Bird
Phil Richardson	Bruce Davis
Beatriz Mills	B P Miles
Raeshel Thomas	Scott Stafford
Cate Rush	Liz Grizzard
Tara Baraniak	Kathy Nielsen
George Brazer	Paul Brookshire
Sheila Galbreath	Scott Allison
Angie Foss	Matt Schwab
Chris Kalinowsky	Tim Gaylor
Beth Williams Holley	John Reynolds
Vance Askew	John Meeks
Lesia Hanson	James B. Yaunt
Gary Stanberry	Donna Wallace
Leslie Murphy	Goria Martindale
Sheila Keller	Carrol Ann Coleman
Michael Moorman	JoAnn Bickley

Cathy Gregory  
Keith Gregory  
Russ Carpenter  
Colleen Fullerton  
Ron Elliott

Dick Brockhuff  
John Cameron  
Mark Bolton  
Jessica Belfry

**Stakeholders Added After Public Forum 11/14/17**

Gloria Shearin  
Roni Rose  
Paul Floyd  
Betty Resenthal  
Kate Barker  
Betty Miner  
Karen Centeno

Sandra Gray  
Dennis Williams  
Bobby Hall  
Kelli Groneck  
John Cameron  
Molly Mierke

**Stakeholders Added After Public Forum 11/15/17**

Joe Saxon  
Buddy Shuman  
Ray Butler  
Tim Traywick  
Joy Traywick  
Ben Rodriguez  
Liz Rodriguez  
Dain Reams

Kandi Quillet Thomas  
Wendy Sims  
Carol Duggar  
Donnie Longenecker  
Boyce Young  
Jennifer Durham  
Walter Carswell

# July 31, 2017 Steering Committee Meeting

**Ben Taylor**

---

**From:** Eric Greenway  
**Sent:** Thursday, July 27, 2017 2:21 PM  
**To:** betterhometown@pembrokega.net; Jonathan Goodman; Carter Infinger; Cynthia Hall; Ben Taylor; Jon Seagraves; smscholar@yahoo.com; Kathryn Johnson; jonmdavisrla@comcast.net; Brad Brookshire; rcarswell\_realtor@comcast.net; rea@coastalnow.net; Kirk Croasmun  
**Cc:** toneil@bryancountynews.com  
**Subject:**

July 31, 2017 Comp Plan Meeting

We will meet to kick off the comp. plan update on Monday July 31, at 6:00PM at the County Annex in Richmond Hill. We will serve dinner so let me know if there are any dietary issues that we need to be aware of.

*Eric L. Greenway, AICP  
Director of Planning and Zoning  
Bryan County  
Direct: 912-756-2532*



# Public Hearing & Growth Forum

**A RIVER RUNS THROUGH US: THE OGEECHEE AND ITS PEOPLE.** Page 3A



# 6

**COMMON CAUSES OF DEATH THAT ARE PREVENTABLE**

see page 10A

# BRYAN COUNTY NEWS

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THURSDAY, JULY 20, 2017

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## County's growth to be topic at Aug. 14 forum

By TED O'NEIL  
oneil@bryancountynews.com

What is your vision for the future of Bryan County?

County officials will host the first of several public forums on the matter at 6 p.m. Aug. 14 in the South Bryan administration building.

"We want to find out from the residents what they think is going well and what they would like to see improved," said Planning Director Eric Greenway. "The most effective way to do that is to go to the people and solicit their input."

The forum was originally scheduled for June, but had to be can-

celled due to last minute conflicts for some commissioners.

The Richmond Hill City Council hosted a similar town hall Tuesday night that was attended by about 100 people. The message from residents who attended was clear: people want the city and county to do a better job working together in addressing growth and traffic issues in South Bryan County.

You can read more about that at: [www.bryancountynews.com/section/101/article/49771](http://www.bryancountynews.com/section/101/article/49771).

Greenway said the county is hoping to have several such forums in the Richmond Hill and Pembroke areas as they begin work on the 2018 Comprehensive Plan. That

document is supposed to guide land use and shape the future of Bryan County for years to come.

According to the U.S. Census Bureau, Bryan County was the 27th fastest growing county in the nation from 2010 to 2015. The population here in 1980 was 7,000. It is now at about 40,000 and expected to reach 60,000 by 2030.

Greenway said the forum will include a presentation on current trends and what the county is facing, as well as a discussion on appropriate growth strategies and what has worked well in other communities.

"We'll give people cards so they can write down questions as we're

presenting the information," he added. "Then we'll read the questions and provide answers as best we can."

Because of jurisdictional boundaries, the forum will not address any current or planned developments in the cities of Richmond Hill or Pembroke, as those decisions have been made by the respective city councils.

Traffic is another issue that is not part of the comprehensive plan update. The Georgia Department of Transportation has said it will seek bids on widening Highway 144 in March of 2018, and bids for a new interchange off I-95 at Belfast Keller Road are expected to be let this fall.

"We're really looking for specific input on things like land use, mix and density," Greenway said. "There is only so much land available, especially on the south end, and we want to make sure it gets developed properly."

County commissioners have come under fire in recent months over development. More than 5,000 new homes could be built along the Belfast River Road and Belfast Keller Road corridor due to subdivisions that have been approved in years past. Another roughly 8,000 units have been approved for subdivisions along Oak Level Road.

*GROWTH continues on 5A*

# Public Hearing & Growth Forum 8/14/2017



## SIGN-IN SHEET

Meeting Date: August 14, 2017

Meeting Time: 6:00 p.m.

Name	Address	Email
Karen Krupp	21 Still meadows Bend	kkrupp97@gmail.com
Keitha Marie Spitznagle	406 Victor's Ct.	kmspitz2@971@gmail.com
Laura Vickers	551 River Bend Rd Rt	laura.vickers1@ychoo.com
Rena Petten	64 Sayle Lane	rlcpetten@gmail.com
Jessica Glover	435 Fancy Ct	glover.jessica@gmail.com
Nicole Mosley	489 Bothwell Dr	nikkirwm@aol.com
Amy Murphy	675 Mill Hill	amyp345@hotmail.com
Russ Blakeborough	482 Chastain circle	russ.blakeborough@gmail.com
Phil RICHARDSON	95 WINDING WAY, Rt	richardsonphil@email.com
Beatriz Mills	518 Kingston Cr.	Beatrizmills@gmail
Shaesha Thomas	245 fairview Dr.	inforauser@gmail.com
Joe Pecenk	80 Old Myrtle Gouch	pea@Coastalnew.net





# SIGN-IN SHEET

Meeting Date: August 14, 2017

Meeting Time: 6:00 p.m.

Name	Address	Email
Tara Baroniak	363 Bristol Way, R.H.	briortara@comcast.net
G. Brazier	Hidden Cove Dr	georgiamebrazier@gmail.com
Sheila Stalworth	23750 Hwy 14, Richmond 32218	fish70@dc.net
Angie Foss	" "	"
Chris Kalinowsky	75 Rice Gate Dr.	christalinowsky@gmail.com
Betsy Williams/Holley	12 Bluff View Dr	bholley@ernesthomes.com
Yvonne Oakes	20 Mueller Bend	
Lesia Hanson	933 Mill Hill	lesia.hanson@yahoo.com
Gary Stanberry	322 WINDSONG Dr	gary.stanberry@Partners.mcn.com
Leslie Murphy	285 Fair View Dr.	lesliemurphy@gmail.com
Sheila Keller	625 Marshview Dr	smk.keller@gmail.com
MICHAEL MOSSMAN	340 KINGSTON Cir	MICHAEL@THEWOODLANDCO.COM
Cathy Keith Gregory	608 Twoli Trail	Ckgregory@aol.com
Russ Carpenter	55 Blue Oak Dr, R.H. 31324	russcarpenter@hotmail.com



## SIGN-IN SHEET

Meeting Date: August 14, 2017

Meeting Time: 6:00 p.m.

Name	Address	Email
Colleen Fullerton	20 McLaughlin CT	Colleen-Fullerton@live.com
Ron Elliott	503 River Oak	Ron@georgiamechanics.com
Billie Murray	393 Buckland Hall Rd	bmurray <sup>6008</sup> @gmail.com
Beverly Rogers	868 Sweethill Rd	beverlyendo@gmail.com
Karen Hewitt	101 Ogeechee Dr	rkarenh@aol.com
Angus McLeod	524 Riverbend Rd	McLeodAngusH@gmail.com
Kathy Hatcher	14655 Nashville Lane	kathleenhatcher@gmail.com
Jim & Patty Matthews	178 CATHERINE'S VIEW	pmathews0423@gmail.com
Cecilia Bird	87 Oleaner St RH	CeciliaBird@vermax.net
BRUCE DAVIS	252 SAYLE LN.	
B.P. Miles	608 Still Meadows Blvd.	benjimiles@icloud.com
Scott Stafford	2702 River Oaks Dr.	info@themulberryco.com
Liz Grizzard	2702 River Oaks Dr.	
A Nielsen	101 Amarula W.R. Hill	nielsen692@gmail.com



## SIGN-IN SHEET

Meeting Date: August 14, 2017

Meeting Time: 6:00 p.m.

Name	Address	Email
Paul Banker	BOE	
Scott Allison	70 Tupelo Trail Rt 31324	
MATT SCHUBB	89 FORDSTONE	
Tim Gaylor	224 Williamson Dr	
John Reynolds	8 McLaughlin Ct. Rt	jreynolds55@pirat.com
Ben News	67 Old Hawawick Rd	john.news92@gmail.com
John Meeks	PO 1273 R Hill GA 31324	
James B. Young	412 Saint Catharine Cr	Jbyoung@gmail.com
Donna Wallace	568 Buckland Hall Rt	dhwallace16@gmail.com
Gloria Martindale	65 Eton Ct. R.H.	gloria1029@live.com
Carol Ann Coleman	699 Sweet Hill Rd Rt	Carol.ann.coleman@gmail.com
Jo Ann Bickley	67010 Hardwick Rd	Wishwell87@yahoo.com





# October 3, 2017 Steering Committee Meeting

## Ben Taylor

---

**From:** Eric Greenway  
**Sent:** Monday, October 02, 2017 8:35 AM  
**To:** klkrupp97@gmail.com; kmspitz1971@gmail.com; lauravickers1@yahoo.com; rkgpatton@gmail.com; glover.jessica@gmail.com; nikkirwm@aol.com; amyp345@hotmail.com; russ.blakeborough@gmail.com; richardsonphil@email.com; beatrizmills@gmail.com; inforamsoy@email.com; rea@coastalnow.net; cezier1@yahoo.com; briantara@comcast.net; georgenebrazen@gmail.com; fish1@dds.net; fish1@dds.net; chriskalinowsky@gmail.com; bholley@ernesthomes.com; lesia.hanson@yahoo.com; gary.stanberry@partners.mcd.com; clesliemurphy@gmail.com; smk.keller@gmail.com; michael@thewoodlandco.com; cbgregory@aol.com; russcarpenter@hotmail.com; collen\_fullerton@live.com; ron@georgiagamechangers.com; bmurray6000@gmail.com; beverlyendo@gmail.com; rkarenh@aol.com; mcleodangush@gmail.com; kathlzenyhatcher@gmail.com; pmathews0423@gmail.com; ceciliabird@remax.net; benjimiles@icloud.com; info@themulberryco.com; jreynolds@rpiroof.com; john.meeks921@gmail.com; jbyount@gmail.com; dhwallace16@gmail.com; gloria1029@live.com; carrol.ann.coleman@gmail.com; wishwell87@yahoo.com; rwbrockhoff@gmail.com; jcam71@sbcglobal.net; mark.bolton@me.com; jessica.belfry@gmail.com; mray@fordplantation.com; Dallas Daniel  
**Cc:** Ben Taylor; Ashley Young; Cynthia Hall; Noah Covington; Steve Myers; Carter Infinger; Brad Brookshire; Wade Price; Rick Gardner; Jon M. Davis, LA; smscholar@yahoo.com  
**Subject:** Bryan County Comprehensive Plan Update

Good Morning,

Your are receiving this email because you requested, during the August 14<sup>th</sup>, 2017 Growth Forum, to be informed of any upcoming growth related meetings to be hosted by Bryan County. Should you desire to not receive these in the future please contact me directly and we will remove your name from the notification list.

This email is to notify you that The Bryan County Planning and Zoning Commission will hold a Comprehensive Plan Update Workshop on Tuesday, October 3rd at 6:00PM, at the Bryan County Annex in Richmond Hill. We will provide updates on the progress made so far with the data collection phase and will go over the schedule for the remaining phases of work. There are no regular meeting agenda items so the evening will be devoted entirely to the Comprehensive Plan Update.

I look forward to seeing you all on Tuesday evening!

Eric L. Greenway, AICP

*Eric L. Greenway, AICP  
Director of Planning and Zoning  
Bryan County  
Direct: 912-756-2532*

# Steering Committee Meeting 10/3/2017 Attendance Sheet

## Committee Members

Steven M. Scholar

Ronald Carswell

Alex Floyd

Jon Seagraves

Kathryn Johnson

Carter Infinger

Brad Brookshire

Rick Garner

Ben Taylor

Kirk Croasmun

Jon Davis

## Stakeholders / Audience

Keith Spitznogle

Karen Krupp

Tara Baraniak

Marc Ray

Dallas Daniels

Barry Hall

Karen Hewitt

# Public Hearing & Growth Forum 11/15/2017



## SIGN-IN SHEET

Meeting Date: August 14, 2017 11/15/17

Meeting Time: 6:00 p.m.

Name	Address	Email
Lisa Davis	2502 River Oaks Dr.	LNORRIS1124@yahoo.com
Tara Baranick	363 Bnsl Way, RHC 31324	briantara@comcast.net
Zoe Hall	121 Marsh Cove	Zoehall2009@hotmail.com
Joyce Rhodes	761 Mill Hill	joycerhodes08@aol.com
Kerri Cook	267 Harbour Ln 31324	cook75k@yahoo.com
Ron Elliott	503 RIVER OAKS DR	Ron@GEORGIAGAMECHANGES.COM
Sandra N. Hagin	757 Seascape Drive	maek632@yahoo.com
PATTY MATHEWS	178 CATHERINES VIEW	pmathews0423@gmail.com
JIM MATHEWS	" " "	jimmathews1026@gmail.com
Rena Patton	64 Sayle Lane	rkpatton@gmail.com
Karen Krupp	21 Still meadows Bend	KIKrupp97@gmail.com
Tiaras Polite	1010 Rushing St	Richmond_tiaras.polite@yahoo.com
Sandra Elliott	503 River Oaks	triplet3sandra@yahoo.com





## SIGN-IN SHEET

Meeting Date: ~~August 14, 2017~~ 11/15/17  
Meeting Time: 6:00 p.m.

Name	Address	Email
Gloria Shearin	187 Sterling Woods Dr.	gs4443@gmail.com
TONI L. ROSE	168 DEER RD	rosetoni2012@gmail.com
Paul A. Floyd	2201 Hwy 67 N, Pembroke	betterhometown@pembrokega.net
Betty Rosenthal	1170 Kelsall Dr. R.H.	BJROSENTHAL2000@comcast.net
Kate Barker	64 Hermitage Dr. R.H.	kateb@strli.info
Betty Minner	25966 Hwy 144	
KAREN CENTENO	70 STEEPLE CHASE LN	karen.centeno64@gmail.com
Sandy Gray	552 Davis Rd	Sandyjega@aol.com
Dennis Williams	173 Demerius Lake Ln.	
Bobby Hall	1199 Kelsall Dr.	hallbmb@yahoo.com
Kelli Gronneck	210 Kingston Circle	kg3groneck@aol.com (Richmond Hill Soccer Club)
John Cameron	335 Waterways Plng S	JCAM71@Socslabal.net
Jessica Glaser	435 Farcy Ct.	glaser.jessica@gmail.com
Molly Mierke	191 Oldmill Rd W.	Mierkefamily@gmail.com

# Public Hearing & Growth Forum 11/16/2017

WORK IN SHEET

11/16/17

NAME	EMAIL	PHONE
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Buddy Shuman	BuddyShuman@Bryan-County	912-668-8694
Ben Taylor	btaylor@bryan-county	
Noah Covington	noahcovington@bryan-county	
Max Floyd	pf00214@georgiasouthern.edu	(912) 658-8847
Ray Butler	butlerlifeandlube@gmail.com	(912) 658-0904
Tim Traywick	tim4tide@gmail.com	912) 547-0388
Jay Traywick	mtraywick@g-net.net	912-547-3767
Ben Rodriguez	(home) <del>ben</del> .liz@hotmail.com	912-657-4935
Lizzie (Liz) Rodriguez		912-665-0439
Don Reams	PLANNING@PembrokeGA.NET	912-653-4426
Kandi Quillet Thomas	kquillet@bryan-county.org	(912) 653-3886
Wendy Sims	wendysims@bryan-county.org	912.661.0395
Carol Duggar	savagecreek@g-net.net	912-661-4540
Barry Hite	bhite@comcast.net	(404) 644-4485
Donnie Longenecker	donnie@dtcinc.biz	678.573.3531
Boyce Young	boyceyoung@gmail.com	912-657-1985
Jennifer Durham	jend@Strl.info	912-764-1328
Walter Carswell	waltercarswell12@comcast.net	914-456-1925
Ron Carswell	roncarswell@comcast.net	912-656-7715

# Bryan County News Survey Article 11/30/17

Bryan County News, bryancountynews.net – news and sports for Fort Stewart, Richmond... Page 1 of 2

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## County seeks input on planning through survey

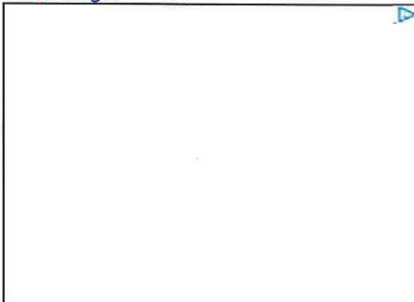
By Ted O'Neil

[toneil@bryancountynews.com](mailto:toneil@bryancountynews.com)

POSTED: November 30, 2017 10:01 a.m.



View Larger



county should take into consideration for the land use plan, such as environmental habitat, greenspaces, flooding and water quality.

Officials also want peoples' opinions on where county resources should be directed — parks, water access and multi-use paths — for example.

Finally, the survey asks about satisfaction of current services, such as trash collection, code enforcement and public safety, and priorities of things like traffic congestion, property rights and historic preservation.

The county's comprehensive plan consists of maps, text, data and support documents that form the foundation of Bryan County's planning program. The plan provides guidance for the county's physical growth through its various elements and related goals, objectives and policies. The metrics gathered through the survey will be used in the planning process as the county prepares for future growth and infrastructure needs.

They survey is one of several measures put in place by Bryan County to give the public opportunities to offer input and opinions on the comprehensive land use plan. Last month, county leaders held two public input sessions — one on each end of the county — and encouraged residents to share their insights and discuss any pertinent matters of concern. More than 100 people attended.

For more information on the comprehensive land use plan, see

<http://www.bryancountyga.org/government/departments-h-z/planning-zoning/comprehensive-plan>.

Bryan County officials are seeking feedback via a survey to help guide them as they craft a new comprehensive land use plan.

The survey, which can be accessed online at <https://www.surveymonkey.com/r/RR68GNM>, is open to anyone who lives, works or enjoys spending leisure time in Bryan County. It will remain open until 5 p.m. on Dec. 15.

"We realize not everyone can stop by a meeting to talk with us, but that shouldn't keep anyone from sharing their visions or community needs with us," County Commission Chairman Carter Infinger said. "This survey is a very handy tool that will allow anyone with a few minutes to spare to weigh in on the plan and have a say in our county's future. Our residents' quality of life is very important, and we'll take these thoughts and ideas into consideration when prioritizing the plan."

The 20-question survey starts off with general questions such as the participant's age range, whether or not they live in the county and if they are a homeowner, renter or business owner.

The survey, although confidential, also asks users to identify in which one of nine specific geographical locations they live or work.

Beyond that, the survey asks users to identify and rank the importance of several items the

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## Bryan County Comprehensive Plan Online Survey

**1. Which of the following categories describes your age?**

- a) *Under 18 Years*
- b) *19-34 Years*
- c) *35-49 Years*
- d) *50-64 Years*
- e) *65 and Older Years*

**2. Is Bryan County Your primary residence?**

- a) *Yes*
- b) *No*

**3. How long have you lived in Bryan County?**

- a) *0-5 Years*
- b) *6-10 Years*
- c) *11-15 Years*
- d) *Over 15 Years*
- e) *All My Life*
- f) *I Don't Live in Bryan County*

**4. How long have you owned property in Bryan County?**

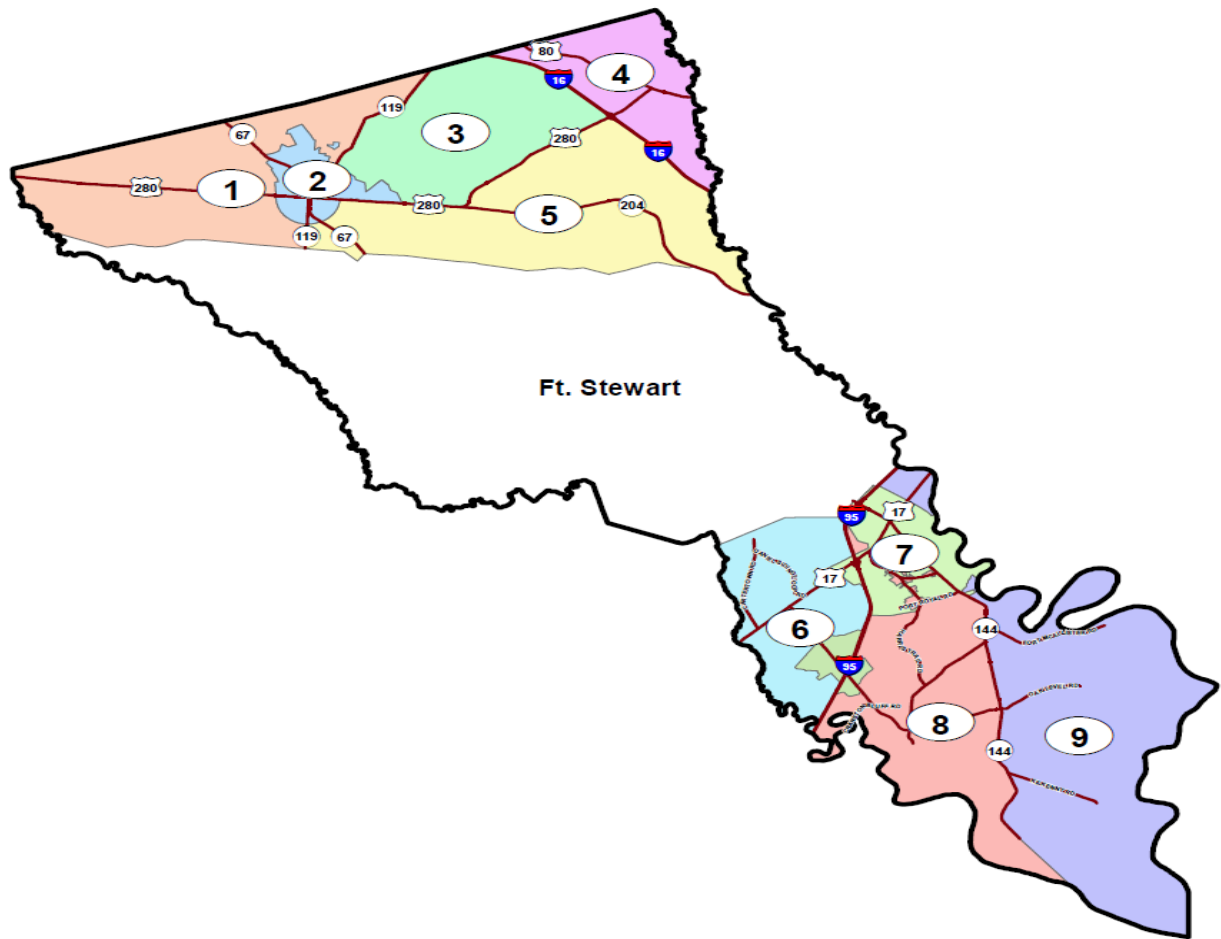
- a) *0-5 Years*
- b) *6-10 Years*
- c) *11-15 Years*
- d) *Over 15 Years*
- e) *All My Life*
- f) *I Don't Own Property in Bryan County*

**5. Which of the following best describes the age(s) of your children? (Select all that apply)**

- a) *Infant/Toddler*
- b) *Elementary School*
- c) *Middle School*
- d) *High School*
- e) *Over the age of 18*
- f) *I don't have children*

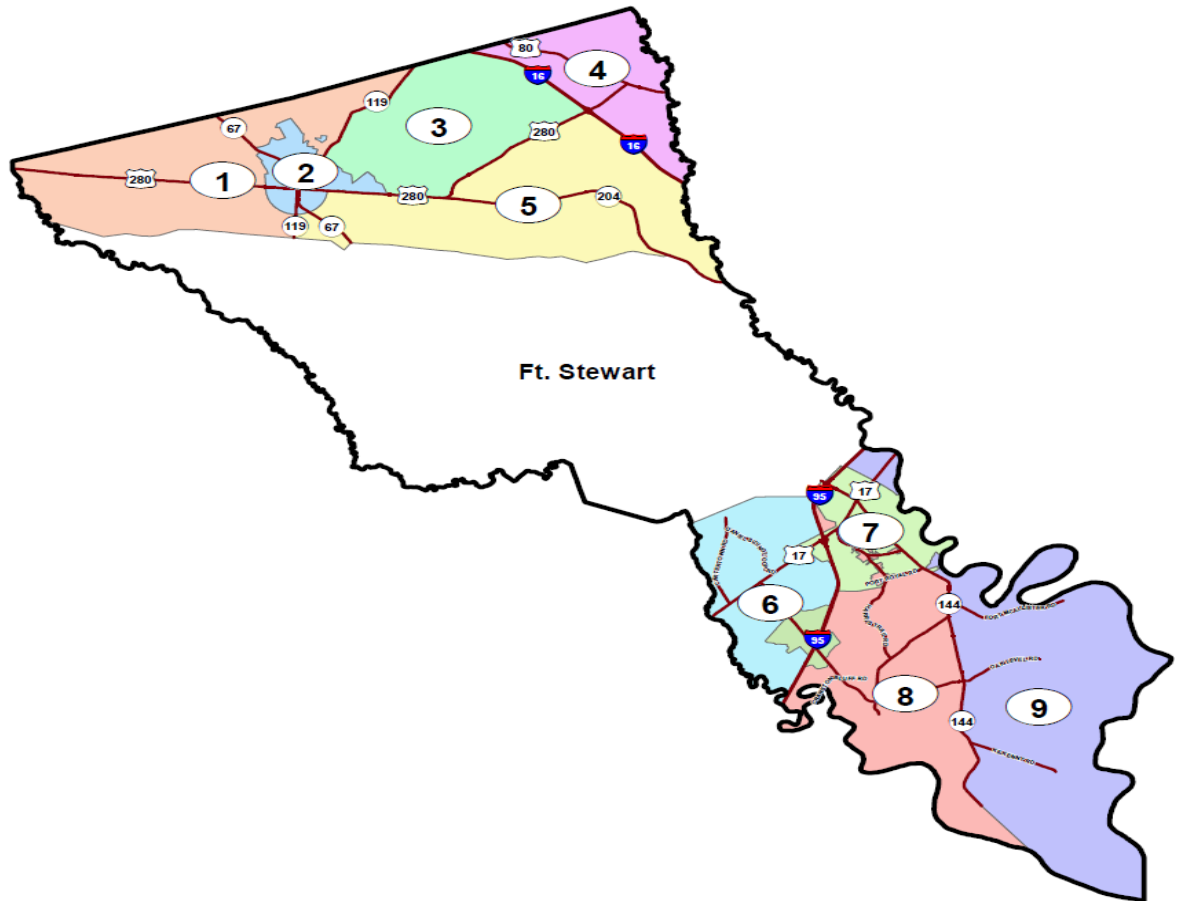
**6. Which of the following describes your current status? (Choose all that apply)**

- a) *Home Owner*
- b) *Renter*
- c) *Undeveloped Property Owner*
- d) *Business Owner*
- e) *Employed in Bryan County*
- f) *Tourist*



**7. Using the map shown above, select the geographic area of the county where you live.**

- 1) *Unincorporated West of Highway 119*
- 2) *City of Pembroke*
- 3) *Unincorporated East of Highway 119 to North of US Highway 280*
- 4) *Unincorporated North of I-16*
- 5) *Unincorporated South of US Highway 280*
- 6) *Unincorporated West of I-95*
- 7) *City of Richmond Hill*
- 8) *Unincorporated East of I-95 to Highway 144*
- 9) *Unincorporated North of Highway 144*
- 10) *I do not live in Bryan County*



**8. Using the map shown above, select the geographic area of the county where you work**

- 1) *Unincorporated West of Highway 119*
- 2) *City of Pembroke*
- 3) *Unincorporated East of Highway 119 to North of US Highway 280*
- 4) *Unincorporated North of I-16*
- 5) *Unincorporated South of US Highway 280*
- 6) *Unincorporated West of I-95*
- 7) *City of Richmond Hill*
- 8) *Unincorporated East of I-95 to Highway 144*
- 9) *Unincorporated North of Highway 144*
- 10) *I do not work in Bryan County*
- 11) *I am not currently employed*
- 12) *I am retired*

**9. Please rate the following characteristics based on importance for why you choose to live, work, or own property in Bryan County.**

- a) *Employment/Job*
- b) *To be located in Coastal Georgia*
- c) *The general aesthetics and attractiveness of the area*
- d) *The variety of retirement services*
- e) *The quality of schools*
- f) *The cultural activities available here*
- g) *The recreation activities available here*
- h) *Access to the natural environment and activities related to the natural environment*
- i) *Quality/Pace of life*
- j) *Affordability of property and homes*

**10. Please state whether you agree, disagree, or have no opinion with the following statements:**

- a) *The County should develop programs/regulations/incentives that preserve historic buildings*
- b) *The County should update existing design guidelines to require sidewalks, street lights, and parks in new developments even if it increases the cost of buying and owning a home in the development*
- c) *The County should adopt regulations that require green space preservation in new development*
- d) *The County should develop a program to acquire and protect land for parks, scenic corridors, and other low impact recreational activities*
- e) *Variances should be granted only when they meet the land code's definition of a true hardship*
- f) *The County should consider the impacts of sea level rise when updating regulations for future development*

**11. Should the County update its zoning ordinance to do the following?**

- a) *Create stricter guidelines for development*
- b) *Eliminate blight*
- c) *Make the ordinance easier to understand*
- d) *Manage future growth*



**12. Are you aware of how your property and surrounding property is zoned and what is allowed or not allowed to be built in your area?**

- a) Yes
- b) No
- c) I don't know

**13. Please rank the following environmental topics based on how important you feel they are with 1 being most important.**

- a) *Greenspace / openspace Preservation*
- b) *Habitat preservation*
- c) *Water quality*
- d) *Storm water management*
- e) *Adequate wastewater treatment capacity*
- f) *Tree canopy preservation*
- g) *Sea level rise / Coastal flooding*
- h) *Water conservation*

**14. On which of the following recreation facilities should the County focus additional financial resources? Please rank in order of importance with 1 being most important**

- a) *Parks*
- b) *Trails / Multi-use paths*
- c) *Museums/ Historic sites*
- d) *Sports fields*
- e) *Playgrounds*
- f) *Water access / Boat ramps*

**15. Please Rate your level of satisfaction with each of the following public services or facilities:**

- a) *Trash pick up*
- b) *Parks*
- c) *Sidewalks*
- d) *Drainage systems*
- e) *Cleanliness of public spaces*
- f) *Fire department services*
- g) *Disaster / Emergency planning*
- h) *Code Enforcement*
- i) *Condition of streets*
- j) *Maintenance / Landscaping of public areas*

**16. How much of a priority do you feel the following issues are for Bryan County?**

- a) *Beautification / redevelopment*
- b) *Preservation of historic homes*
- c) *Availability of cultural activities*
- d) *Alternate transportation*
- e) *Crating a guideline for future development*
- f) *Walkable communities*
- g) *Greenspace / Openspace preservation*
- h) *Recreational opportunities*
- i) *Traffic congestion*
- j) *Availability of parking*
- k) *Small business retention and recruitment*
- l) *Transparency of local government*
- m) *Importance of private property rights*
- n) *Impacts of daytime visitors and tourists*

**17. How would you prefer to receive communication from Bryan County?**

- a) *Email*
- b) *Website*
- c) *Newspaper*
- d) *Radio*
- e) *Letter*
- f) *Social media*
- g) *I do not wish to receive communication from the County*

**18.How close is the nearest park to your home?**

- a) Close enough to walk to*
- b) Close enough to bike to*
- c) I must drive to the park*

**19.What is your favorite place in the County and why?**

**20.What is the greatest challenge facing Bryan County that the County should plan for in the next 20 years?**

# Comprehensive Plan Handout

## COMPREHENSIVE PLAN HIGHLIGHTS



Bryan County's 10-YEAR comprehensive plan consists of maps, text, data and support documents that form the foundation of our planning program. The plan provides guidance for the county's physical growth through its various elements and related goals, objectives, and policies. Based on this vision, we establish a policy framework for land-use changes, public investments, infrastructure improvements, and intergovernmental cooperation.

### Thanks to the recent passage of SPLOST, these are some comprehensive plan highlights that will now be possible:

- Funding to emergency services and public safety: This cycle dedicates almost \$1.6 million to public safety to continue the trend of facility and equipment updates to better serve citizens.
- Economic development: Almost 18 percent of Bryan County SPLOST share is dedicated to economic development, which leads to more jobs.
- Transportation-related projects: Over \$3.8 million has been allocated to transportation-related projects with over 300 miles of roadways to maintain.
- Recreation projects: SPLOST will help complete projects such as the Henderson Park Gym, new soccer fields and multipurpose facilities, which will serve youth athletes.



To learn more about Bryan County's Comprehensive Plan, which is slated for adoption in early 2018, please visit [www.bryancountyga.org](http://www.bryancountyga.org).



# Notice of Public Hearing

CALL 912-756-2668 TO SUBSCRIBE

## OBITUARIES

### ALICE HUMPHRIES WARREN

PEMBROKE — Mrs. Alice Humphries Warren, 85, passed away on Jan. 30, 2018, at East Georgia Regional Medical Center.

Mrs. Warren was born on Oct. 2, 1932, in Savannah to Alfred Humphries and Thelma Daring Humphries. She retired as a purchaser for Food Town Groceries of Savannah and caregiver at Smiley's Day Care, was a member of Ellabell Methodist Church and she enjoyed watching soap operas and working in the yard.

She was preceded in death by her husband, Wallace Coleman "W.C." Warren Sr.; son, Wallace Coleman "Bud" Warren Jr.; and her parents, Alfred and Thelma Daring Humphries.

Survivors include one daughter, Deborah McKie of Pembroke; two sons, Mark Warren and Bruce Warren and his wife Kimberly, all of Pembroke; two brothers, Freddie L. Humphries and his wife Shirley of Savannah and Earl Humphries and his wife Anne of Demorest; sister, Betty Fort of Savannah; numerous grandchildren, including Opal Warren; and great-grandchildren.

Visitation was two hours Saturday morning, Feb. 3, at Flanders Morrison Funeral Home in Pembroke.

Funeral service followed in the Flanders Morrison Funeral Home Chapel with Rod Lee officiating.

Burial was in Ellabell Methodist Church Cemetery. To sign the online register, please visit [www.flandersmorrisonfuneralhome.com](http://www.flandersmorrisonfuneralhome.com).

Flanders Morrison Funeral Home and Crematory is in charge of the arrangements for Mrs. Alice Humphries Warren.

### SMITH from 1A

and plans call for opening those schools in 2020 and 2021, respectively.

Smith, a nurse by training, said she has two children in the schools already and a daughter who will be eligible for Pre-K in the fall.

"I am active in discussions with parents and community members and teachers," she said. "I try to listen to all of my constituents and represent the needs of our community. I overwhelmingly hear concerns about growth and continuing to provide great schools for our children."

She also noted her interests in the social development of students and teacher retention as reasons for seeking re-election.

"I am passionate about decreasing bullying and have led the board to an increased focus on bullying awareness and prevention," she said. "I have wholeheartedly sup-

ported additional social workers and counselors to help address our students' emotional needs and will continue to request that we evaluate and respond to our ongoing commitment in this area.

"Another area I will continue to focus on is retaining excellent teachers," she added. "I have supported increased pay for our teachers, increased classroom support (such as our new instructional lead teachers) and decreased class sizes."

Smith is the second school board member to announce her candidacy. Amy Murphy, who currently represents District 3, said last week she would resign that seat — which runs through 2018 — to run for chair. Eddie Warren, the current chair, has not said if he will seek re-election. District 1 and District 5, currently represented by Paine Bacon and David Schwartz, are also up for re-election this year.

## Arrest made in Fleming homicide

BY PATTY LEON  
pleon@coastalcourier.com

Eptward Saunders, 31 of Midway was arrested Monday in connection with the slaying of James Caswell Jones, 62, according to Liberty County Sheriff Steve Sikes.

Saunders, 31, of Midway was arrested in front of Angie's diner, where he is employed.

The Midway man has been charged with murder and aggravated assault.

Jones' body was found outside an unoccupied residence beside his parked truck on Freedman Grove Road in the Fleming community on Jan. 29. He had reportedly been shot.

According to Liberty County Sheriff Office Detective Capt. Tracy Jennings, interviews with witnesses who were in the area at the time of the shooting pointed

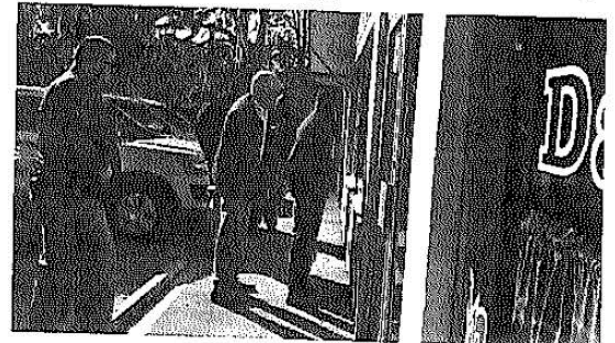


Photo provided

With deputies standing backup, Liberty County Sheriff Steve Sikes handcuffs Eptward Saunders, who is a suspect in the shooting death of James Caswell Jones on Jan. 29.

to Saunders as a person of interest. Upon further investigation, Jennings said Saunders became the prime suspect after interviewing members of Jones' family and after speaking with Saunders.

"We are still working on the motive right now," Jennings said. "We have some pretty good information on that right now, of course, or we wouldn't have gotten

the warrants. But based on the fact that we are still looking at some of that I think it would be a little bit preemptive to release it."

Saunders was denied bond Tuesday morning at a first appearance hearing at the Liberty County jail.

Lewis Levine contributed to this report.

nation of diligence and law-abiding residents.

"Our patrol officers do a great job and are very visible in the community," said Lt. Brad Sykes, who oversees training for the department. "Visitors getting off I-95 or coming from other counties see

1,000 people. Richmond Hill's ranking is higher in the NCHSS report because those variables were then weighted, with violent crimes assigned a value 1.5 times (due to their severity) that of property crimes.

Tommy Perry Flanders  
Deputy Sheriff District 3, Pembroke

(912) 653-4531

### CITY OF PEMBROKE AND BRYAN COUNTY

#### 10 YEAR COMPREHENSIVE PLAN

#### NOTICE OF PUBLIC HEARING

The City of Pembroke and Bryan County are holding the first of two Public Hearings for our 2018-2028 Comprehensive Plan. This plan will guide the decision-making of our city and county staff and elected officials as they strive to build a better Bryan for our citizens. We need Public Input to guide the focus, strategic goals and desired outcomes of this plan.

The Hearings will be held on Thursday, February 22, at 6:30 P.M. at the J Dixie Harn Community Center, 91 Lanier St located behind the Bryan County Courthouse. Light refreshments will be provided.

All interested parties are invited to attend and all opinions will be heard and respected. Persons with disabilities that may require assistance should call 912-653-4413.

## Online donations

### DAUGHTER from 1A

"I thought about going into research, but I think I can do more going into practice," she said. "I want to be hands on with the people and their families going through cancer treatments and be able to minister to them that way."

Taylor's fundraising page can be found at [events.ils.org/ga/savannahsoy2018/thammerste#Welcome-to-Taylor-Ham-](http://events.ils.org/ga/savannahsoy2018/thammerste#Welcome-to-Taylor-Ham-)

mersteins-SOY-Fund-raising-Page.

Answers to News' Thursday crossword



Puzzle on page 8A

## Notice of Public Hearing

### PUBLIC NOTICE

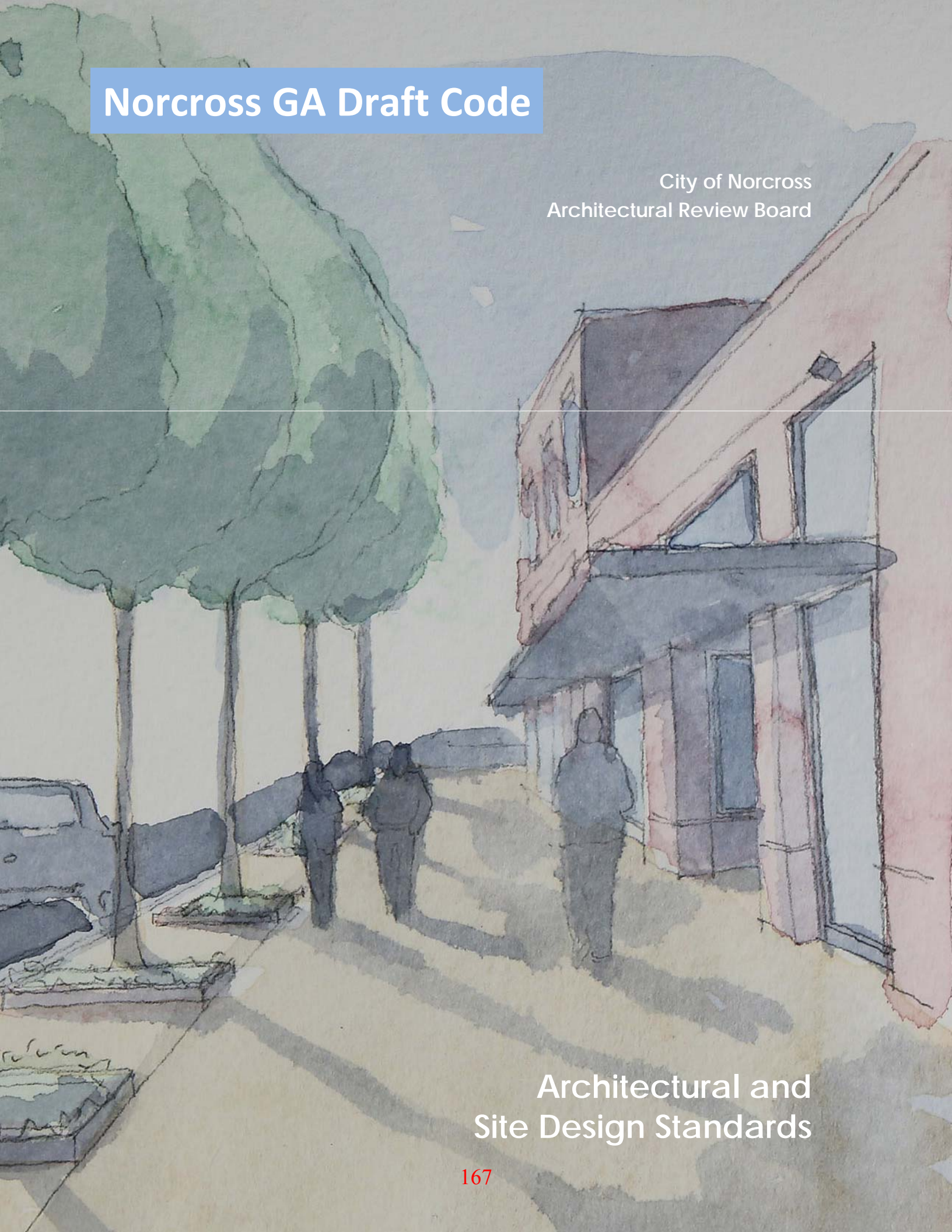
A public hearing to review and transmit the Bryan County Comprehensive Plan Update to the Coastal Regional Commission of Georgia and the Georgia Department of Community Affairs for review will be held on Tuesday March 13, 2018 at 3:00 pm in the Commission Chambers at 51 North Courthouse Street Pembroke, Georgia. The purpose of the meeting will be to solicit comments from the public. A draft plan will be available that day for review at the Bryan County Courthouse and it will be posted on the Bryan County Website [www.bryancountyga.org](http://www.bryancountyga.org). If you have any questions regarding this feel free to call Bryan County at 912-653-5252.

Feb. 22, 2018

# Norcross GA Draft Code

City of Norcross  
Architectural Review Board

Architectural and  
Site Design Standards





CAS ARCHITECTURE  
183 N Perry St Lawrenceville GA 30046  
www.casarc.com



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## Introduction

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- 1.2 Commercial and Mixed-Use
- 1.3 Neighborhood
- 1.4 Outdoor Public Spaces

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## PDF Viewing Instructions

This PDF is best viewed by using the following settings within Adobe Acrobat:

1. Within Acrobat, go to the tab "View" and select "Page Display" from the pull down menu.
2. Make sure the following are checked:
  - ✓ Two-Up
  - ✓ Show Gaps Between Pages
  - ✓ Show Cover Page During Two-Up
3. Within the same tab pull down "View", select "Zoom".
4. Make sure the following is checked:
  - ✓ Fit Page

## Printing Instructions

The format of this PDF corresponds to an 8 ½ x 11 page size.

If printed, select "None" when asked to scale. Print on both sides of sheet.

## Smart Growth

planned economic and community development that attempts to curb urban sprawl and worsening environmental conditions.

The overarching goal of “Smart Growth” or “New Urbanism” is to encourage the development (either by new construction or rehabilitation of previously developed land) of compact, mixed-use development that encourage more green space, greater building density and pedestrian walkability.

## Purpose of Design Standards

Like many communities, the City of Norcross faces the challenge of balancing new development and growth with the preservation of its unique historic resources and cultural identity. It is these physical characteristics which create community character. **By establishing community standards for the care and protection of its built resources, the City of Norcross is striving to preserve these defining features. The purpose of these design standards is to establish a common language of tectonics, materials and proportions between various buildings.**

### DESIGN STANDARDS DO

- Apply to the exterior of a property (not the interior)
- Protect the historic character & integrity of the downtown development district
- Provide guidance to design professionals and property owners undertaking construction in the district
- Identify important review concerns and recommend appropriate design approaches
- Provide an objective basis for review, assuring consistency and fairness
- Increase public awareness of the district and its significant characteristics

### DESIGN STANDARDS DO NOT

- Prevent changes
- Require property owners to make changes
- Limit growth or development
- Apply to routine maintenance
- Dictate design
- Restrict creative design solutions

In local historic and development districts, a design review process applying architectural standards is the established mechanism to ensure uniform standards for each applicant who seeks design approval. Architectural standards provide objective criteria to evaluate proposals.

Architectural standards can also:

- Conserve the traditional historic, architectural and landscape character of the downtown core and surrounding neighborhoods, while guiding reasonable growth
- Help shape the reinvestment and redevelopment of existing commercial corridors into distinct pedestrian-friendly areas that are complementary to the traditional core of the district
- Guide new commercial and residential construction that is compatible with the distinctive character of the area
- Discourage demolition of historic structures that contribute to the character of the district
- Ensure compatibility of development with the vision of the City
- Provide an objective guide for local design review decisions

## The Movement

For the past decade, the momentum for retrofitting communities has been led by local public institutions. Zoning, development and various standards have been implemented to facilitate a leading mentality rather than a reactionary mindset. The City of Norcross embraces the idea of providing more walkable communities, greater building density and branding future development to the City's past.

**The Smart Growth movement encourages the transformation of single-use, isolated developments into vibrant, walkable, mixed use communities that are more attractive.** Redeveloping aging and underperforming shopping centers, office parks, apartment complexes and other large suburban places allows new population growth to be redirected from greenfields into greyfield sites preserving natural amenities.

**The overarching goal is for future development and redevelopment to be more compact, walkable and connected and as a result more authentic and more sustainable.** Adding density supports existing businesses and encouraging new ones and leads to less dependence on the automobile conserving energy and resources.

# Process and the Architectural Review Board

## Overview

The Norcross Architectural Review Board (ARB) is the city-appointed body tasked with administering the city's review process by applying the standards in this Architectural and Site Design Standards Manual. ARB is responsible for all areas outside the HPC. ARB is the decision making body for this area. Refer to map. In order for an applicant to obtain a building permit for a proposed project, the ARB must approve a Certificate of Appropriateness (COA). A COA must be obtained from the ARB prior to the issuance of a building permit.

## Scope of ARB

The standards in this manual apply only to exterior features of properties because these features affect the quality of the public environment. Interior features are not addressed. In some cases, proposed changes to the historic landscape and streetscape are addressed by these standards.

The ARB reviews proposals for all new construction projects within the city limits of Norcross, as well as proposals for the exterior remodeling of all existing properties. The only exception to this policy is for the exterior remodeling of existing single-family residences: within the Norcross Historic District a COA must be obtained, but outside the boundaries of the Norcross Historic District a COA is not required. Proposals for new multi-family residential projects, or the rehabilitation of existing multi-family projects, are required to obtain a COA.

## Responsibility of ARB

The standards in this manual have been written as principals that will help maintain the unique "sense of place" enjoyed by residents of Norcross. If a design project situation should arise that is not specifically covered in this manual, the ARB is charged with using the ethics represented in this manual, as well as their professional knowledge and aesthetic judgement to render a decision.

## Downtown Development District and the National Register – listed Norcross Historic District

When a property owner proposes changes that would alter the exterior appearance of a property within the Downtown Development District, or the appearance of a residence within the National Register-listed Norcross Historic District, the owner is required to file an application for a Certificate of Appropriateness to obtain a permit to make those changes. The Architectural Review Board (ARB) reviews those proposed changes but does not comment on the proposed use of the property. The use of a property is regulated through the zoning ordinance and building and development codes.

## ARB's Decision

The ARB shall consider a variety of issues in rendering its decision including, but not limited to, the following: surrounding development, best interest of the community, previous studies undertaken by the City such as the Downtown Study and LCI Town Center Study as well as the standards contained herein. These standards are adjunct to Norcross' Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and the International Building Code (IBC). When conflicts occur between requirements of these various regulatory documents, the most strenuous standard applies as interpreted by the Architectural Review Board.

## How the Standards are Organized

The City wishes to help and aide potential developers; to become partners in **creating a better community to live, work and play**. As a result, these standards present a practical guide with text descriptions of requirements as well as complimenting visual examples. The goal is to offer realistic, workable strategies and techniques.

These standards recommend materials and configurations of building walls, roofs, doors, windows and various exterior elements, but do not define a particular architectural style.

Specific attention is granted to redevelopment. The City acknowledges it is moving towards a more urban rather than suburban environment with the long term goal to focus more on the pedestrian and less on the vehicle.

## The Goal

**The goal for the City of Norcross is to attract investment by building new places and enhancing old ones, to maintain the city's infrastructure, modernize aging housing, retail, office and industry, diversify residents and provide for the needs of the aging thru a realistic attitude of development. In short, to provide guidance for transforming fragmented and inefficient development into complete communities that have better economic, social and environmental performance.**

Humans are social creature that are drawn to nature. The goal is to connect each other and connect to the world. **The solutions presented follow three strategies: more density, more walkability and creating and enhancing that character that makes the City of Norcross unique.** In essence if done well, a "third place" as theorized by the sociologist Ray Oldenburg will develop creating a City that is authentic, local and identifiable.

These guidelines do not attempt to be novel, but produce positive outcomes thru methods and techniques that have been demonstrated to work. The goal is for better thought which leads to better workmanship, materials and detailing.

## Acknowledgements

These Design Standards are meant to be concise, more of a quick reference "How to Guide" with the goal to not limit creativity, but allow more of it. They continue the work of The Jaeger Company from November 2006 on the original Design Standards. These Design Standards are heavily indebted to the following publications. The ideas presented here are based on their collective research. In lieu of referencing all instances of inspiration, we suggest reading each of them and learning "Why" this path is necessary and the inefficiencies of sprawl development.

- Ellen Dunham-Jones and June Williamson, *Retrofitting Suburbia* (New Jersey: John Wiley & Sons, Inc., 2011).
- Galina Tachieva, *Sprawl Repair Manual* (Washington, DC: Island Press, 2010).
- Andres Duany and Jeff Speck with Mike Lydon, *The Smart Growth Manual* (New York: McGraw-Hill, 2010).

## Undue Hardship

The inability to put a property to its most profitable use does not constitute undue hardship. The U.S. Constitution and Federal courts have determined that property owners have a right to reasonable use of their land, but it does not guarantee the most profitable use. Undue hardship must be proven. An exception issued by the ARB for a lesser reason or simply because the commission feels it is doing "the right thing" is an invalid application of authority. The burden of proof lies with the property owner. The burden of proof for a claim of "undue economic hardship" rests with the property owner. The property owner must establish clear and convincing evidence to warrant a favorable action by the board. The ARB should consider the possibility of the owner taking advantage of State and Federal Income Tax incentives to make the rehabilitation project more feasible.

If the hardship is self-imposed, caused by an action of the owner, the applicant, or some other agent, undue hardship may not be granted.

The hardship must be peculiar to the building or property in question and must not be common to their properties. If the condition of hardship is common to other properties, the commission should consider a change to the Design Guidelines. Granting an exception in such cases is improper.

Mere inconvenience to the application is not sufficient grounds for undue hardship.

In order to grant undue economic hardship, the following is necessary for the commission's review:

- a. the past and current uses of the building and property,
- b. the name and federal income tax bracket of the owner,
- c. the date and price of purchase or other acquisition of the structure and property, and the party from whom it was acquired,
- d. the assessed value of the building and property,
- e. the current fair market value of the structure and property as determined by a licensed appraiser,
- f. all capital expenditures during the current ownership,
- g. records depicting the current condition of the building and property,
- h. plans for proposed improvements to the building, and
- i. the expense of rehabilitation.

*“The vision is for future development and redevelopment to be more compact, walkable and connected.”*

The City of Norcross

# SECTION 1 | SITE

INAPPROPRIATE



APPROPRIATE





# Downtown Development and Historic Districts

## Goals

### DEFICIENCIES

- Scale of new building does not fit with context
- Materials do not compliment old buildings
- Signage is too large

### GOALS

- Building is two story taking up less of a footprint
- On street parking is provided
- Street trees and planters soften hard surfaces
- Lighting compliments street
- Signage is pedestrian (smaller)
- Large windows on main floor compliment the street
- Building materials such as brick and stone give a sense of permanence
- Canopy brings scale down to pedestrian

Historic and appropriately designed buildings located within the Downtown Development District provide much of the character and sense of place of the Norcross community.

This section provides specific development standards for all new developments and redevelopments (both residential and non-residential), as well as all exterior remodeling of non-single family residential properties, within the Norcross Downtown Development District (DDD).

The Mayor and Council of the City of Norcross have established the DDD to guide the appearance and function of development in and around the National Register-listed Norcross Historic District, as well as to retain the area's historic character and significance.

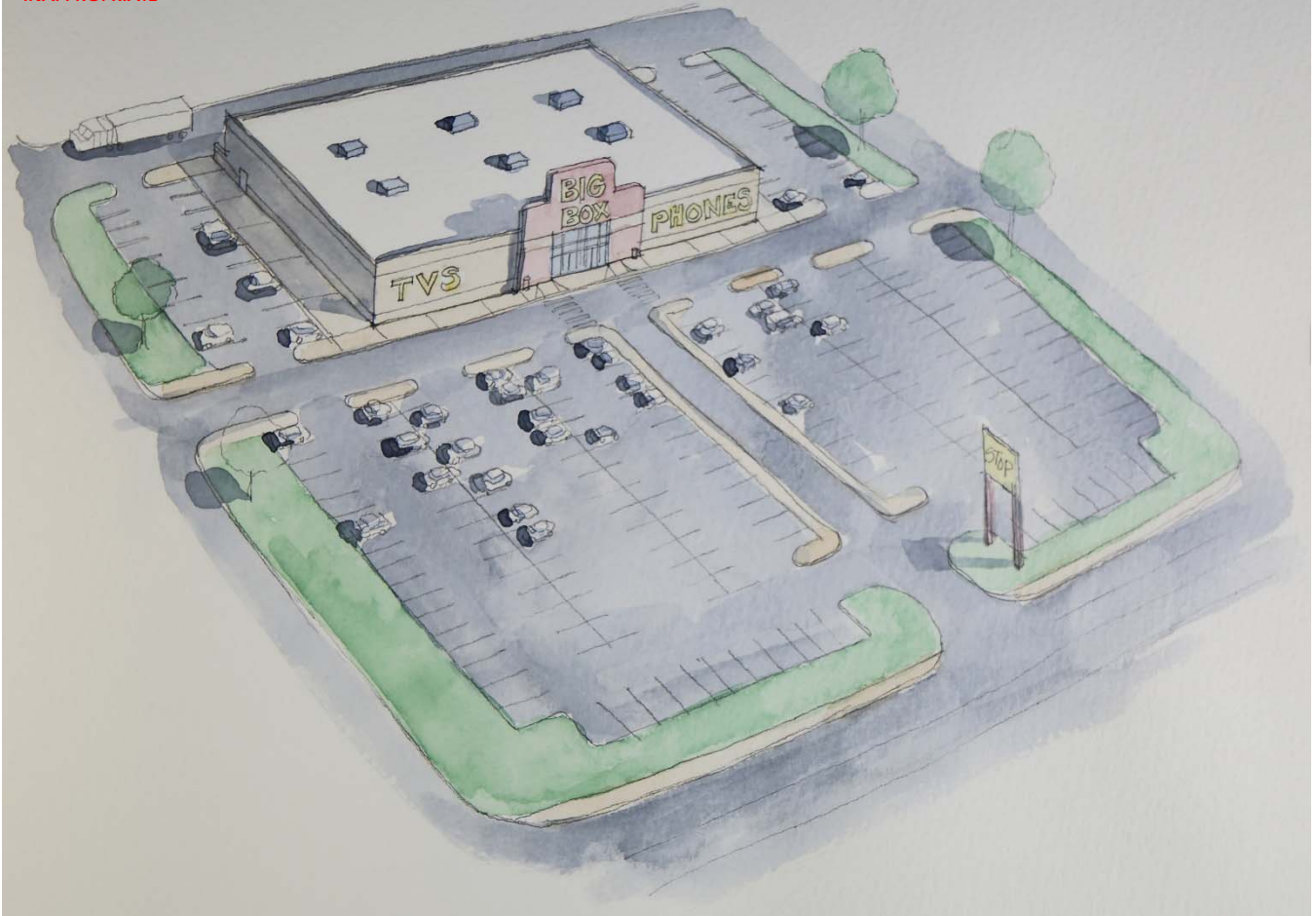
The identity of Norcross is closely tied to the existing character and appearance of properties within the DDD. **It is important that the character established by existing buildings be continued in new construction through appropriate massing, scale, setback and building form.**

The DDD serves as a zoning overlay district in the City of Norcross. Included in the DDD is the Norcross Historic District which consists of the historic commercial section of the city as well as many stable residential neighborhoods. Also located within the DDD are the suburban-type residential areas on the periphery of the downtown core and the Buford Highway commercial corridor. Buford Highway has been identified by the city as an area for redevelopment and aesthetic enhancement.

## Guidelines

- 1.1.1 Parking is prohibited within the green spaces that border the district's streets. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- 1.1.2 Surface parking areas in the district must be edged with tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.
- 1.1.3 Subdivide large parking areas for developments with interior planting islands to break up any large paved area.
- 1.1.4 When possible, parking lots should be located to the rear of the property and be properly maintained with directed and shielded lighting fixtures and other considerations to make them safe and attractive.
- 1.1.5 A minimum of 10% of the interior parking must be landscaped.
- 1.1.6 Parking minimums and ratios shall comply with existing City ordinances.
- 1.1.7 Parking for residences is to be located to the rear of the property when feasible.
- 1.1.8 When possible, utilize pervious paving materials. This decreases runoff and in many ways is more attractive than asphalt.
- 1.1.9 Retention ponds shall be underground when feasible. Otherwise, retention ponds shall be integrated into the landscaping to appear "natural". Fencing utilized for such above ground retention ponds shall be an approved material.

INAPPROPRIATE



APPROPRIATE



# Commercial and Mixed-Use

## DEFICIENCIES

- Car oriented building type
- Homogeneous
- Large front setback
- Large vehicle oriented signage
- Limited landscaping

## GOALS

- Different activities are encouraged to be stacked within the same building allowing for Mixed Use with greater density
- Greater building density on site
- On street parking provided
- Tree zone buffers street
- Principal entrance faces street
- Internal street with possible parallel parking provided
- Pedestrian alley connector provided mid block
- Wide inviting sidewalk for pedestrians
- Pedestrian friendly with wide sidewalks, public plazas and shop fronts
- Signage (smaller) oriented to pedestrian
- Buildings pulled closer to street
- Parking broken into zones and reorganized
- More landscaping to soften and reduce heat island

## Goals

For both new development and redevelopment, the goal of site design is to provide for pedestrian comfort facilitated thru the following:

- Upgrading of exterior materials, façade articulation and architectural design
- Screening of surface parking with an emphasis on parking to the rear or side
- Buildings built closer to the street
- Compatibility of new construction in terms of scale, massing and materials, but not necessarily architectural design
- Inclusion of planting islands in large parking lot designs
- Limited number of curb cuts
- Standardization of lighting, street trees and sidewalks
- Providing for monument signs as well as pedestrian scale signs

It is important to note, the Architectural Review Board (ARB) reviews proposed exterior designs and changes but does not comment on the proposed use of the property. The use of a property is regulated through the zoning ordinance and building and development codes. Linear buildings placed within the front setback may be approve and have the potential to urbanize the street. **Mixing of housing, working, shopping, recreation and civic uses is encouraged, to reduce the impact of vehicular traffic, infrastructure and service costs.**

## Guidelines

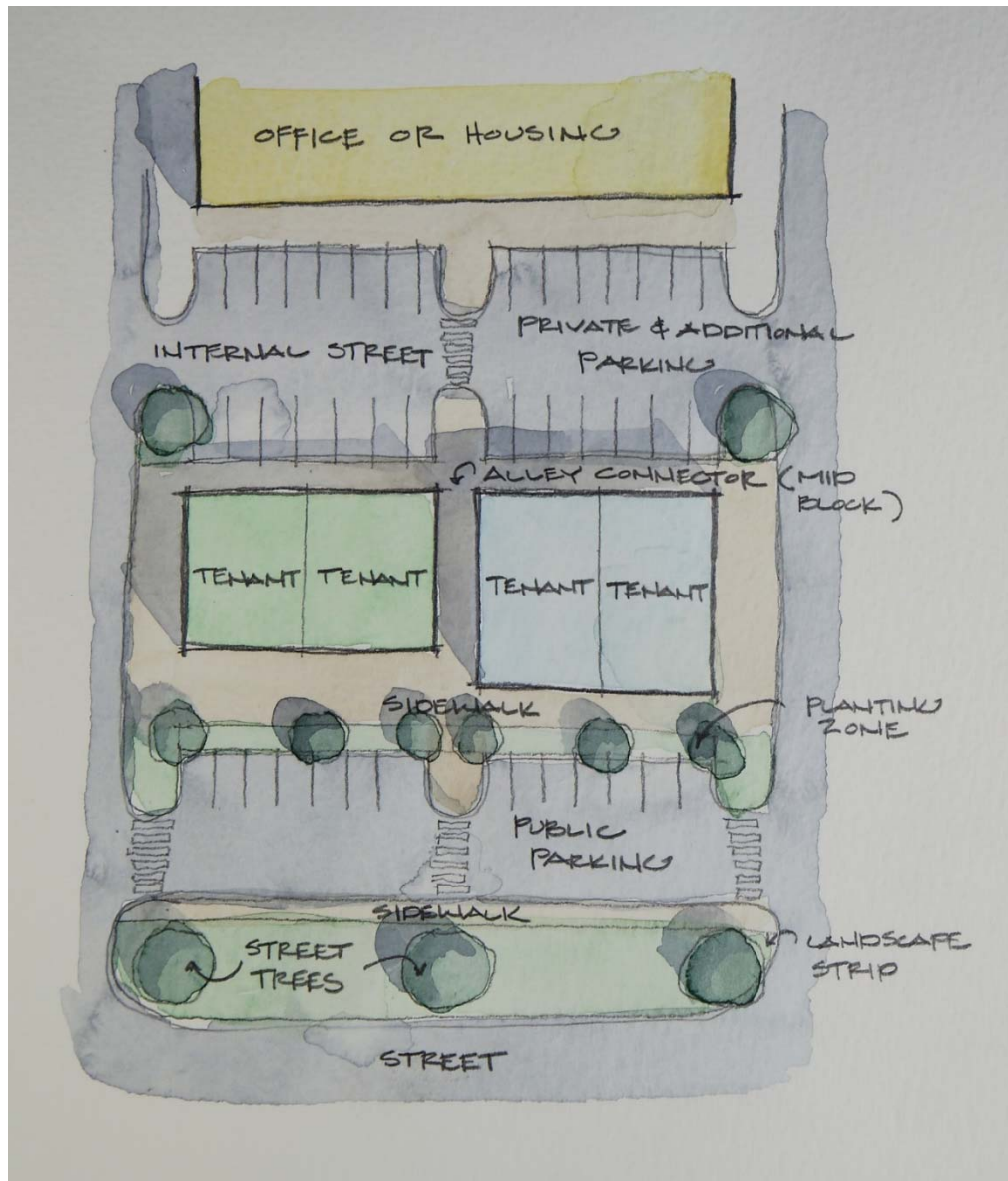
- 1.2.1 Surface parking areas must be edged with tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.
- 1.2.2 Subdivide large parking areas for developments with interior planting islands to break up any large paved area.
- 1.2.3 When possible, parking lots should be located to the rear of the property and be properly maintained with directed and shielded lighting fixtures and other considerations to make them safe and attractive.
- 1.2.4 A minimum of 10% of the interior parking must be landscaped.
- 1.2.5 Parking minimums and ratios shall comply with existing City ordinances.
- 1.2.6 Parking for residences is to be located to the rear of the property when feasible.
- 1.2.7 When possible, utilize pervious paving materials. This decreases runoff and in many ways is more attractive than asphalt.
- 1.2.8 Retention ponds shall be underground when feasible. Otherwise, retention ponds shall be integrated into the landscaping to appear “natural”. Fencing utilized for such above ground retention ponds shall be brick, or other approved material.
- 1.2.9 Buildings shall be pulled close to the street to create internal public plazas, separate parking and create wide sidewalks.
- 1.2.10 One-way thorough fares should be avoided as they can undermine walkability.

## Commercial and Mixed-Use

### Goals

**Redevelopment is the preferred method.** Isolated shopping and office parks surrounded by asphalt are discouraged. Parking is encouraged to be broken up rather than provided in large expanses of paving. **The goal is for higher density mixed-use centers with public spaces and ample landscaping.**

The site plan below incorporates a mixed-use concept with greatly improved density, walkability and street life compared to the typical low-density, auto-dependent suburban commercial development. A pedestrian passage is created at mid block.



# Neighborhood

## Goals

Most subdivisions turn their back yards towards the outside of their neighborhood. **The goal is for both new and redeveloped subdivisions to integrate more into their adjacent surroundings.** This can be accomplished with multiple points of entry and inclusion of other uses often at the entry points of the neighborhood. An entry square can create a gateway to a neighborhood and serve as an amenity.

A further goal is to bring houses closer to the street and prevent the garage and driveway from dominating the street view creating a more enclosed street space that is more inviting and walkable.

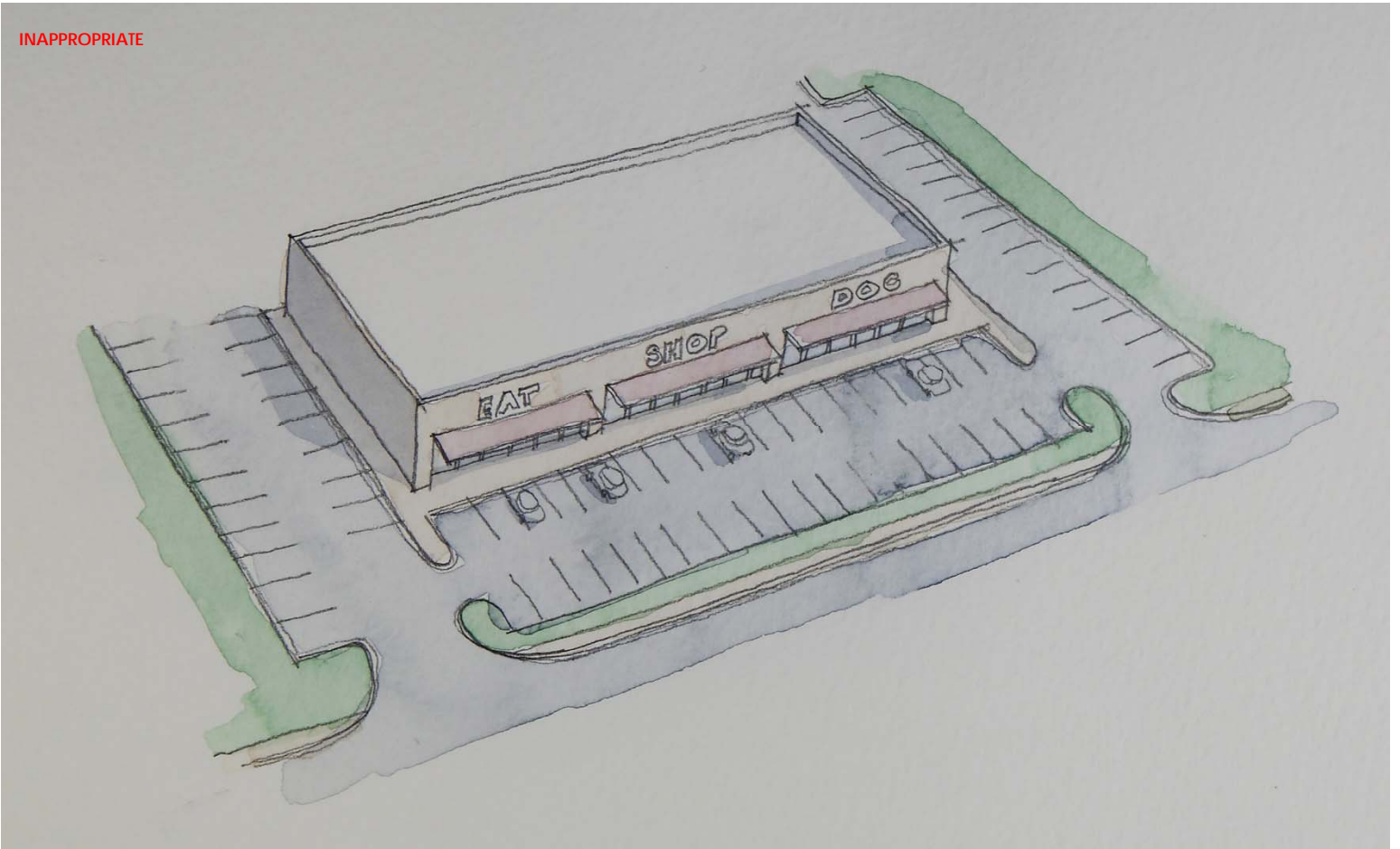
The goal is to provide lifelong communities where residents can age in place.

It is a challenging problem. Entire neighborhoods can be transformed through “connect the cul-de-sac” strategies for remaking unconnected streets. Targeted buyout of homes can permit higher-density redevelopment within an existing subdivision. Entire subdivisions can also be bought out and replaced.

## Guidelines

- 1.3.1 The use of alleys and other secondary road systems to access secondary buildings, such as garages, is required when feasible.
- 1.3.2 New residential buildings must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.
- 1.3.3 For redevelopment within the older neighborhoods where lots are larger, additions may be built closer to the street within the front yard.
- 1.3.4 Urban gardens are encouraged, but should be placed within the rear yard.
- 1.3.5 Sidewalk and landscape trees are required and should be connected to existing amenities when feasible.
- 1.3.6 Gated residential areas are not neighborhoods, and their construction should be avoided.
- 1.3.7 A neighborhood should rarely contain cul-de-sacs.
- 1.3.8 Speed limits within neighborhoods must not exceed 25 mph.

INAPPROPRIATE



APPROPRIATE



# Outdoor Public Spaces

## DEFICIENCIES

- Vehicle oriented building
- No landscaping
- Minimal sidewalks

## GOALS

- Building is two story taking up less of a footprint
- Parking is to the rear and side of building
- Street trees and planters soften hard surfaces
- Lighting compliments street
- Signage is pedestrian (smaller)
- Integrated bus stop
- Public plaza provided

## Goals

Outdoor public spaces contribute to the success of a community and shall be provided when feasible. The goal is to preserve and celebrate natural amenities. These include wooded areas, drainage patterns and wet lands.

Development is encouraged to take place on the worst part of the property, preserving the best. Shared views are also encouraged to be designed and maintained.

## Guidelines

- 1.4.1 Historic open spaces must be preserved and enhanced through sensitive maintenance and management.
- 1.4.2 Existing vegetation must be preserved and new vegetation added that complements the character of the area. An under planting program must be used to replace aging vegetation.
- 1.4.3 Introducing native plants as new vegetation materials within open spaces are encouraged. Native plants generally require less watering and maintenance and also help protect and enhance the ecology of the site.
- 1.4.4 The creation of usable outdoor public spaces is required. These spaces may be hard surfaced but must include seating and landscaping. Trees that provide shade are required.
- 1.4.5 Assigned outdoor play space in multi-family residential communities is required. Pedestrian walkways must be provided for safe access to these areas.
- 1.4.6 Open spaces shall be linked to natural corridors to benefit both humans and wildlife.
- 1.4.7 Topsoil must be preserved during the site development process.
- 1.4.8 Working with the existing topography is encouraged.
- 1.4.9 Drainage shall follow existing patterns as feasible.
- 1.4.10 Every neighborhood should include a plaza, green or square as its "social center". A community garden or nature trails may be located in these areas.





*“The best urban places attract people by the complex and cumulative effect of all of their activities and spaces. In other words, the sum is greater than the parts.”*

Retrofitting Suburbia

## SECTION 2 | BUILDING



# Downtown Developments and Historic Districts

## GOALS

- Building is two story taking up less of a footprint
- Different activities are encouraged to be stacked within the same building allowing for Mixed Use with greater density
- Site is pedestrian friendly with wide sidewalks, public plazas and shop fronts
- Signage is (smaller) oriented to pedestrian
- More landscaping is provided to soften and reduce heat island

## Goals

- Conserve the traditional historic, architectural and landscape character of the downtown core and surrounding neighborhoods, while guiding reasonable growth.
- Guide new commercial and residential construction that is compatible with the distinctive character of the area.
- Discourage demolition of historic structures that contribute to the character of the district.
- Ensure compatibility of development with the vision of the City.
- Provide an objective guide for local design review decisions.

## Guidelines

- 2.1.1 Architectural details must reflect features within the district or within the area of influence of the project, and will be appropriately scaled to the new construction utilizing historic precedent.
- 2.1.2 Architectural features must promote architectural interest and will use the same proportion, scale and detailing as the historic precedents found within the district. These features and details may not overwhelm a façade.
- 2.1.3 New buildings must be compatible with surrounding buildings in terms of form, scale, height, massing, proportion and roof shape. No structure may exceed the height of an adjacent structure by more than one floor.
- 2.1.4 One-story buildings shall have a minimum height of sixteen feet. No structure may exceed forty feet in height without formal approval of the City.
- 2.1.5 Historic buildings in the district should not be demolished unless they are so unsound that rehabilitation is not possible.

A prolonged lack of maintenance results in demolition by neglect – the preventable demise of a historic building due to willful lack of maintenance. Because demolition is irreversible, all possibilities for saving a threatened historic structure must be explored. Demolition of contributing structures is prohibited because of the negative impact it has on the surrounding area and the historic fabric of the district. The loss of a historic building creates a void in the streetscape, and subsequent improvements to the site are usually not as well designed or constructed as the original. Comparable new construction is often not feasible because of market conditions and the unavailability of materials and skilled craftsman.



# Downtown Developments and Historic Districts

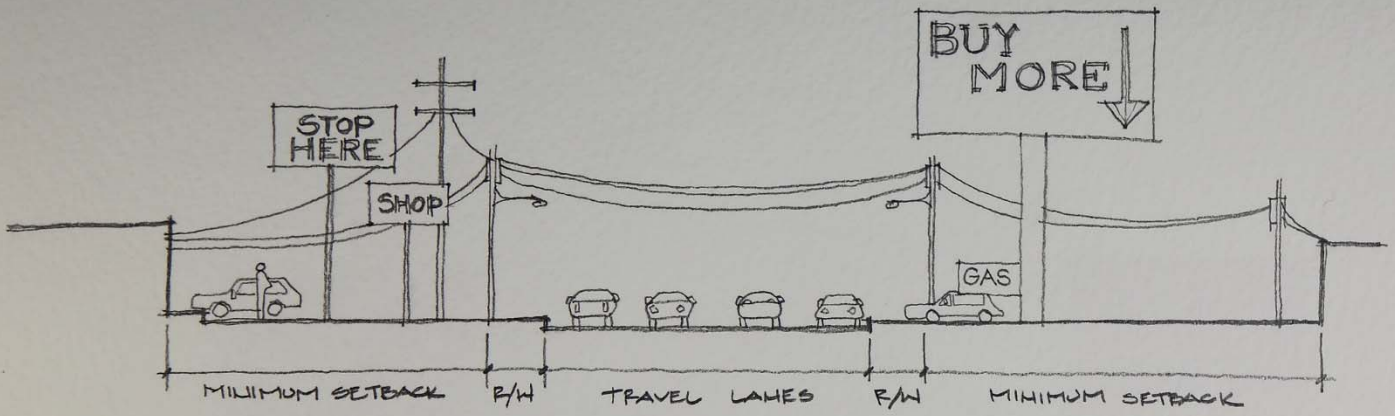
## GOALS

- On street parking is provided
- Street trees and planters soften hard surfaces
- Lighting compliments street
- Signage is pedestrian (smaller)
- On street parking provided
- Tree zone buffers street
- Principal entrance faces street
- Wide inviting sidewalk for pedestrians
- Buildings pulled close to street

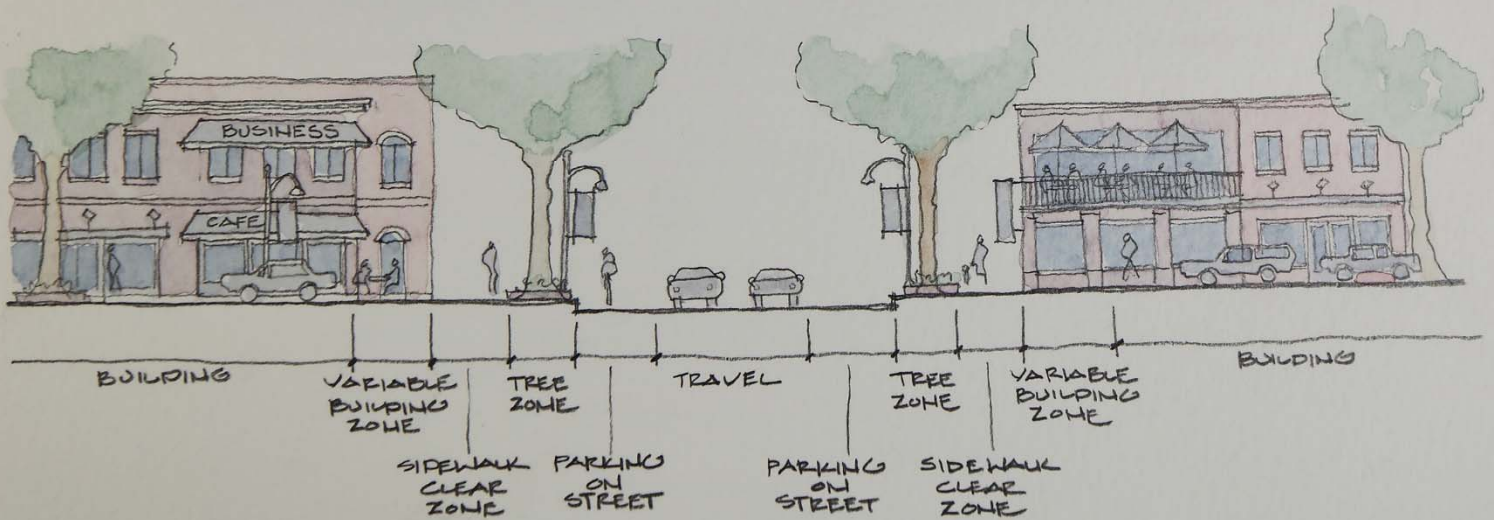
## Guidelines

- 2.1.5 Each building proposed for demolition must be evaluated for historic and architectural merit as well as its importance to the history of the site, the National Register-listed district, and the DDD. As an alternative to demolition, many property owners consider “mothballing” a historic structure. Mothballing is a temporary means of closing up a structure, which protects it from the weather and secured it from vandalism. It is typically used when all means of finding a productive use have been exhausted, or when funds are not currently available to bring it back to a usable condition. When the local building official has declared a structure unsafe, mothballing can be a viable alternative to demolition, offering protection while funds are sought or while planning for its future use.
- 2.1.6 The demolition of a noncontributing structure within the district is allowed under the following conditions:
1. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
  2. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.
- 2.1.7 The demolition of a contributing structure within the district is allowed under the following conditions:
1. It is documented to the satisfaction of the ARB that the building cannot feasibly be rehabilitated for use, which should be written by a licensed architect, engineer, or city inspector.
  2. Plans for the redevelopment of the site have been through the Design Review process and have been approved by the ARB.
  3. It is documented to the satisfaction of the ARB that finances are in place to construct the approved redevelopment plans.
- 2.1.8 The ARB is permitted to suspend the application process, and ask the applicant to advertise the property for sale to an entity that will undertake rehabilitation of the property. If after a six month period of time has elapsed without a secured buyer the review process will resume for the demolition of the property.
- 2.1.9 Relocating a building should only be used when it provides the only feasible solution to saving a historic building.
- 2.1.10 The building to be moved must be compatible with the architecture surrounding its new site, with regards to style, scale, materials, mass, and proportion. The new site for a relocated building must be suitable in terms of building spacing, setback, orientation, height, scale, and massing.
- 2.1.11 A building will be moved as a single unit. If unable to be moved as a single unit, only partial disassembly is allowed.
- 2.1.12 The site of the relocated building will be landscaped in a manner that is consistent with the character of the district.

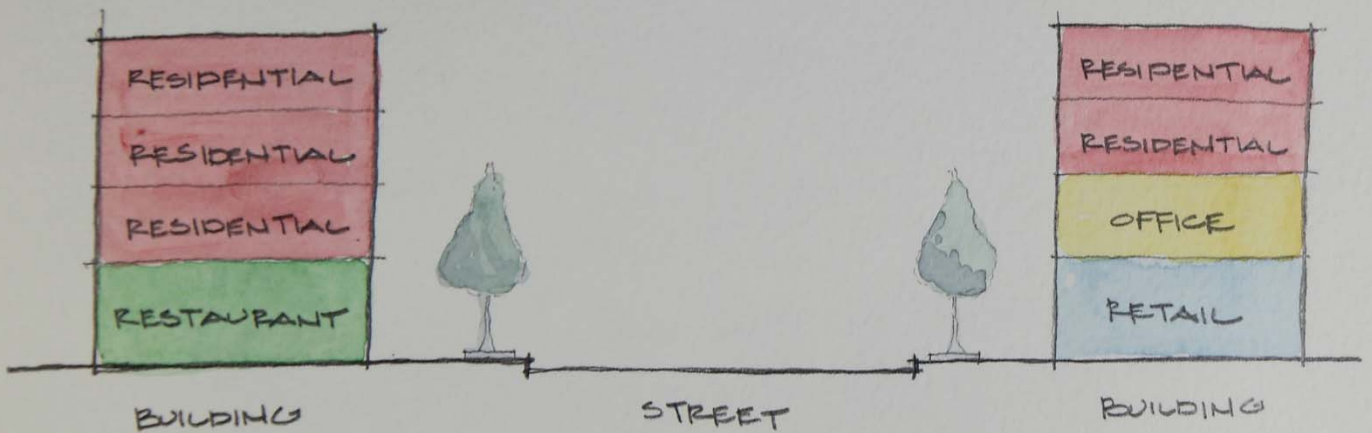
INAPPROPRIATE



APPROPRIATE



APPROPRIATE



# Commercial and Mixed-Use

## DEFICIENCIES

- Large front setback
- Large vehicle oriented signage

## GOALS

- Mixed use with greater density
- Pedestrian friendly
- Tree zone buffering street
- Wide inviting sidewalk clear zone for pedestrian
- On street parking
- Underground Utilities

## Goals

The overarching goal is to encourage the development (either by new construction or rehabilitation of previously developed land) of compact, mixed-use areas that encourage more green space, greater building density and pedestrian walkability and become interconnected with other areas within the City.

Streets should be symmetrical with the same building types on both sides and with similar heights.

## Guidelines

- 2.2.1 Two story buildings are encouraged, but not required.
- 2.2.2 Structures taller than two stories in height (to the top of the roof line) will be considered on a case by case basis.
- 2.2.3 Human scale must be created by building massing and form, as well as the use of canopies, arcades, street-level display windows, raised landscape planters, pedestrian level lighting, and building material treatments at the base of the building.
- 2.2.4 Buildings designed at prominent locations or sites must be treated as landmark buildings and be designed with special architectural treatments that are compatible with other landmark buildings in Norcross in terms of scale, form and materials. Special consideration will be given to such landmark buildings in the community.
- 2.2.5 Developments should be transit ready to support a public bus stop where appropriate.





# Neighborhood

## GOALS

- Front porch defines the entry
- No front facing garage
- Gabled roofs add visual interest
- Materials are in keeping with adjacent buildings
- Mullions are used on windows to provide privacy

## Goals

Appropriate architectural features for neighborhoods include, but are not limited to: bay windows, bay projections, rear projecting eaves, decorative shingle treatments, knee brackets, lookouts, dormers, entablatures, decorative banding, corner boards, and chimneys.

Both new house construction as well as additions and modifications to existing houses should blend and compliment the adjacent houses. This may be accomplished thru massing, scale, materials and/or details.

## Guidelines

All work within the traditional historic neighborhoods shall not conflict with the architectural style of the adjacent houses. Historic and appropriately designed additions and new structures shall continue the massing, scale, and setbacks of the area.

- 2.3.1 Chimneys may not appear to be cantilevered. All chimneys will feature a base integrated into the foundation, like traditional chimneys. Chimneys must be clad in a form of masonry, all other materials will be reviewed on a case-by-case basis by the ARB. Horizontal siding is specifically prohibited for use on chimneys.
- 2.3.2 All detailing of architectural elements and materials will be undertaken so that joints of dissimilar materials are kept to a minimum and are not seen from the public right-of-way. The use of different material accents is appropriate to the district, but should be done in such a way that is incorporated into the overall design of the structure.
- 2.3.3 Historic elements such as retaining walls, fences and the like are to remain when feasible to preserve the character of the area.



## *Tactics for Retrofitting*

*Reuse vacant commercial buildings*

*Repair the environment by reconstructing creeks and wetlands*

*Build compact, mixed-use developments and not single use, auto-dependent*

*Improve streets for pedestrians and bicyclists*

*Build real sidewalks that are wide*

*Keep things walkable*

*Diversify housing choices and price*

*Invest in quality materials that are durable and age well*

*Make it beautiful*

Derived from Retrofitting Suburbia



# Historic Features

## GOALS

- Maintain a "Sense of Place" within the DDD with a focus on the pedestrian.

## Goals

The goal is to conserve the traditional historic, architectural and landscape character of the Downtown Development District and the National Register – listed Norcross Historic District, while guiding reasonable growth.

The further goal is to discourage demolition of historic structures that contribute to the character of the district.

## Guidelines for All Development Types

- 3.12.1 Historic buildings typically were designed with the pedestrian in mind. Such pedestrian features include storefronts fronting on sidewalks, recessed entries, entrances for a second floor space fronting on the sidewalks, and awnings. Such features must be maintained or reinstated during the rehabilitation process.
- 3.12.2 Historic paving and scoring patterns in sidewalks must be preserved if possible. New paving must be compatible with that found within its area of influence, or as established by city streetscape standards.
- 3.12.3 Consider introducing only native plants to the district, or those plants that would have been available during the DDD's historic period.
- 3.12.4 Commercial buildings must be pulled up to the sidewalk edge to continue the urban, pedestrian-friendly character of historic commercial core along Peachtree Street.



# Street and Parking

## GOALS

- Preservation of the historic character and feel.
- Preservation of the public street life.
- Uniformity of street development with consistent sidewalk, planters and landscaping.

## Goals

The overarching goal is for all new development as well as redevelopment to be more compact, walkable and connected with less focus on the vehicle and more on the pedestrian.

The use of pervious paving, bioswales integrated with sidewalks and curbs, continuous planting strips, rain gardens and/or reconstructed wetlands are encouraged.

## Guidelines for All Development Types

- 3.2.1.1 Planting strips and street trees along any public right-of-way must be retained or restored during rehabilitation if site work in the streetscape is planned.
- 3.2.1.2 The safety of a pedestrian must be paramount whenever addressing rehabilitation of a streetscape.
- 3.2.1.3 New curb cuts must be kept to a minimum and reestablishment of historic curb cuts is encouraged.
- 3.2.1.4 Whenever possible utilize pervious paving materials (pavers and/or concrete), which help decrease runoff and are aesthetically more pleasing than asphalt.
- 3.2.1.5 All work must be in compliance with the Tree Ordinance.
- 3.2.1.6 Applicant should also refer to the LCI Town Center Study regarding "Streetscape Elements".
- 3.2.1.7 The orientation and setback of a new building and its site placement must be consistent with the dominant pattern within the area of influence of the project.
- 3.2.1.8 To create tree canopies, trees should be spaced at a distance equal to the mature crown width.
- 3.2.1.9 Refer to graphics in this section for sidewalk widths and curb requirements.

# Street and Parking

## Guidelines for Commercial Developments

- 3.2.2.1 A safe accessible route from the city's sidewalk network to the main entrance of a building is required.
- 3.2.2.2 All non-residential development abutting a property utilized for residential use shall establish a landscaped buffer to screen development from said residential use.
- 3.2.2.3 Parking is prohibited within the green spaces that border the district's streets. Not only this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- 3.2.2.4 Surface parking areas in the DDD must be edged with tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserve visual edges.
- 3.2.2.5 A minimum of 10% of the interior parking area must be landscaped; this landscaping must be used to create interior planting islands to break up any large paved area.
- 3.2.2.6 When possible, parking lots must be located to the rear of the property and be properly maintained with lighting and all other considerations to make them safe and attractive.
- 3.2.2.7 Parking areas shall be screened from the right-of-way using berms, landscape hedges, or walls.
- 3.2.2.8 Parking minimums and ratios shall comply with existing City ordinances.
- 3.2.2.9 To further promote the extensive pedestrian network of sidewalks in the city, all nonresidential buildings must maintain, or install, a sidewalk fronting the public right-of-way.
- 3.2.2.10 Sidewalks within commercial areas should be at least 10 feet wide from building to curb.

## Guidelines for Residential Developments

- 3.2.3.1 Rear lanes or alleys, which relegate garages to the back shall be encouraged.



# Landscaping

## Goals

Downtown Development District: The presence of historic commercial buildings within the DDD contributes greatly to the character of the district. This commercial landscape is pedestrian-friendly with the majority of commercial buildings served by sidewalks featuring benches and other humanizing and inviting amenities. Over time significant landscape elements, such as street trees, planting strips, fountains and other pedestrian and civic art features, are lost or neglected. During a rehabilitation project, if such features once existed on the site and can be documented with photograph evidence, then effort should be made to incorporate that feature into the rehabilitation project. To incorporate theorized historic element into a rehabilitation project can create a false sense of history and is not encouraged. A recreated theorized historic element must be clearly identifiable as a modern addition.

Whenever possible, native plantings are encouraged when planning the rehabilitation of landscapes associated with a historic property. Native plants are adapted to the soil and climate. Other plantings that are appropriate to the particular property, or to the period of significance of the City of Norcross are also encouraged.

## Guidelines for All Development Types

- 3.3.1.1 The safety of a pedestrian must be paramount when designing the landscape and site layout of a project.
- 3.3.1.2 The use of planting strips separating pedestrian zones from vehicular zones is required.
- 3.3.1.3 Whenever possible utilize pervious paving materials, which help decrease runoff and are aesthetically more pleasing than asphalt.
- 3.3.1.4 Consider introducing only native plant materials, or those plants that would have been available during the City's historic period. Native plant materials are adapted to the naturally occurring soil and climate and require less maintenance.
- 3.3.1.5 Existing historic landscape features must be retained and incorporated into the proposed landscape if they are in good repair. Landscape features may include walls, specimen trees, fountains, historic concrete pathways and significant vistas and views from adjacent public ways.
- 3.3.1.6 It is not permitted to remove healthy, mature trees.
- 3.3.1.7 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities by using accepted protection measures. It is especially critical to avoid compaction of the soil and loss of roots within the critical root zone of trees.
- 3.3.1.8 Locate new walkways and driveways so that the topography of the building site and significant site features, including mature trees, are retained.
- 3.3.1.9 Landscaping must be used to create visual continuity throughout the site or development area.
- 3.3.1.10 The protection of existing mature trees on a site is encouraged. Trees must be retained, and protected during construction using standard tree protection measures and integrated into the development.
- 3.3.1.11 Landscape plantings must be used generously to soften the appearance of buildings from the street. Foundation plantings are required to soften the edges of buildings. The fullness and height of landscape must be appropriately scaled to the building or site. Also consider the presence of utilities (above and underground) when planning for landscaping.

# Landscaping

## Guidelines for All Development Types

- 3.3.1.12 Medium to large canopy trees are encouraged whenever possible.
- 3.3.1.13 The planting of native plants and tree species are required because of their inherent hardiness for local conditions and their low maintenance requirements.
- 3.3.1.14 Topsoil must be preserved during the site development process.

## Guidelines for Commercial Developments

- 3.3.2.1 Parking is prohibited within the green spaces that border the DDD's district's streets. Not only does this practice disrupt the visual character and intended use of green spaces and planting strips, but it also causes soil compaction that can damage tree roots.
- 3.3.2.2 Surface parking areas in the DDD must be edged with tree plantings and/or hedges. This will help to buffer and screen these spaces as well as preserving visual edges.
- 3.3.2.3 A minimum of 10% of the interior parking area must be landscaped; this landscaping must be used to create interior planting islands to break up any large paved areas.
- 3.3.2.4 Parking areas shall be screened from the right-of-way using berms, landscape hedges, or walls.
- 3.3.2.5 All commercial developments abutting a residential use shall establish a landscaped buffer having a minimum horizontal dimension of fifteen feet.
- 3.3.2.6 Within the DDD retention ponds shall be underground when feasible. Otherwise, retention ponds shall be integrated into the landscaping to appear "natural". Fencing utilized for such above ground retention ponds shall be brick, or other approved material.
- 3.3.2.7 Vegetative buffers and planting yards are encouraged as part of a compressive streetscape treatment of walkways and roads within a development. Properties adjacent to residential uses must establish a landscaped buffer of at least fifteen feet deep.

## Guidelines for Residential Developments

- 3.3.3.1 The planting of street trees on private property in new residential developments is required when interference from utilities (above or below) prevent the planting of street trees within the public right-of-way. Internal, primary roadways are also required to have street trees and planting strips within residential developments.

# Roofs

## Goals

The roof often plays an important part in the “look” of a building. The goal is for the roof(s) of a development to add to the appeal of the building.

## Guidelines for All Development Types

- 3.4.1.1 Approved roofing materials include metal standing seam; tile; slate; stone; shingles with a slate, tile or metal appearance with a minimum thirty year life rating; and wood shake. Other materials to be approved on a case-by-case basis.
- 3.4.1.2 New structures should have roof forms and orientation consistent with buildings within its area of influence. The use of flat, shed and low-pitched roofs hidden by a parapet wall are appropriate for nonresidential construction that is found along Main Street.
- 3.4.1.3 Roofs in view of the street or other public way must be maintained in an obviously attractive manner or must be visually screened.
- 3.4.1.4 Local heat islands can be reduced by a variety of measures, including shade trees, light-colored (high-albedo) surfaces, roof gardens, high-reflective, and low-emissivity roofing materials and should be incorporated.

## Guidelines for Commercial Developments

- 3.4.2.1 Traditional commercial styles of pitched roofs and flat roofs with parapet walls are encouraged, depending on the type of development within the area of influence.
- 3.4.2.2 Roof parapets must be designed to provide visual diversity. Parapets shall include architectural features at least every sixty (60) linear feet. The minimum height of design features shall be one foot and may be provided in height offset or facade projections such as porticoes, towers, or gable features.
- 3.4.2.3 All rooftop mounted HVAC and similar equipment must be screened from view from the public right-of-way by a parapet or other approved architectural feature.

## Guidelines for Residential Developments

- 3.4.3.1 Traditional residential styles of pitches roofs ranging from 6:12 to 10:12 are encouraged.
- 3.4.3.2 Flat roofs for residential will be approved on a case-by-case basis if determined to be integral to the design of the project, and appropriate within its area of influence, which is to be determined by the ARB.

# Exterior Materials and Colors

## Goals

Materials chosen for the exterior of a building are a significant component in the appearance and “feel” of a building. Certain materials have an air of permanence, such as brick and stone. Wood is a natural material that can be utilized in a variety of finishes for different looks. Wood can also last indefinitely with periodic repair and repainting as long as it is kept free from moisture. As new technologies emerge in the building industry, materials may be introduced that resemble traditional building materials in appearance, especially regarding exterior cladding. New, composite materials (typically a combination of wood and plastic fibers) may be considered for use in the DDD as long as they can meet or exceed the performance of the material they are imitating. It is important that alternate materials closely replicate original materials in size, texture, profile and surface treatment. Well-known alternate materials that do not perform well over time, and that do not replicate the appearance of original materials, include vinyl and metal siding. Metal siding can corrode or dent, and vinyl can melt, crack and distort as it contracts and expands with changes in temperature. Metal and vinyl siding are not permanent replacement materials and require yearly maintenance. Synthetic stucco systems (foam backed panels with applied stucco veneer) are another material that does not conform to the durability, texture or surface treatment of traditional stucco. Significant attention must be given to the application of stucco for it to perform appropriately.

## Guidelines for All Development Types

- 3.5.1.1 The façade treatments should contain uniformity in use of materials. The use of architectural materials only on the front elevation of a residence is prohibited.
- 3.5.1.2 The façade of a building facing or visible from public right-of-way shall contain a combination of architectural treatments, windows, and doors such that the maximum allowable unbroken façade distance for each building or side of building visible from the right-of-way shall be twenty (20) feet. Such controls shall pertain to both the vertical and horizontal elevations. All commercial buildings should have a distinguishable base and cornice for each level of the building.
- 3.5.1.3 “Blank facades” that do not feature windows, doors or architectural treatments are strictly prohibited from the DDD.
- 3.5.1.4 Gutters and downspouts that are specifically designed for the task must be used; the use of PVC conduit, piping and other such materials that are not specifically designed as gutters or downspouts is prohibited.
- 3.5.1.5 All building facades must be designed to have a recognizable base, field and fascia/cornice.
- 3.5.1.6 Multi-family residential and commercial buildings must be designed to provide façade articulation, including the use of façade projections (12” minimum), changes in siding texture or material, use of detail such as trim and brackets, or the addition of windows, porches or balconies.
- 3.5.1.7 Building elements and façade details must be proportional to the scale of the building.
- 3.5.1.8 When building materials are applied to the exterior of a building they should be detailed to provide proper drainage so that water does not accumulate on flat areas or decorative crevices. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.
- 3.5.1.9 Approved building materials include brick, stone, wood, and wood shakes/shingles.

# Exterior Materials and Colors

## Guidelines for All Development Types

- 3.5.1.10 Alternative building materials approved through the design review process include, but are not limited to, stucco, synthetic stucco, and composite materials such as hardiplank type siding. The use of most contemporary stucco products such as stucco covered foam insulation boards, or stucco/cement panels is only permitted on a case-by-case basis. Seek guidance from the ARB staff prior to considering this material. To evaluate such materials the ARB must determine if the alternative material meets the following standards:
1. Has physical properties (texture, color, dimensions) similar to those of traditional building materials; and or that it will be installed in a manner that tolerates differences;
  2. At least meets similar performance expectations as those of traditional building materials; and
  3. Be applied in such a manner that a passerby would not discern a difference between the composite or synthetic material from that of the traditional building it is replacing.
- If an alternative material meets these required standards (determined by the ARB) it may be used within the district.
- 3.5.1.11 Building materials that are prohibited include, but are not limited to, plain concrete block, mirrored glass, metal siding and vinyl siding.
- 3.5.1.12 The application of faux veneer panels, such as brick, asphalt shingles, EFIS and plywood is prohibited.
- 3.5.1.13 Neutral traditional building color palettes are encouraged. Colors should blend with neighboring buildings.
- 3.5.1.14 Chosen colors must be approved by the ARB on a case-by-case basis. Approved color palettes include: 1. "Victorian" by Sherwin Williams; 2. "Arts and Crafts" by Sherwin Williams; 3. "Historic Colors" by Porter Paints; and 4. "Sunshades" by Porter Paints.
- 3.5.1.15 The painting of masonry will be approved on a case-by-case basis.
- 3.5.1.16 Retain and maintain original exterior materials if at all possible. Such materials can include masonry, metal, wood or other historic materials.
- 3.5.1.17 Regularly inspect exterior materials in order to identify, evaluate and treat causes of deterioration, such as leaking gutters, roofs or flashing; cracks or holes; faulty caulking; insect infestation or vegetative growth.
- 3.5.1.18 Retain historic surface treatment coatings on exterior materials, such as paint or original varnishes, in order to protect the material from moisture and ultraviolet light. Paint removal is inappropriate for a historically painted surface unless deteriorated surface treatments need to be removed prior to replacement. Careful removal of paint must be completed by hand scraping, hand sanding, thermal devices and limited use of chemical strippers where necessary.
- 3.5.1.19 Exterior materials that were historically unpainted must generally remain unpainted. Appropriate non-historic protective coatings may be applied to exterior materials where needed to protect the original material, such as in areas of high pedestrian use.
- 3.5.1.20 When replacement of exterior materials is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.
- 3.5.1.21 When repair or replacement of new mortar is needed, the new mortar must duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement must not be used in repointing historic masonry joints.
- 3.5.1.22 Historic stucco facing must be repaired with stucco mixture that comes very close to duplicating the original material in both appearance and texture.

# Exterior Materials and Colors

## Guidelines for All Development Types

- 3.5.1.23 The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, and contemporary or faux stucco products (stucco coated foam insulation board and cement panels), dryvit, metal siding, vinyl siding and plywood, over historic materials is not appropriate within the district.
- 3.5.1.24 The use of composite or synthetic material to replace deteriorated historic material on a building must meet one of the following circumstances: a. the unavailability of historic materials; b. the unavailability of skilled craftsmen; c. inherent flaws in the original materials; or d. code-required changes.
- 3.5.1.25 All construction shall include a combination of architectural treatment of brick or stone masonry, stucco, wood, or other durable materials.
- 3.5.1.26 The application of architectural details that do not belong to the period or style of the district is not appropriate.
- 3.5.1.27 Building design features must be obtained from the project's area of influence.
- 3.5.1.28 Architectural features must promote architectural interest.
- 3.5.1.29 Architectural features on new construction must have balance and not create a cluttered appearance.
- 3.5.1.30 All detailing of architectural elements and materials will be undertaken so that joints of dissimilar materials are kept to a minimum and are not seen from the public right-of-way. All detailing will be appropriately scaled to the new construction utilizing historic precedent.
- 3.5.1.31 The addition of materials, architectural details, and light fixtures that do not belong to the period or style of the historic building is not appropriate.
- 3.5.1.32 When deteriorated elements must be replaced, new materials must be compatible with the original in terms of size, design, and hardware.
- 3.5.1.33 If gutters and downspouts are deteriorated and need to be replaced, new gutters and downspouts should be similar to the original in materials and appearance.
- 3.5.1.34 Approved primary building materials include brick, tile masonry and stone. Primary building materials considered on a case-by-case basis include concrete that is textured or scored, split-faced block, stucco (including stucco with a smooth Cementous finish and synthetic stucco), and Hardi-Plank equivalent for siding.
- 3.5.1.35 Secondary building materials that are acceptable include pre-cast masonry (for trim and cornice elements only), Gypsum Reinforced Fiber Concrete (GFRC – for trim elements only), and metal (for lintels, beams, trim elements and ornamentation).
- 3.5.1.36 Building materials that are prohibited include metal and aluminum siding, simulated brick, plain concrete block (CMU) and mirrored glass. Portable buildings are prohibited.

## Guidelines for Commercial Developments

- 3.5.2.1 All commercial buildings must feature a cornice, or entablature.
- 3.5.2.2 The use of colonnades (covered walkways, usually incorporated into a building) along large nonresidential development (more than two business enterprises) is required. This allows pedestrians to walk along storefronts protected from the elements, and provides covered access to the adjacent parking.

# Exterior Materials and Colors

## Guidelines for Commercial Developments

- 3.5.2.3 Roof parapets must be designed to provide visual diversity. Parapets shall include architectural features at least every 60 linear feet. The minimum height of design features shall be one foot and may be provided in height offset or façade projections such as porticoes, towers, or gable features.
- 3.5.2.4 Rear and side façades of buildings that face a street, parking lot or public way must be of finished quality. These alternate façades must address the street through façade articulation, material selection or openings, or they may be attractively screened with landscaping, as appropriate. Service doors or open bays must be screened or designed as part of the overall building.
- 3.5.2.5 Appropriate non-residential architectural features to this character area include, but are not limited to: knee brackets, lookouts, entablatures, decorative banding, corner boards, and porte-cocheres.
- 3.5.2.6 Shutters must not be added to buildings that did not historically feature shutters.
- 3.5.2.7 Awnings must be made of weather-resistant cloth or an equivalent, vinyl, metal or glass.
- 3.5.2.8 Approved roofing materials for pitched roofs include metal standing seam, composition shingles that are uniform in color and appearance, and other shingle materials that approximate the appearance of slate, tile or metal. Matte, natural surfaces are encouraged. Polished, glossy or reflective surfaces are prohibited.
- 3.5.2.9 All construction shall include a combination of architectural treatment of brick or stone masonry, stucco, wood, or other durable materials. Any buildings that would like to use other materials shall submit design to the ARB for approval.

## Guidelines for Residential Developments

- 3.5.3.1 All residential construction shall include a combination of architectural treatments, such as brick or stone masonry, stucco, wood, or other durable materials. If masonry materials are used a minimum of (3) three façades must use the masonry material.
- 3.5.3.2 The reveal (exposed portion) of siding will be a minimum of four inches and shall not exceed six (6) inches.
- 3.5.3.3 Corner boards should have the same width and depth as the siding reveal, and are not permitted to be greater than two inches of the siding reveal, or less than one inch of the siding reveal.
- 3.5.3.4 When historical documentation exists, new shutters must be appropriate to the style and period of the building in terms of material and design.

# Doors & Windows

## Goals

Door and window styles shall be appropriate to their context.

## Guidelines for All Development Types

- 3.6.1.1 Door styles must correspond with the architectural styles found within the district. Contemporary single panel, French style and paneled doors are examples of appropriate styles.
- 3.6.1.2 Windows must be compatible with those found in their area of influence, taking into consideration number of panes and trim styles. For commercial areas, ground floor glass should be clear, undivided and extensive.
- 3.6.1.3 Snap-in grids for windows are prohibited. Light divisions cannot be removable and will not be of adequate depth to convey the proper effect of muntins and mullions.
- 3.6.1.4 Windows should be double hung sash or casement windows, with exceptions provided through the design review process.
- 3.6.1.5 The use of "architectural" (multi-light) windows selectively and one-over-one light double hung windows on the remainder of the façades is allowed with the following standards:
  - 1. The front façade will feature the architectural windows.
  - 2. If architectural windows are used on the side façades they must be used to an architectural return (a jog in the building plan that creates a suitable end point).
- 3.6.1.6 Shutters will be operable when feasible; and all shutters (inoperable and operable) must be appropriately scaled to cover the window opening.
- 3.6.1.7 Metal or vinyl shutters are prohibited.
- 3.6.1.8 Large expanses of fixed windows are not permitted unless it is deemed integral to the design of the residence by the ARB.
- 3.6.1.9 Sidelights, transoms, fanlights and other such decorative windows are encouraged as long as they are appropriately scaled to the façade.
- 3.6.1.10 Convex or bubble skylights are prohibited where they will be visible from the primary street frontage.
- 3.6.1.11 Door and window types must correspond with the architectural styles found within the district. Contemporary single pane glass doors, and half-paneled doors with lights are examples of appropriate styles.
- 3.6.1.12 Windows of a building must be the same in general appearance as the building found within its area of influence taking into consideration panes and trim style.
- 3.6.1.13 Existing windows, including window sash, glass, lintels, sills, frames, moldings, shutters, and all hardware, must be retained and repaired through routine maintenance whenever possible.
- 3.6.1.14 A replacement window must match the original opening and must duplicate proportions and pane configurations of the original window. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the replacement window to the original window so that features of the historic window are not lost. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim.



## Doors & Windows

### Guidelines for All Development Types

- 3.6.1.15 Instead of replacing original glass with double-glazing, thermal upgrade must be achieved by installing or replacing inadequate or damaged weather stripping and caulking. The installation of exterior storm windows is another appropriate option for obtaining energy efficiency. Care must be taken to match the mullions, muntins and meeting rails, size and configuration of the storm to the primary window so that features of the historic window are not obscured. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.
- 3.6.1.16 Materials for windows that are acceptable include: anodized aluminum, wood, clad wood, vinyl and steel.

### Guidelines for Commercial Developments

- 3.6.2.1 Doors must reflect a commercial style.
- 3.6.2.2 Storefront windows on non-residential buildings may either be framed in wood and painted with accent colors or framed in aluminum. In many cases, wood molding can be used to cover the aluminum beneath.
- 3.6.2.3 Storefronts must correspond closely to the traditional storefront seen in other buildings in Norcross; this storefront must include many of the characteristics highlighted in the sketch.
- 3.6.2.4 Identify, preserve and maintain historic character-defining elements of commercial storefronts, such as windows, transom, doors, architectural details and materials. The removal or radical change of the original appearance and significant elements of a historic storefront is prohibited within the district.
- 3.6.2.5 When necessary, repair deteriorated storefronts by reinforcing historic materials and by replacing original materials with in-kind materials or with compatible substitute materials. Replacement materials must be compatible in size, scale, materials, and design to the surviving part of the storefront.
- 3.6.2.6 Historic changes to storefronts that have become significant over time, or historic in their own right, must be preserved.
- 3.6.2.7 The reconstruction of a partially, or completely, removed storefront must be based on historical, pictorial or physical documentation. It is prohibited to create a storefront with a false historic appearance.
- 3.6.2.8 A storefront that has entirely lost its significant historic features and cannot be documented, or a storefront that is less than 50 years old, must have a contemporary storefront design that is compatible to historic examples, yet does not attempt to be a reproduction of a historic architectural style. The new storefront must follow the guidelines for new construction in this manual.
- 3.6.2.9 The removal of non-historic cladding, false fronts, or inappropriate additions to historic storefronts is greatly encouraged in order to reveal the historic character of the building.
- 3.6.2.10 The covering of character-defining elements of storefronts with non-historic cladding, false fronts or inappropriate additions is prohibited.
- 3.6.2.11 The alteration of a historic commercial storefront so that it appears to be residential in character is prohibited.

# Doors & Windows

## Guidelines for Commercial Developments

- 3.6.2.12 Repair of entrance details, if seriously deteriorated, must involve the limited replacement of original material with in-kind materials or a compatible substitute. If replacement materials must be introduced, the new material must match the old in design, color, and texture.
- 3.6.2.13 The replacement of an original entrance that is missing may be accomplished in two ways: 1. An accurate restoration can be complete when historical, pictorial, and physical documentation is available, or 2. A new design that is compatible with the design and historic character of the building can be constructed.
- 3.6.2.14 Retain original doors and their decorative surrounds. If a deteriorated door must be replaced, the new door and surround must be similar to the original in design and material.
- 3.6.2.15 The creation of new door opening on the front, or primary, façade must be avoided. New entrances on rear and side façades must be compatible with the building's architectural style, details, and materials.
- 3.6.2.16 The use of mirrored or tinted glass is prohibited and must be avoided.
- 3.6.2.17 Window glass with light transmission at approximately 90% is required for ground story or storefront windows.

## Guidelines for Residential Developments

- 3.6.3.1 For residences, doors must reflect a residential style. No commercial or solid doors are permitted on any façade visible from a public way.

# Porches, Entrances, Canopies and Awnings

## Goals

Porches, entrances, canopies and awnings can greatly affect the “feel” of a building and should be considered when designing.

## Guidelines for All Development Types

- 3.7.1.1 The use of unpainted pressure treated lumber or composite materials for balconies is not appropriated for the character of the historic district. Balconies must be painted or treated with an appropriate surface treatment.
- 3.7.1.2 Awning shapes must match the window and door shapes that are covered or shaded. For example, round awnings are not appropriate for a square window opening.
- 3.7.1.3 Awnings shall be appropriately scaled.

## Guidelines for Commercial Developments

- 3.6.2.1 Awning materials for windows may be canvas, or metal.
- 3.6.2.2 Translucent awnings are prohibited.
- 3.6.2.3 The primary public entrance of a building must face a street, such as Buford Highway or a private interior street. Pedestrian accessibility for this primary entrance must be addressed with a sidewalk or walkway.
- 3.6.2.4 The primary entrance of a building must be clearly defined. Architectural treatments such as canopies, overhangs or porticos may be necessary.
- 3.6.2.5 Building must incorporate a pedestrian scale; achieved via landscaping, first floor storefronts, windows or awnings.
- 3.6.2.6 Awning height requirements above sidewalk shall be eight feet to base of structure or match the height of an adjacent covering. No poles will be permitted.
- 3.6.2.7 Solid, structural entrance canopies are required instead of cloth or vinyl awnings.
- 3.6.2.8 The use of awnings is encouraged since they provide a favorable architectural design element, as well as protection from sun, wind, and rain.
- 3.6.2.9 Awnings must be appropriately scaled and shaped to properly fit around the window that they are shading. Round awnings are not appropriate for a square window opening.
- 3.6.2.10 Historic awnings or balconies that are character defining to the building must be retained and repaired whenever possible.
- 3.6.2.11 The replacement of an original historic balcony or awning that is missing may be accomplished in two ways: 1. An accurate restoration can be completed when historical, pictorial, and physical documentation is available, or 2. A new design that is compatible with the design and historic character of the building can be constructed.



# Porches, Entrances, Canopies and Awnings

## GOALS

- The front porch creates an inviting feel and serves as an area for exterior furniture.
- Windows have mullions and muntins that add visual privacy to the inhabitants.
- Windows within the front door offer an inviting feel and enhanced visual security.

## Guidelines for Commercial Developments

- 3.7.2.12 The addition of new balconies and awnings to a historic commercial building are appropriate on the rear façade, or on an unobtrusive façade, of a building, as long as they comply with local ordinances and codes. A new deck must be compatible with the building's size, scale, materials, and design, and must be installed in such a manner that it can be removed without harming original historic materials. New decks and balconies must not obscure significant character-defining features of a historic building.
- 3.7.2.13 Awnings placed over display windows of new buildings are encouraged and often are suitable locations for signs. Canvas awnings are recommended, and vinyl and metal awnings are permitted. Other materials will be considered on a case-by-case basis.
- 3.7.2.14 Awnings and balconies must be freestanding and not impede pedestrians by attaching to the sidewalk in any way.

## Guidelines for Residential Developments

- 3.6.3.1 Front porches, verandahs and terraces must be at least six feet deep to accommodate porch furniture as well as the passage of one person.
- 3.6.3.2 It is not permitted to use any material that does not provide a "traditional" balustrade look to a porch, for example lattice is not permitted.
- 3.6.3.3 If a balustrade is utilized on a porch it should feature spindles, or balusters.
- 3.6.3.4 Appropriate porch supports will be of "traditional" design, such as square, round, turned, or tapered porch supports. A pier base may be utilized with a porch support and must be made of an approved building material.
- 3.6.3.5 In the district porches, and similar construction, should be made out of wood, or other appropriate material. Only terraces should feature a masonry floor (brick, stone or concrete).
- 3.6.3.6 The primary entrance to a residence must utilize an entrance feature, such as a stoop, verandah, porch, or terrace. These features help identify the entrance as the main entry to the residence.



# Signage

## GOALS

- Signs may be placed on various locations on the exterior of a building as seen in the image to the left, but must be pedestrian in scale.

## Goals

All signage must meet the criteria established by the City's sign Ordinance.

## Guidelines for All Development Types

- 3.8.1.1 Entrance features for all developments must be pedestrian in scale.
- 3.8.1.2 Locate necessary signage so that defining features of the building, or district are not obscured.
- 3.8.1.3 The use of exposed neon tubing, or neon lights, for signs are prohibited.
- 3.8.1.4 Landscaping must be utilized to incorporate the sign or entrance feature into the landscape.
- 3.8.1.5 All ground signs must be monument signs. Pole-mounted signs are prohibited.
- 3.8.1.6 Retain historic signs whenever possible, particularly when they have a historic association for the community or are significant for their design.
- 3.8.1.7 Ground-mounted signs must be monument signs. Materials used in both sign and support structures must reflect the building being served.
- 3.8.1.8 External illumination of signage is required.

## Guidelines for Commercial Developments

- 3.8.2.1 Signs must be subordinate and complimentary to the building.
- 3.8.2.2 Signs that favor traditional placement, such as on awnings, windows, and hanging signs, are encouraged in the Traditional Norcross character area.
- 3.8.2.3 Locate necessary signage so that defining features of the building, or district are not obscured.
- 3.8.2.4 New signs for historic buildings must respect the size, scale and design of the building and must not overpower the building or adjacent properties. It is inappropriate for signs to obscure, damage, or destroy remaining character- defining features of the historic building.
- 3.8.2.5 New signs must not obscure significant features of the historic building, such as transom lights or windows. Materials must be characteristic of the building's period and style. Creativity is encouraged when designing new signs.
- 3.8.2.6 Within the public-right-of-way, limit signage to that necessary for traffic and pedestrian safety. Locate necessary signage so that the historic character of the district is not obscured.
- 3.8.2.7 Signs that are to be attached to buildings must avoid damage to historic materials. Fittings must penetrate mortar joints rather than masonry.
- 3.8.2.8 The size, location and design of attached signage must be compatible with the scale, size and appearance of the building.

## Guidelines for Residential Developments

- 3.8.3.1 Signage must respect the scale and materials of the building in the residential development.





# Lighting

## GOALS

- To the left, building lighting is pedestrian-scaled and at a low level to provide an enhanced feeling of security.

## Goals

New or replacement lighting must be appropriate in look and scale to a buildings design, as well as adjacent buildings.

## Guidelines for All Development Types

- 3.9.1.1 It is not permitted to introduce period lighting fixtures from an era that is not found within the period of significance of the City of Norcross. Appropriately scaled modern lighting fixtures are permitted as well.
- 3.9.1.2 New site and street lighting must be compatible in design, material and scale with the historic character and pedestrian orientation of the district.
- 3.9.1.3 Historic streetlights and exterior lighting must be preserved within the DDD if at all possible. New exterior lighting must be compatible with the architectural styles present in the district without striving for a false "historic" appearance.
- 3.9.1.4 Locate low-level or directional site lighting and motion detectors with care to ensure that the light does not produce a glare on adjacent properties.
- 3.9.1.5 All exterior light sources must be directed and shielded, including security lights.
- 3.9.1.6 Pedestrian-scaled lighting must be provided along walkways in developments where appropriate.
- 3.9.1.7 Lighting that is adjacent to building entrances and windows in multi-family residential buildings must be small in scale or screened to prevent glare in neighboring units.
- 3.9.1.8 No flashing, animated or intermittent lighting must be visible from the exterior of the building.

## Guidelines for Commercial Developments

- 3.9.2.1 Lighting along the public right-of-way must be in keeping with that established by city planning documents and must complement the streetscape work undertaken in the city.
- 3.9.2.2 Lighting places on buildings in the district must reflect the original use of the building. For example, a residence converted into an office must have residential style lighting.

## Guidelines for Residential Developments

- 3.9.3.1 Low-level lighting must be introduced in residential area to provide for safety and security where needed. Install recessed lights, footlights, pedestrian-scaled lighting, or directional lights in unobtrusive locations.
- 3.9.3.2 In general, lighting for residential development must be appropriately scaled and influenced by the architectural style for the building on which it will be located.
- 3.9.3.3 The use of residential styled lighting on nonresidential development that is adjacent to a residential neighborhood is allowed, as long as it provides for adequate illumination for safety.
- 3.9.3.4 In residential areas, introduce low-level lighting to provide for safety and security where needed. Install recessed lights, footlights, pedestrian-scaled lighting, or directional lights in unobtrusive locations.



# Mechanical Systems & Service Areas

## GOALS

- To the left, mechanical equipment is hidden tastefully from view within the enclosure.

## Goals

All mechanical systems and unsightly service items are to be appropriately hidden from public view.

## Guidelines for All Development Types

- 3.10.1.1 Movable accessory site features (trash receptacles, recycle bins, etc.) must be screened from view of the public right-of-way by placement to the rear or side of the main structure. Fencing, vegetation, or a combination of the two may be used to screen these features.
- 3.10.1.2 Mechanical systems (HVAC, utility boxes) located on the ground must be completely screened using opaque fencing or natural-looking landscape screening.
- 3.10.1.3 Satellite dishes and other antennae must be located unobtrusively to the side or rear of the building. They must be screened by landscaping or building placement whenever possible.
- 3.10.1.4 Accessory site features shall be screened from view from the right-of-way by placement of those features to the rear of the main structure or on the roof.
- 3.10.1.5 Dumpsters and outdoor storage, where permitted, shall be enclosed to a minimum height of six feet using opaque fencing, brick or similar materials.
- 3.10.1.6 The preservation of historic mechanical systems is highly encouraged. Such mechanical elements may include radiators, vents, fans, grilles, plumbing fixtures, switch plates, and lights.
- 3.10.1.7 Where new mechanical systems are required for a building, they must be installed in such a manner as to cause the least alteration possible to the exterior elevations of the building and the least damage possible to historic building materials.
- 3.10.1.8 The front façade of a building must not be disrupted by the addition of window air conditioning units. These units must be placed at the rear or side facades of a building and landscaped to shield them from being visible from public right-of-way. They must be installed in such a manner to avoid damage to historic material, including windows, sashes and frames.
- 3.10.1.9 Fences or walls built as a screen must be a minimum of six feet tall. Wall or fence heights, if taller than seven feet, must be approved by the ARB.
- 3.10.1.10 Fences or masonry walls used to visually screen service areas must be compatible with the exterior of the principal building and cannot be made of concrete block or another unfinished building material.
- 3.10.1.11 All mechanical equipment and service areas must be screened from public view, including rooftop equipment, with the use of opaque fencing or landscape screening.

# Mechanical Systems & Service Areas

## Guidelines for Commercial Developments

- 3.10.2.1 Dumpsters shall be placed in the least visible location on the lot and shall not be located within fifty feet of a residential use.
- 3.10.2.2 All loading docks shall be screened from view of any street by planting a solid hedge of evergreen shrubs.
- 3.10.2.3 New engineered structures (utilitarian structures that are not meant for habitation or used for commercial transactions), such as helipads, cell towers and utility towers, are not appropriate to the district. If such structures are to be permitted they must be attractively screened from all public right-of-ways by landscaping, and sited in such a way that they do not impact the visual or audible character of the district.
- 3.10.2.4 Service areas (dumpster areas) must be placed away from any residential-used property.



# Garages and Accessory Structures

## GOALS

- In the image to the left, the garage is situated within the rear yard where its impact on the main street is negligible.

## Goals

Garages and accessory structures shall not detract from the overall aesthetic appeal of the primary structure or residence.

House additions and garages can create shaded courtyards and defined outdoor "rooms."

## Guidelines for All Development Types

- 3.11.1.1 New additions must be placed away from the front façade of the primary building, ideally in the rear or on an inconspicuous side of the historical building, and must be compatible with the original building in terms of materials, relationship of solids to voids, and color. The size and scale of the addition must be limited in relationship to the historic building.
- 3.11.1.2 Additions to the side of a historic building must not be flush with the front façade of the historic building. At the very minimum, appropriately designed side additions to historic buildings are stepped back from the front façade. It is recommended that additions to the side of historic buildings be placed as far back as possible.
- 3.11.1.3 The design of a new addition must be clearly differentiate so that the addition is not mistaken for part of the original building.
- 3.11.1.4 New additions must be designed so that a minimum of historic material and character-defining elements are obscured, damaged or destroyed, including significant mature trees on the site.
- 3.11.1.5 Historic additions and alterations that have acquired significance in their own right must be preserved.

## Guidelines for Commercial Developments

- 3.11.2.1 New engineered structures (utilitarian structures that are meant for habitation or used for commercial transactions), such as helipads, cell towers and utility towers, are not appropriate to the district. To permit such structures they must: 1. Be attractively screened from all public right-of-ways by landscaping; and 2. Sited in such a way that they do not impact the visual or audible character of the district.
- 3.11.2.2 Rooftop additions should be stepped back from all facades that front on a public right-of-way.

# Garages and Accessory Structures

## Guidelines for Residential Developments

- 3.11.3.1 Detached garages and other accessory structures must be located to the rear or side of a residence. Such structures are not permitted to block the view of the front façade of a residence.
- 3.11.3.2 Detached garages and other accessory structures must be similar in appearance utilizing the same materials, windows and door treatments as that of the main house.
- 3.11.3.3 New construction with integral garages are required to have these garages accessed from a rear alley whenever possible. If this is not possible they may be accessed from a side driveway.
- 3.11.3.4 Integral garages may not have door openings facing the primary road along the front façade of the residence, unless there is not other feasible egress/ingress to the garage.
- 3.11.3.5 Swimming pools, and other recreation-related features, must be buffered from view from the public right-of-way and should create a minimum visual impact.
- 3.11.3.6 Exterior stairs for multi-family and single family residences must be located to the rear (preferably) or side facades, and this is only acceptable if the ARB is convinced there is no other location feasible from them. Such structures should be detailed similar to the porches found on the residential construction.





# Fences

## GOALS

- To the left, both a white picket fence and a wrought iron fence provide a defined boundary.
- Each fence is see through providing enhanced security.
- Each fence incorporates visual interest with its design.

## Goals

To provide both visual interest and security.

## Guidelines for All Development Types

- 3.12.1 The historic use of fences in the Traditional Norcross area is limited and is not a typical feature of the streetscape. Fences along primary lot frontages disrupt the flow of the residential streetscape and are not permitted.
- 3.12.2 Fencing is permitted alongside yards as long as the fencing is located behind the setback line established by the front façade of the house. Fences in rear yards are permitted.
- 3.12.3 No barbed wire, razor wire, chain link or similar fencing is permitted within the Traditional Norcross Character Area.
- 3.12.4 Refer to City of Norcross Fencing Ordinance for reuirements.

# Utilities

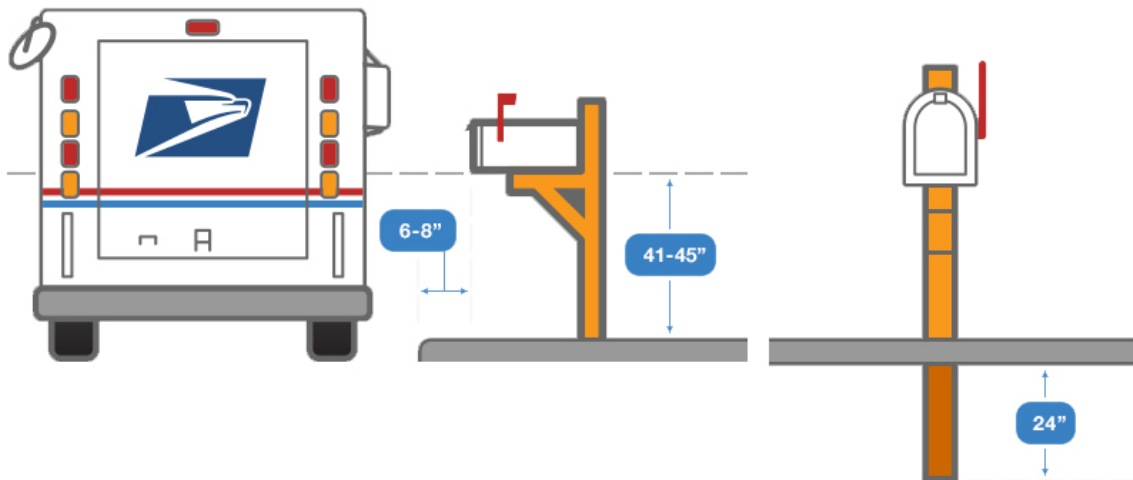
## Guidelines for All Development Types

3.13.1 Underground utilities are encouraged.

# Mailboxes

## Guidelines for All Development Types

- 3.14.1 Refer to graphics in the section for mailbox requirements.
- 3.14.2 All new mailbox designs should be reviewed and receive the Postmaster General's seal of approval before it goes to market. If you opt to construct your own mailbox, it must meet the same standards as manufactured boxes and must be approved by the local postmaster.
- 3.14.3 Position your mailbox 41" to 45" from the road surface to the bottom of the mailbox or point of mail entry.
- 3.14.4 Place your mailbox 6" to 8" back from the curb. If you do not have a raised curb, contact the local postmaster for guidance.
- 3.14.5 Put your address numbers on the mailbox.
- 3.14.6 If you attach the box to your house or business where the postal carrier can reach it easily from the sidewalk, steps, or porch.
- 3.14.7 The Federal Highway Administration recommended mailbox installation includes:
  - A. A 4"X4" wooden support or a 2" diameter standard steel or aluminum pipe.
  - B. Avoid unyielding and potentially dangerous supports, like heavy metal pipes, concrete posts, and farm equipment.
  - C. Bury the post no more than 24" deep.



## Definitions

Accessory Structure	A subordinate structure detached from but located on the same lot as a principal building. The use of an accessory structure must be identical and accessory to the use of the principal building. Accessory structures include garages, decks, and fences.
Adaptive Use	Recycling an old building for a use other than that for which it was originally constructed.
Addition	A non-original element placed onto an existing building, site or structure.
Alteration	Any act or process that which the exterior architectural appearance of a building.
Appropriate	Suitable to or compatible with what exists. Proposed work on historic properties is evaluated for "appropriateness" during the design review process.
ARB	Architectural Review Board
Architectural Style	Showing the influence of shapes, materials, detailing or other features associated with a particular architectural style.
Area of Influence	A district or area regarded as a distinct unit due to its particular characteristic.
Bay	One unit of a building that consists of a series of similar units; commonly defined as the number of vertical divisions within a building façade.
Bioswale	A landscape element designed to concentrate or remove silt and pollution out of surface runoff water. It consists of a swaled drainage course with gently sloped sides and filled with vegetation, compost and/or riprap.
Bracket	A projecting support used under cornices, eaves, balconies, or windows to provide structural support.
Character	Those individual qualities of buildings, sites and districts that differentiate and distinguish them from other buildings, sites and districts.
Colonnade	A covered walkway , usually incorporated into a building.
Column	A vertical support of round section that in classical architecture consists of three parts: base, shaft, and capital.
Commercial Building Type	A definition based on the composition of a commercial building's primary façade. Most commercial facades are divided into major divisions or elements that are used to define the building type.
Contributing	Contributes to the architectural or historic significance of a historic district. A "contributing building" in a historic district is one that may be of limited individual significance but nevertheless functions as an important component of the district.
Context	The setting in which a historic element or building exists.
Cornice	A molding at the edge of a roof.
DDD	Downtown Development District
Deck	A structure, without a roof, directly adjacent to a principal building, which has a average elevation of 30 inches or greater from finished grade.
Demolition	Any act or process that destroys a structure in part or in whole.
Dormer	An upright window lighting the space in a roof.

Eave	The projecting lower edges of a roof overhanging the wall of a building.
Element	An individual defining feature of a building, structure, site or district.
Entablature	The horizontal part of an architectural order, supported on columns, composed of architrave, frieze and cornice.
Façade	That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.
Footprint	The horizontal area as seen in plan, measured from the outside of all exterior walls and supporting columns. It includes residences, garages, covered carports, and accessory structures, but not trellises, patios, and areas of porch, deck, and balcony less than 30 inches from finished grade.
Frieze	The middle horizontal member of a classical entablature, above the architrave and below the cornice.
Gable	The vertical triangular shape at the end of a building formed by a double sloping roof.
Grade	The average level of the finished surface of the ground adjacent to the exterior walls of the building.
Heat Island	An urban area or metropolitan area that is significantly warmer than its surrounding rural areas due to human activity.
Historic District	A geographically definable area designated as possessing a concentration, linkage, or continuity of sites, buildings, structures, or objects of historic, archaeological, architectural or aesthetic value.
Historic Preservation	Identification, evaluation, recordation, documentation curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, and reconstruction, or any combination of the foregoing activities.
Historic Restoration	Requires that the re-creation duplicate the appearance at some previous point in time as closely as current scholarship allows.
Historic Site	A site worthy of protection or preservation, designated as historic for its historic, archaeological or aesthetic value.
Historic Structure	A structure worthy of preservation, designated as historic for its historic, archaeological, architectural or aesthetic value.
Impervious Surface	Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks, and paved recreation areas.
Infill	New construction within a historic district, generally situated on the site of a demolished structure but possibly on a site never previously developed.
Infill Development	The construction of a building on a vacant parcel located in a predominantly built up area.
Knee Bracket	A non-structural diagonal member used as exterior ornamentation, extending from the façade of the eave of a building.
Landmark	A building, structure, object or site worthy of preservation, designated as historic for its historic archaeological, architectural or aesthetic value.
Light	A section of window, the pane or glass.
Lookout	A rafter or roof outlooker that extends in cantilever out from the exterior wall of a building, supporting the roof.

Maintenance	Routine care for a building, structure or site that does not involve design alterations.
Mothballing	A temporary means of closing up a structure, which protects it from the weather and secured it from vandalism.
Mullion	A vertical member separating and often supporting windows, doors, or panels in a series.
Muntin	A secondary framing member to hold panes within a window, window wall, or glazed door.
Neglect	The failure to care for a property in such a manner as to prevent its deterioration. Neglect is often not intentional, but it may lead to very serious deterioration of materials and even structural systems.
New Construction	Does not contribute to the architectural or historic significance of a historic district. Some noncontribution resources are not yet fifty years of age, and therefore do not meet the age requirement for contributing resources. Other noncontributing resources may be historic but have lost their architectural integrity due to extensive changes or alterations.
Parapet	A wall section rising above the roofline.
Porch	A covered but not enclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.
Porte-Cochere	A covered entrance large enough for vehicles to pass through, typically opening into a courtyard.
Portico	A porch or covered walk consisting of a low-pitched roof supported on classical columns and finished in front with an entablature and a pediment.
Preservation	The process of taking steps to sustain the form, details and integrity of a property essentially as it presently exists. Preservation may involve the elimination of deterioration and structural damage, but does not involve reconstruction to any significant degree.
Reconstruction	The process of reproducing the exact form of a component, building, structure or site that existed at some time in the past.
Recycling	The process of restoring, rehabilitating, renovating, remodeling, or adapting an old building so that it can be used by another generation.
Rehabilitation	The process of returning a building to a state of utility while retaining those elements essential to its architectural, historic and/or aesthetic significance.
Remodeling	Changing the appearance and style of a structure bt removing or covering over original details and substituting new materials and forms.
Renovation	The process of making a structure usable again where there is a greater proportion of new materials and elements introduced into the building.
Repair	Any minor change to a property that is not construction, removal, demolition or alteration and that does not change exterior architectural appearance.
Retaining Wall	A wall or similar structure devise used at a grade change to hold the soil on the up-hillside from slumping, sliding, or falling.

Restoration	The process of returning a building to its appearance at an earlier time (though not necessarily to its original appearance). Restoration involves the removal of later additions and the replacement of missing components and details.
Right-Of-Way	A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.
Riser	The vertical part of a step or stair.
Sash	A window frame that opens by sliding up or down.
Setback	The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.
Setting	The immediate physical environment of a building, structure, site or district.
Side Lights	A vertical line of small glass panes flanking a doorway.
Significant	Possessing importance to a particular building, structure, site or district; essential to maintaining the full integrity of a particular building, structure, site or district.
Site	A place or plot of land where an event occurred or where some object was or is located.
Smart Growth	A planned economic and community development that attempts to curb urban sprawl and worsening environmental conditions.
Stabilization	Maintaining a building as it exists today by making it weather-resistant and structurally safe.
Streetscape	All physical elements that may be viewed along a street.
Structure	Anything constructed or erected which has, or the use of which requires, permanent or temporary location on or in the ground, or which is attached to something having a permanent location on the ground, including, but not limited to, the following: buildings, gazebos, signs, billboards, tennis courts, radio and television antennae and satellite dishes (including supporting towers), swimming pools, light fixtures, walls, fences and steps.
Topography	The physical land surface relief describing the terrain elevation and slope.
Transom	A window above a door or other window.
Vernacular	Based on regional tradition and utilizing regional materials.
Water Table	A sloping horizontal surface, of brick or stone, on an exterior wall, usually at the foundation level.



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RESOLUTION 2018- 18

**RESOLUTION ADOPTING THE  
BRYAN COUNTY 2018 COMPREHENSIVE PLAN  
FOR BRYAN COUNTY, GEORGIA**

**WHEREAS**, Bryan County, Georgia and the Cities of Pembroke and Richmond Hill adopted its *2008 Joint Comprehensive Plan* on October 7, 2008; and

**WHEREAS**, Bryan County, Georgia adopted its *Short Term Work Program for 2012-2016* on August 13, 2013; and

**WHEREAS**, Bryan County, Georgia recognizes the need to prepare a Comprehensive Plan that provides for the orderly development and redevelopment of the County; and

**WHEREAS**, this Comprehensive Plan Update was prepared in accordance with the latest edition of the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, as amended; and

**WHEREAS**, this Comprehensive Plan Update has met all public participation and notice requirements of the Georgia Planning Act of 1989, as amended; and

**WHEREAS**, the Coastal Regional Commission and Georgia Department of Community Affairs has reviewed the County's Comprehensive Plan and determined that the plan complies with the local planning requirements and is therefore eligible for adoption by the County; and

**BE IT THEREFORE RESOLVED**, that the Bryan County Board of County Commissioners does hereby approve the resolution adopting the *Bryan County 2018-2028 Comprehensive Plan Update*.

Adopted this 14 day of June, 2018.

Handwritten signature of Carter Infinger in black ink, written over a horizontal line.

Carter Infinger,  
Bryan County Commission, Chair

ATTEST:

Handwritten signature of Donna Waters in black ink, written over a horizontal line.

Donna Waters,  
Bryan County Clerk