

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Bryan County, GA**

RC: **CRC**

Submittal Type: **Comprehensive Plan Adoption**

Preparer: RC Local Government Consultant: GMC

Cover Letter Date: **10/16/23**

Date Submittal Initially Received by RC: **10/13/23**

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- **ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.**
- **COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.**
- **REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.**
- **EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.**
- **ALL SUBMITTALS MUST BE CHanneled THROUGH THE APPROPRIATE REGIONAL COMMISSION.**



Bryan County Comprehensive Plan 2023 Update



October 2023





RESOLUTION 2023-60

A RESOLUTION ADOPTING THE BRYAN COUNTY 2023 COMPREHENSIVE PLAN UPDATE

The Board of Commissioners of Bryan County, Georgia (the "Board of Commissioners") having duly considered the foregoing, hereby adopts the following as a Resolution of the Board of Commissioners:

WHEREAS, Bryan County, Georgia has prepared its 5-year update to the Comprehensive Plan; and

WHEREAS, Bryan County held advertised public hearings on July 18, 2023, and August 8, 2023, the purpose of which was to receive suggestions and comments on the draft Comprehensive Plan; and

WHEREAS, The Georgia Coastal Regional Commission (CRC) and the Georgia Department of Community Affairs (DCA) has reviewed the Comprehensive Plan and found it adequately addresses Georgia's Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE, after due and appropriate consideration, it is hereby RESOLVED THAT the Bryan County Board of Commissioners do hereby approve the resolution adopting the Bryan County 2023 Comprehensive Plan Update.

APPROVED AND ADOPTED the 10th day of October, 2023.



Bryan County Board of Commissioners

By: Carter Infinger
Carter Infinger Chairman

Attest: Lori Tyson
Lori Tyson, County Clerk

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INTRODUCTION

INTRODUCTION

How to Use This Plan

This plan is a guiding document for Bryan County's future. It was designed to be used by the Bryan County community -- residents, elected leaders, County staff, local organizations, business owners, and workers alike. The information and ideas provided in this document are meant to help the community reach individual and collective goals, pointing to resources and strategies that can support meaningful work along the way. The 2018 Bryan County Comprehensive Plan offered a strong starting point, and this update aims to strengthen that foundation with new analyses, community engagement, and implementation strategies created for both short-

and long-term projects and programs. This plan update also satisfies the Georgia Department of Community Affairs (DCA) requirements to keep Bryan County eligible for funding opportunities and programs DCA provides.

Each section focuses on a different aspect of the comprehensive plan, allowing the reader to easily navigate to their area of interest. The summaries below are intended to help all users of this plan find the information they need while also providing opportunities to explore different aspects of Bryan County they may not already know.



Photo courtesy of Bryan County Information Technology Department

EXISTING CONDITIONS

This section provides maps, data, and summary analyses used to create the Comprehensive Plan update. Utilizing spatial data and Census data as well as additional information gathered from Bryan County staff, this section establishes the baseline of where Bryan County is now, which in turn helps identify ways to move forward together.

COMMUNITY ENGAGEMENT

Through a variety of community outreach methods and events, the Community Engagement section shares perspectives from Bryan County's diverse and growing community. It captures what residents love about living here and also what their biggest concerns are for the present and the future of their home county. These insights are used in conjunction with the information collected through the Existing Conditions analysis to develop the proposals detailed in subsequent sections.

NEEDS & OPPORTUNITIES

The Needs & Opportunities section combines the information gathered in the Existing Conditions analysis and Community Engagement activities to identify appropriate projects and programs for Bryan County's future. It is organized into a table with ten (10) focus areas: Housing, Transportation, Land Use, Economic Development, Intergovernmental Cooperation, County Facilities & Services, Environment & Resiliency, Parks & Recreation, Cultural & Historic Resources, and Broadband.

COMMUNITY VISION

This section expands on the Needs & Opportunities table, providing more detailed direction and a more in-depth analysis of County-wide concerns. It explains Bryan County's new Character Area Map and positions it as a planning tool to propose targeted projects and programs to meet community priorities. These priorities are reflected in the Goals, Objectives, and Actions sub-section which offers proposals to address the Needs & Opportunities previously listed.

COMMUNITY WORK PROGRAM

The Community Work Program (CWP), formatted as a user-friendly table, includes prospective timelines, responsible parties/partners, and funding sources that can bring each item to fruition. The CWP is presented in three parts:

- Report of Accomplishments (ROA);
- Short Term Work Program (STWP); and
- Long Term Work Program (LTWP)

APPENDIX

The Appendix provides detailed information on sources referenced throughout the Comprehensive Plan Update. Documentation includes Steering Committee and Technical Advisory Committee agendas and meeting summaries, outreach event sign-in sheets, full survey data reports, and more.

Plan Methodology

The Bryan County Comprehensive Plan Update was a 16-month process. As shown in the infographic, the resulting document was created by multiple processes coming together over this period. Each plan element is explored in-depth in its respective section in the plan.

Beginning at the top of the infographic, Community Engagement and Existing Conditions are the foundation of the plan because they inform all the other sections. Needs and Opportunities are crafted primarily based on the feedback shared by the public during the community engagement process and supplemented by existing conditions data. Once Needs and Opportunities are identified, the Community Vision section can be more clearly developed with public input and quantitative data in mind.

While most of the planning process is linear, it also requires constant review, revision, and reflection. This iterative approach was made possible through close collaboration with a large team, listed on the next page.

Figure 1: Comprehensive Planning Process



Acknowledgements

The Planning Team wishes to express our sincere thanks to the people who devoted their time and talent to bring this Bryan County Comprehensive Plan Update to fruition:

The residents, business owners and visitors who attended the public open houses, participated in the online community survey and provided comments, feedback and suggestions.

BOARD OF COMMISSIONERS

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- Kathryn Downs, *Assistant County Administrator – Ex Officio*
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- Ben Taylor, *County Administrator – Ex Officio*

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- Ellie Swensson, *Community Planner*
- Caitlin Roman, *Environmental*



EXISTING CONDITIONS

EXISTING CONDITIONS

History + Community Profile

The native people occupying the Georgia coast when Europeans began arriving were called “Guale” by the Spanish. According to the Coastal Georgia Historic Resources Survey, they were part of the Lower Creek Native Americans and had an agrarian lifestyle.

With origins dating back to 1793, Bryan County was created from portions of Chatham, Liberty and Effingham Counties. The County is named in honor of Jonathan Bryan, a colonial settler who played an important role during the push for independence during the Revolutionary War.

As referenced in the New Georgia Encyclopedia, Bryan County was the scene of large-scale agricultural development during the antebellum period. The Ogeechee River basin became one of the most productive rice-growing areas on the south Atlantic coast during the 1830s and 1840s. By 1855, 3 million pounds of rice annually were being shipped from Bryan County plantations.

The rice industry was enhanced by two important transportation developments affecting Bryan County—the construction of the sixteen-mile-long Savannah-Ogeechee Canal in 1830, which provided the area’s rice plantations with a direct market link to Savannah, and the building of the Savannah, Albany, and Gulf Railroad two decades later. The railroad was completed through the lower end of Bryan County in 1856, leading to the founding of Ways Station, later Richmond Hill, near the Ogeechee River crossing.

With the initiation of the Civil War in 1861, Confederate forces constructed Fort McAllister on the banks of the Ogeechee River to protect the area from Union troops. Central to the Confederate battle plan, Fort McAllister staved off seven naval attacks by the Union. Fort McAllister eventually fell to the Union Army in General Sherman’s march to the sea operation, in which he led Union forces from Atlanta to Savannah. Now Fort McAllister State Park, the historic site is a museum and campground open to the public.

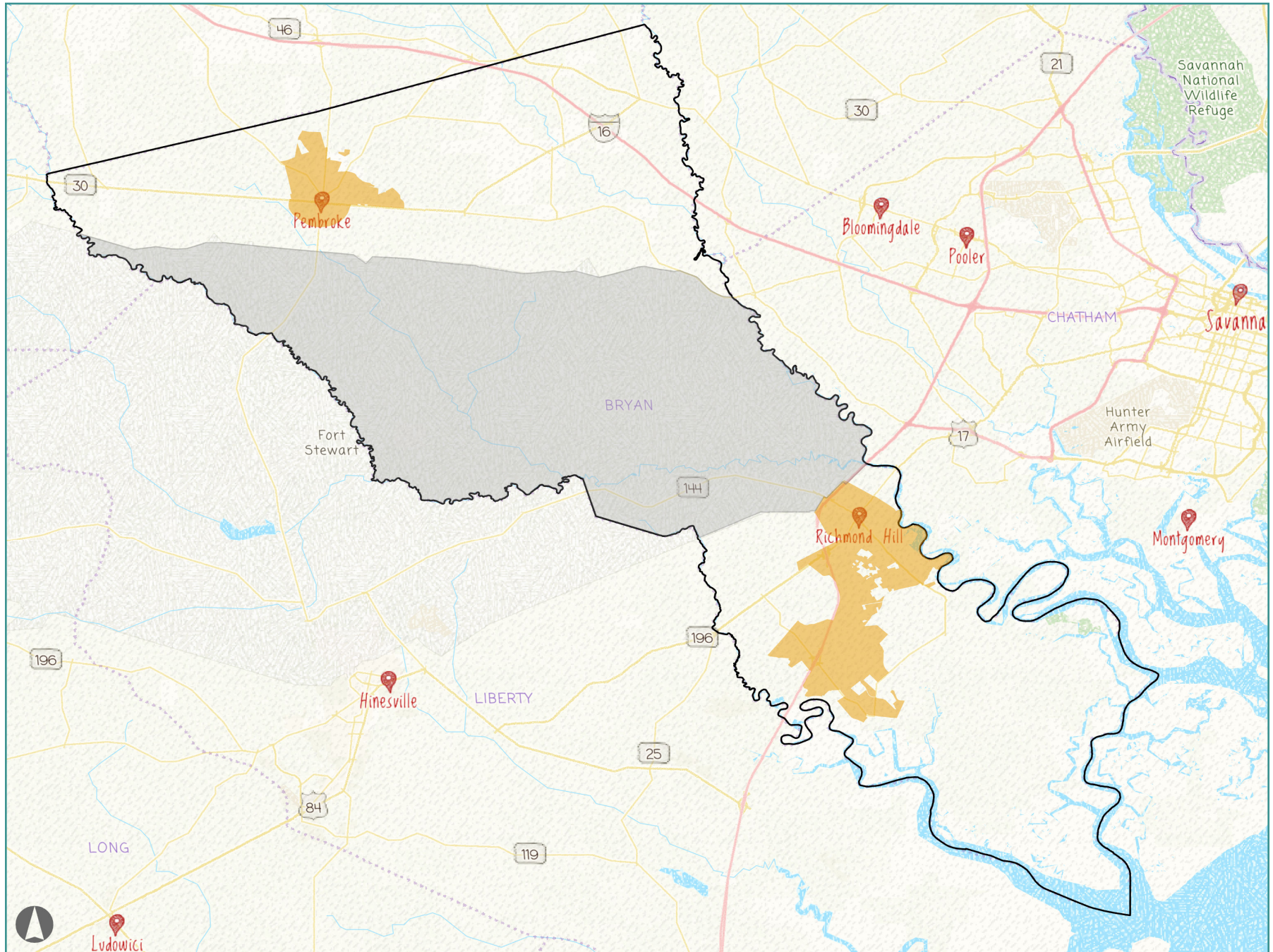
The continued development of railroads and naval stores put Pembroke on the map as the County’s primary business center, leading to its recognition as the County seat, formalized in 1935. Clyde, formerly known as Eden, was previously the County seat, preceded by Cross Roads.

As time went on, the area continued to grow, in large part, due to Henry Ford. Ford purchased 85,000 acres of land on the banks of the Ogeechee in southern Bryan County and developed the area with schools, industry, and medical facilities in the 1930’s and 1940’s. In recognition of his influence, the area formerly known as Ways Station, was renamed Richmond Hill, after Ford’s winter home, Richmond.

Fort Stewart was established in Bryan County in 1940, consuming nearly one-third of the total acreage of Bryan County at the time. This effectively divided Bryan County into an upper and lower section. Currently, Fort Stewart employs over 25,000 people, making it one of the largest employers in Coastal Georgia. Pembroke remains the county seat, however, Richmond Hill is now the County’s largest city. In the 1990’s, Bryan County experienced some of the fastest population growth in the country, growing by more than 50 percent in the decade between 1990 and 2000. According to the 2020 U.S. census, the current population of Bryan County is 44,738, which was an increase of over 15,000 from the previous 2010 census.

Bryan County today is a beautiful Georgia coastal community. Its proximity to historic downtown Savannah and unique character makes it appealing for residents, industry, and travelers alike.

Figure 2: Bryan County Basemap



Source: GMC GIS Team

EXISTING CONDITIONS

People

This section provides summary statistics on key demographics for Bryan County including population, age, households, racial and ethnic diversity, and health and wellness.

POPULATION

The Bryan County population in 2020 was 44,738. The population has grown by 14,505 people, or 48%, since 2010, according to the decennial U.S. Census 2020 data, and 91% since 2000. This makes Bryan County the sixth fastest growing county in the nation and the fastest growing county in Georgia. In comparison to the other counties in the Savannah Metropolitan Area, Bryan County has had the highest growth rate between 2010 and 2020, with Effingham County having the second highest at 24%.

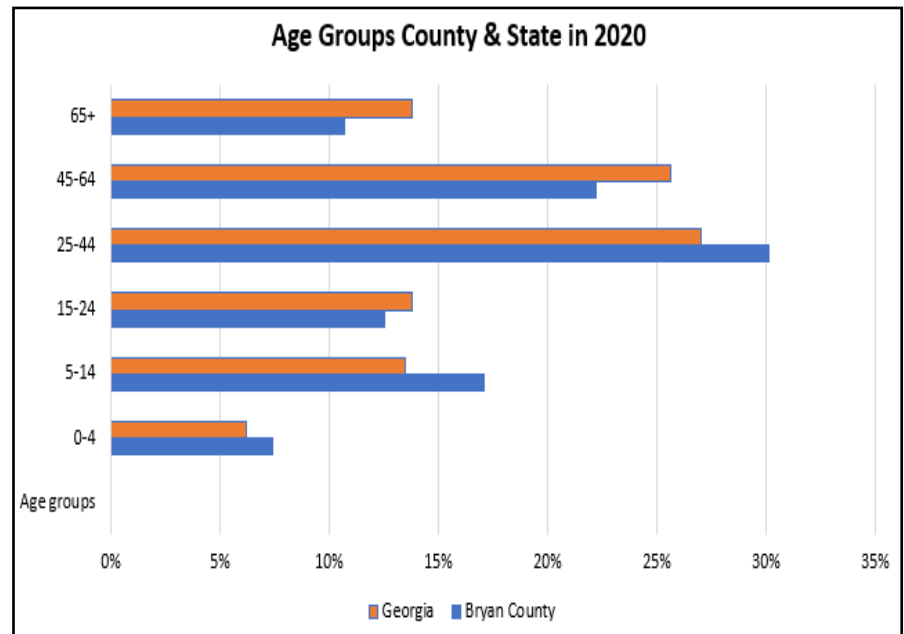
Most of the growth in Bryan County has taken place in the south end of the county in Richmond Hill, but the new Hyundai Manufacturing facility is expected to bring more jobs and people to the north end. The County expects to see as many as 16,100 additional jobs due to the Hyundai Manufacturing facility and associated development. Therefore, it is expected that Bryan County's population will continue to grow over the 20-year planning horizon.

AGE

The median age in Bryan County is 34.1 years old, as reported in the 2020 American Community Survey (ACS). The County's median age increased during the 2000s then decreased during the 2010s. In 2000, the median age was 33.3, then it rose by 2.4 years in 2010 when it reached 35.7. Since 2010, the County's median age has decreased by 1.6 years and is younger than the state's (36.9) median age by 2.8 years and the nation's (38.2) median age by 4.1 years. The median age of the County population is trending younger, while the state is trending older.

Age groups data is based on 2020 ACS population estimates for Bryan County, which was 38,321. The share of the population 65 years and older increased by 52.5% from 2010 to 2020. Households with children under the age of 18 increased by 40% between 2010 and 2020. While the older population is increasing, the median age is getting younger and the youth population is still growing. Households with retirement income increased by 93.4% since 2000. In 2020, 2,584 households received retirement income, up from 1,336 in 2000.

Figure 3: Age Distribution in Bryan County, 2020



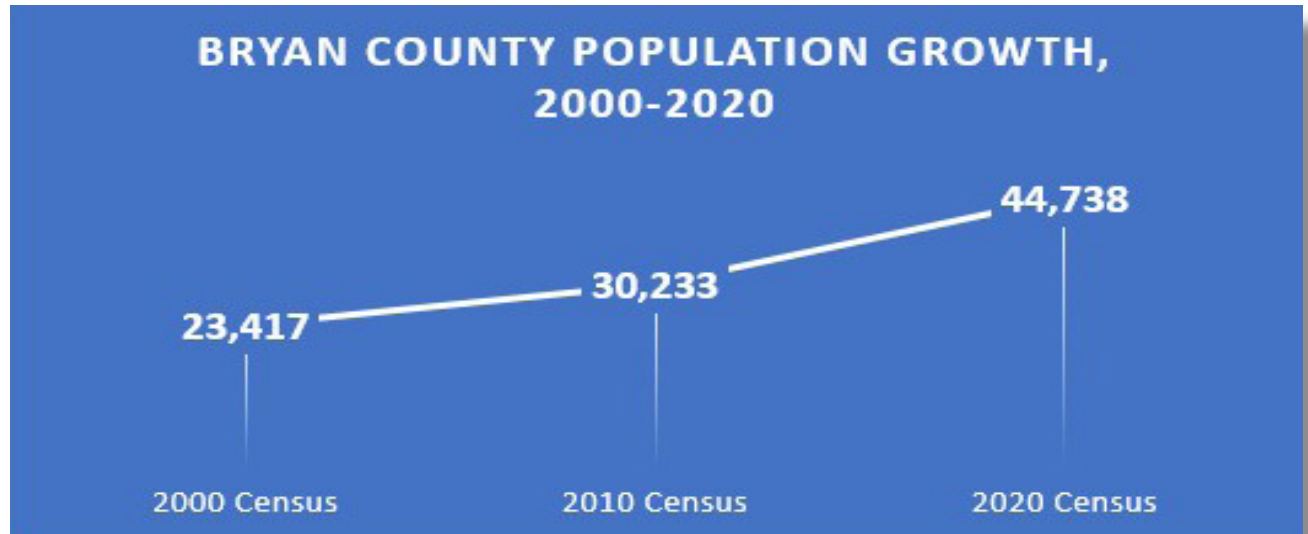
Source: U.S. Census Bureau American Community Survey 2020 5-Year Estimates

Table 1: Population Growth, 2000-2020

Population	2000 Census	2010 Census	2020 Census	% Change (2010-2020)	% Change (2000-2020)
Bryan County	23,417	30,233	44,738	+48%	+91.1%
Chatham County	232,048	265,128	295,291	+11.4%	+27.3%
Effingham County	37,535	52,250	64,769	+24%	+72%
Savannah Metro Area	293,000	347,611	404,798	+16.5%	+38.2%

Source: U.S. Census Bureau Decennial Census, 2000-2020

Figure 4: Population Growth, 2000- 2020



Source: U.S. Census Bureau Decennial Census, 2000-2020

HOUSEHOLDS

According to the 2020 US Census, the total number of housing units in Bryan County is 16,703, while the total number of households – defined as all the people who occupy a housing unit – is 13,503. The total number of Households have increased by 67% since 2000.

In 2020, there were 3,156 single parent households with at least one child under the age of 18. The number of single-parent households has increased since 2000 as have non-family households.

Larger households demonstrated the highest growth rate between 2000 and 2020, with 6-person households having increased at a rate of 161.2%. The number of 2-person households increased by nearly 82% over the same period.

Almost half of the households have children under the age of 18 at 45.3%, however this type of household grew the least between 2000 and 2020. This is consistent with both the state and the national trends of a decreasing number of households of married families with children but an increase in the number of households of people living alone.

Households Receiving SNAP in 2020 number 1,179 and make up 8.7% of all the households in the County. This is extremely low in comparison to the nation (24.4%) and state's (26.7%) share of households on SNAP.

The 2020 average household size in Bryan County is 2.83, which is a 1.7% decrease from 2000.

RACIAL + ETHNIC DIVERSITY

The population of Bryan County is becoming more diverse with the largest share of growth of the non-white population being those reporting two or more races by 3,673 people and Black by 3,299 people over the 20 years between the 2000 and 2020 US Census.

Other races have added significant numbers to the diversity of the County with 793 Asians and 565 reporting as Hispanic or another race in Bryan County since 2000.

The White population is by far the greatest share of the population at 72% in 2020 and this has increased by 66% between 2000 and 2020. The Black population comprises 21.5% and those reporting two or more races represent almost 13% of the population in 2020.

HEALTH + WELLNESS

Among the 159 Georgia counties, Bryan County ranks as one of the healthiest counties in the state according to a nationwide analysis by the Robert Wood Johnson Foundation. Based on the study, Bryan County has less violent crime, less children in poverty, and less preventable hospital stays than the statewide averages.

The County is on par with and shares the statewide averages for drug overdose deaths, food insecurity, and physical inactivity. Similar to the state, the leading causes of death in Bryan County are Cancer and Heart Disease, both of which have been linked to obesity.

There are a few measures for which Bryan County is performing below the Georgia averages; the County has less access to exercise opportunities, more alcohol-impaired driving deaths, more suicides, and slightly more adult obesity than the statewide averages.

On health outcomes, length and quality of life, Bryan County ranked in the top 11% of the state, or 18 out of 159 counties. On health factors including behavior, clinical, socioeconomics, and environment, Bryan County ranked very high and is in the top 6% of the State, or 9 out of 159 counties.

Table 2: Households in Bryan County, 2000-2020

	2000 Census	2020 Census	Percent Change 2000-2020
Total Housing Units	8,675	16,703	+92.5%
Total Households	8,089	13,503	+67%
Family	5,929	10,415	+76%
W/ Children <18	3,639	6,119	+68.2
Single-Parent	1,252	3,156	+152.1%
Non-Family	1,579	3,088	+96%
1 Person	1,324	2,395	+81%
2 Person	2,426	4,408	+81.7%
3 Person	1,742	2,622	+50.5%
4 Person	1,608	2,176	+35.3%
5 Person	669	1,184	+77%
6 Person	214	559	+161.2%
7+ person	106	159	+50%
Average family size	3.22	3.21	-0.31%
Average Household size	2.88	2.83	-1.7%
Receiving SNAP	1,254	1,179	-5.9%

U.S. Census Bureau American Community Survey 5-Year Estimates

EDUCATION

Between 2010 to 2020, there was a 5.3% increase of adults over the age of 25 with either a Bachelor's, Graduate or Professional Degree. Also in 2020, the share of adults with either a Bachelor's, Graduate or Professional Degree in Bryan County was slightly higher than the state average.

Based on 2020 data, the total enrolment in kindergarten through 12th grade was 8,628 students. In 2019, the Bryan County school system's overall performance score was one of the highest in the state. The school system rated an 85.4% in the College and Career Ready Performance Index (CCRPI) in 2019, while Georgia as a whole performed at 75.9%. This translates to the County school system scoring higher than 93% of the districts in the state

In 2019, 71.8% of Bryan County school district graduates were college and career ready, while the state had a percentage of 56.8%. Between 2017 and 2019, the school district's college and career readiness score increased by 2.9%.

Subject level proficiency in Bryan County High Schools is high compared to the State of Georgia. For the 2018-2019 school year at Bryan County High Schools, 31.5% of high school students were proficient at Coordinate Algebra/Algebra I compared to 25% in the state. Additionally, 43.7% of Bryan County students were proficient in Biology, compared to 34.7% in the state. The Bryan County school system has a four-year graduation rate of 89.1%, which is higher than 57% of districts and 7.1% higher than the state average.



Photo Source: Bryan County Facebook Page

Table 3: Age Distribution in Bryan County, 2000-2020

Age groups	2000 Census	2010 Census	2020 Census ACS	Percent Change 2000-2020	Percent Change 2010-2020	Georgia 2020 ACS
0-4	1,800 (7.7%)	2,203 (7.3%)	2,838 (7.4%)	+57.7%	+28.8%	652,0885 (6.2%)
5-14	4,173 (17.9%)	5,044 (16.7%)	6,530 (17.1%)	+56.5%	+29.5%	1,417,390 (13.5%)
15-24	3,198 (13.7%)	3,949 (13.1%)	4,786 (12.5%)	+49.7%	+21.2%	1,450,679 (13.8%)
25-44	7,481 (32%)	8,151 (26.9%)	11,533 (30.1%)	+54.2%	+41.5%	2,847,294 (27%)
45-64	5,062 (21.6%)	8,171 (27%)	8,495 (22.2%)	+67.8%	+3.9%	2,689,140 (25.6%)
65+	1,703 (7.3%)	2,715 (8.9%)	4,139 (10.7%)	+143%	+52.5%	1,459,361 (13.8%)
Median Age	33.3	35.7	34.1			36.9

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

Table 4: Race Distribution in Bryan County, 2000-2020

	2000 Census		2010 Census		2020 Census		Percent Change 2000-2020
White	19,419	82.9%	24,254	80.2%	32,217	72.0%	66%
Black	3,187	13.6%	4,286	14.2%	6,486	21.5%	104%
Two/ More Races	122	0.5%	758	2.5%	3,795	12.6%	3011%
Asian	267	1.1%	486	1.6%	1,060	3.5%	297%
Native American	--	0.0%	98	0.3%	140	0.5%	--
HI Native/Pac. Islander	--	0.0%	25	0.1%	53	0.2%	--
Other & Hispanic	422	1.8%	326	1.1%	987	3.3%	134%
TOTAL	23,417		30,233		44,738		91%

Source: U.S. Decennial Census

EXISTING CONDITIONS

Economics

Bryan County's economy is steadily expanding. The growth rate between 2010 and 2019 was very high at 37.3%. The largest employment sectors are Educational Services and Accommodations & Food Services. The fastest growing sector was Manufacturing. The Wholesale Trade sector lost the most jobs, followed by the Finance & Insurance sector. The majority of Bryan County residents work outside the County.

The County's 2020 median household income of \$76,121 is increasing and much higher than the state's \$61,224 and Savannah Metropolitan Area's median household income of \$63,244.

EMPLOYMENT

The number of jobs in Bryan County is increasing. The total number of civilian jobs in Bryan County has increased by 3,851 jobs since 2002 to 8,859 in 2019, with a growth rate of 37.3%. The fastest growing employment sector in terms of number of jobs between 2010 and 2019 was the Manufacturing sector, which grew by 501 jobs. The second fastest growing employment sector between 2010 and 2019 is the Accommodation & Food Services sector, which grew by 370 jobs, and the third is the Construction sector, which grew by 339 jobs. The industry that lost the most jobs between 2010 and 2019 is Wholesale Trade, which lost 150 jobs.

With the upcoming Hyundai Manufacturing facility and associated development, the County expects to gain as many as 16,100 jobs, which are anticipated to be in the Manufacturing, Transportation and Warehousing sectors.

OCCUPATIONS

The top 3 employment industries that made up the most share of jobs within the County in 2019 are Educational Services at 17.5%,

Accommodations & Food Services at 14.4%, and Retail Trade at 12.9%.

In 2020, the Median Household Income was \$76,121 and the mean was \$92,255. Both the County's median and mean household incomes were significantly higher than the state's which were \$61,224 and \$85,691 respectively.

WORKFORCE

Bryan County unemployment is trending downward but slightly increased by 0.1% between 2019 and 2020. Between 2010 and 2020, Bryan County's unemployment rate reached the highest point in 2013 when it was 10.2% but it has been mostly decreasing since then. In 2020, the County had a higher unemployment rate than the state by 1.4%.

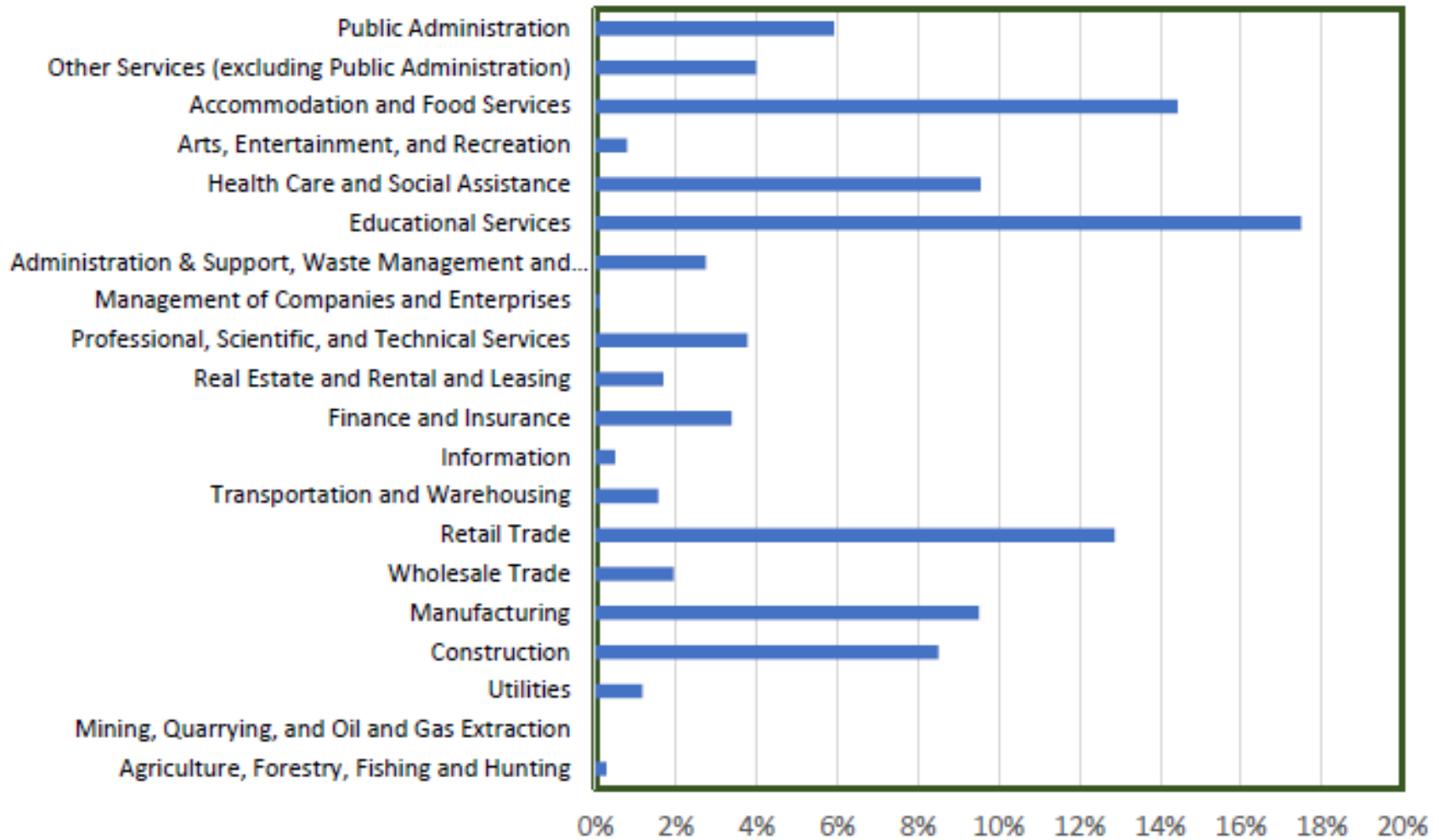
A large majority (79.7%) of Bryan County's residents commute out of the County to work. As shown in Figure 6 below, 12,743 County residents worked outside the County in 2019 represented by the light green arrow. On the other hand, shown with the dark green arrow, more than 5,600 people commuted to work inside the County. There are a total of 3,248 county residents who both lived and worked within the County, represented by the circular arrow in Figure 6.

PERSONAL PROSPERITY

Bryan County's median household income was almost \$15,000 greater than the state of Georgia in 2020. The median household income for Bryan County was \$76,121 in 2020. Since 2010, the median household income has increased by 20.4% up from \$63,244. During this same time period, the state's median household income increased 31.9% from \$46,430 to \$61,224.

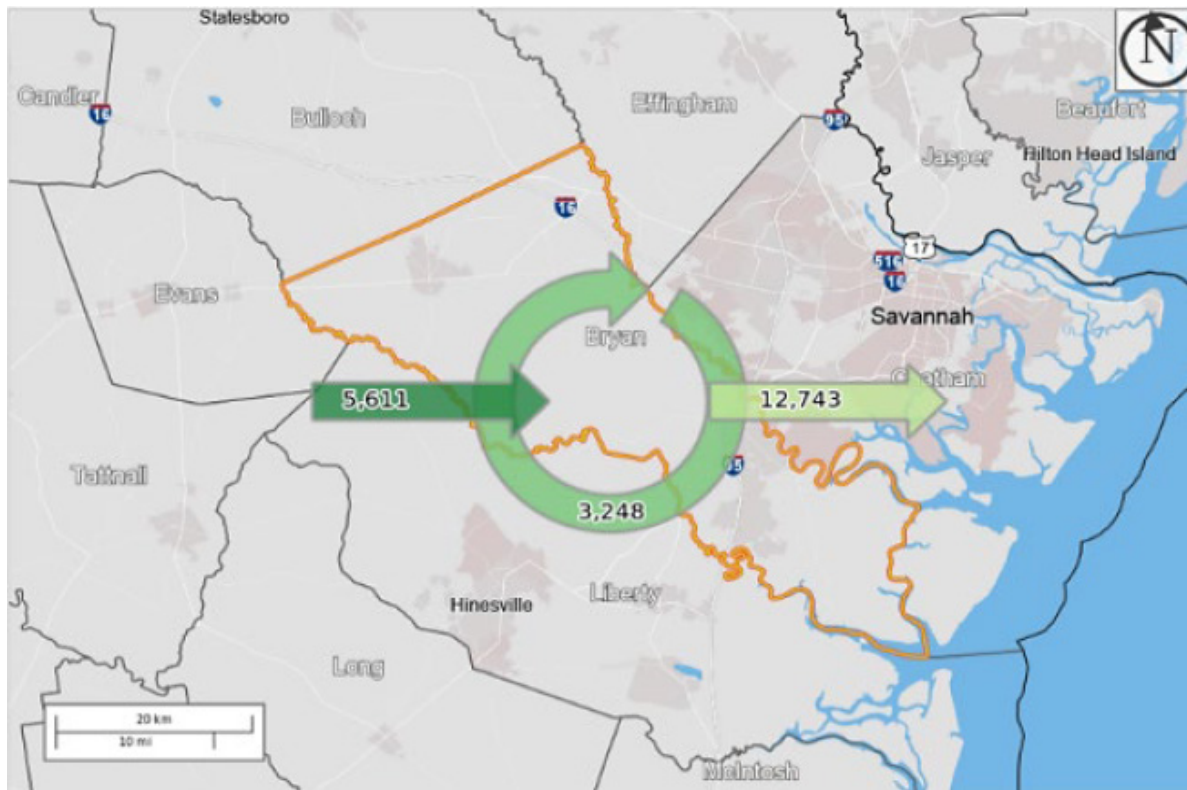
Figure 5: Jobs by NAICS Industry Sector Share, 2020

Jobs by NAICS Industry Sector Share



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Figure 6: Commuting Patterns for Bryan County, 2019



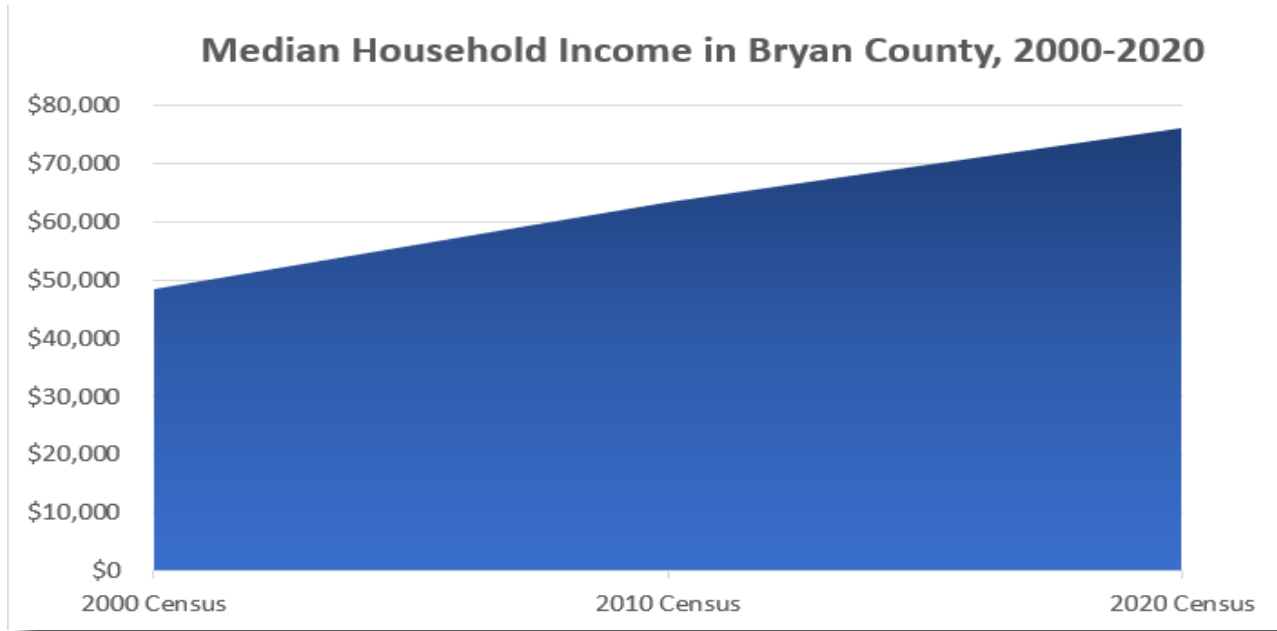
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2019

The Poverty Rate in Bryan County is 10.3%, as estimated in the 2020 ACS. Since 2012, the poverty rate has decreased by 1.8%. Black residents are at most risk for poverty in Bryan County with a poverty rate that is 10.3% higher than it is for the white population. Table 5 provides the poverty rates for 2020 in Bryan County based on age, race and overall.

Homeownership in Bryan County is very high, but showing signs of a slight decline. The homeownership rate in 2020 was very strong at 70.8%, which is just 3.4% lower than it was in 2010. The County has a higher rate of homeownership than the State of Georgia by 6.8%, which has seen a similar decrease in homeownership by 3.2% since 2010.

A significant segment of Bryan County residents are cost-burdened by housing, with renters bearing the brunt of high housing costs. Almost half of all renters, 48.1%, pay more than 30% per month of their gross income in housing costs compared to 27.2% of homeowners in 2020.

Figure 7: Median Household Income, Bryan County, 2000 - 2020



Source: U.S. 2000 Census, American Community Survey 2010 5-Year Estimates, American Community Survey 2020 5-Year Estimates

Table 5: Poverty Rate, Bryan County, 2020

Poverty Rate by Race and Age	Bryan County (2020)	Georgia (2020)
Overall Rate	10.30%	14.30%
Under 18 Years	11.70%	20.10%
18-64 Years	10%	12.90%
65 Years and Over	8.30%	10.10%
Black or African American	19.30%	20.10%
White	9%	10.70%

Source: U.S. American Community Survey 2020 5-Year Estimates

EXISTING CONDITIONS

Place

With a total of 435.97 square miles, Bryan County has a wide variety of natural resources from rivers and woods in the north to coastal marshes and barrier islands in the south. Two rivers border the County, the Ogeechee and Canoochee Rivers. The County is uniquely separated by Fort Stewart, which creates a north and south divide. The County's rural land is seeing more residential and industrial development, and the population is expected to continue growing.

HOUSING

There has been significant growth in the overall number of housing units in Bryan County. Between 2010 and 2020, 5,154 new housing units were added to the County's housing stock, representing a growth rate of 44.6%. This was a much faster rate than the state where there was only a 7.7% growth rate of housing units during

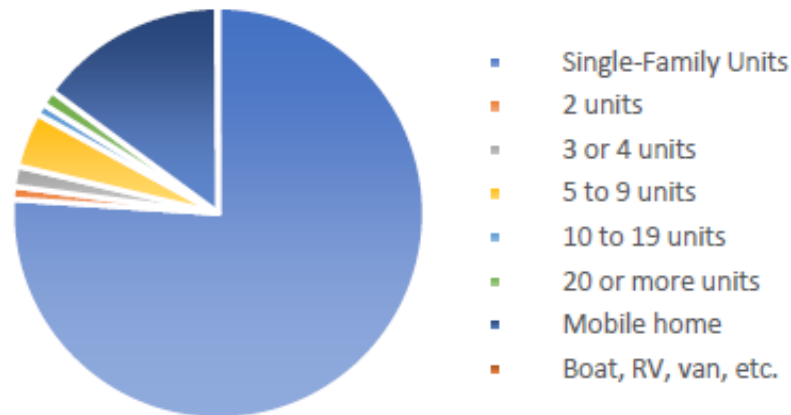
the same time period. Although only 8.6% of the current housing units are vacant, the vacancy rate among owner and renter-occupied housing has increased by 2.6% since 2015.

The housing stock is not very diverse, with the majority being single-family homes at 76%, and 9% being multifamily options and the remaining being mobile homes. Of the 76% of single-family homes, 73.7% are detached and 2.3% are attached. Of the 9% of multi-family homes, most consist of 5-to-9-unit apartment complexes.

Please note: For the purposes of this section, the housing data represents all housing in Bryan County, including the cities of Pembroke and Richmond Hill. Also, the term "Mobile Home" used in this section is the category identified in the U.S. Census.

Figure 8: Housing Stock by Number of Units, 2020 ACS

Housing Stock by Type Bryan County, 2020



Source: American Community Survey 2020 5-Year Estimates

MOBILITY AND TRANSPORTATION

Annual Average Daily Trip (AADT) Data is provided by the Georgia Department of Transportation (GDOT) Traffic Analysis and Data Application (TADA) for the year 2020. One of the main roads in Richmond Hill is US Highway 17 which has 22,500 AADT, representing a slight decrease from 2018.

GA Highway 144 has 23,200 AADT for the section located between the Riceboro Southern rail line and US Highway 17, but drops to 14,000 AADT when it passes to the west side of US Highway 17. The I 95 interchange with GA Highway 144 in Richmond Hill has over 20,000 ADT a day. The I-95 interchange with US Highway 17 also has over 20,000 AADT a day.

In terms of major local roads in Richmond Hill, Belfast Keller Road had the highest traffic count at the interchange with US Highway 17 at 3,660 AADT compared to the US Highway 17 interchange with GA Highway 144, which was 2,650 AADT. Another major local road is Harris Trail Rd., which passes Richmond Hill High School and has an increased traffic count from 3,260 AADT to 4,780 AADT.

Pembroke has three major roads – GA Highway 119, which has an ADT of 3,460 near the center of town, East Bacon Street (US Highway 280) which has an ADT of 9,760 right outside of town, and GA 67 N Main St., which has an ADT of 2,810. Ash Branch Rd is a local road that had the highest ADT of all local roads in Pembroke in 2020, which was 1,450.

The major roadway corridors in South Bryan County are US Highway 17, which has an AADT of 24,700 just north of GA Highway 144, GA Highway 144, which has an AADT of 23,200 just west of the Riceboro Southern rail line, Harris Trail Road, which has an AADT of 5,080 just south of Sterling Creek, and Belfast Keller Road, which has an AADT of 3,890 just south of US Highway 17.

The major roadway corridors in North Bryan County are US Highway 280, which has an AADT of 10,400 just east of North College Street, US Highway 80, which has an AADT of 11,700 just east of

Blitchton, GA Highway 119, which has an AADT of 2,450 just north of Pembroke, GA Highway 67, which has an AADT of 3,010 just north of Pembroke, GA Highway 204, which has an AADT of 3,890 just east of Ellabell, Ash Branch Road, which has an AADT of 1,530 just north of Pembroke, Black Creek Church Road, which has an AADT of 1,840 just north of Ellabell, Stubbs Road, which has an AADT of 230 just south of Wilma Edwards Road, and Wilma Edwards Road, which has an AADT of 2,980 at the Black Creek Golf Course.

As for rail, the County has railroads that run through both the South in Richmond Hill and the North in Pembroke. The Georgia Central rail Line traverses North Bryan County while the Riceboro Southern and CSX Rail Lines traverse South Bryan County.

The Richmond Hill – South Bryan County Transportation Study completed in 2016 and Transportation Study North Bryan County completed in 2018, both evaluate local conditions and are substituted for documentation in this Community Analysis.

The County has some bike lanes, trails and sidewalks, but they are currently not well-connected. A survey by the County conducted in October 2021 revealed that residents want more bike and pedestrian trails.

Figure 9 shows the planned improvements in North Bryan County associated with the increased industrial development along I-16. The Georgia DOT is planning upgrades to the interchange at US Highway 280 and a new interchange at Old Cuyler Road.

COMMUTING PATTERNS

Most Bryan County residents travel outside the County to work, measuring almost 80% in 2019. Over 5,500 people commute from surrounding counties to work in Bryan County. Approximately 3,200 people both live and work within Bryan County.

The majority of County residents drive between ten (10) and twenty-four (24) miles to work. In 2019, 52% or 8,321 people living in the County commuted this distance, mostly to the City of Savannah (28.2%) and surrounding areas in Chatham County (45.3%).

The second largest group of residents drive less than ten (10) miles to work, equaling 19.7%. In 2019, 3,146 people living in Bryan County drove less than 10 miles to work.

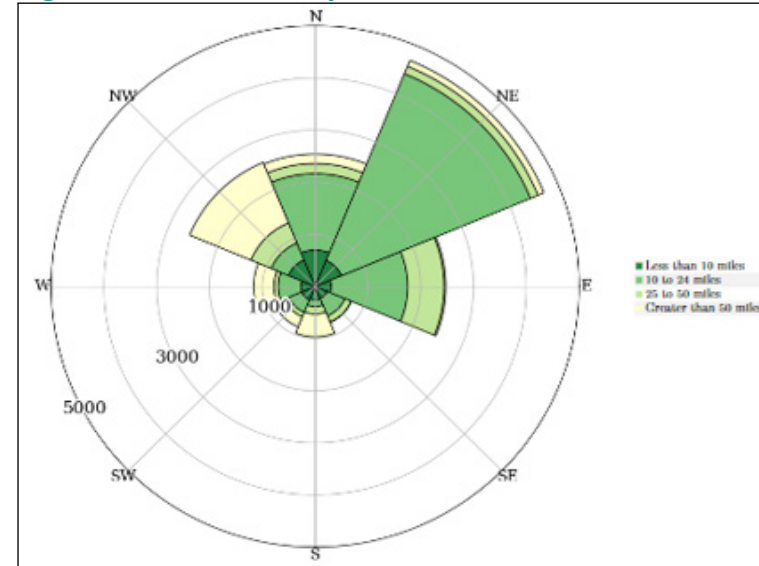
16.4% of County residents drive fifty (50) miles or more to work. In 2019, 2,620 people living in Bryan County were reported to have commuted 50 miles or more to work.

County Outflow. Most residents commuting to work, 12,743, drive out of Bryan County and back in for their daily commutes. County residents are having to commute further to work. The share of county residents commuting 50 miles or more to work has increased 3.8% since 2002. Figure 10 depicts the distance and direction travelled by Bryan County commuters.



Source: Hendrix Park, Bryan County Information Technology Department

Figure 10: Job Counts by Distance and Direction, 2019



Source: U.S. Census Bureau, OnTheMap Application 2019

PARKS AND RECREATION

There are a total of ten (10) parks in Bryan County. While supporting these existing parks in the County, residents have expressed a desire for more parks and recreation facilities and opportunities. The majority of the parks are in the South end of the County, concentrated in Richmond Hill and along the coast. There are parks and recreation facilities in the North end of the County including Hendrix Park in the unincorporated area and several facilities within the City of Pembroke.

Through community engagement activities, comments from citizens demonstrates that recreation is a high priority for Bryan County citizens. It is recognized that especially with the increased industrial development in North Bryan County, future efforts should carefully evaluate opportunities for recreational activities to maintain quality of life and support a vibrant growing community serving all age groups.

EXISTING CONDITIONS

Population Projections

Analysis of Growth Trends

Beginning with a review of the existing local growth and development plans, the actual population data over time along with the expected growth trends will establish a reasonable baseline for population projections.

The Bryan County 2018 Comprehensive Plan Update includes a Population Projection Element, which provides historical population changes and projections up to the year 2050. An analysis of the historical population changes for the County between 1970 and 2020, along with comparisons of the State of Georgia, is shown in Table 6 below.

Bryan County saw consistent growth at an average of 47.2% per decade over the past fifty years. The highest growth occurred between 1970 and 1980 when it reached 55.6% and its lowest between 2000 and 2010 at 29.1%. The County grew at a much faster rate than the State in the past five decades.

Regarding existing projections for Bryan County, there are three main sources: the Bryan County 2018 Comprehensive Plan Update, the 2020 Georgia Governor’s Office of Planning and Budget County Residential Projections, and the 2022 Woods & Poole Economic, Inc. Projections. Table 7 contains a summary of the County’s existing projections.

Table 6: Population Change by Decade, 1970 to 2020

Year	Bryan County		Georgia	
	Total Population	% Change*	Total Population	% Change*
1970	6,539	--	4,589,575	--
1980	10,175	55.6%	5,463,105	19.03%
1990	15,438	51.7%	6,478,149	18.6%
2000	23,417	51.7%	8,186,453	26.4%
2010	30,233	29.1%	9,687,653	18.3%
2020	44,738	48%	10,711,908	10.6%
Change 1970-2020	38,199	584.2%	6,122,333	133.4%

Source: U.S. Census Bureau Decennial Census, 1970-2020

Table 7: Summary of Existing Population Projections

Plan/Data Source	2020 Projection	2030 Projection	% Change	2040 Projection	% Change
2018 Comp Plan	40,165	51,924	29.3%	66,309	27.7%
2020 GA OPB	40,755	48,950	20.1%	55,797	14%
2022 Woods & Poole	44,999	56,145	24.8%	67,488	20.2%

Source: Bryan County 2018 Comprehensive Plan Update, 2020 Georgia Governor’s Office of Planning and Budget County Residential Projections, and 2022 Woods & Poole Economic, Inc. Projections

While all of the existing population projections differ on the amount, they all predict the County population will grow by at least 20% between 2020 and 2030 and by at least 14% between 2030 and 2040.

Methodology

The first step to determine future population growth projections for Bryan County is to estimate the percentage growth under the baseline conditions before the Hyundai Manufacturing facility was announced and before considering the influx of new jobs this facility will bring.

To calculate this baseline growth projection, the growth rates for 2020 to 2030 and 2030 to 2040 are calculated from the three existing projection sources mentioned in Table 7. In consideration of the available projections and reviewing their historic accuracy, the baseline growth rates for the purposes of the Comprehensive Plan shall be 25% for the period between 2020 and 2030 and 22% for the decade between 2030 and 2040. Table 8 presents these baseline growth projections.

The next step to determine the future population projections is to add the population as a result of the influx of new job growth from Hyundai Manufacturing facility and its suppliers to the baseline growth.

The Hyundai Manufacturing facility is expected to create 8,100 jobs.

In addition to the direct jobs created at the Hyundai facility, there is the potential for another 8,000 jobs created by suppliers needed for the plant. In total, according to published media reporting from Georgia Economic Development sources, the Hyundai facility and its suppliers are expected to create a total of 16,100 jobs.

These new jobs are not expected to all be filled all at once. Since the Hyundai Manufacturing facility began construction in 2023 and will reach full production by 2025, the 8,100 created by the Hyundai facility should all be filled by 2030.

As for the 8,000 jobs estimated to be created by the suppliers, for the purposes of projection future population, it is estimated that half (4,000) will be created and filled by 2030 and the other half (4,000) in 2040. This results in 12,100 new jobs by 2030 and an additional 4,000 jobs between 2030 and 2040 from Hyundai and its suppliers.

This economic development success will most likely result in large numbers of new residents moving to Bryan County. However, in planning for future growth, and because of the wide-ranging regional impact of such a major employer, not all of the new hires will necessarily move to Bryan County. Instead, given the limits on the availability of public water and sewer service and amount of developable land for housing, GMC has prepared estimates at three levels of job capture. These three levels are 30%, 15% and 7%. The percentages were selected based on input and feedback from the Steering Committee and attendees at the Public Open Houses.

30% JOB CAPTURE

The first level assumes 30% of new hires will move to Bryan County. Therefore, 30% of the 12,100 total jobs expected by 2030 results in 3,630 employees expected to move to the County. Further, 30% of the 4,000 jobs expected to come by 2040 results in an additional 1,200 employees expected to move to the County.

To translate these new employees into a population growth estimate, a factor was calculated using the average household size according to the most recent 2020 census data, which is 2.8 persons per household. Using this formula, the estimated population, as a result of the 3,630 jobs created and filled by 2030, will be 10,164 people and for 2040 will be 3,360 people added to the population of Bryan County.

To calculate the 2020 to 2030 population, the 10,164 people expected as a result of the growth from the Hyundai Manufacturing facility and its suppliers are added to the 55,923 people expected as a result of the baseline growth. This leads to a **total population of 66,087 by 2030** and a 47.7% growth rate between 2020 and 2030, as a result of both baseline growth and Hyundai/suppliers job growth.

To calculate the 2030 to 2040 population, the 22% baseline growth rate projected for this decade is applied to the 2030 projected population calculated above of 66,087. This leads to an increase of 14,539 residents, which is added to the new 2030 baseline population projection (66,087) to get an adjusted baseline population of 80,626 for 2040. Next, adding the influx of population growth as a result of Hyundai and their suppliers by 2040, which is 3,360 people, to the adjusted baseline population growth results in a total of 17,899 new residents between 2030 and 2040. This calculation results in a **total population projection of 83,986 by 2040** with a 27% growth rate between 2030 and 2040.

15% JOB CAPTURE

The second level assumes 15% of new hires will move to Bryan County. Repeating the same methodology used above, the estimated population as a result of the jobs created and filled by 2030 will be 5,082 people and for 2040 1,680 people added to the population of Bryan County. Under this 15% job capture scenario, the **2030 projected population is 61,005** and a **population projection of 77,224 by 2040**.

7% JOB CAPTURE

The third level assumes 7% of new hires will move to Bryan County. Repeating the same methodology used above, the estimated population as a result of the jobs created and filled by 2030 will be 2,372 people and for 2040, 784 people added to the population of Bryan County. Under this 7% job capture scenario, the 2030 projected population is 58,295 and a population projection of 73,618 by 2040.

The calculations for all three levels of job capture are shown in Table 9 below and on accompanying Figure 12.

Historical population growth, previous existing population projections, and the expected baseline growth and job growth from the influx brought by the Hyundai Manufacturing facility and its suppliers, all indicate that Bryan County will experience exponential growth in the next 20 years.

Between 2020 and 2030, the County expects the population to increase by up to 21,349 people, which could result in a total population of as many as 66,087 people by 2030, representing a 47.7% increase.

Between 2030 and 2040, the County anticipates an increase in population by an additional 17,899 people, bringing the total population to 83,986 residents by 2040, which is an additional 27% increase.

Table 8: Baseline Growth Projections

	2020 Census	2030 Projection	Change	2040 Projection	Change
Bryan County	44,738	55,923	25%	68,226	22%

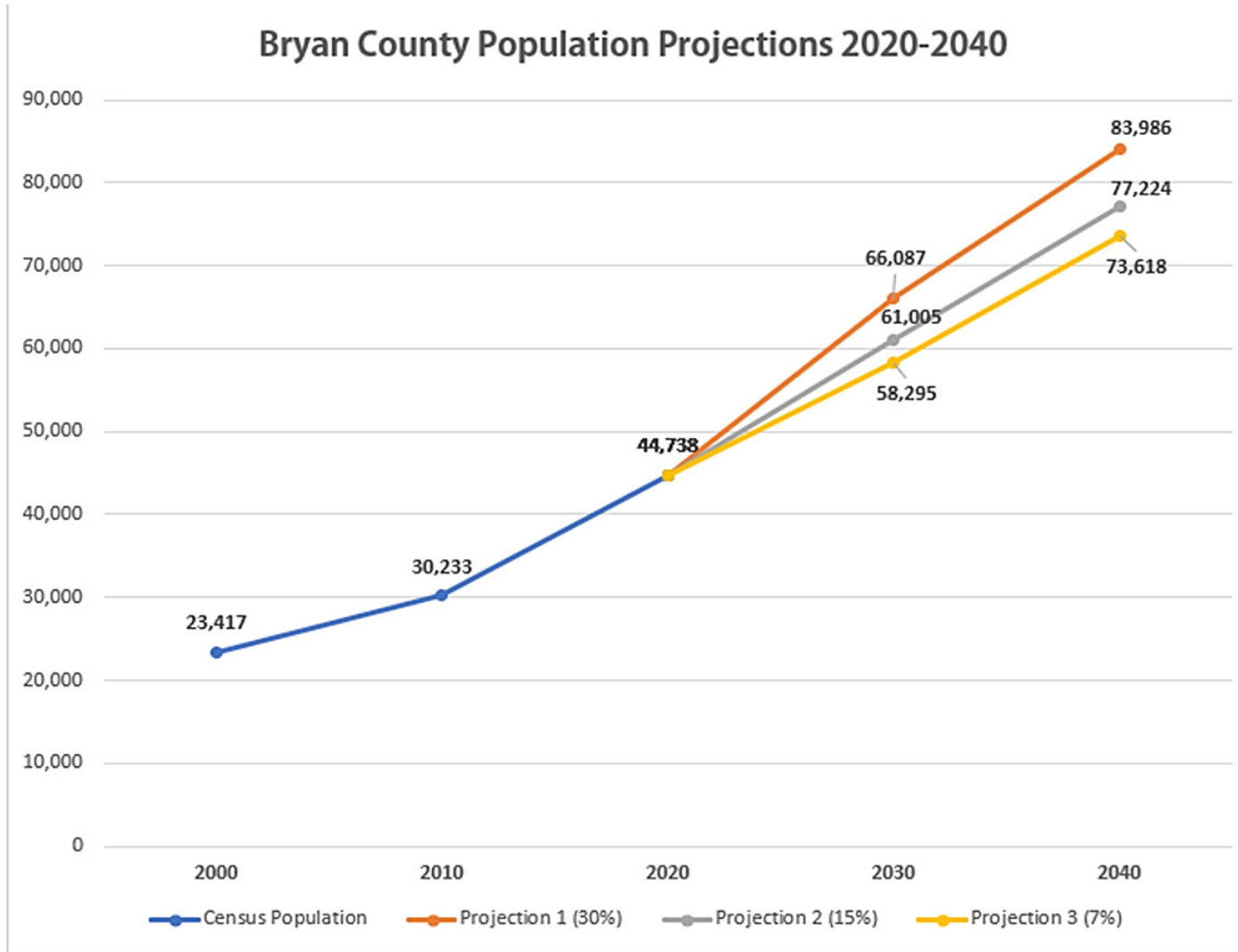
Source: U.S. Census Bureau, GMC.

Table 9: Calculation of Population Projections, 2020 - 2040

Year	Baseline Growth "Pre Hyundai"	% Hyundai Jobs County Capture	"Hyundai Impact"	Growth Projection (Pre + Hyundai Impact)	Total Population
2030		30%	10,164	21,349	66,867
	11,185	15%	5,082	16,267	61,005
		7%	2,372	13,557	58,295
2040		30%	3,360	17,899	83,986
	12,303	15%	1,680	16,219	77,224
		7%	784	15,323	73,618

Source: U.S. Census Bureau, GMC.

Figure 12: Bryan County Population Projections, 2020-2040



Source: U.S. Census Bureau, GMC.

EXISTING CONDITIONS

Community Resources

Mapping a community's various resources is a useful tool in future land use and transportation planning. Identifying these areas and analyzing their spatial relationship and distribution throughout the County can highlight areas that are underserved with facilities such as parks, schools, and medical facilities.

The Community Resource Map (Figure 13) focused on various community resources spread throughout Bryan County:

- Schools (K-12)
- City Halls
- Police/Sheriff/911 Center
- Fire Stations
- County Administration Buildings
- Parks
- Emergency Operations Center

The schools (K-12) locations are concentrated where population is most dense confirming that school sites are well placed to serve existing communities. On the north east and south east side of the County -- areas that have been reserved mostly for conservation and low-density residential -- schools are unsurprisingly sparse.

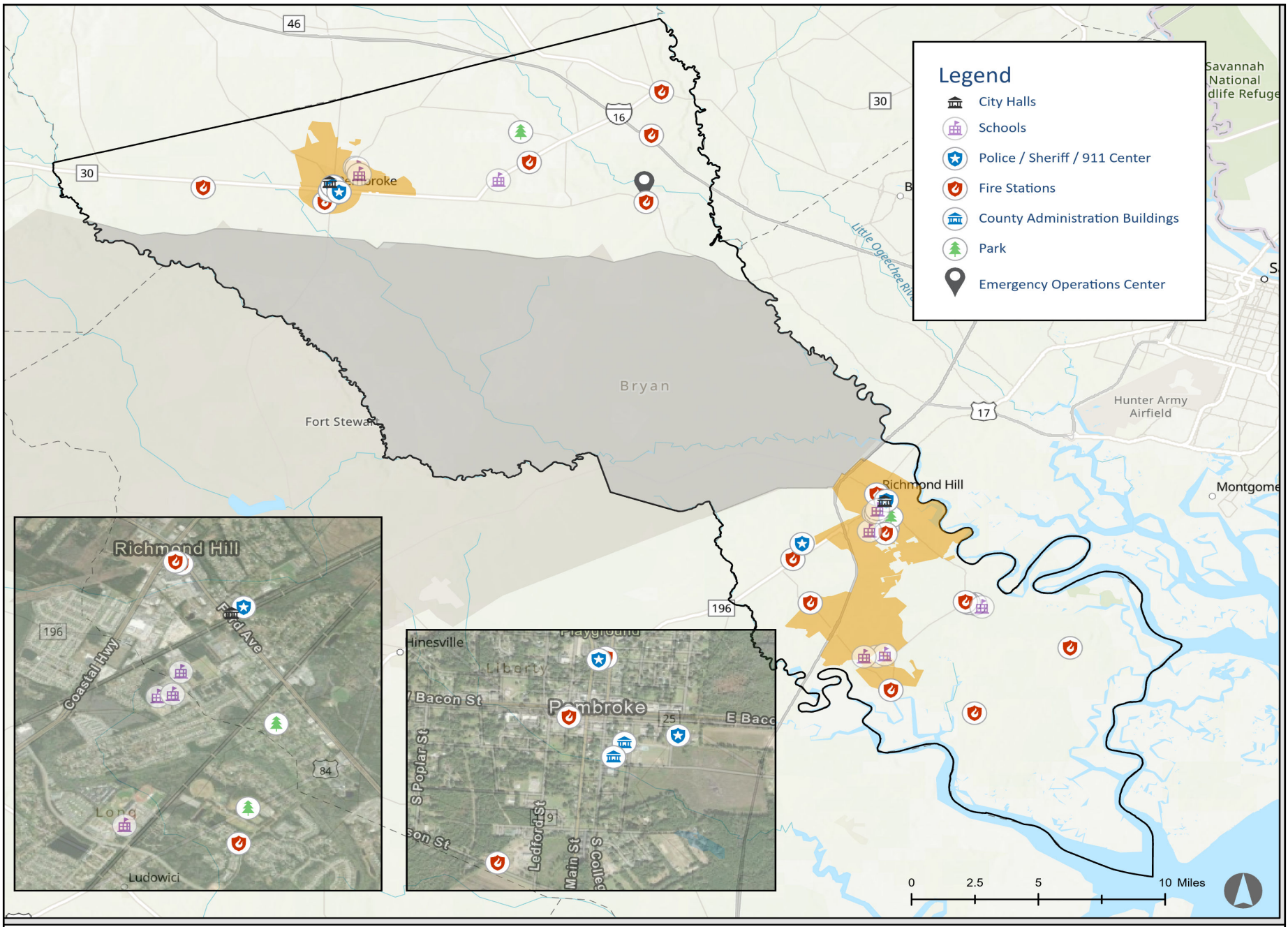
In regards to medical and emergency facilities (police and fire stations), this map reveals there is an abundance of fire stations well placed throughout the County, but only two police stations, one each in the north and south end. The map also shows there is only one emergency operations center in the entire County according to available data. Given the coming population growth from the Hyundai Manufacturing facility and its suppliers, the County will likely need to increase the number of police stations and emergency operations centers to serve a larger population.

This map also illustrates the large gaps in park service for Bryan County. Most parks are located in the incorporated cities, while park space is few and far between in the unincorporated portions of the County. The Bryan County Bicycle and Pedestrian Plan in 2022 includes recommendations for the bicycle and pedestrian network, but is less focused on parks. There is a need for a focused strategy or plan to improve and expand parks in Bryan County.

Overall, Bryan County has an adequate level of community resources with some room for improvement in the areas of medical facilities, parks and bicycle and pedestrian pathway extension and connectivity.



Figure 13: Community Resources Map



Source: GMC GIS Team

EXISTING CONDITIONS

Natural Resources

Watersheds

Bryan County is home to multiple lakes, rivers, and streams. All of these bodies of waters are associated with the three watersheds within the County. These watersheds, as shown on the Bryan County Watershed Map, Figure 14, are:

- Canoochee
- Newport River
- Lower Ogeechee River

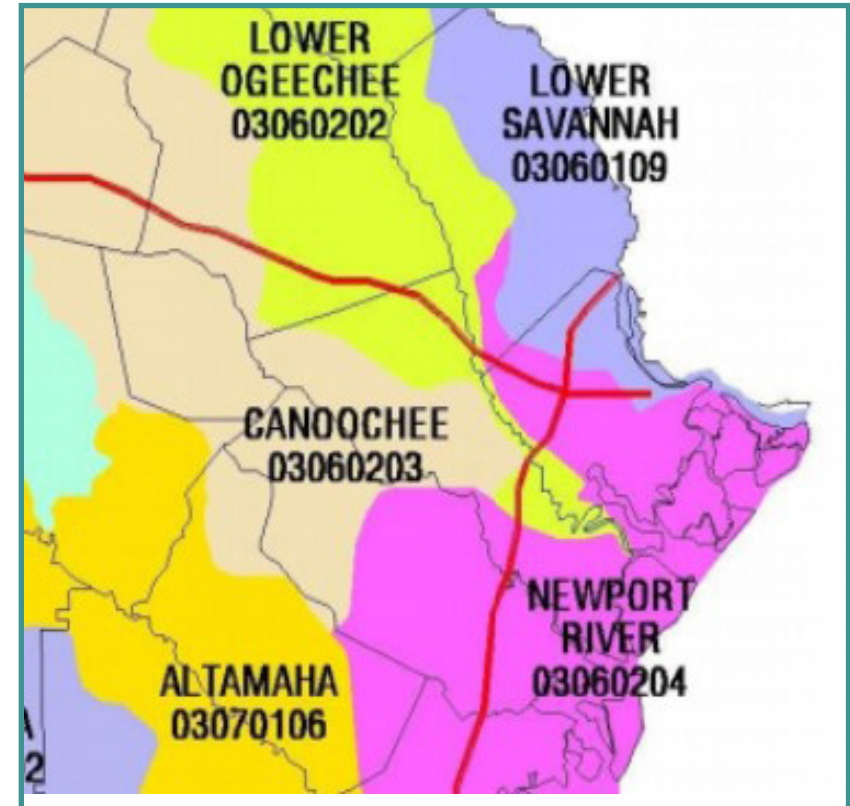
The watershed map shows the relationships between the County's natural water systems and the areas they connect. As such, watershed maps are helpful in identifying areas for conservation and water protection, offering guidance on what kind of development is suitable near these bodies of water.

Covering a significant amount of the Bryan County's land area, these watersheds are important factors in the review of potential development patterns that can help meet the community's needs for housing and economic development while remaining environmentally responsible and sustainable.



Source: Bryan County Information Technology Department

Figure 14: Watersheds in Bryan County



Source: GA Environmental Protection Division, Geological Survey Branch

Regional Water Plan

The Georgia Department of Community Affairs (DCA) Minimum Standards and Procedures for Local Comprehensive Planning require local governments to evaluate their Regional Water Plan to assess if additional measures or mitigation efforts are required for compliance. In 2017, the Coastal Georgia Regional Water Planning Council conducted an update to their Regional Water Plan. This updated plan recommended actions, standards, and other statistical information for the Coastal Georgia Region's water resources for the next 35 years. Some of the features referenced in the document were issues such as water quality, water supply, and water conservation. For Bryan County, the unincorporated county government (Water and Sewer Services), along with cities of Pembroke and Richmond Hill, all provide water and wastewater services to the local residents. Through various coordination and cooperative efforts, these local governments should continue to work to comply with the applicable management and mitigation measures described in the Regional Water Plan.

Bryan County is located in the Coastal Georgia Water District, Figure 15, which is composed of nine (9) counties in southeastern coastal area of Georgia. According to the Regional Water Plan, this district is forecasted to increase approximately 47% in residents over the next 35 years. This growth will increase the amount of water related features needed to support the major economic catalysts in the district, specifically water supplies, wastewater treatment, and infrastructure. The projected population increase will affect the volume of wastewater generated while simultaneously creating more demand for groundwater and surface water in the district.

Similar to the population growth, the percentage of water use by sectors such as industrial, ports, tourism, transportation, and government facilities will increase significantly over the next 35 years. Concurrently, the amount of groundwater needed is projected to be almost 62% of the district's water demands. Thirty-eight (38) percent of the project demands will come from surface water in the area. Having an adequate and efficient supply of water resources is critical to this district's sustainability and long-term resiliency due to water resource challenges. Some of these challenges include salt water intrusion for both Glynn County and the Hilton Head-Savannah area, as well as random shortfalls of surface water in

waterways such as the Satilla, Ogeechee, and Canoochee Rivers. Additionally, both the Savannah and Brunswick Harbors have been affected by low dissolved oxygen challenges in certain areas. Therefore, it's imperative for Bryan County to coordinate with other local governments in the district in proactive measures to protect the area's water resources. Some possible measures to address this matter include alternate sources of water supply (where appropriate), maximizing use of existing aquifers, targeting non-point sources of water pollution, and general water conservation.

Figure 15: Coastal Georgia Water Planning Region



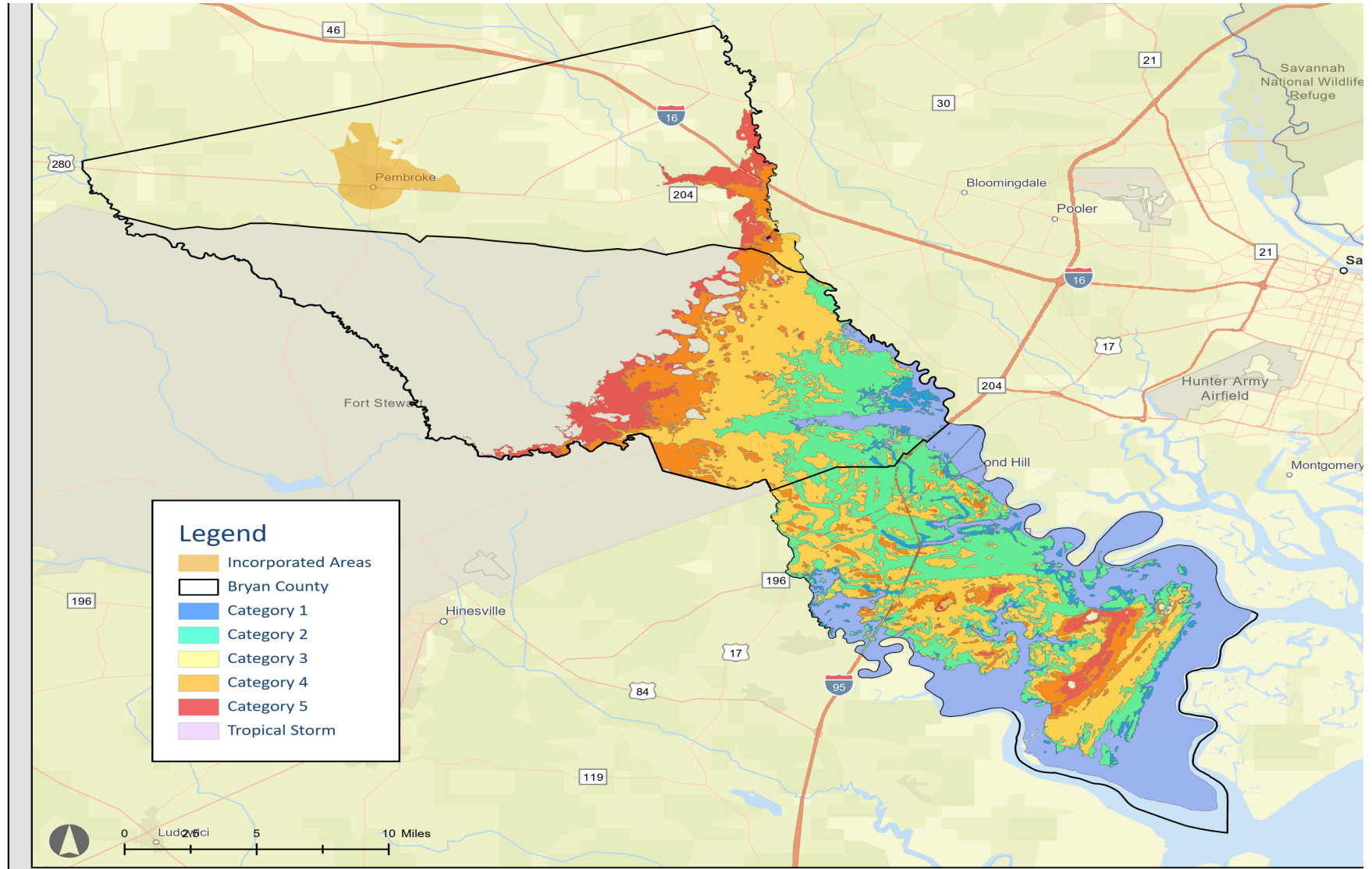
Source: 2017 Coastal Georgia Regional Water Plan

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 in Figure 16 depicts the areas of Bryan County that would be affected by the various categories of storms.

Figure 16: Storm Surge Map



Source: GMC GIS Team



Source: Bryan County Information Technology Department

EXISTING CONDITIONS

Infrastructure

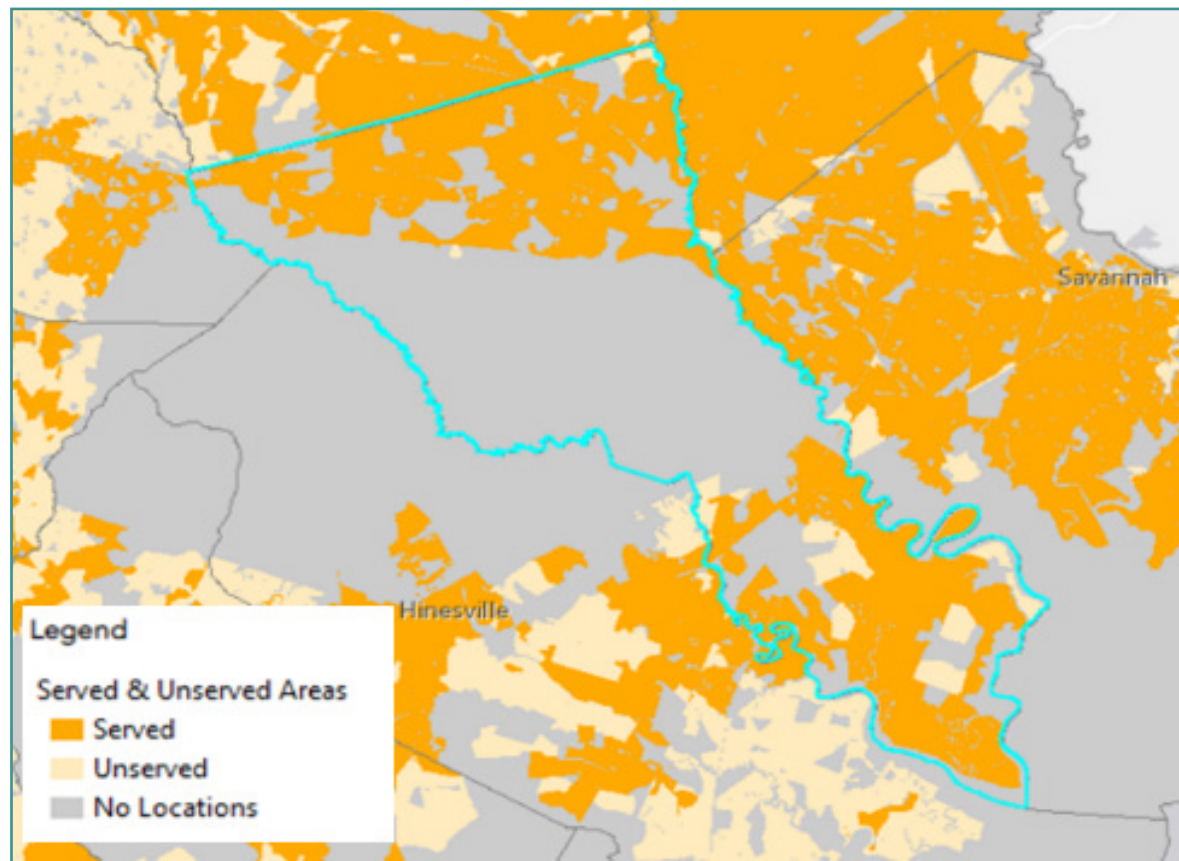
Broadband

The majority of Bryan County has internet service, with only 1% of the residents in the County remaining unserved according to the most recent Georgia DCA Broadband data.

GA DCA Broadband statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and

where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as 'Unserved'. Figure 17 depicts access to broadband in Bryan County, not necessarily current subscriptions to broadband services.

Figure 17: Broadband Service Map



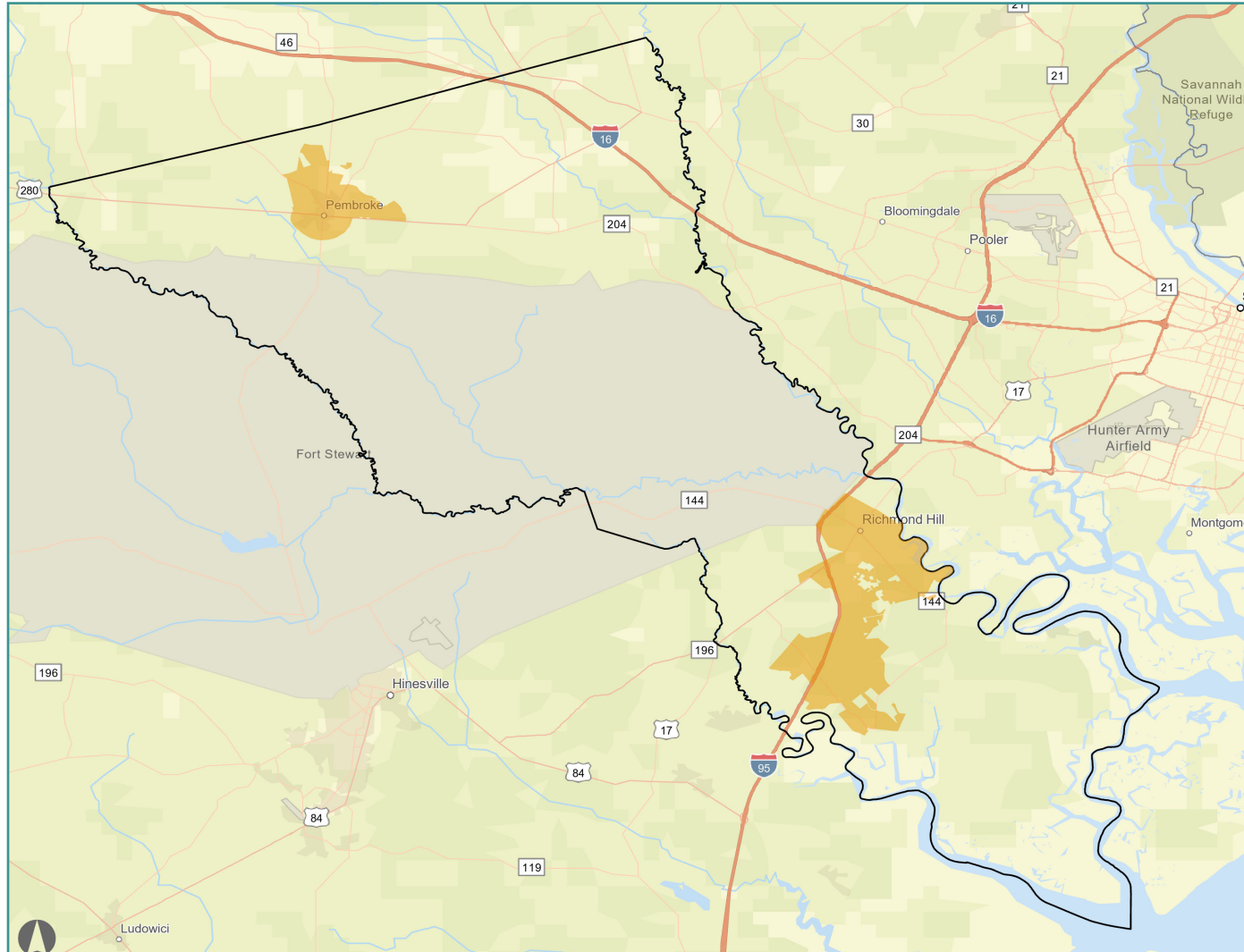
Source: 2022 Georgia Broadband Availability Map, DCA

Transportation

Bryan County's transportation system has a strong network of arterial, collector, local roads and most notably access to both the I-16 and I-95 Interstates, which includes four exits for the County. Other major arterial roads include US Highways 17, 80, and 280, and GA Highway 144, all of which connect to collector and local roads to provide

extensive access to the County. It is important to note that traffic was cited as a concern among the residents during the community engagement process, which indicates that transportation is a high priority for the County to address moving forward. As for public transit, the County does not provide public transit service but the Regional Commission does provide an On-Demand Shuttle Service.

Figure 18: Transportation, Major Highways in Bryan County

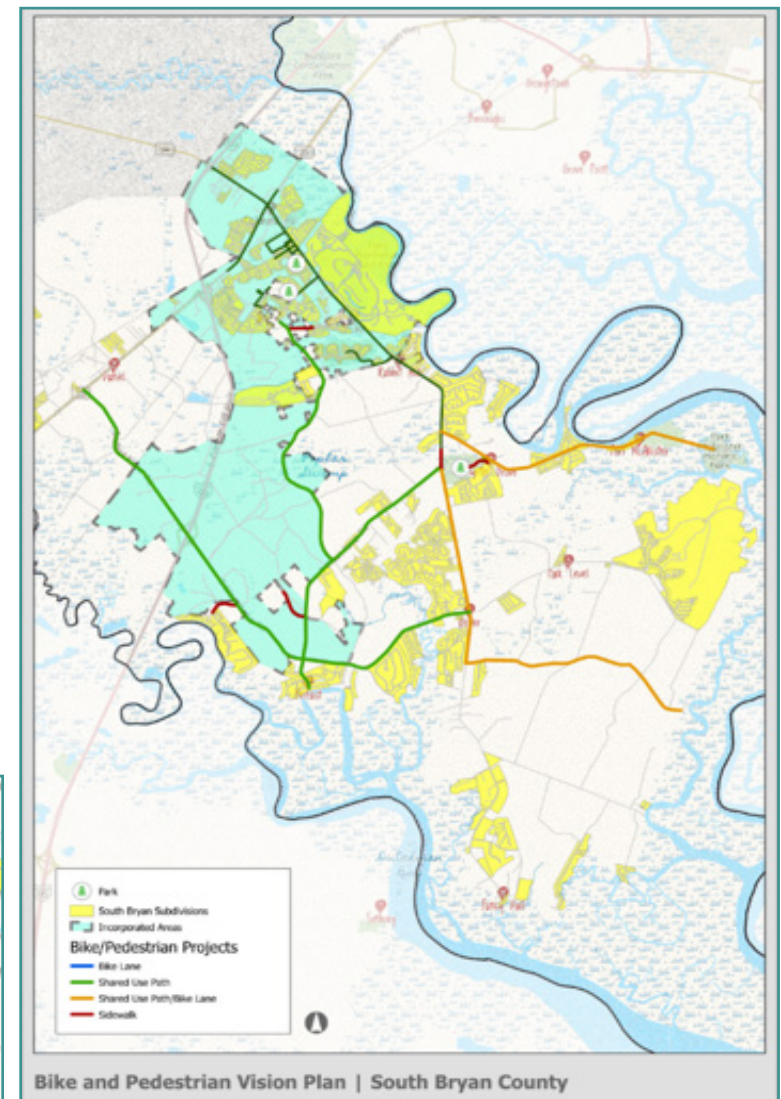
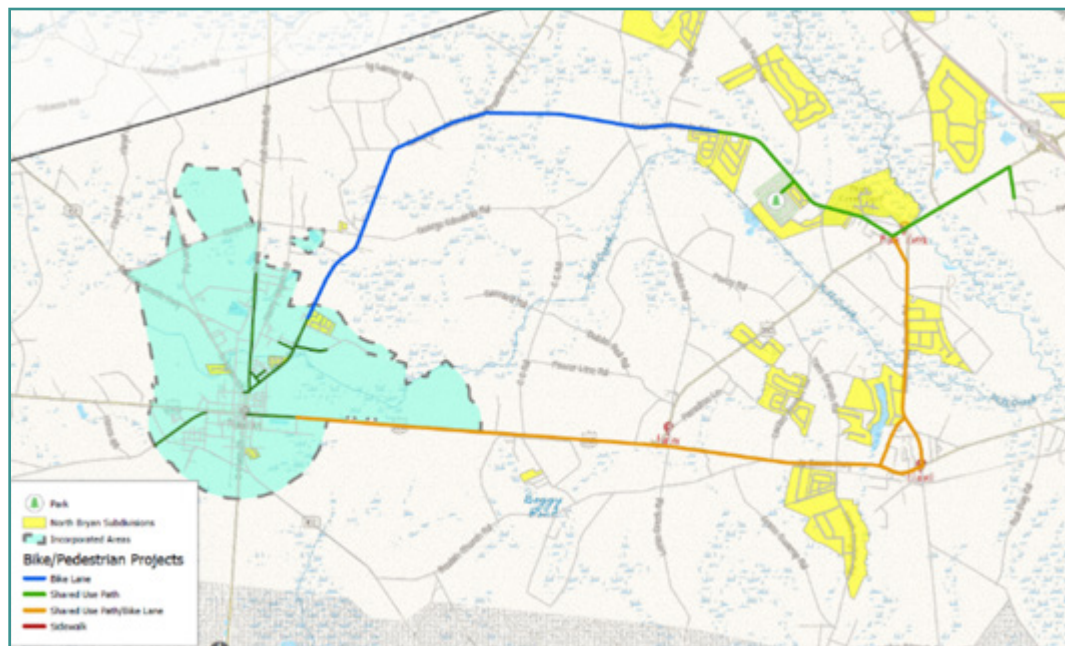


Source: GMC GIS Team

In terms of alternative modes of transportation, the County approved a Bryan County Bicycle and Pedestrian Plan in 2022 to develop a vision for a Bike and Ped network throughout unincorporated Bryan County. This plan used the existing bike and ped facilities as a base and through outreach and community engagement, created a vision of where the County wants to be in the future, as it pertains to alternative non-motorized modes of transportation. For example, many recommendations involved the existing parks and other recreational facilities as destinations and points of interest to which bike lanes and/or sidewalks should connect. Although there are few existing trails and pedestrian options, there is not a holistic effort at closing the gaps or creating connections to have a seamless network in the County. There are also larger regional facilities such as the East Coast Greenway and the Georgia Statewide Bicycle Routes, which will allow the local County bike lanes to connect to broader regional network.

Figure 19 depicts the County's Vision Plans from the 2022 County Bicycle and Pedestrian Plan.

Figure 19: Transportation - Bike and Pedestrian Vision Plans



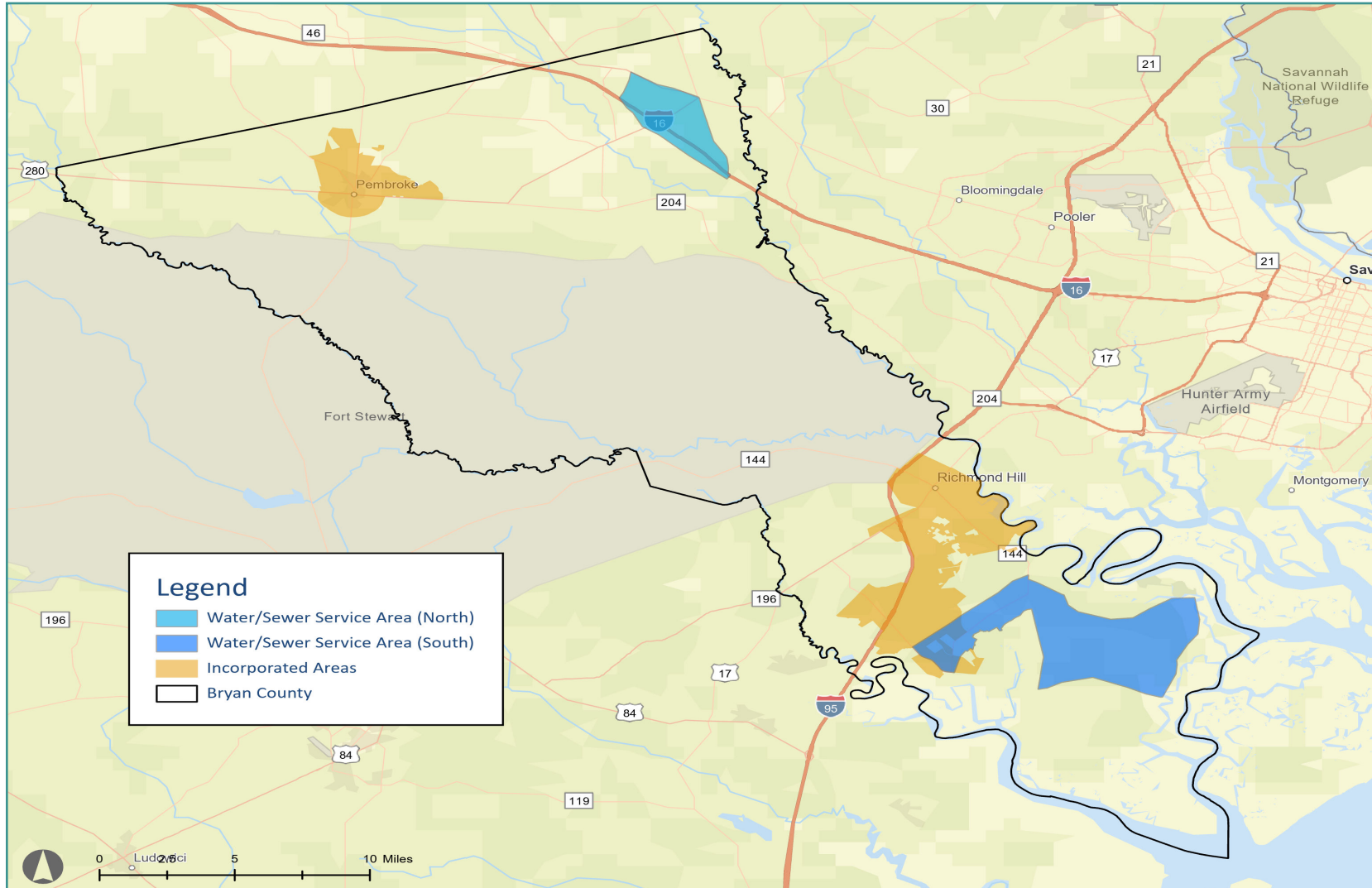
Source: Bryan County GIS, Bryan County Bicycle and Pedestrian Plan, 2022

Water and Sewer

Figure 20, created by the Bryan County Water and Sewer Division, depicts the Service Delivery Strategy boundaries for the County, Richmond Hill and Pembroke. These maps are

important considerations for this plan because they identify geographic areas of responsibility for water and sewer service in the future. These maps are not intended to identify the location of existing water and sewer service or imply plans for extending future services.

Figure 20: Water and Sewer Service Areas



Source: Bryan County GIS, GMC GIS Team



Source: Bryan County Information Technology Department

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT

Outreach Methods

Meaningful community engagement is foundational to any successful comprehensive plan. Such input from community members serves as the plan's bearing, setting its course for well-formed goals and achievable implementation.

This plan's community engagement efforts launched in March 2022 and concluded in June 2023. These efforts included four public open house workshops, four steering committee meetings, ten stakeholder interviews, and two online surveys. Full details including sign-in sheets, meeting agendas, steering committee composition, and comprehensive data reports can be found in the Appendix. During these community outreach efforts, the planning team's priority was two-fold: 1) encourage and facilitate resident participation and 2) listen. The goal at this stage was to gather what residents were sharing and document that feedback for in-depth review. This documentation was combined with the analysis presented in the Existing Conditions section to identify community priorities across a range of subjects. The results of this outreach are detailed in the Findings + Trends subsection.

OPEN HOUSE WORKSHOPS

In collaboration with the Bryan County Planning Team, GMC held a total of four (4) Open House Workshops. Two (2) workshops were held during the initial public input phase in Fall 2022 to help shape the plan and two (2) were held in Spring 2023 during the final public input phase to comment on the Character Area Maps and Short-Term Work Program.

The first two (2) public Open House Workshops were held jointly with the cities in North Bryan County in collaboration with the City of Pembroke and in South Bryan County in collaboration with the City of Richmond Hill. Because the Comprehensive Plan Update is due at around the same time for both the Cities and the County, the

County partnered with the cities on these community engagement activities.

The first workshop for North Bryan County was held on August 23, 2022 at the Bryan County Board of Education Building in Black Creek, followed by the South Bryan County Workshop on August 25, 2022 at the Bryan County Administrative Complex in Richmond Hill. A total of 51 residents, business owners, and other related individuals attended the workshops; almost evenly distributed with 26 at the North Bryan meeting and 25 at the South Bryan meeting.

After visitors signed-in, they visited the five (5) stations for information and participation in different activities. The activity at each station is detailed below:

Station 1: Online Survey. Participants used one of the tablets or scanned the QR code to take the online community survey.

Station 2: Setting Priorities for Goals. Participants used dot stickers to indicate their priorities for ten (10) preliminary goals related to Bryan County's development.

Station 3: Map Exercise. Participants placed numbered stickers to indicate their favorite places and places they feel need improvement or attention.

Station 4: Financing Bucket Exercise. Participants "spent" money on the discretionary projects they felt are most important for the future of Bryan County.

Station 5: The City Table (Richmond Hill/Pembroke). Participants visited this table if they were residents of the city represented and set priorities for city goals and participated in the city mapping exercise.

OPEN HOUSE WORKSHOPS



STEERING COMMITTEE

The steering committee for this plan consisted of a diverse range of local leaders appointed by the Bryan County Board of Commissioners. This group of 17 individuals included residents, business owners, local officials, and others with relevant perspectives and expertise that helped guide this plan's overall trajectory. The steering committee gathered for four different meetings on April 18, 2022, July 28, 2022, February 2, 2023 and April 13, 2023, completing different exercises at each session. These exercises included prioritizing goals, identifying favorite places and areas that need improvement, discussing character areas, and creating short-term work program items.

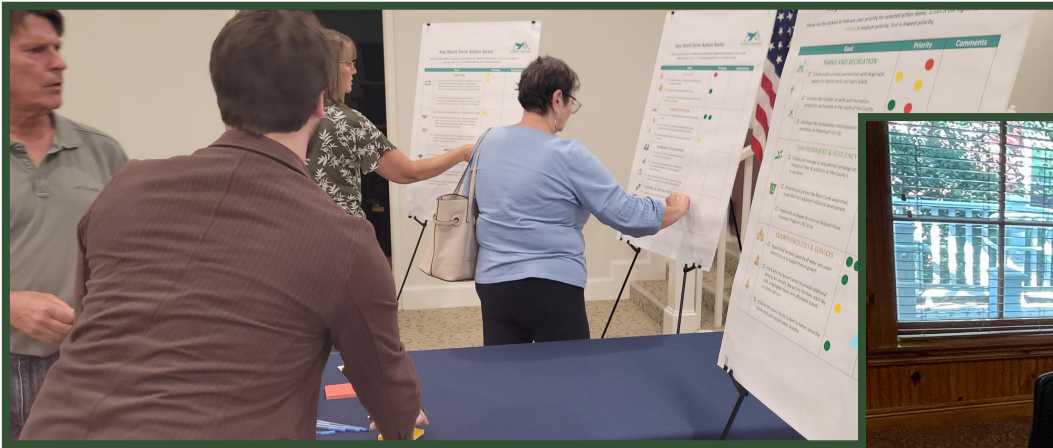
STAKEHOLDER INTERVIEWS

Bryan County staff identified a list of local stakeholders for additional outreach. These 10 stakeholders participated in individual interviews with the planning team to share more about their specific experiences of and visions for Bryan County. Notes from these interviews were transcribed and integrated into the overall community outreach findings.

ONLINE SURVEYS

The Bryan County Online Community Survey, like the Open Houses, was conducted in collaboration with the incorporated cities, due to the closely aligned deadlines for updating the Comprehensive Plan.

STEERING COMMITTEE MEETINGS



The survey was separated into four (4) sections - the first contained general questions for all County residents, the second applied to North Bryan County and City of Pembroke, the third applied to South Bryan County and City of Richmond Hill, and the fourth section contained 2 open-ended questions for all residents.

The survey was designed to gather residents' feedback on a range of topics. Thanks to the publicity provided by Bryan County staff, a total of 881 respondents participated in the survey.

The survey featured twenty (20) questions total, with questions 1 through 10, 19 and 21 open to all county residents, questions 11 to 14 applied to North Bryan County and Pembroke and questions 15 through 18 applied to South Bryan County and Richmond Hill. The majority of the questions addressed comprehensive planning topics such as economic development, land development practices, parks and recreation, housing, and transportation. The last two questions were open-ended, allowing respondents space to provide written feedback. Responses for this survey were gathered from August

1, 2022, to September 5, 2022. A summary of the results from the survey is included in the Findings and Trends subsection, and full data reports are included in the Appendix.

In June 2023, a second online survey was conducted by the Bryan County Community Development staff. This survey presented interactive storyboard maps for each of the recommended Character Areas. A total of 9 participants provided 18 comments and suggestions. The issues identified included concerns about the encroachment of high intensity development in North Bryan near the Ogeechee River, recommendations to consider infrastructure availability before approving new development, an identified need to provide conservation areas to provide a buffer between industrial development and low-density residential areas, and several comments about the need to increase and improve public access to the waterways in Bryan County.

ONLINE SURVEY SCREENSHOTS



BRYAN COUNTY SOCIAL MEDIA & WEBSITE OUTREACH

Join Bryan County, Richmond Hill, and Pembroke staff at two workshops in August to learn more about the update. The Tuesday, August 23, 2022, workshop will be held at the Board of Education Building in Black Creek and the Thursday, August 25, 2022, will be held in the Board of Commissioners Hearing Room in Richmond Hill. Drop in any time from 5:00 p.m. to 7:30 p.m. to give your input.

In addition to the workshops, Bryan County has created a survey to gather input. You can take that survey here: <https://www.surveymonkey.com/j/bryancountysurvey>

COMMUNITY ENGAGEMENT

Findings + Trends

The four outreach methods detailed in the previous section resulted in a range of useful information that guided this plan update, specifically the formation of the Needs and Opportunities, Goals & Objectives, and Community Work Program sections. While each method offered a unique engagement opportunity and every participant brought their own perspective, examining these outreach efforts as a whole allows for the identification of key findings and trends where there is potential for compromise, collective action and public-informed decision making.

OPEN HOUSE WORKSHOPS - INITIAL ROUND

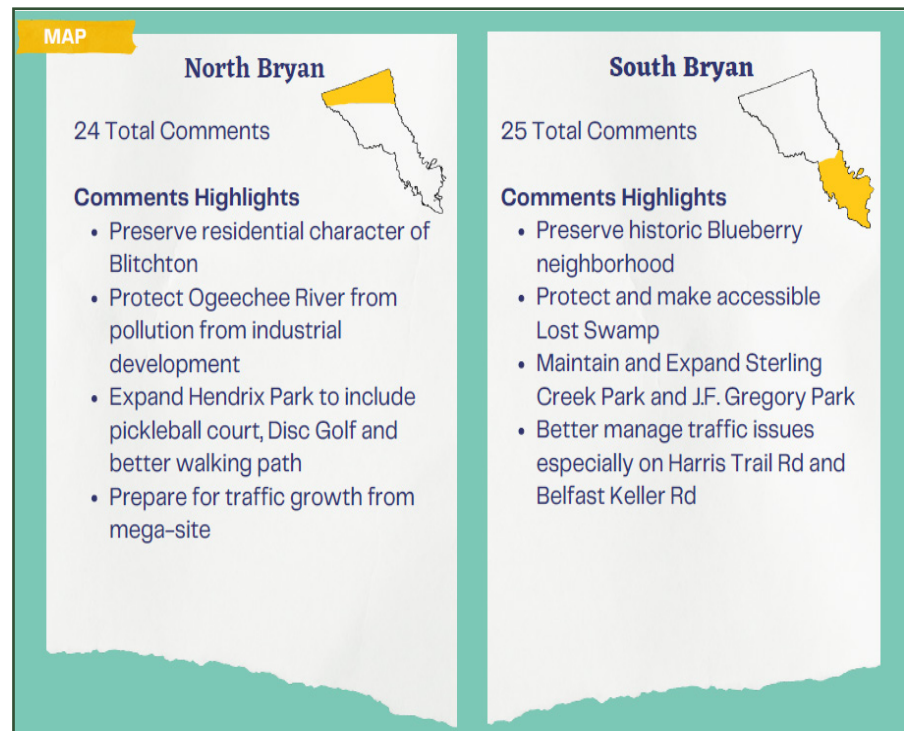
The Open House Workshops revealed that while North and South Bryan County hold differing priorities, there are some areas of agreement especially when it comes to transportation, parks and recreation, and environment and resiliency.

The prioritizing goals exercise highlighted both areas' distinct needs as well as their possible overlaps. The North end of Bryan County

prioritized the protection of and access to Cultural and Historic Resources and ranked Economic Development as the lowest priority. The South end of Bryan County prioritized quality Land Use planning and ranked Lifecycle Housing as the lowest priority on the goals exercise.

Both the North and South prioritized a high level of service for Parks and Recreation, with the North end ranking this as their highest priority, and South end ranked this a second highest after quality Land Use planning.

Figure 22: Open House Map Exercise Summary



Source: GMC

Figure 21: Open House Goal Exercise Summary



Source: GMC

Both public workshops featured a North end and South end map of Bryan County, however, for the purpose of this summary, the map corresponding with the region in which it was completed is highlighted. The complete summary of all of the maps in both regions can be found in the Appendix.

The topic which received the greatest number of comments and stickers on the map exercise in the North end was concern related to the environment and the possibility of pollution, wetland destruction, and excessive runoff from the new industrial development in the North off of I-16 and Highway 280.

The South end focused more of their comments on parks and recreation in the map exercise and identified multiple sites for desired future parks and current recreation areas in need of improvement, such as J.F. Gregory Park.

In the Financing Bucket Exercise, both the North and South end allocated a large amount to Recreational Services & Programs and Downtown Revitalization, revealing these are County-wide priorities.

The North end allocated the most to Downtown Revitalization, specifically in the City of Pembroke, while the South end had a tie between Recreational Services & Programs and Trails, Sidewalks, & Bike Lanes for their most allocated projects. This encouragement for potential investment demonstrates wide-spread support for increasing pedestrian and park facilities and access to greenspace as well as downtown revitalization in both ends of the County. Water Access and Transportation Alternatives both received the least amount of allocated funds, demonstrating that residents are not as supportive of options for active transportation or transit, as they are for pedestrian facilities and services.

OPEN HOUSE WORKSHOPS - FINAL ROUND

On May 23 and 24, 2023, in collaboration with the Bryan County Community Development Department, GMC held a second round of public workshops to garner public opinion and feedback on key features of the final draft of the Comprehensive Plan update. The

workshop on May 23 was held in the Board of Education building located in Black Creek. The workshop on May 24 was held in the Board of Commissioner's Meeting Room in Richmond Hill. A total of 18 residents, business owners, and others interested in the future of Bryan County attended with 13 attending on May 23 and 5 attending on May 24.

After attendees signed in, GMC presented a summary of the accomplishments to date, a draft of the Character Area Maps and a draft of the Key Short-Term Action Items. After the presentation, attendees visited two stations to provide their feedback and comments. The activity at each station is detailed below:

Station 1: Character Area Maps. Visitors reviewed the Character Area Maps for North Bryan and South Bryan and provided verbal comments and suggestions to staff. A few attendees placed comments on the maps.

Station 2: Key Short-Term Action Items. Visitors placed color-coded sticker dots to indicate their priorities for ten (10) categories of Key Short-Term Action Items.

Figure 23: Open House Workshop



Photo Source: GMC

Figure 24: Steering Committee Meeting



Photo Source: GMC

Bryan County and GMC staff were available at both stations to answer any questions and listen to comments and concerns from residents, and maintain a record of comments. Summaries of each of the stations are provided below.

The Character Area exercise featured maps displayed on tables, one depicting North Bryan County and one depicting South Bryan County. Using post-it notes and comment forms, attendees were asked to indicate their comments and suggestions.

Comments received in the North end included the recommendation to extend water and sewer as much as possible into low density residential Character Area in North Bryan.

In the South end meeting, comments included bringing more parks and cultural sites into the rural residential Character Area in South Bryan, extending water and sewer into the Emerging Suburban

Character Area to prevent intrusion from sea level rise and seeking to convert septic to sewer service in the Emerging Suburban Character Area.

At the Short-Term Action Item station, a series of three posters were presented featuring a listing of ten categories of Key Short-Term Action Items. Attendees were asked to indicate their priority ranking of these goals through the placement of color dot stickers. Green dots represent the highest priority goals, yellow for medium priority and red dots represent the lowest priority. With only three dots of each color, respondents had to narrow their choices from among the Action Items. Additionally, space was provided for written comments using post-it notes.

From both meetings, the results indicated that the highest priority Action Items should be in the Transportation, County Facilities and Services, Land Use and Parks and Recreation topic areas. The medium priority items included, Housing, Economic Development, Environment, Intergovernmental Cooperation and Cultural and Historic Preservation. The sole topic that ranked as a low priority is Broadband.

STEERING COMMITTEE

At their first meeting, Steering Committee members began identifying their highest priorities for this plan and drafting an updated Character Area Map. By the second meeting, the Steering Committee's highest priorities became clearer through the prioritizing goals exercise, which revealed Economic Development, Parks and Recreation and Infrastructure as their top goals. These three goals remained throughout the remaining sessions. For Economic Development in particular, the committee was most concerned with attracting high-quality employers, and they also discussed ways to increase County residents' options for after work activities including restaurants, bars, movie theaters, et cetera. The discussion of economic development also involved a desire for more quality-of-life amenities, such as high-quality parks and trails, to both attract employers and benefit current residents. These same

amenities were mentioned in the discussion of priorities regarding Parks and Recreation facilities for the County and ended up becoming a more consistent priority for the South end. In regards to their priorities for Infrastructure, responsible management of growth and development in light of the current infrastructure capacity was the main goal. A need for diverse housing and transit options were recognized and discussed with the Character Area map exercises allowing opportunities for members to identify specific areas where different housing types and transportation alternatives made the most sense.

STAKEHOLDER INTERVIEWS

Stakeholder interviews also focused on a variety of issues for Bryan County.

Despite their diverse backgrounds and interests, stakeholders agreed that there is a need to be better prepared for future growth, especially in terms of transportation capacity and affordable housing options county-wide.

There were multiple mentions of how important it is to develop workforce housing and ensure the County provides a good balance of homes for all users, from entry-level homes and multi-family developments to more high-end options. Stakeholders understood that a diverse supply of housing options was needed County-wide, but especially in the North, to provide for and encourage future growth and meet the needs of current residents. It was also expressed that the County needs to ensure a well-balanced mix of land uses is maintained as land develops due to rapid population growth. Stakeholders also mentioned a desire to see more retail, local restaurants, and amenities to retain long-term residents and attract young families. Some strategies and ideas they discussed included increasing access to water recreation sites, such as the Fisherman's Co-Op, and adding more sidewalks and trails with connectivity to existing paths and activity centers to promote walkability. Additional items discussed were the need to increase access to mental health services, create a boat tour

to increase tourism, establish a circulator bus system, and revisit zoning ordinances to make sure they effectively support economic development to foster employment opportunities and improve resident access to amenities.

ONLINE SURVEYS

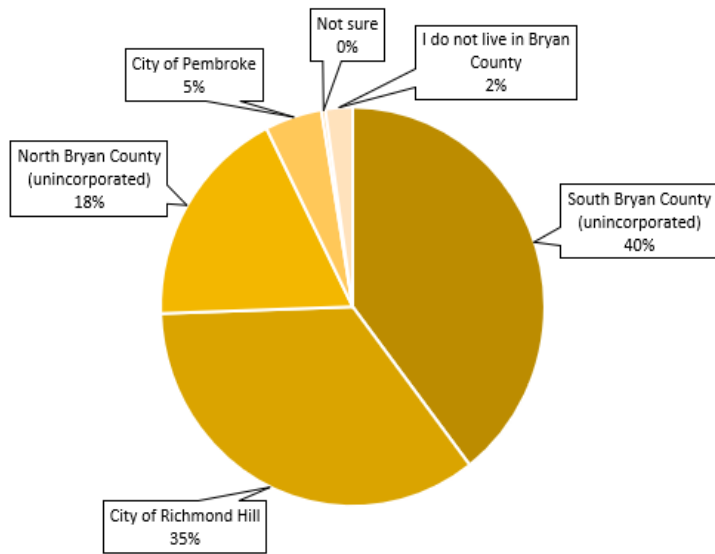
The online survey captured important data on resident priorities and concerns on both a county and city level. It is important to note that the survey respondents were disproportionately from South Bryan County (unincorporated and Richmond Hill), with 75% of responses coming from that area, and 25% coming from the North Bryan County (unincorporated and Pembroke). This is consistent with the distribution of the population of Bryan County with a majority of the residents living in the south end of the County.

A little more than half of the respondents (51.77%) were between the ages of 35 to 55 years old, with the second largest (26.57%) group being between the ages of 55 to 70 years old. Survey respondents identified their top three reasons for living in Bryan County as the quality of schools, small-town character, and location in the Coastal Georgia Region. Respondents believed traffic congestion/circulation issues should be the highest priority for the County going forward, followed by greenspace and open space preservation and planning for future development. In terms of housing, both North and South end respondents agreed there is a need for more assisted living facilities, single-family and starter homes and open space should be preserved in new development. In terms of satisfaction with public services, respondents were most satisfied with public safety response times and least satisfied with traffic management and sidewalks and trails.

A theme that emerged in both the quantitative and qualitative survey results was broad support for more parks and recreation facilities, playgrounds, trails and sidewalks, and greenspace preservation. Results showed that the majority of respondents have to drive to the park nearest to their home and are therefore not able to reach it by alternative means such as walking, biking or by

ONLINE SURVEY RESULTS

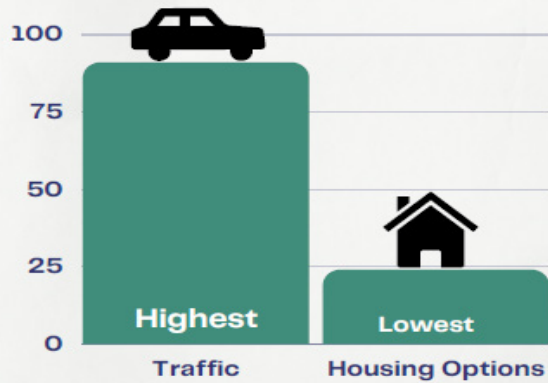
Q1: Where do you live?



TOP 3 REASONS FOR LIVING IN BRYAN COUNTY

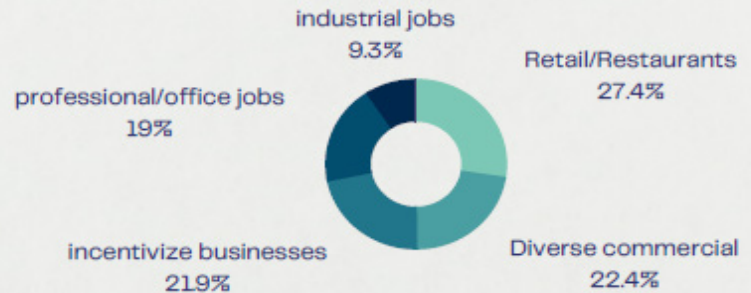


Highest & Lowest Priority Issues for County



ECONOMIC DEVELOPMENT

Respondents would like to attract **more retail and restaurants** and **fewer industrial jobs**.



BLUEPRINT BRYAN 2045

wheelchair. Respondents in both the North and South end ranked the top economic development concern as attracting more retail and restaurants to the area, with a specific focus on family entertainment options.

COMMUNITY OUTREACH THEMES

The four most frequently discussed themes that emerged throughout all outreach methods were traffic, parks and recreation, land use, and housing.

- **Traffic** was identified as the highest priority item in the online survey, while the open house meetings, stakeholder interviews and steering committee collectively agreed that traffic management was one of their greatest concerns for the future of the County. Similarly, steering committee members identified traffic congestion as a major problem and helped develop transportation action items for the plan. With this nearly unanimous concern so clearly expressed, this plan offers multiple suggestions for transportation and traffic congestion in the Transportation section of the Goals, Objectives & Actions and Community Work Program chapters.
- **Parks and Recreation** was also identified as a high priority item across outreach methods, particularly in the prioritizing goals exercise used in the Steering Committee and open houses, with the North end open house ranking it the highest. Parks and recreation improvements and additions also received collective support in the survey across the entire County. The survey also revealed that majority of County residents must drive to the nearest park and do not have the option of reaching it by means of walking or biking, but showed support for increasing alternative modes of transportation such as sidewalks and bike lanes with connection to parks and other amenities. While the County already has a Bicycle and Pedestrian Plan, the comprehensive plan update offers additional suggestions for supporting a high level of service for parks and recreation in the Goals, Objectives & Actions and Community Work Program chapters.
- **Land Use** was another common theme identified County-wide, but particularly in the North end as rapid industrial development and rezonings are concentrated in this part of the County; however, both ends of the County prioritized the goal of supporting quality growth through future land use planning in the goals exercise. They also recognized the importance of a well-balanced mix of land uses. The Character Area map, provided in the Community Vision chapter, is the main tool for guiding land use decisions. This map was developed based on direct input from the public and staff visions for land use in Bryan County. In addition to suggestions for land use planning in the Goals, Objectives & Actions and Community Work Program chapters, it is also discussed in detail in the Land Use Element chapter.
- **Housing** was another priority item across outreach methods, but the concerns with and suggestions for housing differed between groups. For example, the online survey revealed North end and Pembroke residents prefer to see more single-family residential housing in the County, while South end and Richmond Hill prefer to see more retirement communities for those aged 55 and above. The Steering Committee, however, expressed concerns about a lack of public support for housing diversity and suggested an evaluation of what housing types are missing and what is needed based on anticipated demand with strong design regulations to maintain rural character. The stakeholder interviewees almost all mentioned the importance of having a diverse housing stock, with particular emphasis on affordability, to prepare for future job growth from the Hyundai Manufacturing facility site and its suppliers as well as to better meet the needs of current residents. This input is integrated into planning proposals in the Housing section of the Goals, Objectives & Actions and Community Work Program chapters. Housing is also included as one of Key Elements of the plan, and that section provides more detailed information on increasing residents' housing options while still maintaining Bryan County's small-town environment.

**NEEDS +
OPPORTUNITIES**

NEEDS + OPPORTUNITIES

Needs and Opportunities List

This chapter provides the list of needs and opportunities Bryan County identified through this planning process. It is the intention of the County to address the needs and opportunities listed herein through corresponding implementation measures in the Community Work Program in the following chapters. However, not every need or opportunity listed here has a corresponding implementation action in the CWP, only items that are high priority and measurable. Additionally, there are certain action items that address multiple needs and opportunities from various sources. This list was developed with assistance from the Bryan County Steering Committee, input received from the Public Open Houses, County Staff input, as well as Board of Commissioners and Planning Commission feedback. The input and feedback were obtained through various engagement exercises, from evaluation of demographic and economic information (summarized in the Existing Conditions chapter), and from an analysis of the Department of Community Affairs Quality Community Objectives. Additionally, a review of the public input received through public workshops and from community surveys is summarized in the Appendix.

LAND USE

The County has established thoughtful land use development patterns as a goal in order to encourage a balanced mix of uses to meet the needs of current and future residents. Bryan County seeks to prepare for growth while still maintaining the rural quality and historical characteristics of the County. This growth would involve the incorporation of land use and transportation in zoning decisions, upholding design standards in new development, introducing new economic opportunities, and ensuring land uses ultimately benefit residents in Bryan County.

The needs and opportunities that were identified in support of the Land Use planning element, the County's goals and Efficient Land Use and Local Preparedness Quality Community Objective are listed below.

- Clearly identify where higher density is allowed and revise the County's UDO to allow for higher residential density development
- Transition County focus from industrial zoning and development to a more balanced growth strategy to include residential and commercial areas
- Amend conservation subdivision and PD ordinances to make it easier to utilize
- Identify areas for different types of housing.
- In the future, consider that low density large lot (well and septic) should give way for higher density and more products, e.g., apartments, patio homes, etc.
- Agricultural areas need different type of commercial, more flexibility or Character areas allowing small business within agricultural zones.

- More and diverse commercial (not just discount stores and auto body/repair facilities)
- Be proactive on business regulations, e.g., micro-breweries
- Establish measures (buffers, setbacks) to protect the Ogeechee River from impacts due to development
- Develop infrastructure and connectivity based on alternative transportation such as bicycling, walking and other modes.
- Better coordinate land use and transportation planning
- Encourage nodal development that concentrates density in planned developments oriented toward major intersections and, likewise, discourage strip development patterns that result in inefficient use of land and traffic congestion

CULTURAL & HISTORIC RESOURCES

The County's goals for cultural and historic resources involve increasing awareness, protection, revitalization and access to Bryan County's vital cultural and historic resources. Cultural and historic resources such as the Fisherman's Co-Op recreation project and heritage neighborhoods like Groover Hill are what make Bryan County unique and give it a sense of place that should be enjoyed and remembered for generations to come.

The needs and opportunities that were identified in association with the Cultural & Historic planning element, the County's Goals and Sense of Place and Educational Opportunities Quality Community Objective are listed below.

- Recognize the importance of supporting and enhancing existing cultural and historic resources as a valuable component of economic development and livability
- Develop policies to protect historic resources and residential neighborhoods like Groover Hill, Blitchton, Kilkenny, Bryan Neck Church, Glenn Echo, Strathy Hall Plantation and Cemetery, and Ford Clinic
- Consider applying for CDBG grant to provide public water and sewer to underserved communities
- Create a comprehensive inventory of natural, historic and cultural resources and market it for tourism and educational purposes
- Create a County-wide ordinance, similar to the historic district Richmond Hill created in January 2021, in order to protect individual historic assets

ENVIRONMENT & RESILIENCY

The County encourages the sustainable use of its natural resources and diverse environment for future generations by protecting water quality, managing stormwater runoff, and promoting energy efficiency. Other environmental initiatives include encouraging green building practices, utilizing appropriate waste management techniques, fostering water conservation and reuse, and providing protection of greenspace and environmentally sensitive areas.

The needs and opportunities that were identified in association with the Environment and Resiliency planning element, the County's goals, and Resource Management and Sense of Place Quality Community Objective are listed below.

- Protect natural resources especially from new industrial development
- Preserve the Black Creek watershed
- Tree canopy needs protection, particularly old oak trees, during all phases of development, including the planning, construction and post construction phases
- Obtain baseline data on canopy coverage and existing wetlands/open space and track loss/maintenance of each
- Develop a strategy for securing public access to wetlands, rivers, and streams.
- Incorporate environmentally friendly design standards into public projects
- Identify and establish high priority open space areas and encourage owners to preserve areas as open space
- Encourage more compact development to preserve open space
- Improve National Flood Insurance Program CRS Score
- Regardless of status of MS4, adopt policies, including educational outreach, to protect receiving waters from stormwater runoff
- More community involvement/awareness for protecting resources, e.g., no dumping into storm drains, trash pick-up
- Be a smart community for addressing environmental impacts of global warming (more proactive on flood prevention, discourage development in flood prone areas)
- Continue to support recent purchase, development and expansion of Fisherman's Co-op as a public access point to water recreation opportunities
- Increase public water access and expand water-based recreational opportunities
- Market and educate the public on their Code Red mass emergency notification system to better prepare them for emergencies
- Tornado Sirens need to be installed

- Designate and maintain an emergency shelter for staff sheltering in place during natural disasters/emergencies
- As the gymnasium is being rebuilt at Hendrix Park from the tornado, consider designing and building as a designated shelter
- Provide necessary funding and equipment for EMS to increase ISO rating
- Consider increased commercial fire fees in order to purchase more equipment and hire more staff
- Develop and maintain five-year plan for emergency services capital improvements and acquisition of equipment
- Protect historic natural resources such as the Lost Swamp area and utilize it as public greenspace

ECONOMIC DEVELOPMENT

Economic development is very important for the quality of life of a local community. It can lead to employment growth, job training opportunities, and an increased tax base. For the Comprehensive Plan Update, the Economic Development element is key for analyzing labor force trends, employment rates, and the type of infrastructure needed to bolster the local economy. Working with the local residents, as well as the County's stakeholders, a vision was established to assess the current economic development climate as well as recommend strategies for future economic growth.

The needs and opportunities that were identified in association with the Economic Development planning element, the County's goals, and Economic Prosperity Quality Community Objective are listed below.

- Develop Incentives to encourage small businesses to locate in the County
- Strive for a diverse mix of industry, office and commercial development
- Develop a strategy to attract more retail and restaurants to locate in the County, especially in the North End to accommodate for the future growth as a result of the Hyundai Manufacturing facility
- Diversify tax base to include more than just industrial development
- Attract businesses that offer a variety of employment opportunities with livable wages
- Allow for flexible use of commercial space to encourage small businesses
- Conduct a retail market area study to determine current demand
- Continue to coordinate with the Bryan County Chamber of Commerce to promote economic development
- Support existing workforce development efforts by Lanier Learning Center and Savannah Technical College
- Encourage development of hotels in the North end to accommodate growth as well as provide a tax base from which to draw hotel/motel taxes

- Explore opportunities for eco-tourism, including those centered around water-based activities in conjunction with the Richmond Hill CVB
- Create more public events, parks, trails, and activity centers to add to the quality-of-life amenities for County residents and to attract future development

COUNTY FACILITIES & SERVICES

The County's intent for its facilities and services encourages the County and staff to focus on providing an excellent level of public services and inclusive facilities for existing and future residents. There should be a safe environment for youth and people of all ages to socialize and sufficient utilities and infrastructure for families to take root for generations.

The needs and opportunities that were identified in association with the Community Facilities and Services planning element, the County's goals, and the Community Health, Local Preparedness and Resource Management Quality Community Objectives are listed below.

- When possible, extend water and sewer infrastructure to support additional housing and commercial development in areas that are close to existing infrastructure
- Take advantage of positive Hyundai Manufacturing facility announcement to apply for funding to expand water/sewer infrastructure
- Coordinate with regional partners, such as Savannah and Bulloch County, to address water and sewer needs
- Look for alternative drinking water resources aside from purchasing from Savannah
- Provide more Mental Health services
- Provide more facilities and opportunities for public gatherings and events
- Partner with School District and Parks and Recreation to expand community facility opportunities (theater, public spaces for concerts/ events)
- Ensure libraries continue to provide high level of service as population increases
- Consider establishing a County Division of Family & Children Services (DFCS) office, courts system and Library to help provide better services to struggling kids in the school system
- Expand meal service to seniors in need
- Support the Urban Redevelopment Agency's efforts to relocate and rebuild the Senior Center in Pembroke
- Ensure there are sufficient number of Police, Fire and EMS stations located throughout the County

TRANSPORTATION

The efficient movement of people and goods is important to both residents and visitors in the County. The recent announcement of the Hyundai Manufacturing facility locating in Bryan County, the new Belfast Interchange, and the Heartwood development in Richmond Hill have led transportation to become an even higher priority in order to accommodate and prepare for the increased traffic as a result. The County's goal for transportation is to ensure residents and visitors have access to safe, reliable, and well-connected roads for both intra-county as well as for commuter traffic. Additionally, the County seeks to foster alternatives to auto-oriented transportation by providing connectivity through facilities for walking, biking, and transit.

The needs and opportunities that were identified in association with the Transportation planning element, the County's goals, and Transportation Options Quality Community Objective are listed below.

- Continue road improvements to maintain acceptable levels of service with existing and new roads
- Ensure traffic management is incorporated in new development plans
- Increase connectivity of roads in neighborhoods and side streets
- Establish measures to protect roads from being damaged by heavy truck traffic coming as a result of industrial growth such as implementing truck weight limits or making certain roads off limits to truck traffic
- Maintain and update the paving plan and conditions report for paved roads
- Consider improving existing park and ride lots or adding new ones
- Consider establishing a public transit service such as a circulator bus system or coordinating with private businesses to establish a private transit service for employees
- Add more multi-modal transportation options such as walking/biking paths and bike lanes
- Increase sidewalk connectivity to promote walkability
- Support transit services for Senior citizens
- Continue passage of TSPLOST
- Maintain funding mechanisms that are in place such as Impact Fees in the South End and study implementation of Impact Fees in the North End
- Track state and federal funding for transportation projects

- Track Impact fees collected and projects constructed
- Plan for traffic and transportation improvements
- Ensure allocated TPLOST funds are consistent with Bike/Pedestrian Plan recommendations
- Encourage/require battery charging stations with new commercial/industrial development
- Factor ride share into project design such as Uber/Lyft drop off points
- Have county policy to switch from gas vehicles to hybrid/electric
- Track number of gas vehicles that are replaced by electric/hybrid vehicles

INTERGOVERNMENTAL COOPERATION

The County's goal of intergovernmental cooperation encourages the communication and collaboration of Bryan County with the surrounding municipalities including all incorporated cities and other governing organizations to address shared needs through adequate funding, legislation and technical assistance.

The needs and opportunities that were identified in support of the Intergovernmental Cooperation planning element, the County's goals and Regional Cooperation Community Objective are listed below.

- When the Service Delivery Strategy requires an update, there are opportunities between Bryan County and the incorporated cities to solve problems, with regional coordination and cooperation, broader in scope than any one entity could solve alone
- As the County continues to grow, the need will arise for bringing on additional law enforcement and emergency response staff to keep pace with the demands of a growing population
- As the County continues to grow, the need will arise for additional planning, water, and street personnel to maintain an expanding infrastructure
- Periodically assess existing intergovernmental agreements and develop new agreements as appropriate
- Coordinate with Richmond Hill and Pembroke on future plans for public facilities and utilities service boundaries
- Seek opportunities to share services and facilities with neighboring jurisdictions, including Bulloch, Effingham, Liberty and Chatham counties, when mutually beneficial
- Consider establishing a strong relationship with Fort Stewart in order to better coordinate on issues relating to future growth and development
- Consider establishing this formal review process with Ft. Stewart to prepare for when development activity approaches the base border

HOUSING

While reviewing and analyzing data included in the Existing Conditions chapter, developing the needs and opportunities listed below, and identifying action items in the Community Work Program related to housing, the following factors were considered in an effort to evaluate the adequacy and suitability of existing housing stock to serve current and future community needs. These factors included housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle.

The County's goal to provide a range of safe and healthy housing types, sizes, costs, and densities for all income levels and lifestyles promotes housing as a high priority. This involves addressing the pending housing demand expected as a result of the rapid population increase from both natural growth and the Hyundai Manufacturing facility in the Northeast end of Bryan County.

The needs and opportunities that were identified in association with the Housing Planning Element, the County's goals, and Housing Options Quality Community Objective are listed below.

- Encourage affordable housing where reasonable, by permitting increased residential density and a greater variety of residential options, where there is adequate water and sewer infrastructure capacity.
- Identify suitable locations for multifamily housing – generally locations serviced by existing infrastructure and close to existing employment locations.
- Aging in place/transitional/assisted living housing is needed to serve the aging
- Ensure rural character is maintained as much as possible in those areas of the County not experiencing development pressure
- Ensure quality is not sacrificed for quantity by implementing strong standards and regulations for housing
- Increase housing stock to meet the demands of future population growth as a result of the Hyundai Manufacturing facility and its suppliers, especially in North Bryan County
- Preserve land for residential or mixed-use zoning to ensure there is enough space for increased housing stock amidst industrial growth
- Include military impact on housing market in considerations for future planning by incorporating more transient (rental) housing options
- Expand water/sewer where and when possible, to support higher density residential development
- Revise the County's UDO residential density regulations to allow for higher residential density development
- Establish a healthy housing mix and track progress through new development approvals
- Develop an understanding of growth projections and how much new housing is needed to plan for and coordinate with the Cities of Pembroke and Richmond Hill

- Track types of housing built and occupancy rates
- Identify rural areas to remain agricultural/low density residential
- Utilize the recently established Urban Redevelopment Agency to address blighted or vacant housing in impoverished neighborhoods
- Preserve open space in new housing development and protect environmentally sensitive areas
- Simplify the conservation subdivision ordinance to encourage compact development and preservation of open space
- Ensure there is sufficient rental housing available for the influx of temporary Hyundai Manufacturing facility employees.

PARKS & RECREATION

The County's goal for Parks and Recreation involves actions to maintain and support a high level of parks and recreation services throughout the County. Bryan County believes access to parks and recreation services is an important need for all of its residents and will devote resources to ensure that every resident has the opportunity to utilize safe and high-quality parks, trails, and recreation facilities.

The needs and opportunities that were identified in association with the Parks and Recreation planning element, the County's Goals and Community Health, Transportation Options, and Sense of Place Quality Community Objective are listed below.

- There is a strong desire and need for more parks and recreation opportunities, especially in the North End of the County
- The public has expressed a desire for the County to offer non-sports related community programs for all ages such as a theater or art program, geocaching, dog parks
- Expand sports programs for young kids that include newly popular sports like lacrosse, as well as additional opportunities for seniors trying to stay active
- Consider partnerships with some of the large land owners for expansion of parks
- Maintain funding for parks and recreation
- Encourage open park space with new commercial/industrial development
- Market County parks and establish a Parks and Rec Committee to meet quarterly to vet ideas and advocate for different types of uses and programs
- Look for joint opportunities with School District, Senior Services, and cities to provide parks and recreation facilities and services
- Continue to support Public Works' improvements to Bark Park and Green Creek Trail and Senior Services' efforts to install exercise equipment in Hendrix and Henderson Parks
- Support efforts to expand the Fisherman's Co-Op property for public recreation

- Keep track of trends, e.g., pickle ball versus tennis, skateboarding
- Establish a baseline of Level of Service, e.g., park to population ratio, type of park/rec facility within a certain distance (pocket, small, passive, regional) and monitor change each year
- Increase the number of playgrounds throughout the County

BROADBAND

The County's goal for broadband involves increasing cost-effective access to broadband internet where needed and ensuring service is reliable. Bryan County believes access to broadband is a critical need for all of its residents and will make broadband deployment a high priority.

The needs and opportunities that were identified in association with the broadband planning element, the County's Goals and Economic Prosperity, Local Preparedness, and Educational Opportunities Quality Community Objective are listed below.

- Recognize the importance of the availability of quality broadband services as a valuable component of economic development and livability
- Ensure equitable access to broadband services
- Ensure reliable telecommunication services is available for emergency use
- prepare a comprehensive broadband plan as well as designate as a Broadband Ready Community
- Address affordable broadband services for school-aged children
- Work with providers to offer service to rural residents when installing or upgrading fiber or other broadband technology that utilizes existing public rights of way or easements.
- Identify and consider adopting policies that facilitate broadband deployment, such as appropriate streamlined project permitting, a county "dig-once" policy, or master lease agreements that allow the installation of broadband infrastructure on utility poles and light standards.

COMMUNITY VISION

COMMUNITY VISION

Vision Statement

This chapter of the Comprehensive Plan presents the desired direction for Bryan County's growth and quality of life over the next twenty years, with specific emphasis on the next five years. The County has adopted the following vision to guide future development and decision making.

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.

Bryan County aspires to prepare for growth, economic development and provide adequate facilities and services for our citizens, while preserving our natural resources.



COMMUNITY VISION

Character Areas: North

This plan provides Bryan County with updated Character Area Maps to serve as a guiding tool for strategic development that aligns with the County's community goals and current needs. Due to Bryan County's specific boundaries and diverse terrain, this plan provides two maps: one focused on North Bryan County and one focused on South Bryan County. The North and South Character Areas are discussed separately to allow readers more ease of access to the sections most relevant to them.

Both of these Character Area Maps are the result of multiple sources including previous Character Area maps, watershed boundaries, new approved development, rezoning requests, and input received from Bryan County staff and community outreach. The goal was to combine these sources to identify character areas that reflect existing conditions and demonstrate the potential for desired development patterns. These character areas include diverse land uses, and they are distinguished from one another through fundamental characteristics and/or a specific future vision.

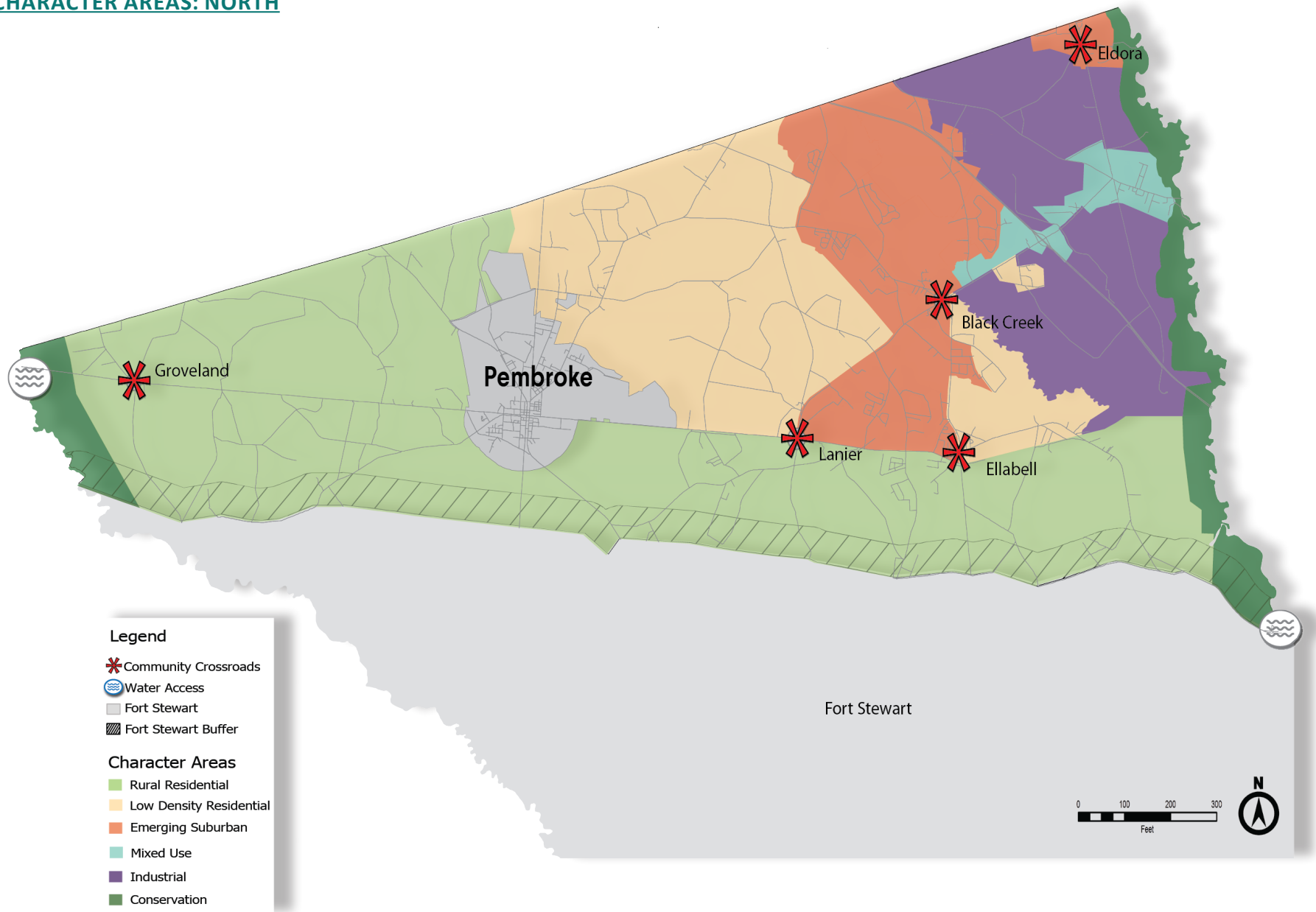
The updated Character Area Maps are consistent with the Goals & Objectives outlined in the beginning of this section, and they satisfy the DCA's guidance for comprehensive plans to identify character areas based on existing and future land use. As such, these maps can be used for review and revision of Bryan County's applicable zoning ordinances and districts. On the neighborhood level, Character Area Maps can help residents, decision makers, and developers make informed and strategic choices about future development.

The Character Areas in North Bryan County selected by the planning team and detailed in this section are:

- Rural Residential
- Low Density Residential
- Emerging Suburban
- Mixed Use
- Fort Stewart Buffer
- Water Access
- Community Crossroads
- Industrial
- Conservation

In the pages that follow, each of these character areas is explained in detail including overall vision, applicable land use and zoning, and corresponding community goals from the Goals & Objectives subsection of this plan.

BRYAN COUNTY
CHARACTER AREAS: NORTH



COMMUNITY VISION: CHARACTER AREAS - NORTH

Conservation

Vision

The areas along the Ogeechee River and the Canoochee River are designated as Conservation as they are characterized by environmental resources that need the highest level of protection and strict conservation programs. Development is limited to mitigate potential negative impacts on these resources. Some areas within this designation may be suitable for park and trail facilities for passive recreational activities, offering residents and visitors access to waterfronts and greenspace throughout the County.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Agricultural/Forestry, Conservation, Public Institutional, and Parks and Recreation.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Public/Institutional (P/I), and Conservation Subdivision Overlay (CSO), and Waterfront Business (WB).

NORTH BRYAN CONSERVATION EXISTING CONDITIONS - Ogeechee River

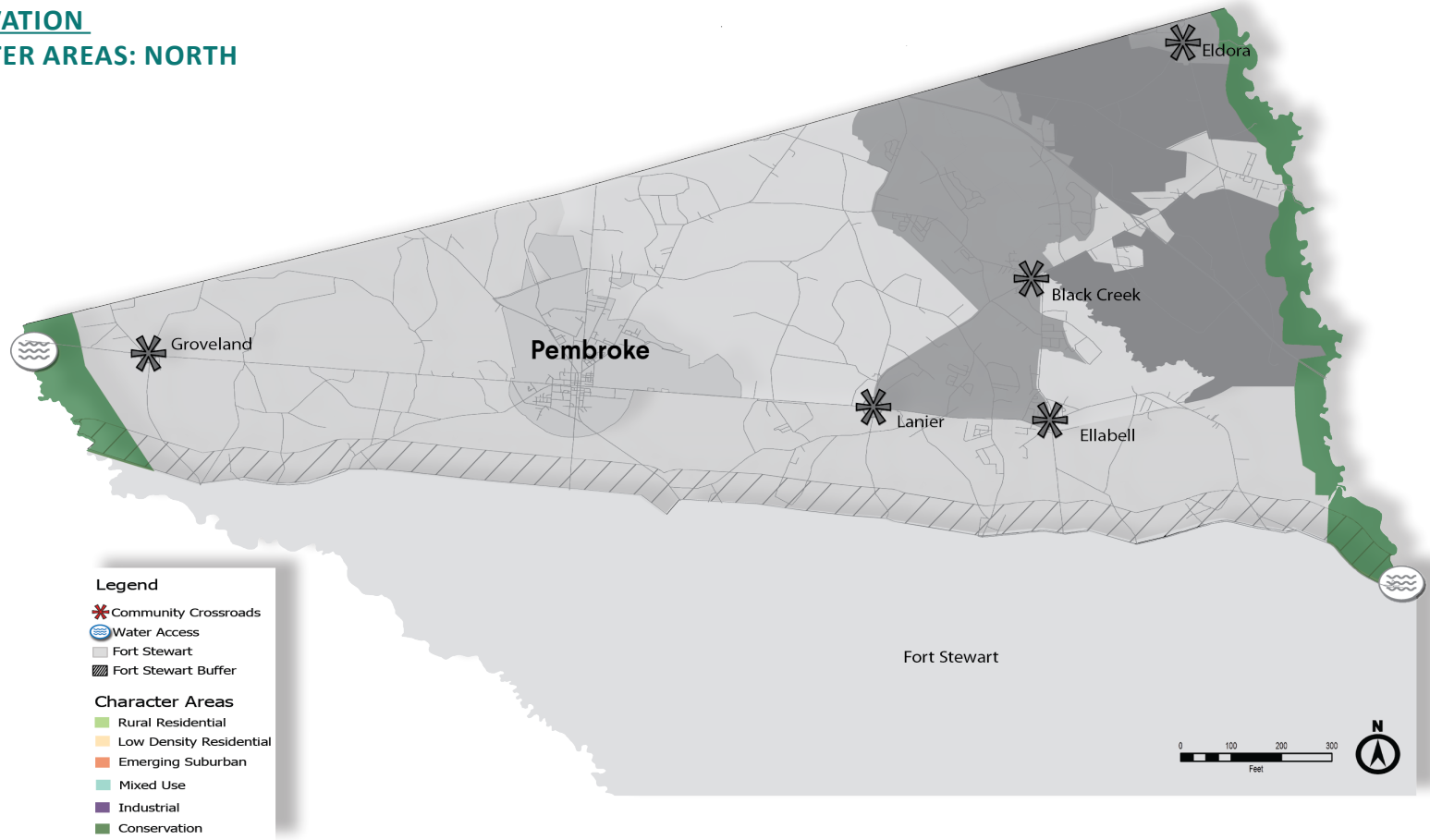


Source: Bryan County Information Technology Department

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Conservation Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Conservation Areas. These goals and actions are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

CONSERVATION
CHARACTER AREAS: NORTH



Action Items

- Identify and establish high priority open space areas and encourage owners to preserve environmentally sensitive areas as conservation open space.
- Conduct a feasibility study of additional access for boaters to coastal resources
- Adopt Criteria for River Corridor Protection in Accordance with Part V Environmental Standards

Related Goals

- Intergovernmental Cooperation Goal #1:** Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.
- Economic Development Goal #3:** Prioritize providing quality of life amenities and necessities as a strategy for Economic development.
- Parks & Recreation Goal #1:** Support a high level of service for Parks and Recreation.

NORTH BRYAN CONSERVATION EXAMPLE



Source: Louisa County Conservation Board

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes.

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

COMMUNITY VISION: CHARACTER AREAS - NORTH

Rural Residential

Vision

The areas west of Pembroke and south of Highway 280 are designated as Rural Residential due to the fact that they are characterized by majority low-density large lot residential development in primarily agricultural areas without access to public water and sewer. There may be areas of commercial development, but they will be limited to certain intersections and crossroads. It is envisioned that these areas may receive access to public water and sewer in the long-term, but development should be carefully planned to protect environmentally sensitive land and areas near the northern boundary of Fort Stewart. For this character area, the overall goal is maintaining North Bryan's small-town character.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Agricultural/Forestry, Conservation, Parks and Recreation, and Neighborhood Commercial.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Manufactured Housing Park (RMH), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), Waste Management (WP), and Conservation Subdivision Overlay (CSO).

NORTH BRYAN RURAL RESIDENTIAL EXISTING CONDITIONS



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Rural Residential Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Rural Residential Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

**RURAL RESIDENTIAL
CHARACTER AREAS: NORTH**



Action Items

- Obtain baseline data on tree canopy coverage and heritage trees, track the annual loss and/or maintenance of these assets, and adopt a target percentage for tree canopy coverage County-wide.
- Encourage broadband providers to install service upgrades, when infrastructure projects are utilizing the public rights of way in underserved broadband areas.
- Create public-private partnerships with local large land owners to

expand parks and open space.

Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

Transportation Goal #2: Increase accessibility and connectivity for

NORTH BRYAN RURAL RESIDENTIAL EXAMPLE



Source: Citizens Institute on Rural Design

alternative modes of transportation.

Economic Development Goal #4: Retain and support existing businesses.

Economic Development Goal #5: Increase workforce development efforts to better prepare for opportunities.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Broadband Goal #1: Ensure all of Bryan County has access to affordable broadband internet service.

Broadband Goal #2: Ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Cultural & Historic Resources Goal #1: Identify key cultural sites, historic sites, and physical features.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes

COMMUNITY VISION: CHARACTER AREAS - NORTH

Low Density Residential

Vision

The area northeast of Pembroke and north of Highway 280 and the area between Black Creek Church Rd and Black Creek, as well as the Groover Hill neighborhood, are designated as Low Density Residential. The Low Density Residential Character Areas are characterized by existing low-density residential development, without access to public water and sewer currently or in the short-term. However, these areas have the potential to be served by infrastructure in the long-term likely before Rural Residential areas. There may be areas of commercial development, but they will be limited to certain intersections and crossroads.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Agricultural/Forestry, Conservation, and Parks and Recreation, and Neighborhood Commercial.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Low-Density/Medium Density Residential 15 (R-15), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), and Conservation Subdivision Overlay (CSO).

NORTH BRYAN LOW DENSITY RESIDENTIAL EXISTING CONDITIONS - Wilma Edwards Rd.

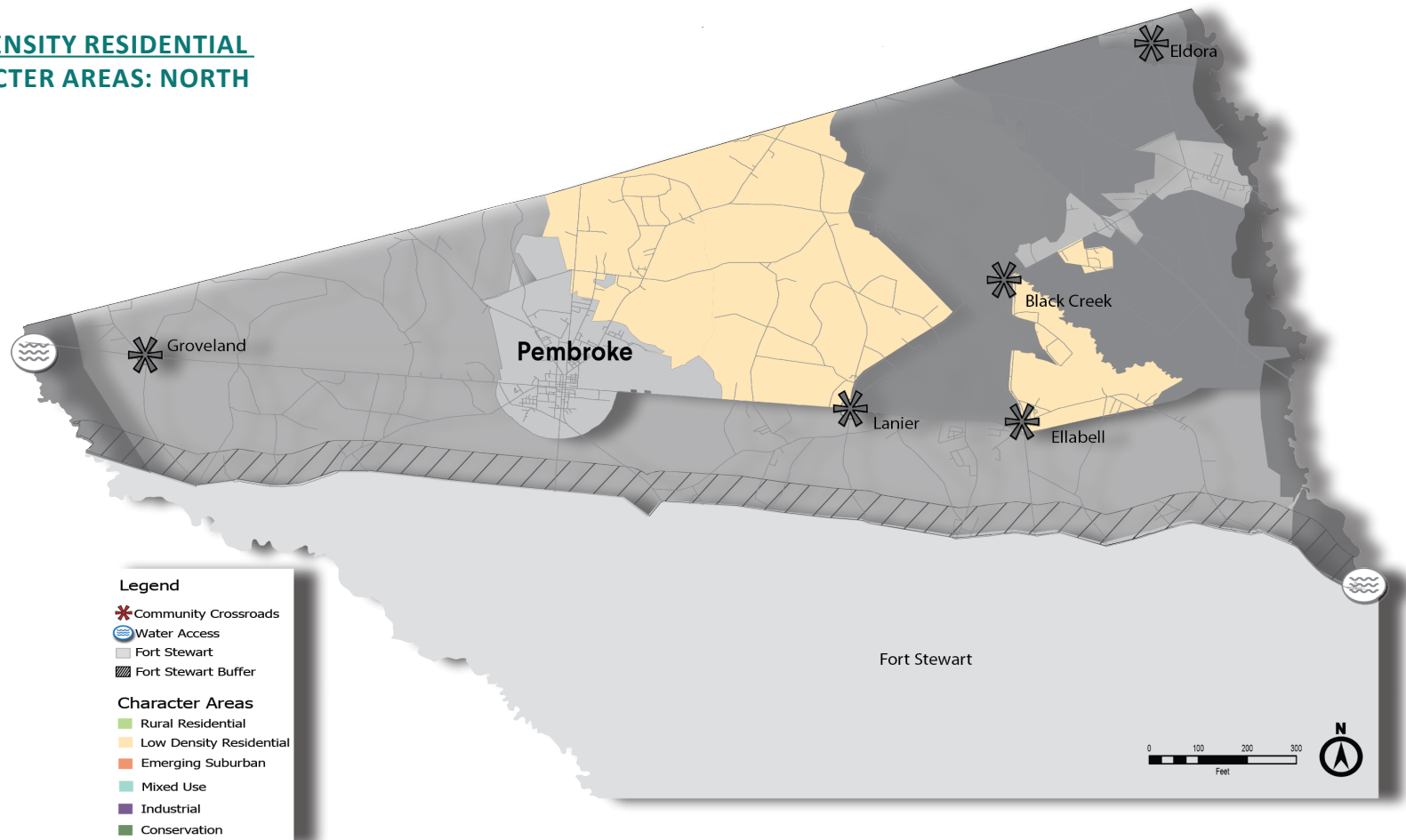


Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Low Density Residential Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Low Density Residential Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

LOW DENSITY RESIDENTIAL CHARACTER AREAS: NORTH



Action Items

- Diversify Parks & Recreation facilities and programming to include all ages such as theater or art programs, multi-generational activities, passive leisure spaces, and multi-use spaces.
- Identify roads to include in a No-truck Initiative to make certain roads prohibitive to through truck traffic.
- Identify County historic sites and other ideal filming locations.

Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Housing Goal #2: Improve housing data.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

NORTH BRYAN LOW DENSITY RESIDENTIAL EXAMPLE



Source: Redfin Real Estate Website

Economic Development Goal #1: Attract more non-industrial businesses in the North end of the County to better serve the needs of residents.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #5: Increase workforce development efforts to better prepare for opportunities.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Broadband Goal #1: Ensure all of Bryan County has access to affordable broadband internet service.

Cultural & Historic Resources Goal #2: Identify opportunities to support existing cultural and historic resources as valuable components of economic development.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes.

COMMUNITY VISION: CHARACTER AREAS - NORTH

Emerging Suburban

Vision

The area between Black Creek Church Rd and Highway 280 East, up to I-16, including the north end of Eldora Rd, is designated as Emerging Suburban. The Emerging Suburban Character Area is characterized by higher levels of density with the majority of existing suburban neighborhoods and commercial development being located in this area of North Bryan County. Additionally, this character area will likely be the first majority residential area to access public water and sewer infrastructure as it is the closest to the existing service area. When water and sewer become available, this area is most suitable for higher density residential and mixed-use development due to the current development patterns along with the existence of supportive transportation infrastructure.

Land Uses + Zoning

Land uses recommended for this area include Single-Family Residential, Multi-family Residential, Parks and Recreation, Neighborhood Commercial, Highway Commercial, and Mixed-Use Commercial.

Zoning districts most appropriate for this area include Low-Density/Medium Density Residential 15 (R-15), Multi-Family Residential (R-M), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), Planned Development (PD), and Conservation Subdivision Overlay (CSO).

NORTH BRYAN EMERGING SUBURBAN EXISTING CONDITIONS - Subdivision off of Wilma Edwards Rd.

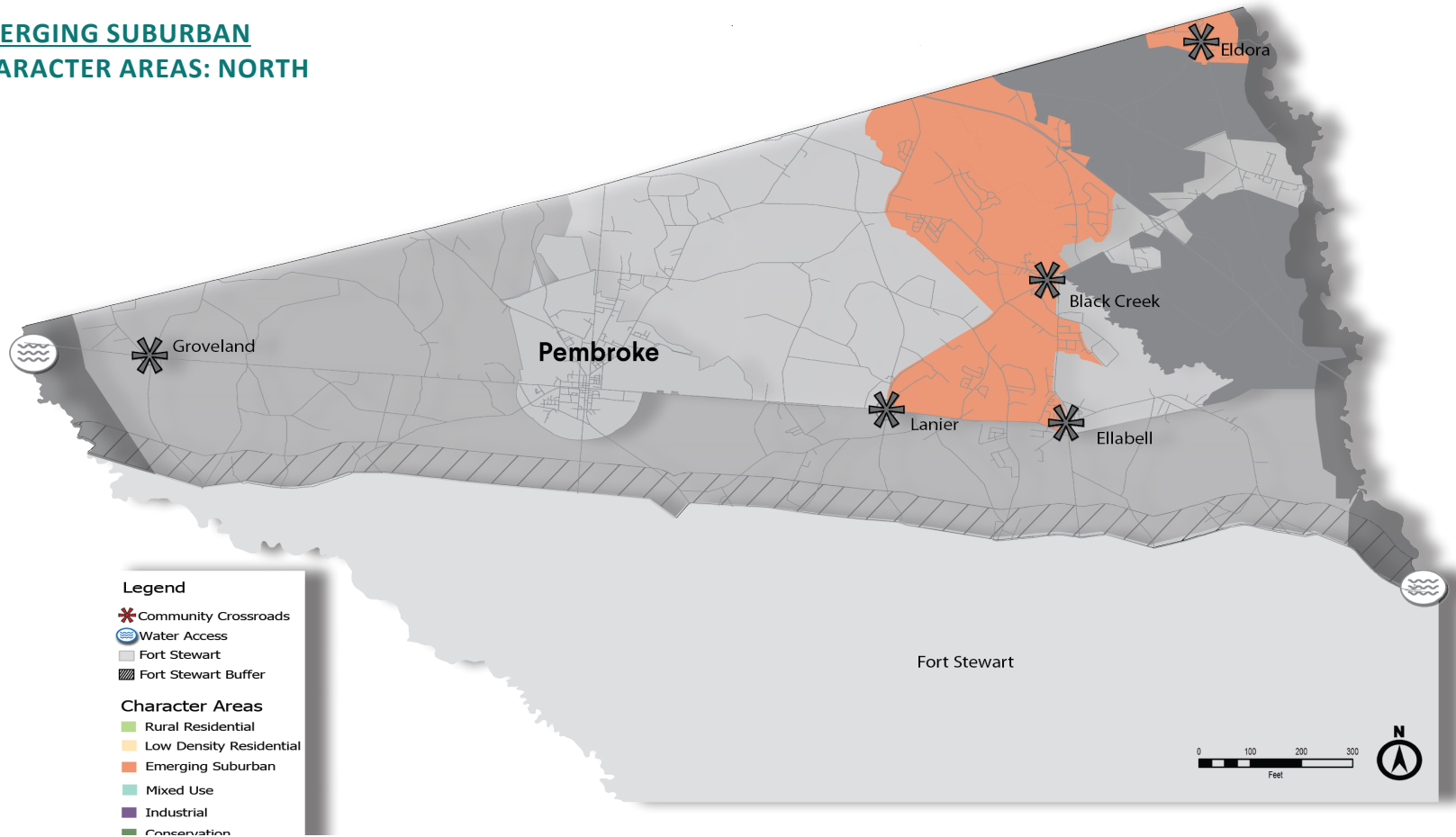


Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Emerging Suburban Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Emerging Suburban Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives and Actions section and the Community Work Program of this plan.

EMERGING SUBURBAN CHARACTER AREAS: NORTH



Action Items

- Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.
- Assist GDOT and local partners to implement transportation improvement projects needed to prepare for the increased traffic from the Hyundai Manufacturing facility.
- Utilize State funds from the Governor’s 2023 Workforce Housing Initiative to create a committee to address the construction of new affordable workforce housing.

Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.

NORTH BRYAN EMERGING SUBURBAN EXAMPLE



Source: Freepik.com

Economic Development Goal #2: Attract high paying employers and more employment options to benefit County residents.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #4: Retain and support existing businesses.

Economic Development Goal #5: Increase workforce development efforts to better prepare for opportunities.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

COMMUNITY VISION: CHARACTER AREAS - NORTH

Mixed Use

Vision

The areas designated as Mixed Use are located along Highway 280 East between Black Creek and the Ogeechee River. Mixed Use Character Areas are characterized by their proximity to high traffic areas, such as Highway 280 East, Highway 80, and I-16, making them ideal for mixed-use development with a combination of highway commercial, multi-family residential housing and walkable streets. Additionally, this character area will likely be the first to access public water and sewer infrastructure as it is closest to the existing service area. This Mixed-Use area also serves as a buffer between the majority industrial development in the East and majority residential development in the West.

Land Uses + Zoning

Land uses recommended for this area include Mixed Use Commercial, Neighborhood Commercial, Highway Commercial, Multi-Family Residential, and Parks and Recreation.

Zoning districts most appropriate for this area include Multi-Family Residential (R-M), Neighborhood Commercial (B-1), General Commercial (B-2), Interchange Commercial (C-I), Light Industrial (I-1), Public/Institutional (P/I), and Planned Development (PD).

NORTH BRYAN MIXED USE EXISTING CONDITIONS- US Hwy 280 and US Hwy 80

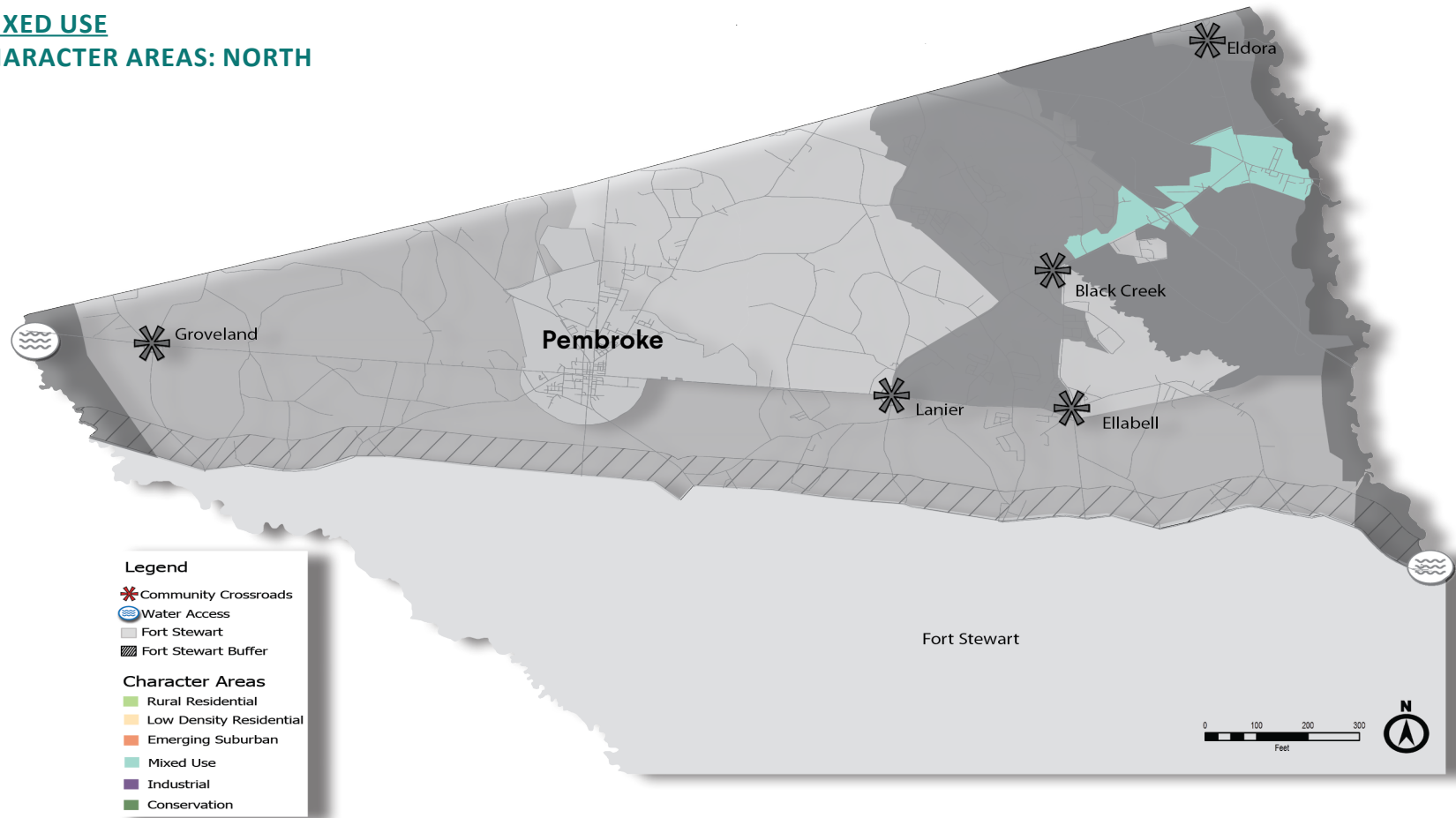


Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Mixed Use Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Mixed Use Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

**MIXED USE
CHARACTER AREAS: NORTH**



Action Items

- Designate land for residential or mixed-use development for increased housing stock amidst industrial growth, particularly in the North.
- Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.
- Develop flex spaces for shared work locations, incubators or start-up office space for local small businesses.

Related Goals

- Housing Goal #1:** Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.
- Transportation Goal #1:** Prepare for increase in traffic due to the Hyundai Manufacturing facility.
- Transportation Goal #2:** Increase accessibility and connectivity for alternative modes of transportation.
- Economic Development Goal #2:** Attract high paying employers and more employment options to benefit County residents.

NORTH BRYAN MIXED-USE EXAMPLES



Source: JTP Architects

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for economic development.

Economic Development Goal #4: Retain and support existing businesses.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Cultural & Historic Resources Goal #2: Identify opportunities for supporting existing cultural and historic resources as a valuable component of economic development.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

COMMUNITY VISION: CHARACTER AREAS - NORTH

Fort Stewart Buffer

Vision

The area designated as the Fort Stewart Buffer is part of the U.S. Army's Compatible Use Buffer (ACUB) surrounding Fort Stewart designed to limit land use around active training sites. The Fort Stewart Buffer is suitable for agricultural uses and very limited low-density residential development. In order to support an efficient and formal review process for proposed development within the buffer, a regular working relationship with Fort Stewart is encouraged.

Land Uses + Zoning

Land uses recommended for this area include limited Rural Residential, Agricultural/Forestry, and Conservation.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1).

Recommended Goals + Action Items

This subsection includes the top recommended implementation items for Fort Stewart Buffer Character Areas in Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Fort Stewart Buffer Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

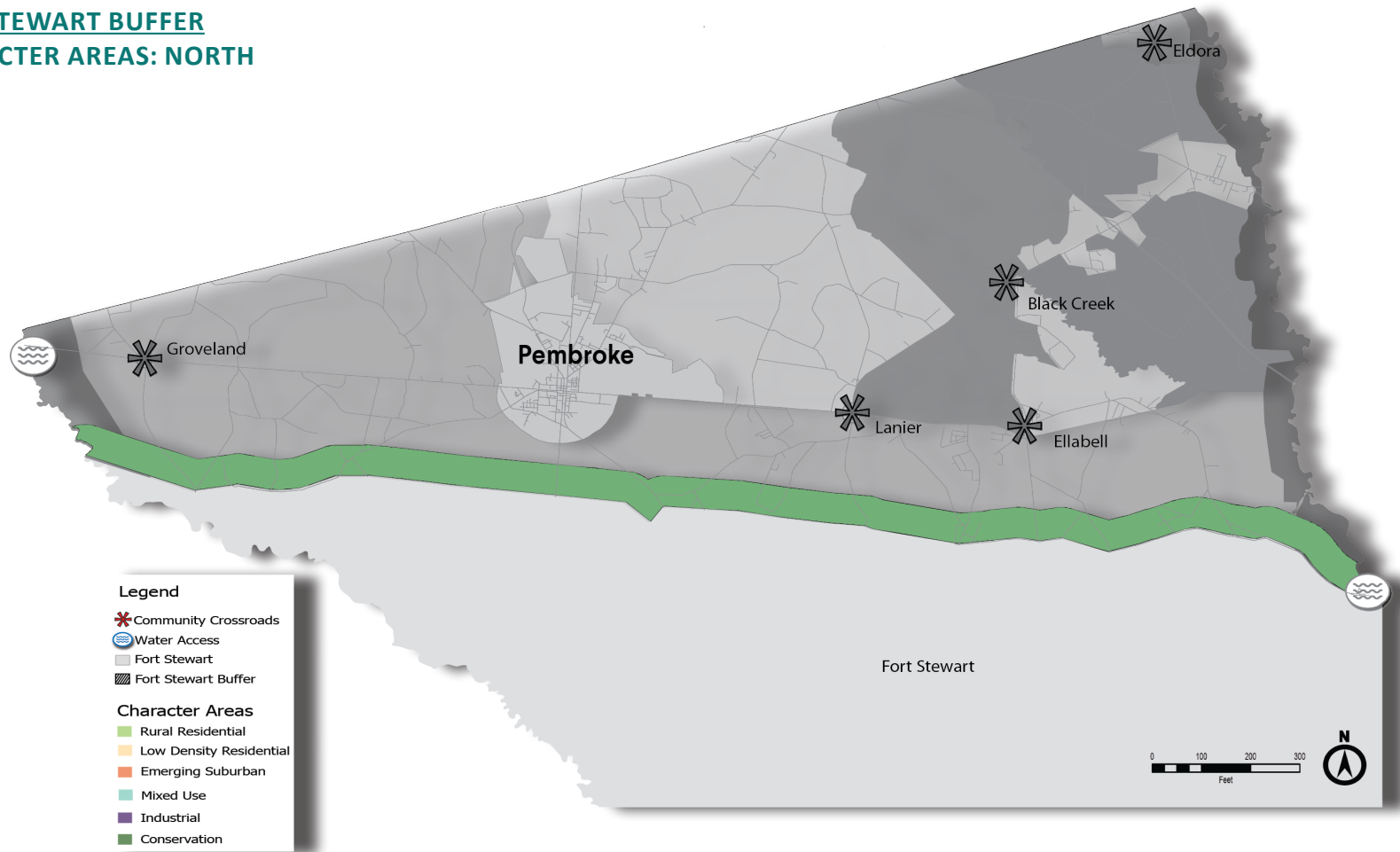
- Identify and establish high priority open space areas and encourage owners to preserve environmentally sensitive areas as conservation open space.
- Form a Bryan County Intergovernmental Committee to regularly review existing agreements and facilitate new agreements as appropriate.

FORT STEWART BUFFER EXISTING CONDITIONS



Source: John McCosh, Georgia Recorder

**FORT STEWART BUFFER
CHARACTER AREAS: NORTH**



Related Goals

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

COMMUNITY VISION: CHARACTER AREAS - NORTH

Industrial

Vision

Industrial areas are characterized by concentrated industrial development and heavy commercial properties that generate significant traffic such as large manufacturing facilities. These character areas are ideal for attracting large manufacturers providing opportunities for employment and workforce development. Of the Industrial areas in Bryan County, North Bryan contains the majority of industrial development, a large portion of which is occupied by the newly announced Hyundai Manufacturing facility South West of I-16 as well as newly rezoned industrial areas North of I-16. Public water and sewer infrastructure are planned to prioritize service to the industrial development in the next two and a half years. It is envisioned that industrial development remain within the designated character area boundaries, with thoughtful consideration when exceptions are given, in order to support a healthy mix of uses in the North end of the County.

Land Uses + Zoning

Land uses recommended for this area include Industrial Development, Highway Commercial, and Public Institutional.

Zoning districts most appropriate for this area include General Commercial (B-2), Interchange Commercial (C-1), Light Industrial (I-1), General Industrial (I-2), Waste Management (WP), and Public/Institutional (P/I).

NORTH BRYAN INDUSTRIAL EXISTING CONDITIONS

- Industrial Centre II off I-16 and US Hwy 280

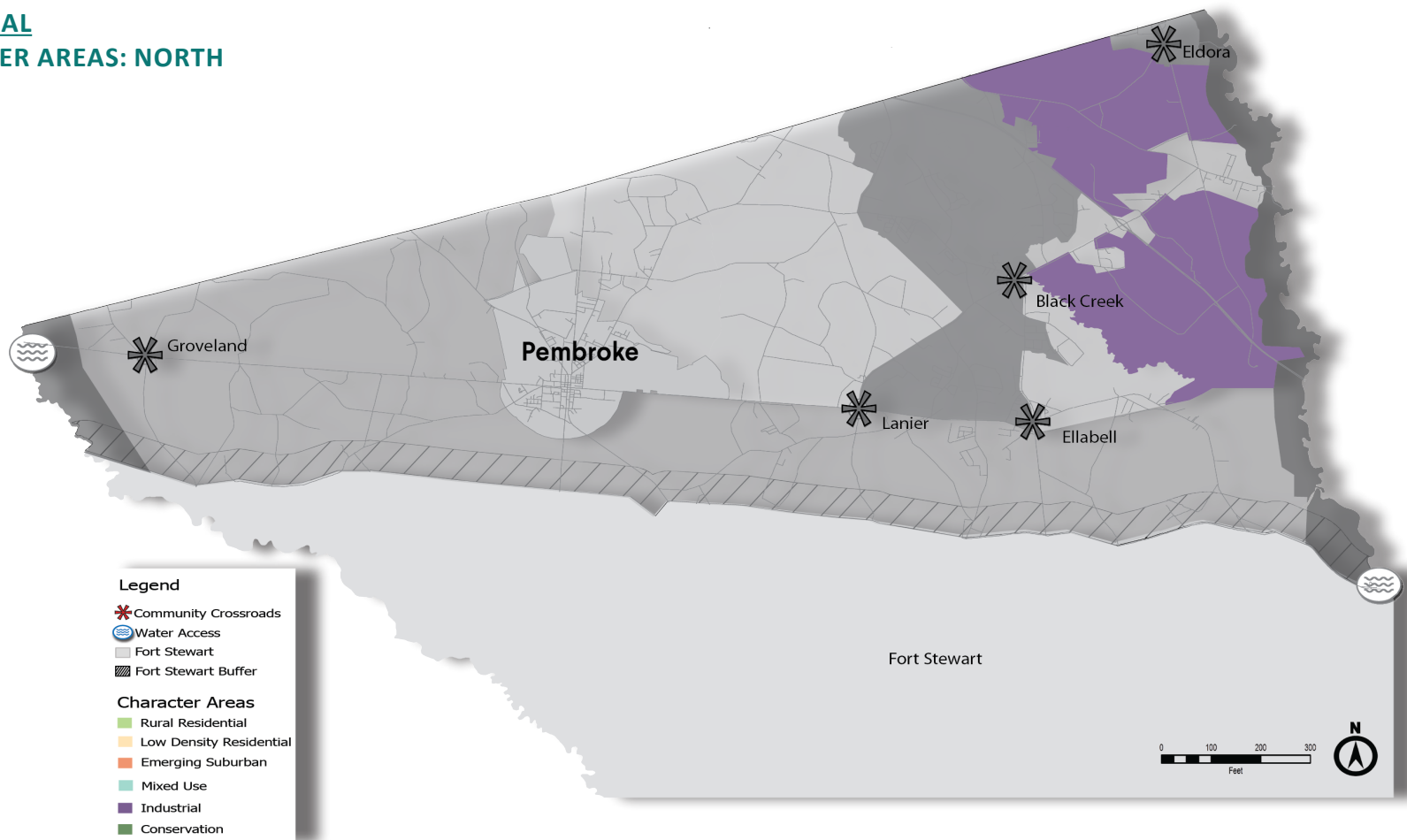


Source: EMC Engineering Services, Inc.

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Industrial Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Industrial Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives and Actions section and the Community Work Program of this plan.

**INDUSTRIAL
CHARACTER AREAS: NORTH**



Action Items

- Adopt a Noise Ordinance
- Continue to provide support to the Development Authority of Bryan County in the infrastructure development of the Industrial Parks by means of in-kind labor
- Complete construction of the Fire and Emergency Service Station at the Hyundai Manufacturing facility

Related Goals

- Economic Development Goal #2:** Attract high paying employers and more employment options to benefit County residents.
- Economic Development Goal #4:** Retain and support existing businesses.
- Economic Development Goal #5:** Increase workforce development efforts to better prepare for opportunities.

NORTH BRYAN INDUSTRIAL EXAMPLE



Source: Marty Sellars, Huntsville CVB

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Broadband Goal#2: Ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

COMMUNITY VISION: CHARACTER AREAS - NORTH

Community Crossroads

Vision

The areas designated as Community Crossroads are characterized by an established intersection that currently lacks access to public water and sewer, but has the potential for future access, and features neighborhood commercial businesses and rural, low density residential development. It is envisioned that the Community Crossroads will serve as a small commercial center for the surrounding residents and those that are traveling through the area. The Community Crossroads Character Areas identified in North Bryan County include “Groveland” located at the intersections between Highway 280 West, Nevils Groveland Rd and Jerusalem Church Rd, and “Lanier” located at intersection of Highway 280 East and Highway 204, “Ellabell” located at the intersection of Highway 204 and Black Creek Church Rd, and “Black Creek” located at the intersection of Highway 280 East and Black Creek Church Rd, and lastly, “Eldora”, which is located at the intersection of Eldora Rd and Warnell Farm Rd.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Agricultural/Forestry, Parks and Recreation, Neighborhood Commercial, and Highway Commercial.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Low-Density/Medium Density Residential 15 (R-15), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), and Planned Development (PD).

NORTH BRYAN COMMUNITY CROSSROADS

EXISTING CONDITIONS - Black Creek and Hwy 204



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Community Crossroads Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County’s Community Crossroads Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

COMMUNITY CROSSROADS
CHARACTER AREAS: NORTH



Action Items

- Complete Roundabout Intersection Project at Highway 280 and Wilma Edwards Road
- Provide programs and initiatives for current business retention and expansion and employee recruitment.
- Conduct a formal retail market analysis to identify what businesses are needed in the County to prevent leakage to surrounding counties.

Related Goals

- Transportation Goal #1:** Prepare for increase in traffic due to the Hyundai Manufacturing facility.
- Transportation Goal #2:** Increase accessibility and connectivity for alternative modes of transportation.
- Transportation Goal #3:** Ensure there is efficient traffic circulation and well-maintained roads.

NORTH BRYAN COMMUNITY CROSSROADS EXAMPLE



Source: WALC Institute and TDC Design Studio, AARP

Economic Development Goal #1: Attract more non-industrial businesses in the North end of the County to better serve the needs of residents.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #4: Retain and support existing businesses.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Cultural & Historic Resources Goal #2: Identify opportunities to support existing cultural and historic resources as valuable components of economic development.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

COMMUNITY VISION: CHARACTER AREAS - NORTH

Water Access

Vision

The areas designated as Water Access are characterized by potential locations to serve as public access points to the Ogeechee and Canoochee Rivers in North Bryan County. Development is limited to mitigate potential negative impacts on these resources. It is envisioned that this designation may be suitable for water access facilities, offering residents and visitors access to waterfronts and greenspace throughout the County.

Land Uses + Zoning

Land uses recommended for this area include Agricultural/Forestry, Conservation, Public Institutional, and Parks and Recreation.

Zoning districts most appropriate for this area include Agricultural (A-5), Public/Institutional (P/I), and Waterfront Business (WB).

NORTH BRYAN WATER ACCESS EXISTING CONDITIONS



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Water Access Character Areas in North Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Water Access Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

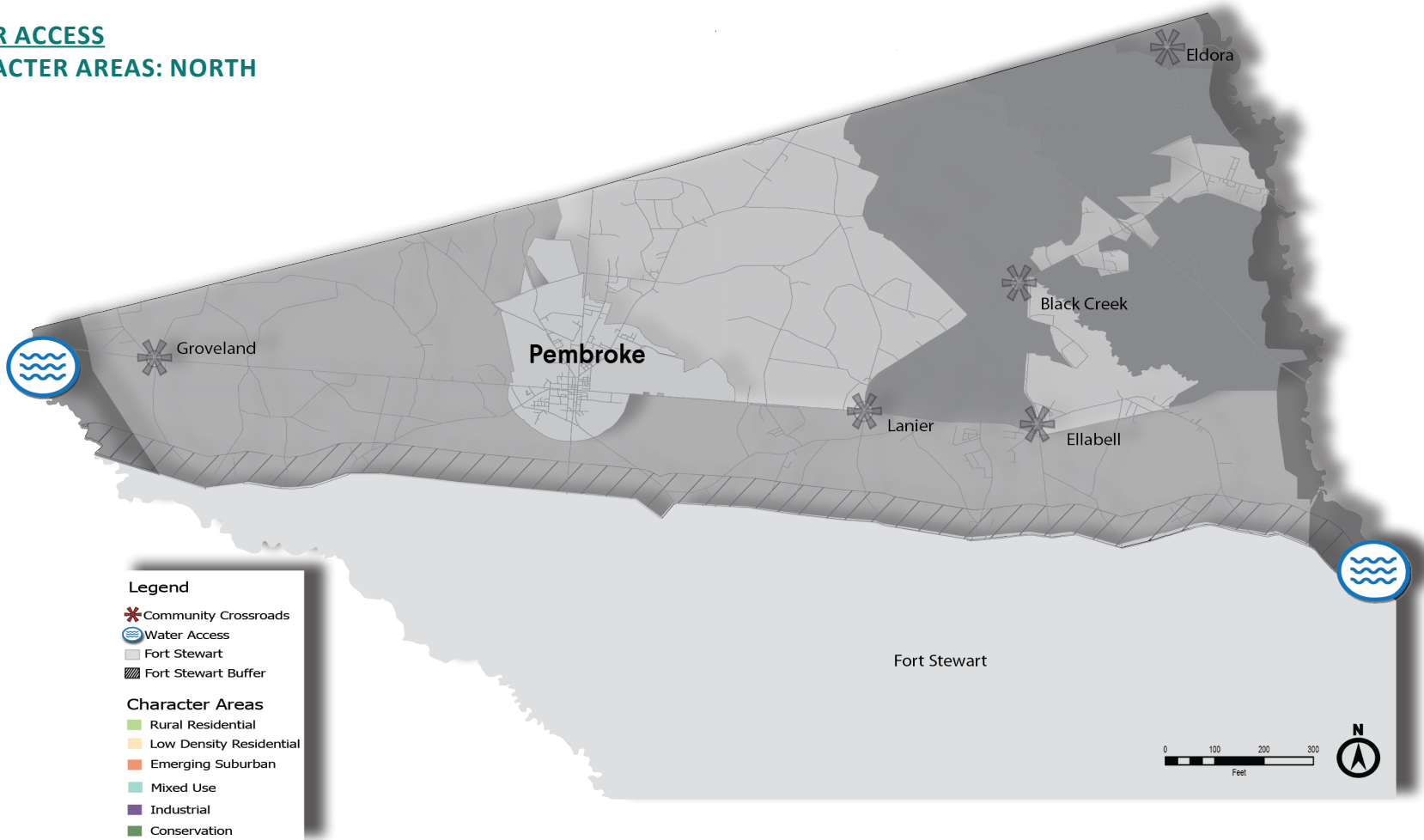
- Conduct a feasibility study of additional access for boaters to coastal resources
- Create community engagement programs to benefit the local environment such as local trash pick-ups and waterfront clean-ups.
- Identify and establish high priority open space areas and encourage owners to preserve environmentally sensitive areas as conservation open space.

Related Goals

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

WATER ACCESS
CHARACTER AREAS: NORTH



Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational

purposes.

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

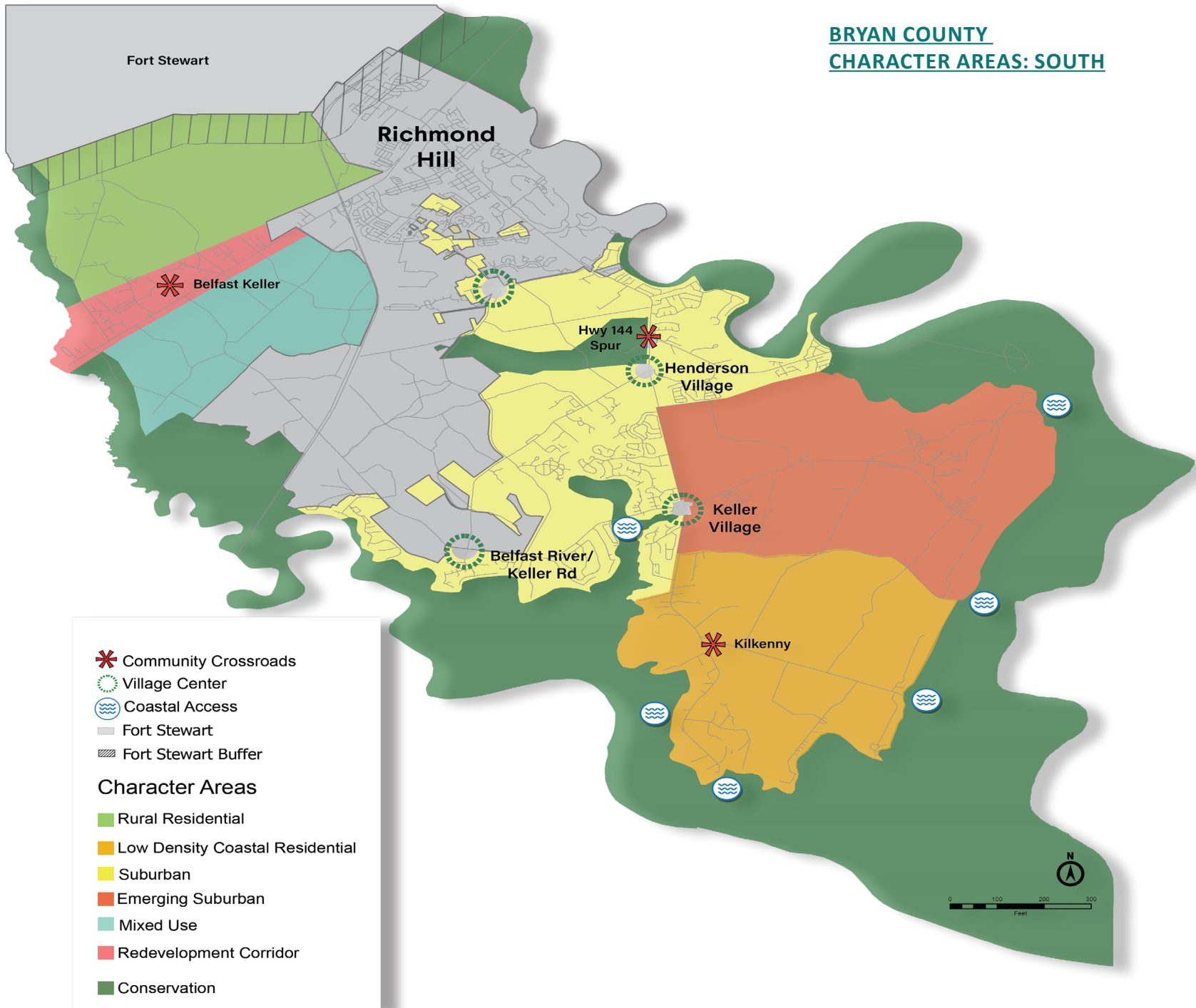
Character Areas: South

The Character Areas in South Bryan County selected by the planning team and detailed in this section are:

- Rural Residential
- Low Density Coastal Residential
- Suburban
- Emerging Suburban
- Mixed Use
- Redevelopment Corridor
- Water Access
- Community Crossroads
- Industrial
- Conservation

In the pages that follow, each of these South Bryan character areas is explained in detail including overall vision, applicable land use and zoning, and corresponding community goals from the Goals and Objectives Subsection of this plan.

**BRYAN COUNTY
CHARACTER AREAS: SOUTH**



- Community Crossroads
 - Village Center
 - Coastal Access
 - Fort Stewart
 - Fort Stewart Buffer
- Character Areas**
- Rural Residential
 - Low Density Coastal Residential
 - Suburban
 - Emerging Suburban
 - Mixed Use
 - Redevelopment Corridor
 - Conservation

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Conservation

Vision

The area designated as Conservation is characterized by environmental resources that need the highest level of protection and strict conservation programs. In South Bryan, the coastal wetlands, which are owned by the State of Georgia, make up a large part of the conservation area along with wetlands surrounding Jericho River, Sterling Creek and the Lost Swamp area. Development is limited to mitigate potential negative impacts on these resources. Some areas within this designation may be suitable for park and trail facilities, offering residents and visitors access to waterfronts and greenspace throughout the County.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Agricultural/Forestry, Conservation, Public Institutional, and Parks and Recreation.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Public/Institutional (P/I), and Conservation Subdivision Overlay (CSO), Waterfront Business (WB), and Dunes and Marshlands (DM-1).

SOUTH BRYAN CONSERVATION EXISTING CONDITIONS - Ogeechee River



Source: Bryan County Information Technology Department

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Conservation Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Conservation Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals, Objectives and Actions section and the Community Work Program of this plan.

**CONSERVATION
CHARACTER AREAS: SOUTH**

Action Items

- Identify and establish high priority open space areas and encourage owners to preserve areas as conservation open space.
- Continue to implement the Greenway Trail improvements as part of the Bryan County Bicycle and Pedestrian Plan.
- Create community engagement programs to benefit the local environment such as local trash pick-ups and waterfront clean-ups.

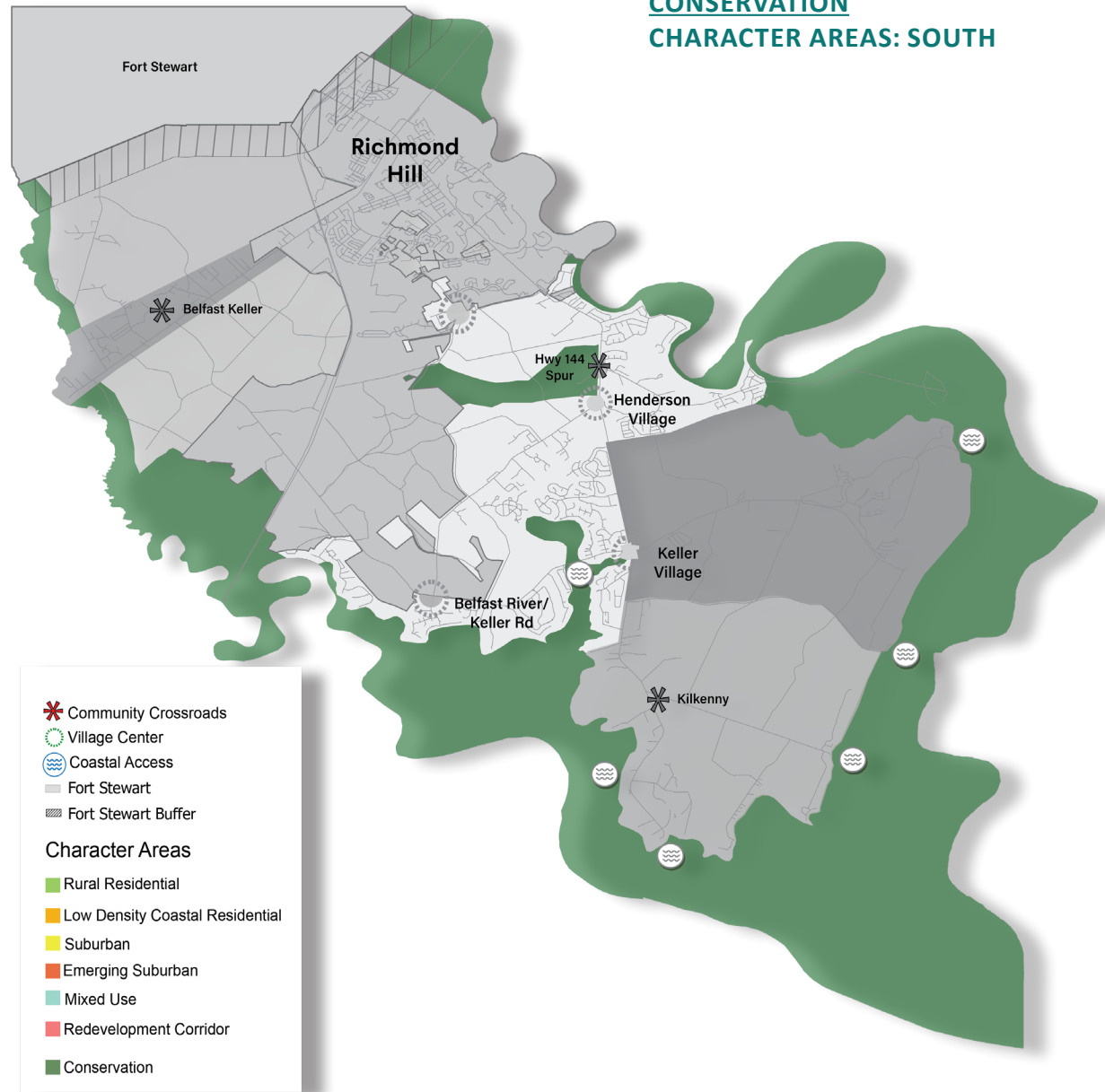
Related Goals

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.



Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes.

SOUTH BRYAN CONSERVATION EXAMPLE



Source: Louisa County Conservation Board

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Emerging Suburban

Vision

The area between Bryan Fisherman’s Co-Op Rd and Fort McAllister Rd is designated as Emerging Suburban. The Emerging Suburban Character Area is characterized by limited existing residential subdivisions, but is experiencing pressure to develop. This is due to its vast amount of undeveloped land and proximity to existing public water and sewer services which makes it likely to become Suburban in the near future. When water and sewer become available, this area is most suitable for high density residential and planned development as well as conservation subdivisions due to the current development patterns along with its proximity to the Ogeechee River.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Multi-family Residential, Agricultural/Forestry, Parks and Recreation, Neighborhood Commercial, Planned Development, and Mixed-Use Commercial.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Low-Density/Medium Density Residential 15 (R-15), Multi-Family Residential (R-M), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), Planned Development (PD), and Conservation Subdivision Overlay (CSO), and Waterfront Business (WB).

SOUTH BRYAN EMERGING SUBURBAN EXISTING CONDITIONS - Woodland Trail Neighborhood



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Emerging Suburban Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County’s Emerging Suburban Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- 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
- Revise the County’s Conservation Subdivision Ordinance to clarify the standards, to make more user-friendly, and to more closely align the Conservation Subdivision Ordinance Overlay Standards with the provisions of the Planned Unit Development (PUD).
- Create public-private partnerships with local large land owners to expand parks and open space.

Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Housing Goal #2: Improve housing data

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.



Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #4: Retain and support existing businesses.

SOUTH BRYAN EMERGING SUBURBAN EXAMPLE



Source: Stock Photo

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Low Density Coastal Residential

Vision

The area between Highway 144 and Bryan Fishermans Co-Op Rd in South Unincorporated Bryan County is designated as Low Density Coastal Residential. The Low Density Coastal Residential Character Areas are characterized by existing low-density residential development near the coastline, without access to public water and sewer currently or in the near-term. However, this area has the potential to be served by infrastructure in the long-term likely before Rural Residential areas. There may be areas of commercial development, but they will be limited to certain intersections and crossroads.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Agricultural/Forestry, Conservation, and Parks and Recreation, and Neighborhood Commercial.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), Planned Development (PD), and Conservation Subdivision Overlay (CSO), Waterfront Business (WB), and Dunes and Marshlands (DM-1).

SOUTH BRYAN LOW DENSITY COASTAL RESIDENTIAL EXISTING CONDITIONS- Hwy 144



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Low Density Coastal Residential Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Low Density Coastal Residential Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Identify and establish high priority open space areas and encourage owners to preserve environmentally sensitive areas as conservation open space.
- Revise the County's Conservation Subdivision Ordinance to clarify the standards, to make more user-friendly, and to more closely align the Conservation Subdivision Ordinance Overlay Standards with the provisions of the Planned Unit Development (PUD).
- Implement Phase 2 of Fisherman's Co-Op improvements

Related Goals

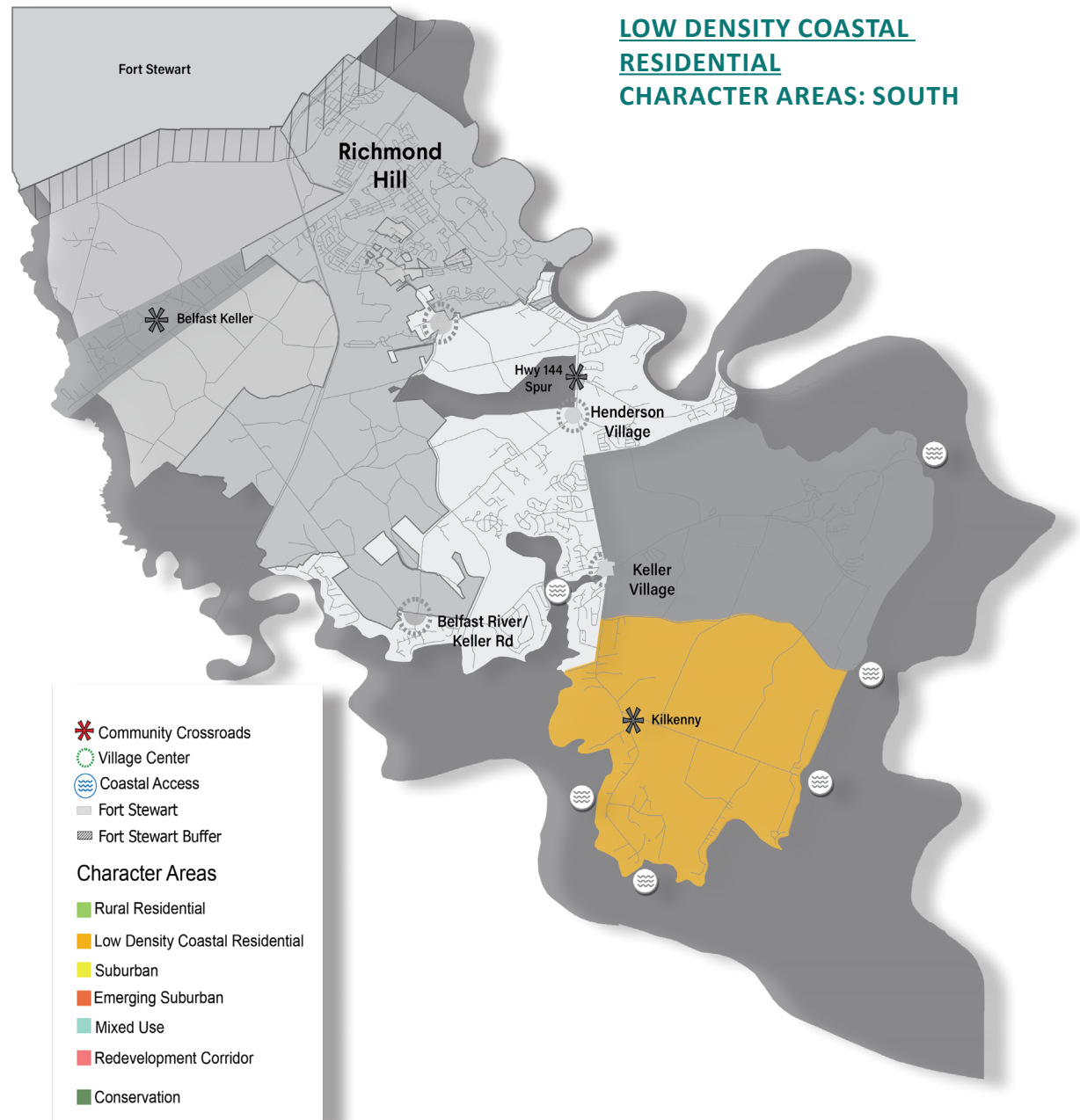
Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Housing Goal #2: Improve housing data.

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for economic development.

Economic Development Goal #4: Retain and support existing businesses.



SOUTH BRYAN LOW DENSITY COASTAL EXAMPLE



Source: Photo Courtesy of Sullivan Island Charleston, SC

Economic Development Goal #5: Increase workforce development efforts to better prepare for opportunities.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Cultural & Historic Resources Goal #1: Identify key cultural sites, historic sites, and physical features.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Rural Residential

Vision

The area north of Highway 17 up to the Fort Stewart buffer in South Bryan is designated as Rural Residential. This is due to the area being majority low-density, large lot residential development in primarily agricultural areas without access to public water and sewer. There may be small areas of commercial development, but they will be limited to certain intersections and crossroads. It is envisioned that these areas may receive access to public water and sewer in the long-term, but development should be carefully planned to protect environmentally sensitive areas and areas near the Southern boundary of Fort Stewart, with the overall goal of maintaining South Bryan's small-town character.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Agricultural/Forestry, Conservation, and Parks and Recreation, and Neighborhood Commercial.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Manufactured Housing Park (R-MH), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), Waste Management (WP) and Conservation Subdivision Overlay (CSO).

SOUTH BRYAN RURAL RESIDENTIAL EXISTING CONDITIONS - Daniel Siding Rd.



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Rural Residential Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Rural Residential Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Identify and establish high priority open space areas and encourage owners to preserve environmentally sensitive areas as conservation open space.
- Encourage broadband providers to install service upgrades, when infrastructure projects are utilizing the public rights of way in underserved broadband areas.
- Form a Bryan County Intergovernmental Committee to regularly review existing agreements and facilitate new agreements as appropriate.

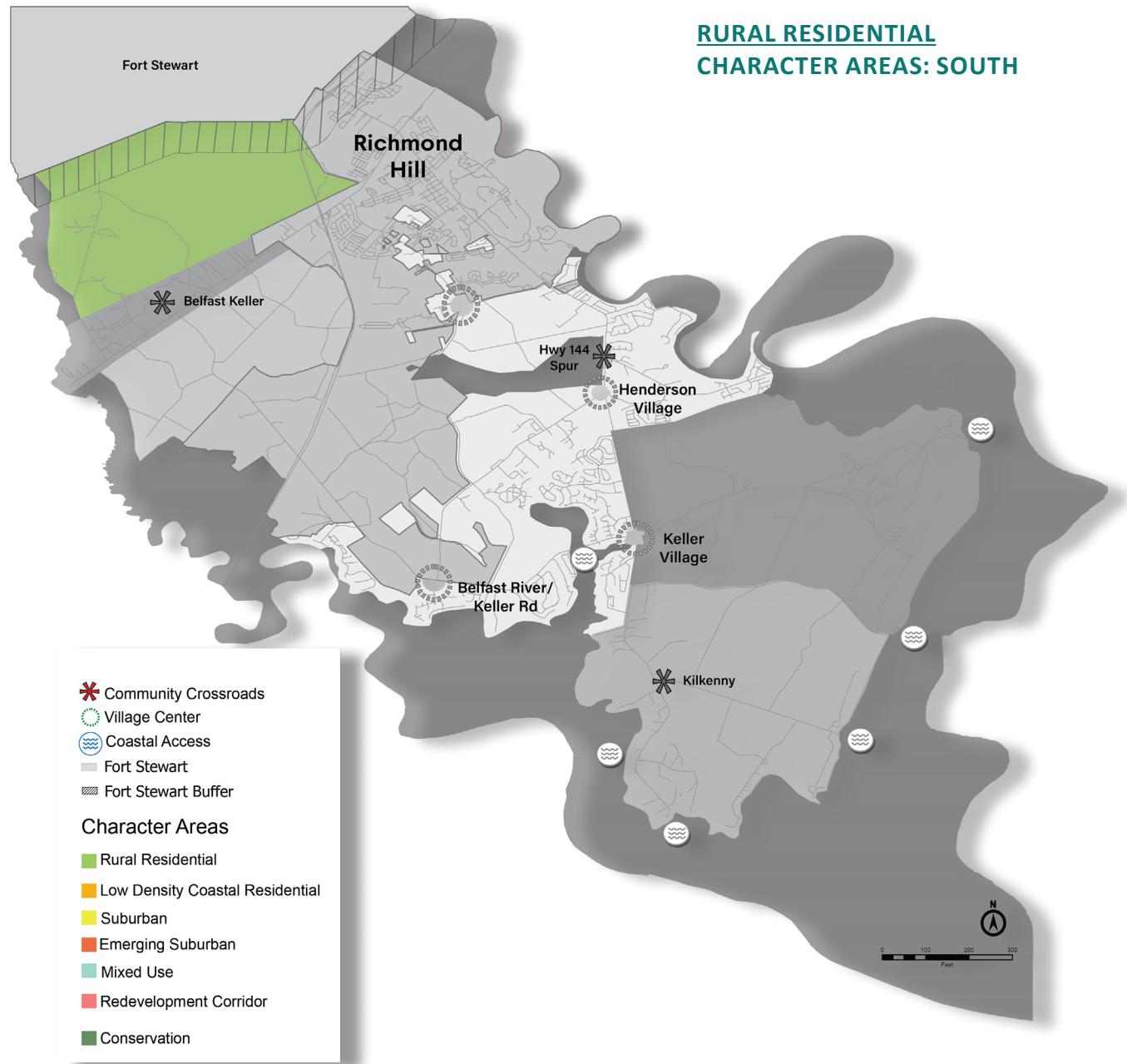
Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Economic Development Goal #4: Retain and support existing businesses.



Economic Development Goal #5: Increase workforce development efforts to better prepare for opportunities.

SOUTH BRYAN RURAL RESIDENTIAL EXAMPLE



Source: Citizens Institute on Rural Design

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Broadband Goal #1: Ensure all of Bryan County has access to affordable broadband internet service.

Broadband Goal #2: Ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Cultural & Historic Resources Goal #1: Identify key cultural sites, historic sites, and physical features.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH Suburban

Vision

The areas designated as Suburban are characterized by higher levels of density containing the majority of existing suburban neighborhoods and commercial development in unincorporated South Bryan. Additionally, this character area is experiencing pressure to develop, which is likely to continue once it has access to public sewer infrastructure. Suburban character areas are suitable for higher density residential, mixed-use and infill development due to the current development patterns along with the existence of supportive transportation infrastructure.

Land Uses + Zoning

Land uses recommended for this area include Single-Family Residential, Multi-family Residential, Parks and Recreation, Neighborhood Commercial, Highway Commercial, Mixed-Use Commercial and Planned Development.

Zoning districts most appropriate for this area include Low-Density/ Medium Density Residential 15 (R-15), Multi-family Residential (R-M), Neighborhood Commercial (B-1), General Commercial (B-2), Public/ Institutional (P/I), Planned Development (PD), and Conservation Subdivision Overlay (CSO).

SOUTH BRYAN SUBURBAN EXISTING CONDITIONS - McAllister Point



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Suburban Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Suburban Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.
- Increase the number of playgrounds throughout the County.
- Track the progress of new housing development approvals as a strategy to establish a healthy housing mix.

Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Housing Goal #2: Improve housing data.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

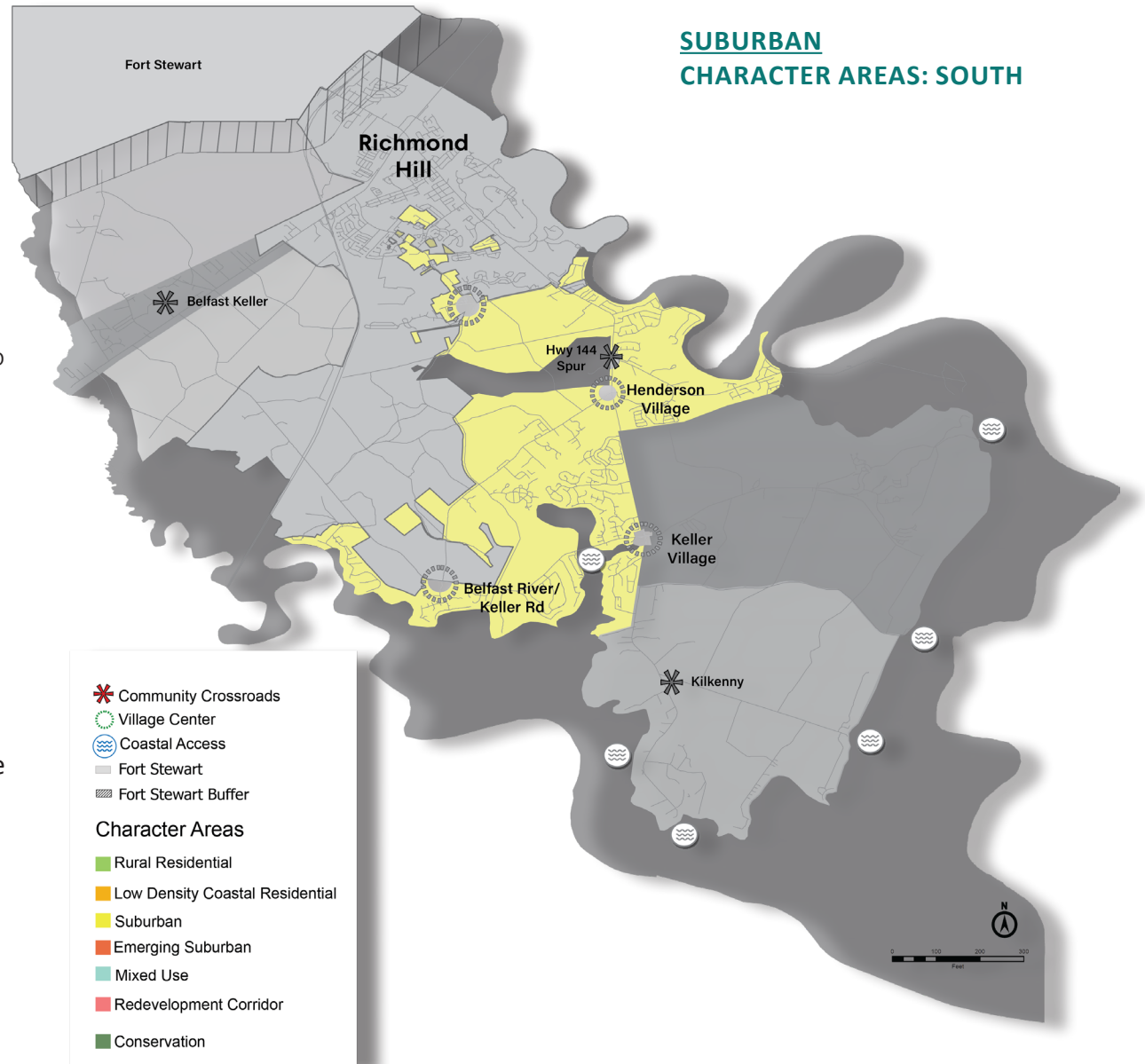
Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.

Economic Development Goal #2: Attract high paying employers and more employment options to benefit County residents.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #4: Retain and support existing businesses.



SOUTH BRYAN SUBURBAN EXAMPLE



Source: Greater Charleston New Homes Guide

Economic Development Goal #5: Increase workforce development efforts to better prepare for opportunities.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Mixed Use

Vision

The area designated as Mixed Use in South Bryan is located between Highway 17 and I-95 and the majority of this land is owned by a single owner. Mixed Use Character Areas are typically characterized by their proximity to high traffic areas, such as Highway 17, Belfast Keller Rd, and I-95, making them ideal for compact mixed-use development with a combination of highway commercial, multi-family residential housing and walkable streets.

Land Uses + Zoning

Land uses recommended for this area include Mixed Use Commercial, Neighborhood Commercial, Highway Commercial, Multi-Family Residential, and Parks and Recreation.

Zoning districts most appropriate for this area include Multi-family Residential (R-M), Low-Density/Medium Density Residential 15 (R-15), Neighborhood Commercial (B-1), General Commercial (B-2), Light Industrial (I-1), Public/Institutional (P/I), Planned Development (PD) and Conservation Subdivision Overlay (CSO).

SOUTH BRYAN MIXED USE EXISTING CONDITIONS - Hwy 17 and Belfast Keller Rd.



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Mixed Use Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Mixed Use Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.
- Increase the number of playgrounds throughout the County.
- Track the progress of new housing development approvals as a strategy to establish a healthy housing mix.

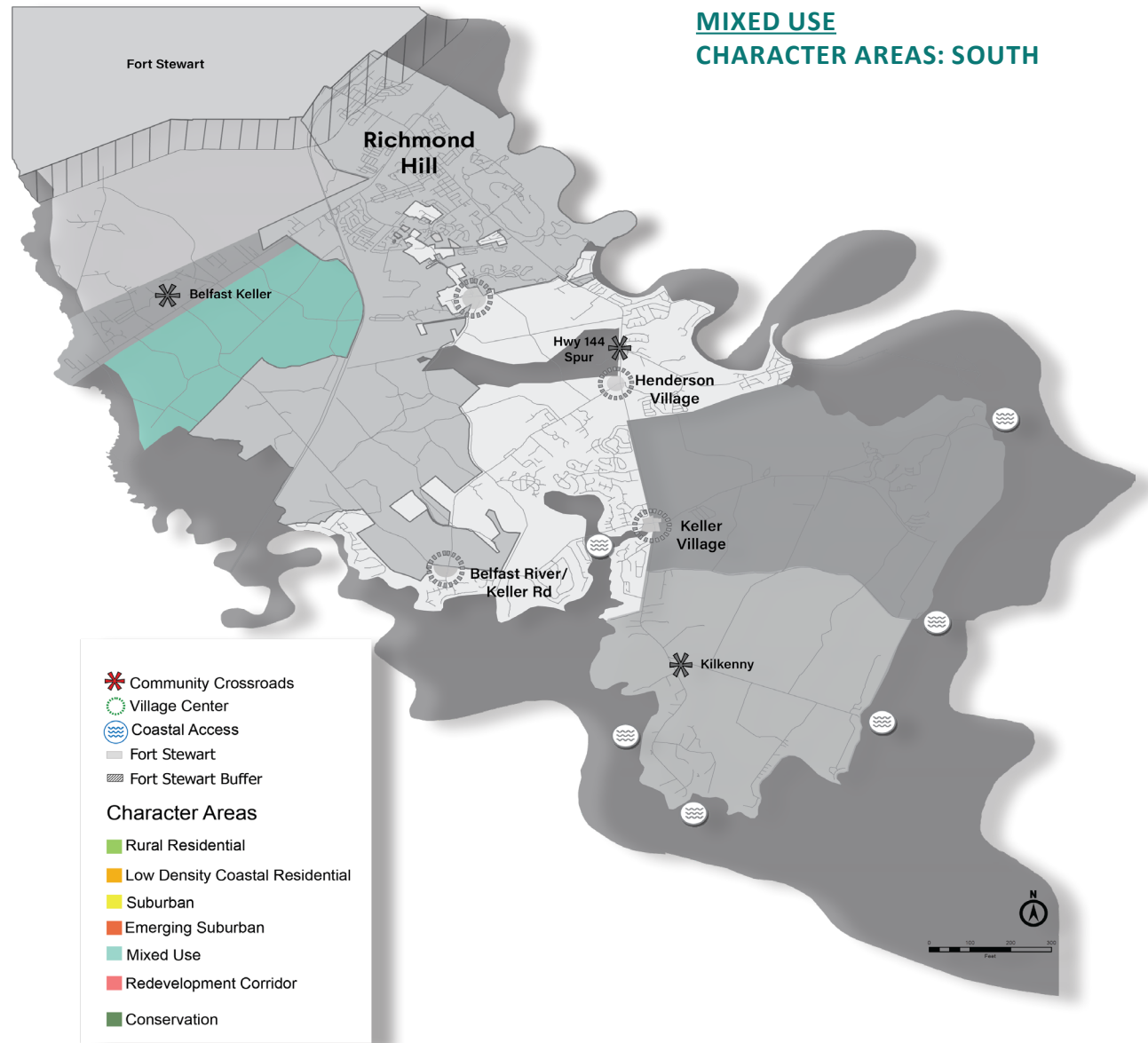
Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.



Economic Development Goal #2: Attract high paying employers and more employment options to benefit County residents.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

SOUTH BRYAN MIXED USE EXAMPLE



Source: Daniel Parolek Island Press, AARP

Economic Development Goal #4: Retain and support existing businesses.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

COMMUNITY VISION: CHARACTER AREAS - SOUTH Redevelopment Corridor

Vision

The area designated as a Redevelopment Corridor is characterized by the presence of dilapidated properties along a major highway or roadway corridor, such as Highway 17 and the railroad. Redevelopment Corridors are typically identified as in need of redevelopment by the community and are primarily commercial-based, but could include higher density residential development. Because Redevelopment Corridors are in highly visible locations, there is a need to establish formal processes to direct investment to redevelop them as they serve as gateways to the County and, potentially, a critical resource for nearby residents and increased tax base for the County. The Redevelopment Corridor in South Bryan County is located between Highway 17 and the Seaboard Coast Line Railroad and contains established suburban single-family subdivisions as well as light industrial commercial sites along Highway 17. Several of the light industrial sites and some select residential properties along Highway 17 are the main areas in need of redevelopment.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Multi-family Residential, Agricultural/Forestry, Parks and Recreation, Neighborhood Commercial, and Highway Commercial, Planned Development, Mixed Use Development, and Public Institutional.

Zoning districts most appropriate for this area include Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Low-Density/Medium Density Residential 15 (R-15), Multi-family Residential (R-M), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), Planned Development (PD) and Conservation Subdivision Overlay (CSO).

SOUTH BRYAN REDEVELOPMENT CORRIDOR EXISTING CONDITIONS - Hwy 17



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Redevelopment Corridor Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Redevelopment Corridor Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.
- Draft and implement an Urban Redevelopment Plan with a revitalization area strategy to address blighted or vacant properties in economically depressed neighborhoods in the County.
- Conduct a formal retail market analysis to identify what businesses are needed in the County to prevent leakage to surrounding counties.

Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

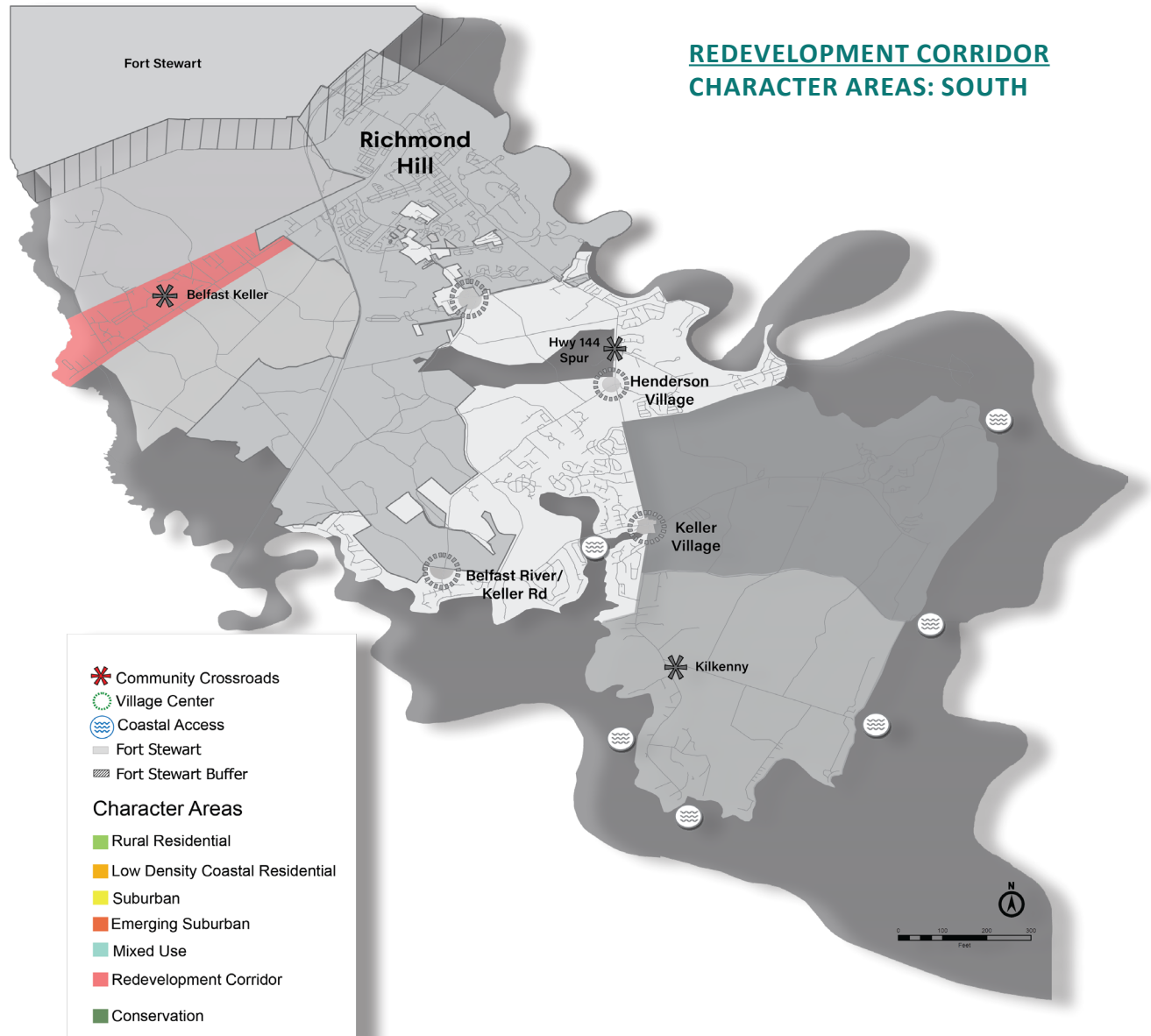
Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #4: Retain and support existing businesses.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.



SOUTH BRYAN REDEVELOPMENT CORRIDOR EXAMPLE



Source: Pensacola News Journal

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Broadband Goal #2: Ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Cultural & Historic Resources Goal #2: Identify opportunities to support existing cultural and historic resources as valuable components of economic development.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Community Crossroads

Vision

The areas designated as Community Crossroads are defined by an established intersection that currently lacks access to public water and sewer, but has the potential for future access. Community Crossroads also feature neighborhood commercial businesses and rural, low density residential development. It is envisioned that the Community Crossroads will serve as a small commercial center for the surrounding residents and those that are traveling through the area. The Community Crossroads Character Areas identified in South Bryan County include “Highway 144 Spur” located at the intersections between Highway 144 and Fort McAllister Rd,” Kilkenney” located at the intersection of Kilkenney Rd. and Highway 144, and lastly, “Belfast Keller” located at intersection of Highway 17 and Belfast Keller Rd.

Land Uses + Zoning

Land uses recommended for this area include Rural Residential, Single-Family Residential, Agricultural/Forestry, Parks and Recreation, Neighborhood Commercial, and Highway Commercial.

Zoning districts most appropriate for this area include Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1), Low-Density/Medium Density Residential 15 (R-15), Neighborhood Commercial (B-1), General Commercial (B-2), Public/Institutional (P/I), and Planned Development (PD).

SOUTH BRYAN COMMUNITY CROSSROADS EXISTING CONDITIONS - Hwy 144 and 144 Spur Rd.



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Community Crossroads Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County’s Community Crossroads Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.
- Provide programs and initiatives for current business retention and expansion and employee recruitment.
- Conduct a formal retail market analysis to identify what businesses are needed in the County to prevent leakage to surrounding counties.

Related Goals

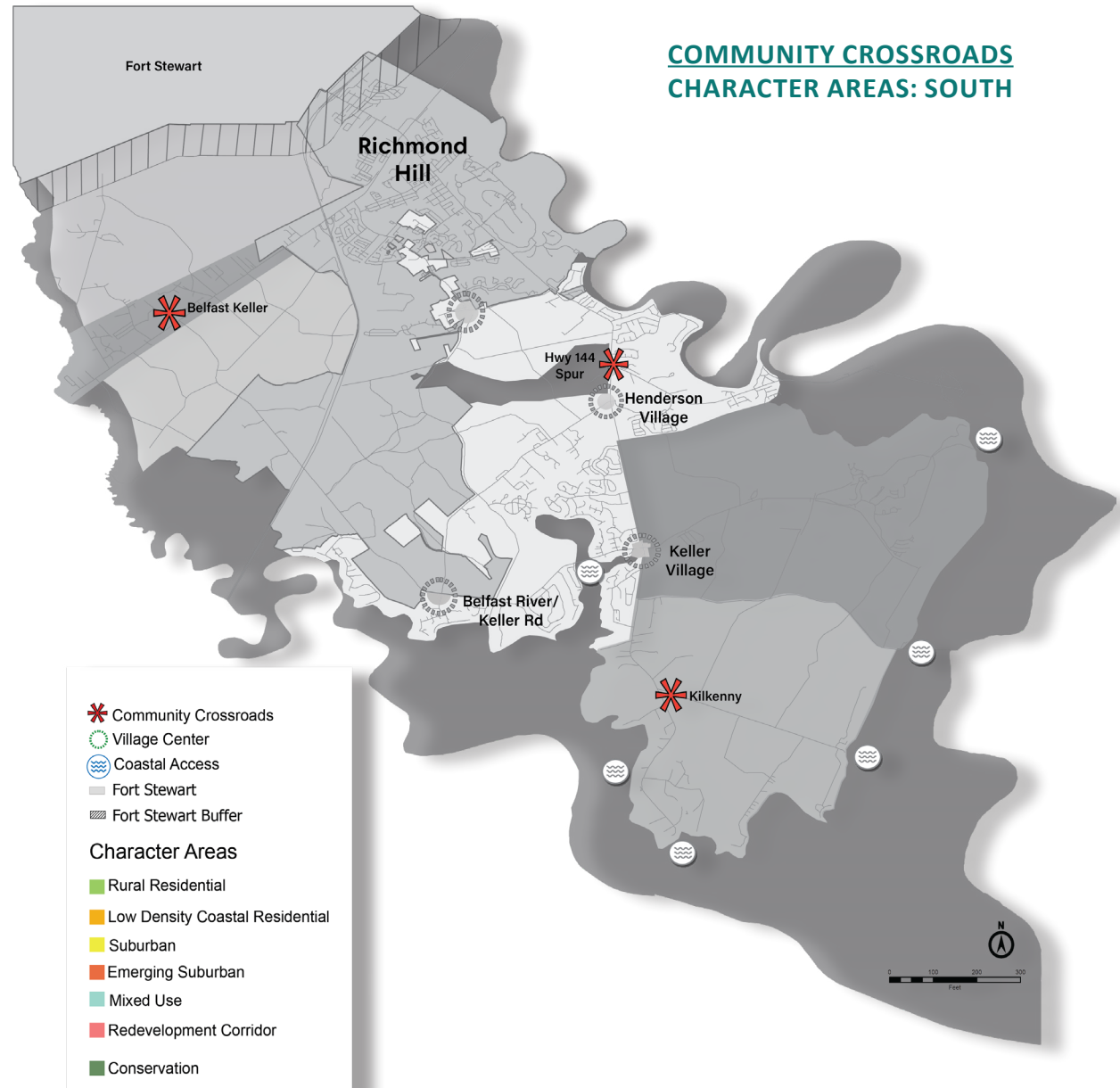
Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Transportation Goal #1: Prepare for increase in traffic due to the Hyundai Manufacturing facility.

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.

Economic Development Goal #4: Retain and support existing businesses.



Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

SOUTH BRYAN COMMUNITY CROSSROADS EXAMPLE



Source: McNichols Retail, City of Detroit

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Broadband Goal#2: Ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Cultural & Historic Resources Goal #2: Identify opportunities for supporting existing cultural and historic resources as a valuable component of economic development.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Village Center

Vision

The areas designated as Village Centers, a category unique to South Bryan County, are distinguished by their prime location at a major intersection adjacent to residential areas with access to public water and sewer, making them ideal for highway commercial, high density residential, and mixed-use development. Village Center character areas will serve as commercial and residential centers for all residents, as well as those that travel through the County. Four Village Centers were identified in South Bryan County: 1) “Richmond Hill Village Center” located at the intersection of Port Royal Rd and Harris Trail Rd, 2) “Henderson Village Center” located at the intersection of Belfast River Rd. and Highway 144, 3) “Keller Village Center” located at the intersection of Highway 144, Belfast Keller Rd. and Oak Level Rd, and 4) “Belfast River/Keller Rd Village Center” located at the intersection of Belfast Keller Rd and Belfast River Rd.

Land Uses + Zoning

Land uses recommended for this area include Single-Family Residential, Multi-Family Residential, Parks and Recreation, Neighborhood Commercial, and Highway Commercial.

Zoning districts most appropriate for this area include Low-Density/ Medium Density Residential 15 (R-15), Multi-family Residential (R-M), Neighborhood Commercial (B-1), General Commercial (B-2), Public/ Institutional (P/I), and Planned Development (PD).

SOUTH BRYAN VILLAGE CENTER EXISTING CONDITIONS- Henderson Village Center



Source: GMC Planning Team

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Village Center Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County’s Village Center Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.
- Develop flex spaces for shared work locations, incubators or start-up office space for local small businesses.
- Conduct a formal retail market analysis to identify what businesses are needed in the County to prevent leakage to surrounding counties.

Related Goals

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

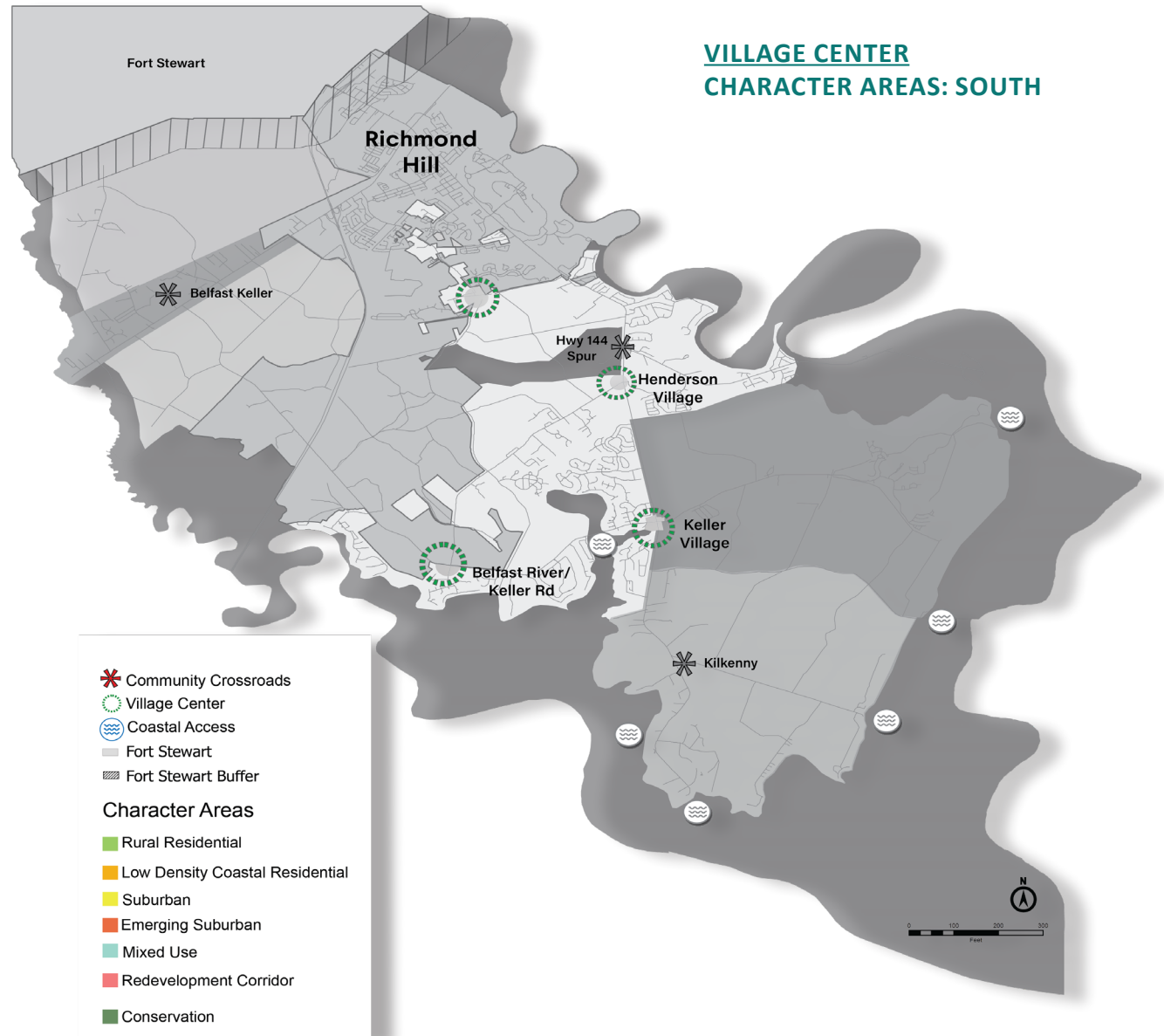
Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #4: Retain and support existing businesses.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.



SOUTH BRYAN VILLAGE CENTER EXAMPLE



Source: Daniel Parolek Island Press, AARP

Land Use Goal #2: Ensure Bryan County's land use decisions complement its small-town sense of place.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Broadband Goal#1: Ensure all of Bryan County has access to affordable broadband internet service.

Broadband Goal#2: Ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Cultural & Historic Resources Goal #2: Identify opportunities to support existing cultural and historic resources as valuable components of economic development.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Fort Stewart Buffer

Vision

The area designated as the Fort Stewart Buffer is part of the U.S. Army's Compatible Use Buffer (ACUB) surrounding Fort Stewart designed to limit land use around active training sites. The Fort Stewart Buffer is suitable for agricultural uses and very limited low-density residential development. In order to support an efficient and formal review process for proposed development within the buffer, a regular working relationship with Fort Stewart is encouraged.

Land Uses + Zoning

Land uses recommended for this area include limited Rural Residential, Agricultural/Forestry, and Conservation.

Zoning districts most appropriate for this area include Agricultural (A-5), Rural Residential 2.5 (RR-2.5), Rural Residential (RR-1.5), Rural Residential 1 (RR-1).

Recommended Goals + Action Items

This subsection includes the top recommended implementation items for Fort Stewart Buffer Character Areas in Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Fort Stewart Buffer Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

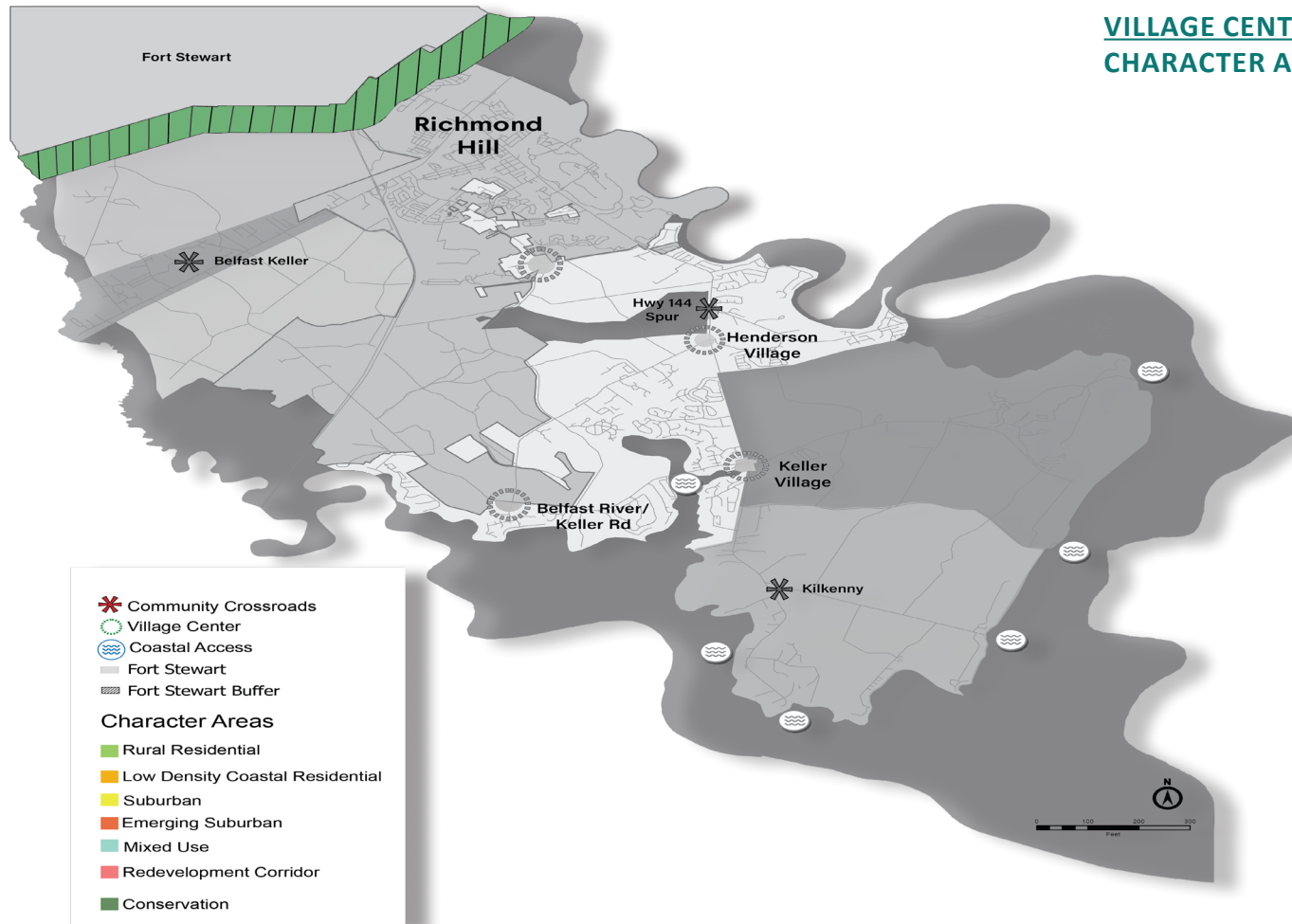
- Identify and establish high priority open space areas and encourage owners to preserve environmentally sensitive areas as conservation open space.
- Form a Bryan County Intergovernmental Committee to regularly review existing agreements and facilitate new agreements as appropriate.

FORT STEWART BUFFER EXISTING CONDITIONS



Source: John McCosh, Georgia Recorder

**VILLAGE CENTER
CHARACTER AREAS: SOUTH**



Related Goals

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

COMMUNITY VISION: CHARACTER AREAS - SOUTH

Coastal Access

Vision

The six areas designated as Coastal Access are characterized by potential locations to serve as public access points to the Tivoli River, Demeries Creek, Fancy Hall Creek, Kilkenny Creek, and Bird Creek, all of which lead to the Ogeechee River and ultimately the Atlantic Ocean. Development is limited to mitigate potential negative impacts on these resources. It is envisioned that this designation may be suitable for water or coastal access facilities, offering residents and visitors access to waterfronts and greenspace throughout the County.

Land Uses + Zoning

Land uses recommended for this area include Agricultural/Forestry, Conservation, Public Institutional, and Parks and Recreation.

Zoning districts most appropriate for this area include Agricultural (A-5), Public/Institutional (P/I), Waterfront Business (WB), and Dunes and Marshlands (DM-1).

SOUTH BRYAN COASTAL ACCESS EXISTING CONDITIONS - Ogeechee River



Source: Bryan County Information Technology Department

Recommended Goals + Action Items

This subsection includes the top three recommended implementation items for Coastal Access Character Areas in South Bryan County. Following these items, there is a list of overall goals that are most relevant for the County's Coastal Access Areas. These goals are included here to help readers navigate the longer, comprehensive lists in the Goals and Objectives section and the Community Work Program of this plan.

Action Items

- Conduct a feasibility study of additional access for boaters to coastal resources
- Create public-private partnerships with local large land owners to expand parks and open space.
- Create community engagement programs to benefit the local environment such as local trash pick-ups and waterfront clean-ups.

Related Goals

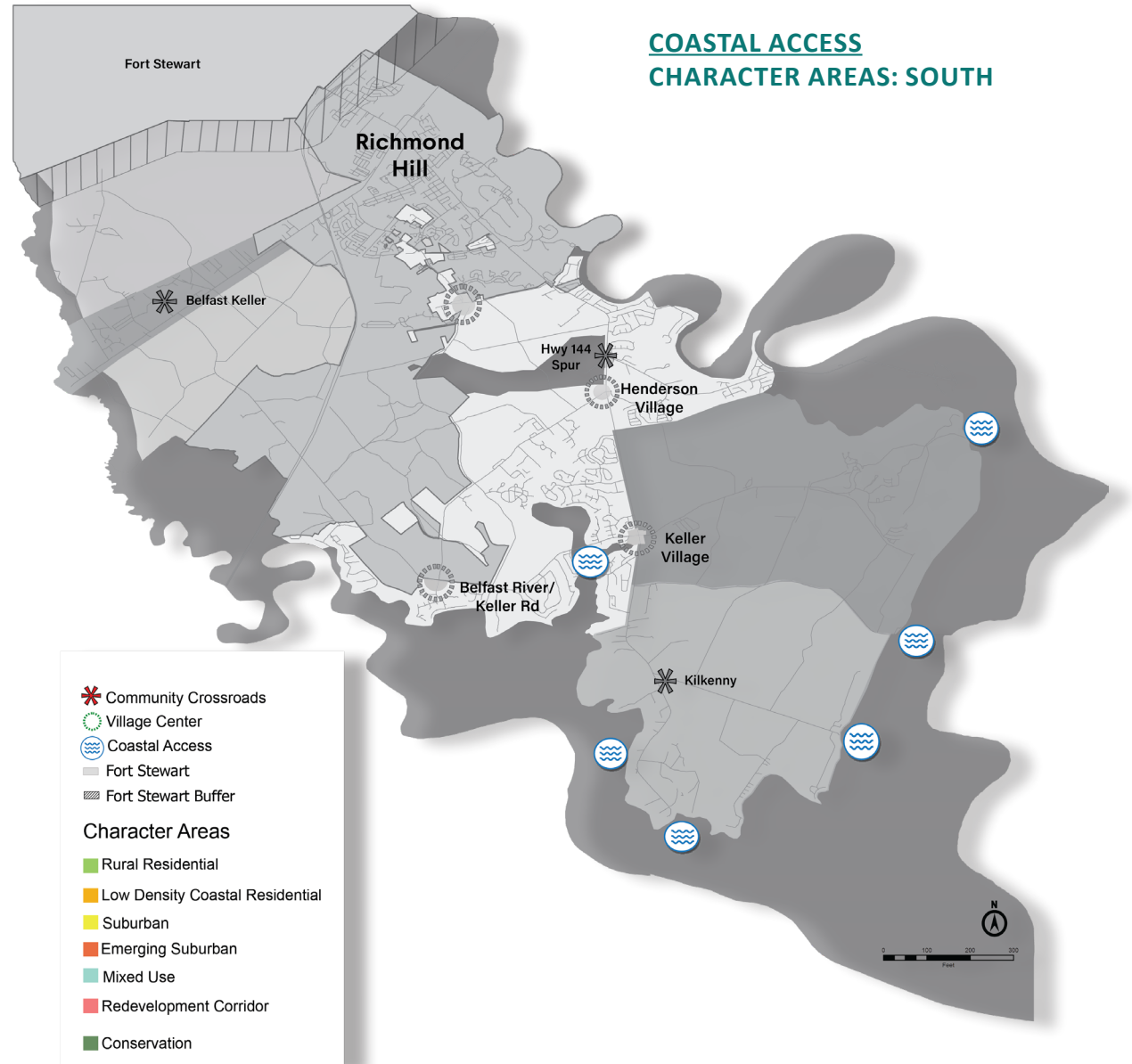
Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Economic Development Goal #4: Retain and support existing businesses.

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.



Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

SOUTH BRYAN COASTAL ACCESS EXAMPLE



Source: The Dock Doctors, Bolton Municipal Pier Rogers Memorial Park in Bolton Landing, NY

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes.

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

COMMUNITY VISION

Goals and Objectives

Throughout the planning process, the Planning Team, Steering Committee and Public have participated in the review of the 2018 Bryan County Comprehensive Plan, and the Department of Community Affairs Quality Community Objectives and identified the following goals to be consistent with the Vision Statement. The objectives listed below each goal are intended to provide direction to County officials, staff, and appointees as they make decisions and work towards achieving these goals.

These Goals and Objectives are based upon the Needs and Opportunities identified in the preceding chapter. The implementation actions for each of these Goals and Objectives – identified as Work Items – are presented in detail in the Community Work Program (CWP). As a cross-reference, key Action Items are also highlighted within the description of the individual Character Areas, in the section that follows.

Land Use

The County has established thoughtful land use development patterns as a goal in order to encourage a balanced mix of uses and meet the needs of current and future residents.

Land Use Goal #1: Foster smart growth that promotes efficient use of land.

Objective 1.1: Implement smart growth land use principles to best manage growth.

Objective 1.2: Promote a balanced mix of uses within the County.

Land Use Goal #2: Ensure Bryan County’s land use decisions complement its small-town sense of place.

Objective 2.1: Support new development that contributes, rather than detracts from, the County’s character and sense of place.

Cultural & Historic Resources

The County’s goal for cultural and historic resources is to protect, revitalize and promote the local natural, cultural and historic sites and areas.

Cultural & Historic Resources Goal #1: Identify key cultural sites, historic sites, and physical features.

Objective 1.1: Incorporate key cultural and historic sites as community assets in County-wide asset management systems and processes.

Cultural & Historic Resources Goal #2: Identify opportunities for supporting existing cultural and historic resources as a valuable component of economic development.

Objective 2.1: Explore opportunities for County-wide cultural and historic programs that foster economic growth.

Cultural & Historic Resources Goal #3: Explore strategies to develop programming for and access to existing cultural and historic resources to increase quality of life for County residents.

Objective 3.1: Research available funding opportunities to improve livability and connectivity for heritage neighborhoods.

Cultural & Historic Resources Goal #4: Develop policies to protect historic resources and residential neighborhoods.

Objective 4.1: Research the viability of a County-wide protective ordinance to protect individual historic assets.

Objective 4.2: Identify additional neighborhoods with cultural and historical significance that could benefit from targeted preservation strategies.



Historic Henry Ford Plantation; Photo courtesy of Bryan County Information Technology Department

Cultural & Historic Resources Goal #5: Create a comprehensive inventory of historic and cultural resources that can be leveraged to increase tourism and enrich educational opportunities.

Objective 5.1: Create a database of historic and cultural resource locations and implement maintenance schedule to keep information updated over time.

Objective 5.2: Utilize the historical and cultural resources database to create a Historic and Cultural Resources Map that can be used for internal resource management and for external marketing purposes.

Environment & Resiliency

The County encourages the sustainable use of its natural resources and diverse environment for future generations by protecting water quality, managing stormwater runoff, and promoting energy efficiency.

Environment & Resiliency Goal #1: Identify and protect natural resources throughout the County.

Objective 1.1: Consider designating key environmentally sensitive areas as green space or conservation reserves to protect these areas from development.

Objective 1.2: Prioritize protecting the County's tree canopy, particularly heritage trees, during all phases of development, including the planning, construction, and post construction.

Environment & Resiliency Goal #2: Promote the efficient and responsible use and management of water resources throughout the County.

Objective 2.1: Encourage responsible water use practices for both public and private facilities.

Objective 2.2: Adopt policies, including educational outreach, to protect receiving waters from stormwater runoff and potential effluent pollution.

Environment & Resiliency Goal #3: Increase access to natural resources for low-impact recreation activities and educational purposes.

Objective 3.1: Develop a strategy for securing public access to wetlands, coastal areas, rivers, and streams, where appropriate.

Environment & Resiliency Goal #4: Promote environmentally friendly practices in development projects.

Objective 4.1: Incorporate environmentally friendly design standards into public projects.

Objective 4.2: Encourage green building construction and renovation.

Objective 4.3: Encourage more compact development to preserve open space.

Objective 4.4: Foster a more proactive approach to flood prevention.

Environment & Resiliency Goal #5: Increase general awareness of environmental best practices for all residents of the County.

Objective 5.1: Foster community involvement with protecting resources.

Objective 5.2: Promote energy efficiency and renewable energy generation in private homes and facilities.

Environment & Resiliency Goal #6: Bolster and expand natural disaster preparedness systems for the County.

Objective 6.1: Evaluate and improve County preparedness for natural disasters.

Economic Development

Working with the local residents, as well as the county's stakeholders, a vision was established to assess the current economic development climate as well as recommend strategies for future economic growth.

Economic Development Goal #1: Attract more non-industrial businesses in the North end of the County to better serve the needs of residents.

Objective 1.1: Develop a strategy to attract more retail, restaurants, and mixed-use businesses

Economic Development Goal #2: Attract high paying employers and more employment options to benefit County residents.

Objective 2.1: Provide economic incentives to attract new businesses and industry.

Economic Development Goal #3: Prioritize providing quality of life amenities and necessities as a strategy for Economic development.

Objective 3.1: Develop a strategy to provide quality of life amenities and necessities to benefit residents and attract commercial growth.

Economic Development Goal #4: Retain and support existing businesses.

Objective 4.1: Provide a strong support system for existing businesses.

Economic Development Goal #5: Increase workforce development efforts to better prepare for opportunities.

Objective 5.1: Ensure necessary networks exist within community for workforce development.

County Facilities & Services

The County's intent for its facilities and services encourages the County and staff to focus on providing an excellent level of public services and inclusive facilities for existing and future residents.

County Facilities & Services Goal #1: Ensure the County's utilities and infrastructure are sufficient to meet the needs of current and future residents.

Objective 1.1: Improve and expand the existing infrastructure and prepare for future growth.



Photo courtesy of Bryan County Information Technology Department

County Facilities & Services Goal #2: Maintain and support a variety of community facilities and services.

Objective 2.1: Ensure there is a sufficient number of public facilities and robust programming for residents of all ages.

Transportation

The County's goal for transportation is to ensure residents and visitors have access to safe, reliable, and well-connected roads for both intra-county as well as for commuter traffic. Additionally, the County seeks to foster alternatives to auto-oriented transportation by providing connectivity through facilities for walking, biking, and transit.

Transportation Goal #1: Prepare for an increase in traffic due to the Hyundai Manufacturing facility.

Objective 1.1: Support transportation improvement projects to prepare for the Hyundai Manufacturing facility.

Transportation Goal #2: Increase accessibility and connectivity for alternative modes of transportation.

Objective 2.1: Identify areas in need of more sidewalks and ensure they connect to a larger network of sidewalks and trails.

Transportation Goal #3: Ensure there is efficient traffic circulation and well-maintained roads.

Objective 3.1: Maintain a high level of service in all areas of transportation.

Intergovernmental Cooperation

The County's goal of intergovernmental cooperation encourages the communication and collaboration of Bryan County with the surrounding municipalities including all incorporated cities and other governing organizations to address shared needs through adequate funding, legislation and technical assistance.

Intergovernmental Cooperation Goal #1: Work jointly with incorporated cities and neighboring jurisdictions to develop solutions for shared local regional issues.

Objective 1.1: Improve county-wide communication.

Objective 1.2: Develop a strong regional and national network to help address local and regional issues.

Housing

The County's goal to provide a range of safe and healthy housing types, sizes, costs, and densities for all income levels and lifestyles promotes housing as a high priority.

Housing Goal #1: Provide a variety of safe and affordable housing types and densities for all income levels and lifestyles.

Objective 1.1: Encourage development of quality lifecycle housing where reasonable.

Objective 1.2: Increase supply of affordable workforce housing for low to middle income workers.

Objective 1.3: Maintain small-town character in new housing development.

Objective 1.4: Promote the increase of residential densities and types where appropriate.

Objective 1.5: Maintain safe and healthy housing in the community.

Housing Goal #2: Improve housing data.

Objective 2.1: Track housing data to better inform decision making on housing solutions.

Parks & Recreation

Bryan County believes access to parks and recreation services is an important need for all of its residents and will devote resources to ensure that every resident has the opportunity to utilize safe and high-quality parks, trails, and recreation facilities.

Parks & Recreation Goal #1: Support a high level of service for Parks and Recreation.

Objective 1.1: Create and implement a comprehensive strategy to support a high level of County-wide Parks and Recreation service.

Broadband

Bryan County believes access to broadband is a critical need for all of its residents and will make broadband deployment a high priority.

Broadband Goal #1: Ensure all of Bryan County has access to affordable broadband internet service.

Objective 1.1: Promote the deployment of broadband services into underserved areas of the county.

Broadband Goal #2: Ensure essential telecommunication services for all residents, businesses, and local government agencies (especially Public Safety and Emergency Services) are reliable.

Objective 2.1: Determine reliability of telecommunication services and devise solutions to address issues.



Hendrix Park; Photo courtesy of Bryan County Information Technology Department

**COMMUNITY
WORK
PROGRAM**

COMMUNITY WORK PROGRAM

Introduction

The Community Work Program (CWP) presents specific action items based on the needs identified through public input, existing conditions analysis and the County's vision statement. The CWP is presented in three parts:



- Report of Accomplishments (ROA);
- Short Term Work Program (STWP); and
- Long Term Work Program (LTWP)

The CWP is divided into three parts to communicate what has and has not been achieved since the last plan in the Report of Accomplishments, what actions have the highest priority and must be addressed in the next five years in the Short-Term Work Program, and what actions are important but less urgent and can be addressed in the next five years or more in the Long-Term Work Program. Actions in the ROA marked as not accomplished, underway or postponed were carried forward to either the short-term or long-term work program depending on its priority, urgency, and capacity to be addressed within the next five years. Additionally, some actions, although marked as completed in the ROA, were carried forward to serve as ongoing policies due to their importance.

This comprehensive plan describes a vision for Bryan County that will take years to implement. Since it is unrealistic to anticipate all activities to be finished within the next five years, the Long-Term Work Program was established to contain all the activities and projects identified through the planning process that would take more than five years to implement. It is important to note that the LTWP also includes policy statements designed to offer guidance for future decision-making and, therefore, may not result in measurable outcomes. It is not necessary for the LTWP to be included in the next comprehensive plan update; however, it can be a useful tool for shaping the future vision, goals and actions.

The following acronyms were used to indicate responsible parties, projected costs and timelines. Please refer to the key on the next page as you read this chapter.

COMMUNITY WORK PROGRAM TABLE KEY

Responsible Parties and Partners	Estimated Cost Categories
<p>BC - Bryan County Commissioners & Administrative LD - Legal Department CD - Community Development Department FI - Finance Department PR - Parks and Recreation Department ES - Emergency Services WS - Water and Sewer Services PC - Planning Commission PW - Public Works EI - Engineering and Inspections IT - Information Technology Department GIS - Geographic Information Systems Department SC - Senior Citizen Services DA - Development Authority URA - Urban Redevelopment Agency SH - Sheriff's Office BOE - Board of Education GA - State of Georgia FC - Family Connection PS - Private Sector NP - Nonprofits MU - Cities Pembroke and/or Richmond Hill OT - Others</p>	<p>Staff Time Planning Level Estimates where Provided</p>
	Projected Timelines
	<p>Short Term: 1-3 Years Intermediate Term: 3-5 Years Long Term: 5 Years + Ongoing</p>
	 

**REPORT
OF
ACCOMPLISHMENTS
2018 - 2022**

Work Program Activity	2018	2019	2020	2021	2022	Status				Explanation/Comment	
						Completed	Underway	Postponed	Not Accomplished/ Cancelled		
Development Patterns											
1	Comprehensive Plan Update					x	*				Scheduled for completion October 2023
2	Seek Funding for Historic Preservation Projects		x	x	x	x			*		Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP Action #15- " Apply for grants geared toward transportation, connectivity, and infrastructure upgrade projects in heritage neighborhoods."
3	Establish an Intermediate Development Ordinance	x					*				Completed
4	Conduct a Comprehensive Review of Zoning and Subdivision Ordinance		x	x			*				Completed
5	Implement County-Wide Impact Fees	x						*			Underway/Ongoing; Completed for South End but not North End; Carried forward 2023 STWP but modified.
Cultural and Historic Resources											
6	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			*		Carried forward to 2023 STWP, but split into two new action items- "Coordinate with the Georgia Film Office to become certified as a Camera Ready Community" and "Identify County historic sites and other ideal filming locations."

Work Program Activity	2018	2019	2020	2021	2022	Status				Explanation/Comment
						Completed	Underway	Postponed	Not Accomplished/ Cancelled	
7 Adopt Local Historic Preservation Ordinances	x	x	x	x	x		*			Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP Action #16- "Establish a historic preservation district to protect heritage sites and areas in the County."
8 Develop Design Guidelines for Historic Districts				x	x		*			Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP Action #16- "Establish a historic preservation district to protect heritage sites and areas in the County."
9 Seek Funding for Historic Preservation Projects			x	x	x		*			Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP Action #15- "Apply for grants geared toward transportation, connectivity, and infrastructure upgrade projects in heritage neighborhoods."
10 Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals			x	x	x		*			Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP Action #16- "Establish a historic preservation district to protect heritage sites and areas in the County."

Work Program Activity	2018	2019	2020	2021	2022	Status				Explanation/Comment
						Completed	Underway	Postponed	Not Accomplished/ Cancelled	
11			x	x	x		*			Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP Action #13- "Partner with local historical societies to highlight historic sites and promote programs and events."
12	x	x	x	x	x	*				Completed; Updated the Unified Development Ordinance (UDO) in 2020
13	x	x	x	x	x	*				Completed; Updated the Engineering Manual with the UDO update in 2020
14	x	x				*				Completed
15	x	x	x			*				Completed, Fort Stewart Buffer added to 2023 Comprehensive Plan Character Area Map
16	x	x	x				*			Underway; Carried forward to 2023 STWP as it is an ongoing task

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
17	Create Educational Materials to Inform the Public of Land Use Regulations	x	x					*			Undeaway; Carried over but modified in 2023 STWP to " Create educational and informational materials on land use regulations for residents of North Bryan County."
18	Install "Welcome to Bryan County" signs at Appropriate Entrances to the County	x	x	x						*	Cancelled because it is no longer a priority
19	Utilize Census Data to Support and Enhance County Growth and Development and Provide Services to Local Residents and Officials	x	x	x	x	x				*	Cancelled due to it being too vague
Natural Resources											
20	Conduct a feasibility study of additional access for boaters to our coastal resources			x				*			Carried forward to 2023 STWP
21	Enhance and Enforce existing tree management plan		x	x	x	x		*			Underway; Carried over to 2023 STWP but modified to "Obtain baseline data on tree canopy coverage and heritage trees, track the annual loss and/or maintenance of these assets, and adopt a target percentage for tree canopy coverage County-wide."
22	Continue to pursue available drinking water resources other than its limited mandated capacity from the Floridian Aquifer.		x	x	x	x			*		Postponed, Carried forward to 2023 LTWP as Action #29 (Direct quote)

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
23	Develop Conservation Based Subdivision Ordinances that minimize the consumption of greenspace and establishment of buffers.		x	x			*				Completed
24	Increase the capability and effectiveness of Bryan County Code Enforcement	x	x	x	x	x		*			Carried over to 2023 STWP, but split into two action items to "Add one additional Code Enforcement Officer by 2025" and "Increase training opportunities for Code Enforcement staff"
25	Nominate Historic Resources to National Register	x	x	x	x	x			*		Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP Action #17- "Research individual historic assets, such as the AME Church in Groover Hill, to see if they are eligible for the National Register of Historic Places."
26	Adopt Local Historic Preservation Ordinances	x	x	x	x	x			*		A duplicate of ROA item #7- Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP
27	Develop Design Guidelines for Historic Districts		x	x					*		A duplicate of ROA item #8- Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP
28	Seek Funding for Historic Preservation Projects	x	x	x	x	x			*		A duplicate of ROA item #9- Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
29	Review Zoning and Subdivision Regulations for Compatibility with Historic Preservation Goals	x	x	x				*		A duplicate of ROA item #10- Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP	
30	Develop Historical and Ecological Heritage Tourism Programs			x	x	x		*		A duplicate of ROA item #11- Postponed- Was not accomplished and is no longer a Short-term priority; Topic addressed in 2023 LTWP	
31	Adopt Criteria for Protection of Groundwater Recharge Areas in Accordance with Part V Environmental Standards	x	x	x				*		Not yet completed; Carried forward to 2023 STWP	
32	Continue with Watershed Protection Upgrades and Drainage Improvements	x	x	x				*		Carried forward to 2023 STWP but modified to "Continue annual analysis of Watershed Protection and Ditch Maintenance Program"	
33	Adopt Criteria for River Corridor Protection in Accordance with Part V Environmental Standards	x	x	x				*		Carried forward to 2023 STWP	
34	Adopt Criteria for Protection of Wetland Areas in Accordance with Part V Environmental Standards	x	x	x				*		Carried forward to 2023 STWP	
35	Continue to Implement Community Green Space Program- Update as Necessary	x	x	x				*		Carried forward to 2023 STWP but modified to "Continue to Implement Community Green Space Program through development review procedures"	
36	Enhance and Enforce Existing Tree Management Plan	x	x	x	x	x			*	A duplicate of ROA item #21, Carried over to 2023 STWP	

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
37	Adopt Development Guidelines for the Protection of Agricultural Lands from Unreasonable Encroachment of Commercial Use	x	x	x			*				Completed, but carried forward in LTWP Action #10 as an ongoing policy- "Continue to follow the adopted Development Guidelines for the Protection of Agricultural Lands from Unreasonable Encroachment of Commercial Use"
38	Adopt a Pollution Ordinance to Protect Against Unwanted Noise, Light and Commercial Signage		x	x				*			Partially completed; Carried forward to 2023 STWP but modified to "Adopt a Noise Ordinance"
39	Develop a "Fishing Village" Overlay District or Small Area Development Plan for Kilkenny	x	x						*		Cancelled because it is no longer a priority
40	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	*				Completed
Economic Development											
41	Continue to provide funding for the Bryan County Economic Development Authority for the recruitment and retention of Industry	x	x	x	x	x	*				Completed; but carried forward to 2023 STWP as it is an ongoing task, but modified to "Provide programs and initiatives for current business retention and expansion and employee recruitment."
42	Dedicate a full-time position to workforce development	x	x	x	x	x	*				Completed, JDA hired a full-time position for Workforce Development

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
43	Partner with the Development Authority of Bryan County to conduct an update to the Workforce Study					x		*			Underway; Carried forward to 2023 STWP
44	Continue to provide support to the Development Authority of Bryan County in the infrastructure development of the Industrial Parks by means of in-kind labor	x	x	x	x	x		*			Underway; Carried forward to 2023 STWP
45	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			*		Cancelled because it is no longer a priority and most likely outdated
46	Promote Higher-Paying Varieties of Employment Through the Local Marketing Program	x	x	x	x	x			*		Postponed
47	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			*		Postponed, topic addressed in 2023 LTWP Action #14- "Promote Tourism Efforts by encouraging accessibility such as water tours and walking tours to provide connection between various historic and cultural sites."
48	Explore the Opportunity of Utilizing Old Bryan Co. Fisherman's Co-op as a Tourist Attraction		x	x				*			Underway; Phase 1 is funded and improvements scheduled to be completed fall of 2024; Carried over to 2023 STWP but modified to "Implement Phase 2 of Fisherman's Co-Op improvements"

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
49	Continue to Promote the Growth Surrounding the Ports and the Economic Advantages that this Brings	x	x	x	x	x	*				Completed
50	Through the Development Authority, Concentrate on Business Recruitment for the Cities	x	x	x	x	x	*				Completed
51	Prepare Workforce for Desired Jobs Through Appropriate High-School and Vocational-Technical School Programs, Including Work-Study Opportunities	x	x	x	x	x		*			In process; Carried forward to 2023 LTWP Action #27 but modified to "Increase workforce development through technical centers, colleges, the Career Academy and work-study opportunities."
52	Take Proactive Measures to Protect Valued Historic and Natural Resources through Local Inventories Assessments and Ordinances	x	x	x	x	x			*		Postponed, Topic addressed in 2023 LTWP
Community Facilities and Services											
53	Develop and maintain a capital improvement program for recreation to meet the demand produced by population growth	x	x	x	x	x		*			Underway, Carried forward to 2023 STWP but modified to " Maintain the capital improvement program by ensuring there is a sufficient number of county facilities to support current and future population growth."
54	Recreation Gym and Field Construction or Improvement Projects	x	x	x	x	x	*				Completed
55	Either expand current Library facility or build a new library in South Bryan		x	x			*				Completed

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
56	Adapt facilities plan to incorporate long term planning for the development of gathering place type venues		x	x	x	x			*		Postponed, topic addressed in 2023 LTWP Action #31 - "Increase the number of indoor and outdoor facilities to provide opportunities for public gatherings and events."
57	Complete the construction of two Fire and Emergency Services Stations		x			x		*			Partially completed; Carried forward to 2023 STWP but modified to "Complete construction of the Fire and Emergency Service Station at the Hyundai Manufacturing facility"
58	Complete the construction of Sheriff's holding facility in South Bryan				x			*			Not yet completed; Carried forward to 2023 STWP but modified to "Conduct a study to determine the feasibility of a Sheriff's holding facility in South Bryan"
59	Encourage and Foster Continuing Education Opportunities Through Collaboration Among Schools, Senior Centers and Nearby Institutions of Higher Education	x	x	x	x	x			*		Postponed; addressed in 2023 LTWP Action #33- "Encourage and foster Continuing Education opportunities through collaboration among Schools, Senior Centers and nearby Institutions of Higher Education"
60	Explore the Feasibility of Consolidating Land Use Regulation and Enforcement Programs	x	x	x			*				Completed
61	Assess the Possibilities of Generating Revenue Through Use Fees for Each Service Provided by the County	x	x	x						*	Cancelled, no longer a priority.

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
62	Discourage the Proliferation of New Septics and Septic Repairs	x	x	x	x	x			*		Postponed, topic addressed in 2023 LTWP Action #28 - "Conduct an inventory of existing septic systems and seek to convert septic to sewer service where feasible"
63	Expand Social Services Throughout the County and Partner with Other State and Local Organizations and the United Way	x	x	x	x	x		*			Underway; Carried forward to 2023 STWP but modified to "Create a working group to devise strategies for establishing a Bryan County DFCS office, juvenile court system, and expanded social services to help support struggling kids in the school system"
64	Continue Working to Achieve some Nationally Recognized Standards Such as Police Officer per Population Ratio and Installing GPS in Emergency Vehicles	x	x	x				*			Ongoing; Carried forward but modified as follows: * Moved statement "Continue Working to Achieve Nationally Recognized Standards for public safety" to 2023 LTWP Action #35 as a goal * Carried forward to 2023 STWP, but as two separate action items- "1. Establish a Police Officer per Population Ratio." "2. Install GPS in Emergency Vehicles."
65	Continuously Update the Newly Implemented E911 System and Explore Establishing an E911 Committee	x	x					*			Partially completed; Carried forward to 2023 STWP

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
66	Continue Water/Sewer Expansion (Richmond Hill and Pembroke): Water/Wastewater Projects	x	x	x	x	x		*			Partially completed; Carried forward to 2023 STWP but modified to "Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth."
67	Continue with the County Building Construction Projects (Developing Bid Projects)	x	x	x	x	x	*				Completed
68	Continue with Construction of Ball Fields for the New Park (Currently Being Bid Out)	x					*				Completed
69	County will Continue to Evaluate Future Expansion in the Mental Health Services Through DFACS Services and Fort Stewart	x	x	x	x	x		*			Carried forward to 2023 STWP, but modified to "Develop an action plan to bring more mental health resources and service providers to the County."
70	County Plans to Build a New Gym, New Library, Splash Parks, and a New Animal Control Facility	x	x	x			*				Completed (Library was renovated instead of rebuilt and Splash park was not built, but will not be carried forward for full completion as priorities have changed)
71	Support More Recycling Initiatives and Continue to Work with Ft. Stewart and Republic on Co-Mingled Waste	x	x	x	x	x	*				Completed, but addressed in 2023 LTWP Action #22 as a policy- "Support more Recycling Initiatives and continue to work with Ft. Stewart and Atlantic Waste Services"

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
72	Build, Sustain and Maintain Core GIS Infrastructure to Sustain GIS Operations and Coordination with All Affected County Departments	x	x				*				Completed, but addressed in 2023 LTWP Action #49 as a policy- "Build, sustain and maintain Core GIS Infrastructure to support GIS Operations and Coordination with all affected County Departments.
73	Make All Data Accessible by Website, Mobile App, Tablet, Both Internally and Externally with Appropriate Levels of Security and Access	x	x				*				Completed, but addressed in 2023 LTWP Action #50 as a policy- "Make all data accessible by Website, Mobile App., Tablet, both internally and externally with appropriate levels of security and access."
74	Map, Digitize in Creative Ways Existing Data Through Scanning, Obtaining GPS Location, Streamline Administrative Efforts and Make Data More Accessible.	x	x					*			Partially completed; Carried forward to 2023 STWP but modified to "Digitize paper maps and site plan records into GIS. "
75	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	*				Completed

Work Program Activity	2018	2019	2020	2021	2022	Status				Explanation/Comment	
						Completed	Underway	Postponed	Not Accomplished/ Cancelled		
Population											
76	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			*		Postponed, topic addressed in 2023 LTWP Action #48- "Utilize the service delivery strategy update to coordinate with Richmond Hill and Pembroke on future plans for public facilities and utilities service boundaries to adequately meet the needs associated with growth."
77	Annual growth pattern assessments should be conducted to provide guidance for capital Improvement Plan adjustment	x	x	x	x	x		*			Carried forward to 2023 STWP but modified to "Conduct annual Growth Pattern Assessments to provide guidance for Capital Improvement Plan adjustments."
Transportation											
78	Continue to update the transportation Capital Improvement plan based on regularly updated traffic studies	x	x	x	x	x	*				Completed, but addressed in 2023 LTWP Action #44 as a policy- "Continue to update the Transportation Capital Improvement Plan based on regularly updated traffic studies"
79	Complete the construction of the I-95 Interchange in South Bryan County			x			*				Completed
80	Complete the widening project for Highway 144			x			*				Completed
81	Complete Roundabout Intersection Project at Belfast Keller & Belfast River		x				*				Completed

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
82	Complete Roundabout Intersection Project at Belfast River & Harris Trail		x				*				Completed
83	Complete Roundabout Intersection Project at Highway 280 and Wilma Edwards Road		x					*			In process, Carried forward to 2023 STWP
84	Road Shoulder Improvement Projects	x	x	x	x	x		*			In process; Carried forward to 2023 STWP but modified to "Continue to implement the annual Road Shoulder Improvement Program."
85	Continue to Explore Option of Regional Sales Tax for Regional Transportation Plan	x	x	x						*	Not accomplished and will not be carried forward
86	Continue with Greenway Trail Improvements as Approved in Plan	x	x					*			Not Completed, Carried forward to 2023 STWP but modified to "Continue to implement the Greenway Trail improvements as part of the Bryan County Bicycle and Pedestrian Plan."
87	Continually Gauge Public Support For Need or Demand for Public Transit	x	x	x	x	x		*			Not Completed, Carried forward to 2023 STWP but modified to "Establish a public transit service such as a circulator bus system or express bus service to major employment centers."
88	Maintain Road Networks to Support BOE Busing Activities, Road Maps, 911, Post Office and Updating National Databases	x	x	x	x	x		*			Completed, but modified and carried forward to 2023 STWP to "Continue to maintain and update GIS databases for road networks to support BOE busing activities, road maps, 911, and Post Office."

Work Program Activity	2018	2019	2020	2021	2022	Status				Explanation/Comment	
						Completed	Underway	Postponed	Not Accomplished/ Cancelled		
Governmental Relations											
89	Explore shared facility opportunities with the School System, especially in the realm of Recreation	x	x	x	x	x			*		Postponed, topic addressed in 2023 LTWP Action #59- "Seek collaborative opportunities with the School System to share facilities for recreation programs and events."
90	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				*	Cancelled because redundant of ROA Item #76
91	Explore Forming a "Bryan County Intergovernmental Council" That Would Include Mayors, Councils, Commissioners, BOE, etc. and Would Meet Quarterly or Bi-Annually	x	x							*	Not Completed, Carried forward to 2023 STWP but modified to "Form a Bryan County Intergovernmental Committee to regularly review existing agreements and facilitate new agreements as appropriate."
92	Better Coordination with DNR and More Strict Enforcement on Marine Safety Regulations	x	x	x	x	x				*	Cancelled because not an action item
93	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				*	Cancelled because redundant of ROA Item #51

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
94	Maintain and Improve Professional Awareness and Relationships with the Local and Regional Communities	x	x	x	x	x			*		Postponed, topic addressed in 2023 LTWP Action #52- "Leverage relationships with municipalities and regional partners to improve access to State and federal resources."
Housing											
95	Explore design standards for residential developments	x	x	x	x	x	*				Completed, accomplished with UDO update
96	Educate public and elected officials on appropriate development patterns	x	x	x	x	x	*				Completed, accomplished with Comprehensive Plan Update
97	Conduct a Housing Inventory of the County		x	x						*	Not Completed; Not carrying forward, consolidated with duplicated action items
98	Conduct a Housing Rehabilitation Needs Assessment. Explore the Feasibility of Applying for CDBG Funding for Housing Rehabilitation		x	x				*			In Progress, Carried forward to 2023 STWP but modified to "Draft and implement an Urban Redevelopment Plan with a revitalization area strategy to address blighted or vacant properties in economically depressed neighborhoods in the County."

Work Program Activity		2018	2019	2020	2021	2022	Status				Explanation/Comment
							Completed	Underway	Postponed	Not Accomplished/ Cancelled	
99	Conduct a Comprehensive Review of Zoning Ordinance to Consider Reclassification of Residential Zones	x	x	x			*				Completed
100	Maintain Key Data to Support Current and Future Development and Focus on Growth Maintenance in the County	x	x	x	x	x		*			Carried forward to 2023 STWP but split into two action items 1. "Create a housing database which contains data on the housing inventory, types of housing built, occupancy rates, and housing conditions" and 2. "Track the progress of new housing development approvals as a strategy to establish a healthy housing mix."

***Items highlighted in yellow indicate completed and will be removed from the 2023 STWP, unless noted.**

SHORT-TERM WORK PROGRAM

2023 - 2027

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
Land Use											
1	Modified #5	Implement Impact Fees in the North End			x	x		County- CD	BC, PW, EI	\$40,000	County Unincorporated Fund, General Fund
2	16	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			County- CD, EI	PC, PW	Staff Time	General Fund
3	Modified #17	Create educational and informational materials on land use regulations for residents of North Bryan County.		x	x			County- CD	LD	\$1,000	General Fund
4	New 2023	Review and Update Business License, Tree Ordinance, and Sign Ordinance.	x	x	x	x	x	County- CD	PC, BC	Staff Time	General Fund
5	New 2023	Revise the County’s Conservation Subdivision Ordinance to clarify the standards, to make more user-friendly, and to more closely align the Conservation Subdivision Ordinance Overlay Standards with the provisions of the Planned Unit Development (PUD).		x	x			County- CD	LD, BC	Staff Time	General Fund
Cultural and Historic Resources											
6	Modified #6	Coordinate with the Georgia Film Office to become certified as a Camera Ready Community.		x	x	x		County- BC	GA, OT	Staff Time	General Fund
7	Modified #6	Identify County historic sites and other ideal filming locations.	x	x	x			County- BC	OT	Staff Time	General Fund
8	Modified #48	Implement Phase 2 of Fisherman’s Co-Op improvements		x	x			County- CD, PR, EI	PW	\$30,000	GF, EDA

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
Environment and Resiliency											
9	20	Conduct a feasibility study of additional access for boaters to coastal resources		x	x			County- CD, PR	GA, NP	\$30,000	General Fund
10	Modified #21	Obtain baseline data on tree canopy coverage and heritage trees, track the annual loss and/or maintenance of these assets, and adopt a target percentage for tree canopy coverage County-wide.		x	x	x	x	County- CD	PW	Staff Time	County Unincorporated Fund
11	Modified #24	Add one additional Code Enforcement Officer by 2025		x	x			County- BC	CD	Staff Time	County Unincorporated Fund, General Fund, Grants
12	Modified #24	Increase training opportunities for Code Enforcement Staff		x	x	x		County- BC	CD	TBD	County Unincorporated Fund, General Fund, Grants
13	31	Adopt Criteria for Protection of Groundwater Recharge Areas in Accordance with Part V Environmental Standards	x	x	x			County- EI	PW	Staff Time	General Fund
14	Modified #32	Continue annual analysis of Watershed Protection and Ditch Maintenance Program	x	x	x	x	x	County- EI, PW	CD	Staff Time	General Fund
15	33	Adopt Criteria for River Corridor Protection in Accordance with Part V Environmental Standards	x	x	x			County- EI, PW	PS, NP	\$2,000	General Fund
16	34	Adopt Criteria for Protection of Wetland Areas in Accordance with Part V Environmental Standards	x	x	x			County- EI, PW	PS, NP	Staff Time	General Fund
17	Modified #35	Continue to Implement Community Green Space Program through development review procedures	x	x	x	x	x	County- CD	PC	Staff Time	General Fund
18	Modified #38	Adopt a Noise Ordinance		x	x			County- CD	LD	Staff Time	General Fund

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
19	New 2023	Install tornado sirens in appropriate locations.		x	x			County- ES	PW, GA	\$250,000	General Fund, SPLOST, Grants
20	New 2023	Develop a public educational campaign on the Bryan County Code Red mass emergency notification system and encourage public to sign-up for this service.		x	x	x		County- ES	CD	Staff Time	General Fund
21	New 2023	Create and manage County wide educational campaign on impacts of litter and pollution on Bryan County's ecosystems.		x	x	x	x	County- EI	CD, PW, NP	Staff Time	General Fund
22	New 2023	Increase fire department staff and equipment with a goal to achieve ISO 3 status.		x	x	x		County- ES	BC	\$250,000	General Fund, SPLOST, Grants
23	New 2023	Implement strategies to improve National Flood Insurance Program CRS Score.	x	x	x			County- CD	ES, EI, PW	Staff Time	General Fund
24	New 2023	Identify and establish high priority open space areas and encourage owners to preserve environmentally sensitive areas as conservation open space.		x	x			County- CD	PC, OT, NP	Staff Time	General Fund
25	New 2023	Identify an effective location for an emergency shelter and begin preparing such a shelter facility.	x	x				County- ES	PR, BC	Staff Time	General Fund, SPLOST
26	New 2023	Create community engagement programs to benefit the local environment such as local trash pick-ups and waterfront clean-ups.			x	x		County- EI	PR, CD, NP, PS	Staff Time	General Fund, Grants
Economic Development											
27	Modified #41	Provide programs and initiatives for current business retention and expansion and employee recruitment.	x	x	x	x	x	County- BC	DA	\$20,000	General Fund
28	43	Partner with the Development Authority of Bryan County to conduct an update to the Workforce Study		x				County- DA	CD	\$10,000	General Fund

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
29	44	Continue to provide support to the Development Authority of Bryan County in the infrastructure development of the Industrial Parks by means of in-kind labor	x	x	x	x	x	County- PW, EI	PS	Staff Time	General Fund
30	New 2023	Develop flex spaces for shared work locations, incubators or start-up office space for local small businesses.		x	x			County- DA	PS	\$500,000	General Fund, Grants
31	New 2023	Conduct a formal retail market analysis to identify what businesses are needed in the County to prevent leakage to surrounding counties.		x	x			County- CD	URA, PS	\$80,000	General Fund, Grants
County Facilities and Services											
32	53	Maintain the capital improvement program by ensuring there is a sufficient number of county facilities to support current and future population growth.	x	x	x	x	x	County- BC	CD, EI, FI	Staff Time	General Fund
33	Modified #57	Complete construction of the Fire and Emergency Service Station at the Hyundai Manufacturing facility	x	x	x			County- ES	EI	\$2,000,000	SPLOST 7
34	Modified #58	Conduct a study to determine the feasibility of a Sheriff's holding facility in South Bryan		x				County- SH		\$2,000	SPLOST 7
35	Modified #63	Consider establishing a Bryan County DFCS office, juvenile court system, and expand social services to help support struggling kids in the school system		x	x			County- BC, MU	GA	TBD	General Fund
36	Modified #64	Establish a Police Officer per Population Ratio.		x				County- SH		\$2,000	General Fund, SPLOST
37	Modified #64	Install GPS in Emergency vehicles.		x	x			County - ES		\$2,000	General Fund, SPLOST
38	65	Continuously Update the Newly Implemented E911 System and Explore Establishing an E911 Committee	x	x	x	x	x	County- ES		\$2,000	General Fund, SPLOST

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
39	Modified #66	Continue Water/Sewer Expansion, especially adjacent to Richmond Hill and Pembroke, to support and guide future growth.	x	x	x	x	x	County- EI, WS	MU	\$9,000,000	General Fund, SPLOST, Grants
40	Modified #69	Devise a strategy to bring more mental health resources and service providers to the County.		x	x			County- BC	FC, NP	\$5,000	General Fund
41	Modified #74	Digitize paper map and site plan records into GIS.		x	x			County- GIS	IT	\$10,000	General Fund
42	Modified #77	Conduct annual Growth Pattern Assessments to provide guidance for Capital Improvement Plan adjustments.	x	x	x	x	x	County- CD	EI	Staff Time	General Fund
43	New 2023	Support the County's Urban Redevelopment Agency's plan to relocate the existing senior center in downtown Pembroke.	x	x				County- SC, MU	URA	Staff Time	General Fund, Grants
44	New 2023	Continue working with the County Senior Center to provide additional services for seniors, including day activity facilities, adult day care, congregate meals, and affordable transit circulator service.	x	x	x	x	x	County- SC	MU, NP	Staff Time	General Fund, Grants
Transportation											
45	83	Complete Roundabout Intersection Project at Highway 280 and Wilma Edwards Road	x	x				County- EI; State - GDOT	PW	\$1.6 million	TSPLOST & State Funds
46	Modified #84	Continue to implement the annual Road Shoulder Improvement Program.	x	x	x	x	x	County- EI	PW, GDOT	\$1 million	SPLOST, TSPLOST, State Funds
47	Modified #86	Continue to implement the Greenway Trail improvements as part of the Bryan County Bicycle and Pedestrian Plan.	x	x	x			County- CD; MU	PW, EI	\$5,000	General Fund
48	Modified #87	Establish a public transit service such as a circulator bus system or express bus service to major employment centers.			x	x		County- BC	EI, PW, CD, PS	\$500,000	General Fund, Grants
49	New 2023	Identify roads to include in a No-truck Initiative to make certain roads prohibitive to through truck traffic.		x	x			County- EI, BC	PW, CD	Staff Time	General Fund

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
50	New 2023	Assist GDOT and local partners to implement transportation improvement projects needed to prepare for the increased traffic from the Hyundai Manufacturing facility.	x	x	x	x	x	County- EI; State - GDOT	PW	\$500,000	SPLOST, TSPLOST, State Funds
51	Modified #88	Continue to maintain and update GIS databases for road networks to support BOE busing activities, road maps, 911, and Post Office.	x	x	x	x	x	County- GIS	BOE, OT	\$10,000	General Fund
52	New 2023	Port Royal-Harris Trail Intersection Improvements		x				Engineering and Community Development	OT	\$1,900,000	Impact Fees, TSPLOST and SPLOST
53	New 2023	Phase I Harris Trail Road Improvements			x			Engineering and Community Development	OT	\$41,600,000 (All Phases)	Impact Fees, TSPLOST and SPLOST
Intergovernmental Coordination											
54	Modified #91	Form a Bryan County Intergovernmental Committee to regularly review existing agreements and facilitate new agreements as appropriate.		x	x			County- BC, MU	OT	Staff Time	General Fund
55	New 2023	Coordinate with the incorporated cities, Coastal Georgia counties and other regional partners to plan and prepare a strong emergency response effort for all hazards and natural disasters.		x	x			County- ES, BC, MU	OT, PS	Staff Time	General Fund, Grants
Housing											
56	Modified #98	Draft and implement an Urban Redevelopment Plan with a revitalization area strategy to address blighted or vacant properties in economically depressed neighborhoods in the County.	x	x				County- BC, MU	URA	Staff Time	General Fund
57	Modified #100	Create a housing database which contains data on the housing inventory, types of housing built, occupancy rates, and housing conditions.		x	x			County- CD	PC	Staff Time	General Fund

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
58	Modified #100	Track the progress of new housing development approvals as a strategy to establish a healthy housing mix.	x	x	x	x	x	County- CD	PC	Staff Time	General Fund
59	New 2023	Utilize State funds from the Governor's 2023 Workforce Housing Initiative to create a committee to address the construction of new affordable workforce housing.	x	x	x			County- BC	CD	Staff Time	General Fund
60	New 2023	Designate land for residential or mixed-use development for increased housing stock amidst industrial growth, particularly in the North.		x	x			County- CD	PC	Staff Time	General Fund
61	New 2023	Revise the County's UDO Residential Density Regulations to allow for higher residential density development.		x	x			County- CD	PC	Staff Time	General Fund
Parks and Recreation											
62	New 2023	Create public-private partnerships with local large land owners to expand parks and open space.	x	x	x	x	x	County- CD	PR	Staff Time	General Fund
63	New 2023	Increase the number of playgrounds throughout the County.		x	x			County- PR	CD	\$250,000	General Fund, SPLOST
64	New 2023	Diversify Parks & Recreation facilities and programming to include all ages such as theater or art programs, multi-generational activities, passive leisure spaces, and multi-use spaces.		x	x	x		County- PR	SC, MU, BOE, NP, PS	\$500,000	General Fund, SPLOST, Grants

2023 STWP	2018 STWP	Project or Activity	2023	2024	2025	2026	2027	Responsible Party - County Department	Potential Partners	Cost Estimate	Funding Source
Broadband											
65	New 2023	Coordinate with the State of Georgia to seek certification as a Broadband Ready Community.	x	x	x	x		County- BC	PS	Staff Time	General Fund
66	New 2023	Adopt policies that facilitate broadband deployment, such as streamlined project permitting for the installation of broadband infrastructure on utility poles and light standards.	x	x				County- BC	LD, CD, PS	Staff Time	General Fund
67	New 2023	Encourage broadband providers to install service upgrades, when infrastructure projects are utilizing the public rights of way in underserved broadband areas.		x	x			County- BC	EI, PS	Staff Time	General Fund
*Items in bold font indicate new STWP items in the 2023 Comprehensive Plan Update.											

LONG-TERM WORK PROGRAM

Action #	Long Term Actions Items	Priority	Responsible Party - County Department	Potential Partners	Estimated Costs	Potential Funding Source(s)
Land Use						
1	Promote development patterns that encourage connectivity between various land use types.	High	County- CD, PC	BC, PS	Staff Time	General Fund
2	Create policies to avoid “spot zoning” in order to maintain a cohesive Land Use Plan.	Medium	County- CD, PC	BC, PS	Staff Time	General Fund
3	New land uses should incorporate measures to protect the environment, preserve historical and cultural resources, consider high flood risk areas, and conserve meaningful open space.	High	County- CD, PC	BC, PS	Staff Time	General Fund
4	Encourage nodal development in appropriate locations and discourage “strip” development patterns where appropriate.	Medium	County- CD, PC	BC, PS	Staff Time	General Fund
5	Review decisions about rezonings for consistency with the Character Area Map and the Comprehensive Plan update to help ensure a mix of land uses, densities, and open spaces to better serve all needs of the community.	High	County- CD, PC	BC, PS	Staff Time	General Fund
6	Establish a maximum allowed square footage of future individual warehouses and industrial development within the County.	High	County- CD, PC	BC, PS	Staff Time	General Fund
7	Encourage compact mixed-use, walkable developments within the Mixed-Use and Village Center Character Areas.	Medium	County- CD, PC	BC, PS	Staff Time	General Fund
8	Ensure the design, scale, landscaping, lighting, signage, and transportation plans in new development adds value to the community.	Medium	County- CD, PC	BC, PS	Staff Time	General Fund
9	Promote land uses and developments within community crossroads and village centers to create a sense of place.	Medium	County- CD, PC	BC, PS	Staff Time	General Fund
10	Continue to follow the adopted Development Guidelines for the Protection of Agricultural Lands from Unreasonable Encroachment of Commercial Use (Carried forward as policy from ROA)	Medium	County- CD, PC	BC, PS	Staff Time	General Fund

Action #	Long Term Actions Items	Priority	Responsible Party - County Department	Potential Partners	Estimated Costs	Potential Funding Source(s)
Cultural and Historic Resources						
11	Coordinate with incorporated cities to conduct a feasibility study toward establishing a Bryan County performing arts facility to provide a venue for theater performances.	Medium	County- BC, MU	PS, NP	Staff Time	General Fund, Grants
12	Establish an Arts & Culture committee to identify key cultural organizations across the county to support collaboration, professional development, networking, and community building.	Medium	County- BC	PS, NP, MU	Staff Time	General Fund, Grants
13	Partner with local historical societies to highlight historic sites and promote programs and events. (concept adapted from ROA)	Medium	County- CD	OT, NP, PS, MU	Staff Time	General Fund, Grants
14	Promote Tourism Efforts by encouraging accessibility such as water tours and walking tours to provide connection between various historic and cultural sites. (concept adapted from ROA)	Medium	County- BC	OT, NP, PS, MU	Staff Time	General Fund, Grants
15	Apply for grants geared toward transportation, connectivity, and infrastructure upgrade projects in heritage neighborhoods. (concept adapted from ROA)	High	County- CD	OT, NP, PS, MU	Staff Time	General Fund, Grants
16	Establish a historic preservation district to protect heritage sites and areas in the County. (concept adapted from ROA)	Medium	County- CD	BC, PS, NP, MU	Staff Time	General Fund, Grants
17	Research individual historic assets, such as the AME Church in Groover Hill, to see if they are eligible for the National Register of Historic Places. (concept adapted from ROA)	Medium	County- CD	BC, PS, NP, MU	Staff Time	General Fund, Grants
Environment and Resiliency						
18	Foster water conservation and reuse in public facilities with educational programs and incentives.	High	County- WS, EI, PW	CD, NP, PS	Staff Time	General Fund, Grants
19	Continue to support projects that provide more coastal recreational opportunities	Medium	County- PR	CD, NP, PS	Staff Time	General Fund, Grants
20	Explore strategies to protect historic natural resources such as the Lost Swamp area to sensitively utilize them as public greenspaces.	Medium	County- PR	CD, NP, PS	Staff Time	General Fund, Grants
21	Discourage development in flood prone areas through zoning restrictions and fees.	High	County- CD, PC, BC	PS	Staff Time	General Fund, Grants

Action #	Long Term Actions Items	Priority	Responsible Party - County Department	Potential Partners	Estimated Costs	Potential Funding Source(s)
22	Support more Recycling Initiatives and continue to work with Ft. Stewart and Atlantic Waste Services (Carried forward from ROA, new company name)	Medium	County- BC	NP, PS	\$2,000	General Fund, Grants
23	Provide education on and connections to providers of green energy incentives for property owners.	Medium	County- BC, CD	NP, PS	Staff Time	General Fund, Grants
Economic Development						
24	Ensure there is sufficient infrastructure in place for businesses to develop.	High	County- WS, CD, EI, PW, BC	PS, MU	\$1,000,000	General Fund, SPLOST, Grants
25	Create innovative programs to encourage reinvestment and job creation for economically distressed areas in the County.	Medium	County- DA, BC	URA, PS, NP, CD	\$500,000	General Fund, Grants
26	Increase entertainment amenities and shopping options for youth and families.	High	County- DA, CD, BC	PS	\$500,000	General Fund, Grants
27	Increase workforce development through technical centers, colleges, the Career Academy and work-study opportunities. (carried forward from ROA)	High	County- BOE, DA, BC	PS, NP, CD	\$250,000	General Fund, Grants
County Facilities and Services						
28	Conduct an inventory of existing septic systems and seek to convert septic to sewer service where feasible (carried forward from ROA)	High	County- PW, EI, CD	BC, PS, OT	\$2,000	General Fund, SPLOST
29	Continue to pursue available drinking water resources other than its limited mandated capacity from the Floridian Aquifer. (carried forward from ROA)	High	County- WS, EI, PW	BC, PS, OT	\$30,000	Water and Sewer Fund
30	Consider any County owned property as potential locations for additional community facilities such as a community center, park, or recreation facility.	Low	County- PR, CD, BC	PS, NP, BOE	Staff Time	General Fund
31	Increase the number of indoor and outdoor facilities to provide opportunities for public gatherings and events. (Concept carried over from ROA)	Medium	County- PR, CD, BC	PS, NP, BOE	\$500,000	General Fund, SPLOST, Grants

Action #	Long Term Actions Items	Priority	Responsible Party - County Department	Potential Partners	Estimated Costs	Potential Funding Source(s)
32	Enhance the public library system to better serve the community and expand when feasible.	Medium	County- BC	PS, NP, BOE	\$250,000	General Fund, SPLOST, Grants
33	Encourage and foster Continuing Education opportunities through collaboration among Schools, Senior Centers and nearby Institutions of Higher Education (carried forward from ROA)	Medium	County- BOE, SC	NP, PS	\$100,000	University System, DTAE
34	Ensure the same level of community services are offered in both the North and South ends of the County.	High	County- BC	MU, CD, PS	\$500,000	General Fund, SPLOST, Grants
35	Continue working to achieve Nationally Recognized Standards for public safety. (Carried over from ROA as a goal)	High	County- SH, ES	BC, NP, PS	\$2,000	General Fund, SPLOST
36	Ensure there is a sufficient number of Police, Fire & EMS stations located throughout the County to provide best level of emergency services for residents.	High	County- SH, ES	BC, NP, PS	\$250,000	General Fund, SPLOST, Grants
Transportation						
37	Actively participate in transportation improvement discussions and maintain a flow of communication.	High	County- EI, BC, CD, PW	MU, PS, OT, NP	Staff Time	General Fund
38	Create and implement a "Complete Streets" policy to increase safety, improve accessibility, and minimize detrimental environmental impacts.	High	County- EI, BC, CD, PW	PS, OT, NP	Staff Time	General Fund
39	Pursue funding opportunities to install more sidewalks to safely connect schools to surrounding neighborhoods.	High	County- EI, BC, CD, PW	PS, OT, NP	Staff Time	General Fund, SPLOST, Grants
40	Implement the recommendations from the Bryan County Bicycle and Pedestrian Plan.	High	County- EI, BC, CD, PW	PS, OT, NP	\$500,000	General Fund, SPLOST, Grants
41	Continue planning and implementing road improvements to maintain acceptable levels of service for roads throughout the County.	High	County- EI, BC, CD, PW	PS, OT, NP	\$500,000	General Fund, SPLOST, Grants
42	Ensure traffic management is incorporated during the review and approval of new development plans.	High	County- EI, CD, PW	PS, OT	Staff Time	General Fund
43	Continue to support the renewal of TSPLOST as a critical source of funding for transportation improvements.	High	County- BC	NP, PS, OT	Staff Time	General Fund

Action #	Long Term Actions Items	Priority	Responsible Party - County Department	Potential Partners	Estimated Costs	Potential Funding Source(s)
44	Continue to update the Transportation Capital Improvement plan based on regularly updated traffic studies (carried forward from ROA)	High	County- EI, PW	CD, PS, GDOT, BC	\$10,000 annually	General Fund
45	Hwy 144/Spur 144 Intersection Improvements	High	County- EI ,CD	GDOT, OT	\$2,600,000	Impact Fees, TSPLOST and SPLOST
46	Phase II and Phase III Harris Trail Road Improvements	High	County- EI ,CD	OT	\$41,600,000 (All Phases)	Impact Fees, TSPLOST and SPLOST
Intergovernmental Cooperation						
47	Promote maximum cooperation among all public safety, emergency response and law enforcement officials, across the county to reduce duplication, speed interventions and maximize efficiencies.	Medium	County- SH, ES	MU	Staff Time	General Fund
48	Utilize the service delivery strategy update to coordinate with Richmond Hill and Pembroke on future plans for public facilities and utilities service boundaries to adequately meet the needs associated with growth. (carried forward by ROA and updated)	Medium	County- CD, BC, ES, EI, PW, WS	MU	\$5,000	General Fund
49	Build, sustain and maintain Core GIS Infrastructure to support GIS Operations and Coordination with all affected County Departments. (carried forward from ROA)	Medium	County- GIS, CD	PS	\$5,000	General Fund
50	Make all data accessible by Website, Mobile App., Tablet, both internally and externally with appropriate levels of security and access. (carried forward from ROA)	Medium	County- IT, GIS	PS	\$5,000	General Fund
51	Seek opportunities to share services and facilities with neighboring jurisdictions, including Bulloch, Effingham, Liberty and Chatham counties.	Medium	County- BC, ES, PR	MU, OT, PS, NP	Staff Time	General Fund
52	Leverage relationships with municipalities and regional partners to improve access to State and federal resources. (concept adapted from ROA)	Medium	County- BC	MU, OT, NP, Coastal RC	Staff Time	Grant Opportunities

Action #	Long Term Actions Items	Priority	Responsible Party - County Department	Potential Partners	Estimated Costs	Potential Funding Source(s)
Housing						
53	Identify areas suitable for lifecycle housing such as starter homes, multi-family apartments, assisted living communities, etc., using the Character Area Map as a guide.	High	County- CD	PC, BC, OT	Staff Time	General Fund
54	Conduct a Senior Housing Needs Assessment to determine the number of units needed to sufficiently meet the needs of current and future senior residents.	High	County- CD, SC	Coastal RC Area Agency on Aging, FC, SC, NP	\$150,000	General Fund, Home Access Program Grant
55	Create a cottage zoning ordinance to allow for smaller single-family homes (600-1,000 square feet), particularly in South Bryan, to provide more diverse housing options when public water and sewer become available.	Medium	County- CD	LD, BC, PC, PS	Staff Time	General Fund
56	Apply for grants to construct new affordable housing units for sale and rent as well as housing for the disadvantaged and special needs population in the County.	Medium	County- CD	NP	Staff Time	Emergency Housing Voucher Program; Emergency Solutions Grants; Housing Opportunities for Persons with AIDS (HOPWA); State Housing Trust Fund for the Homeless; Reentry Partnership Housing; HUD 811; GHFA PSH; Home Access Program, CHIP Grant, General Fund
Parks and Recreation						
57	Develop inter-governmental partnerships and collaborations with local non-profits to establish and maintain Parks & Recreational facilities.	Medium	County- PR, BC	NP, PS, OT	Staff Time	General Fund
58	Encourage parks and open space during the planning of new commercial and industrial development.	Low	County- PR, CD	NP, PS	Staff Time	General Fund
59	Seek collaborative opportunities with the School System to share facilities for recreation programs and events. (concept adapted from ROA)	Medium	County- PR, BC	NP, PS, BOE	Staff Time	General Fund
60	Establish a Parks and Recreation Committee to promote existing parks, review plans, vet ideas, and advocate for different types of recreational uses and programs.	Medium	County- PR, BC	NP, PS, OT	Staff Time	General Fund

Action #	Long Term Actions Items	Priority	Responsible Party - County Department	Potential Partners	Estimated Costs	Potential Funding Source(s)
Broadband						
61	Collect and maintain the most up to date and accurate data on the County's broadband availability and affordability.	High	County- CD	NP, GA	Staff Time	General Fund
62	Encourage and support appropriate broadband pilot projects and applications	Medium	County- CD, PW, EI, BC	NP, PS	Staff Time	General Fund, Grants
63	Leverage any opportunities to provide home access for K-12 students and college students to enable online educational opportunities.	Medium	County- CD, PW, EI, BC	NP, PS, BOE	Staff Time	General Fund, Grants





Photo courtesy of Bryan County Information Technology Department



APPENDIX

Initial BOC Public Hearing Agenda



Bryan County Board of Commissioners

Chairman

Carter Infinger
carterinfinger@bryan-county.org

District 1

Noah Covington
noahcovington@bryan-county.org

District 2

Wade Price
wadepri@bryan-county.org

District 3

Dallas Daniel
ddaniel@bryan-county.org

District 4

Andrew Johnson
ajohnson@bryan-county.org

District 5

Dr. Gene Wallace
gwallace@bryan-county.org

County Administrator

Ben Taylor
btaylor@bryan-county.org

County Clerk

Lori Tyson
ltyson@bryan-county.org

Bryan County Board of Commissioners

May 10, 2022- 5:30 p.m.
Bryan County Commission Meeting Room
42 N. Courthouse St.
Pembroke, Georgia 31321

TENTATIVE AGENDA

Call to Order

Invocation

Pledge of Allegiance

Recognition of Guest

Approval of Agenda

Approval of April 2022 Meeting Minutes

Approval of Consent Agenda

1. Alcohol Application- Jason Wallace, Waterways Wine and Spirits
2. Alcohol Application- Jason Wallace, Cottenham Tavern
3. State Court Budget Amendment for Administrative Position
4. West Port Water & Sewer Agreement and TIA- CRG Services Management, LLC
5. Alcohol Application- Chirag Patel, Black Creek General Store

Proclamation- First Responders Appreciation Day

Presentation of Recovered Flag- Chief Jonathan Murrell, Rincon Police Department

Community Development Public Hearing Items

1. Bryan County Comprehensive Plan 2045
2. Z#260-22 Blue Ridge Flats LLC, Second Reading of an Ordinance to Amend the Zoning Map for 1.96 acres - Parcel 0251-040-01
3. Z#262-22 20/20 Development LLC (Cove 2 Coast) Second Reading of an Ordinance to Amend the Zoning Map for 3.10 acres - Parcel 048-01-017-001 and 048-01-018-001
4. CUP#178-22 20/20 Development LLC (Cove 2 Coast) Conditional Use Permit - Parcel 048-01-016-001
5. Amendment to Zoning Condition - Watergrass Planned Development

Community Development, Non-Public Hearing

1. Z#264-22 Edward Meyer, First Reading of an Ordinance to Amend the Zoning Map for 4.8 acres - Parcel 0361-027
2. Z#236-20 RP Seaport LLC, First Reading of an Ordinance to Amend Zoning Conditions - parcel 028-029

Tentative Agenda
May 10, 2022
Page 2

Ben Taylor - County Administrator

1. Resolution Fisherman's Co-Op
2. Fee-in-Lieu Agreement Watergrass - James Royal and Michael T. Casey
3. St. Joseph's Candler Water and Sewer Agreement
4. 2022 Bryan County Road Program Contract Award / Budget Amendment
5. Resolution regarding Board of Education's General Obligation Sales Tax Bonds, Series 2022
6. Commonwealth Senior Citizen Project
7. 2022 Automatic Aid Agreement Amendment

Public Comments

Commissioners Comments

Adjournment

APPENDIX

Planning & Zoning Commission Public Hearing Agenda

Agenda Packet Page #1



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MEETING AGENDA

Meeting Date: July 18, 2023
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
42 N. Courthouse St, Pembroke, Georgia

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES FOR JUNE 20 MEETING
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 - 1. Variance (Project 20230416), Avery Farrish, requesting a variance to increase lot coverage to 52% and reduce the rear setback from 20 feet to 8 feet for a pool enclosure in the “PD” zoning district. Property is located at 4285 Castleoak Dr., in the southern end of Unincorporated Bryan County. PIN# 061-66-007-320.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 - 1. Public Hearing to present a draft of the Bryan County Comprehensive Plan. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Department of Community Affairs for review.
- V. OTHER BUSINESS
- VI. ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact the Bryan County Community Development Department at (912) 756-7962. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact us at (912) 756-7962. This information can be made in alternative format as needed for persons with disabilities.

Posted: July 11, 2023

Online Public Survey Report



ONLINE COMMUNITY SURVEY RESULTS

Introduction

Designed as a joint survey with Bryan County and the two incorporated cities of Pembroke and Richmond Hill, the online community survey featured twenty (20) questions total. The survey was divided as follows; questions #1 through #10 applied to Bryan County as a whole, questions #11 through #14 applied to North Bryan County and Pembroke, and questions #15 through #18 applied to South Bryan County and Richmond Hill. The last two questions were open-ended, which allowed respondents space to provide written feedback. This comprehensive and user-friendly design encouraged responses from all residents of Bryan County in one survey and collected feedback on both the Countywide and North Bryan and South Bryan areas.

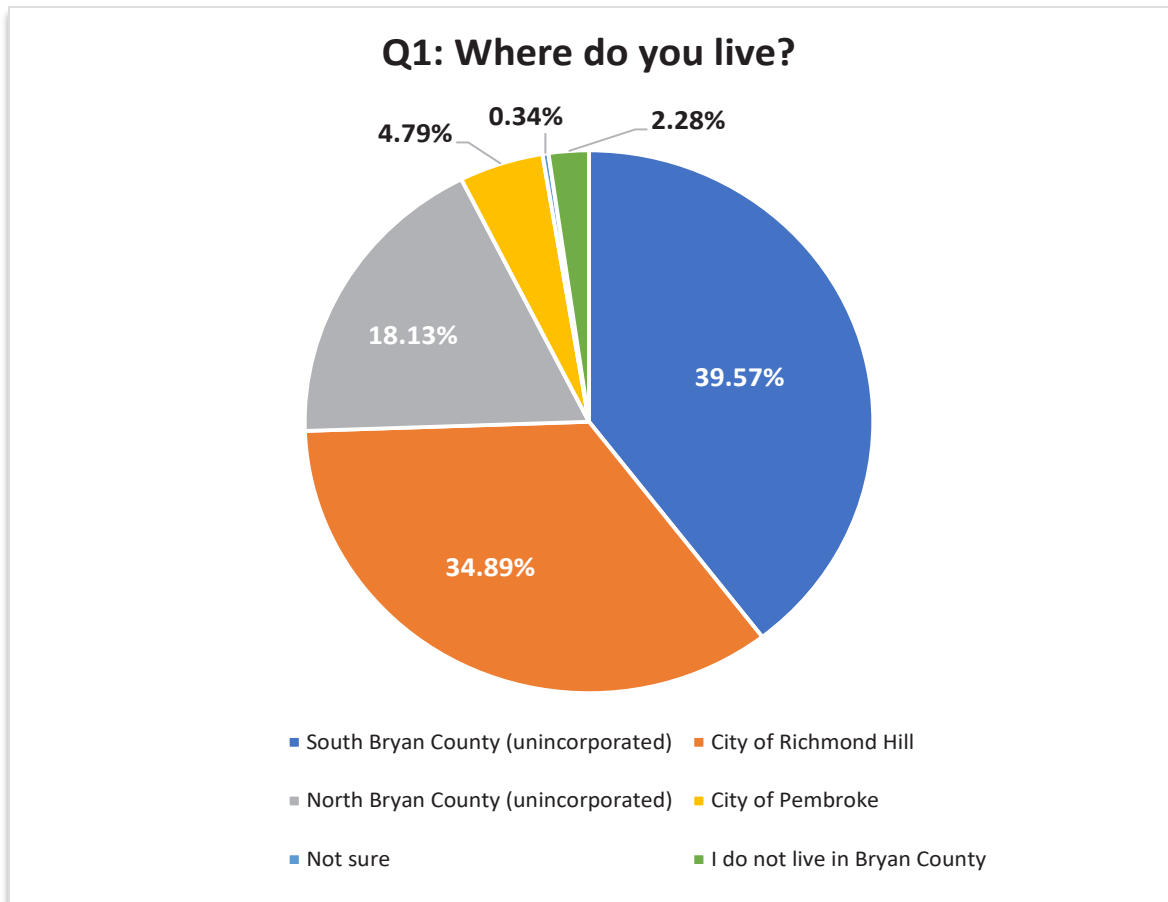
The data received helped to identify what residents like or do not like about the County and what topics should be considered for change going forward. The results were then applied, alongside input collected from public open house meetings, to shape the goals of the comprehensive plan to reflect the collective voice of the community.

The online survey was open between August 1st and September 5th, 2022. Bryan County staff advertised and promoted the survey via outreach on social media platforms, an announcement on the County website, and the placement of flyers and signage throughout the County. These efforts were successful as evidenced by the fact that during the one-month survey window, 881 unique respondents completed the survey.

The results of survey questions #1 through #18 are presented in the following summary statements and accompanying charts.

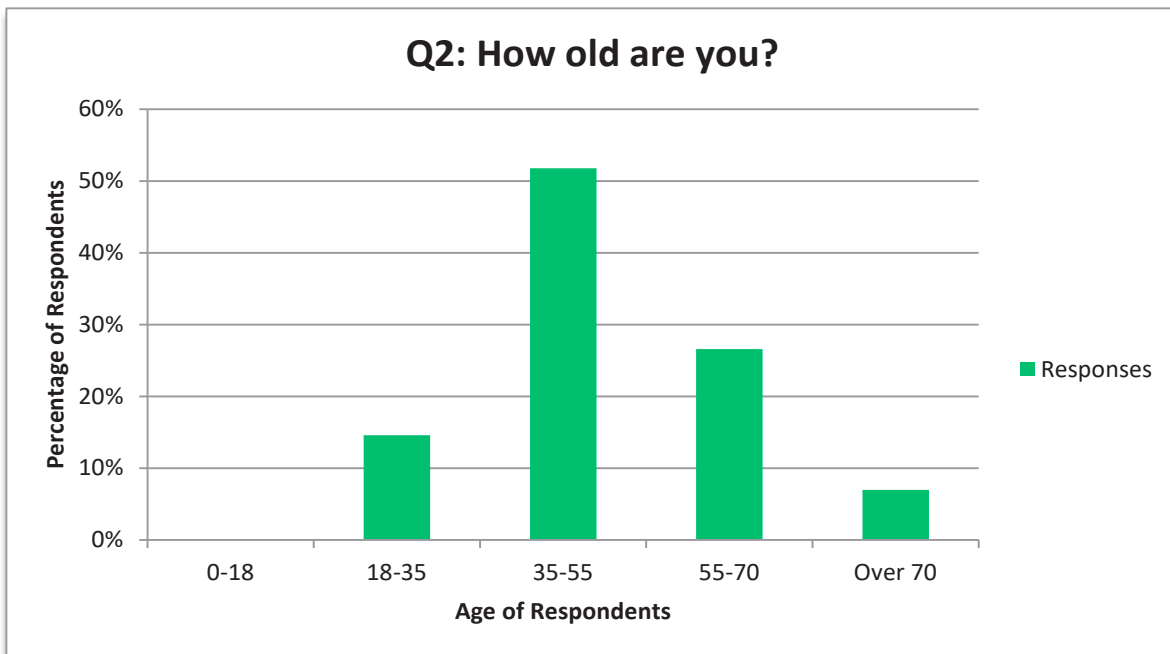
**Bryan County
Online Community Survey
COUNTYWIDE RESULTS
Questions #1 Through #10**

Question #1: Most survey respondents lived in South Bryan County Unincorporated (39.57%) and in the City of Richmond Hill (34.89%), while the next largest group of respondents lived in North Bryan County Unincorporated areas (18.13%)





Question #2: Most respondents were age 35 or older. A little more than half of respondents (51.77%) were between the ages of 35-55 years old, while 26.57% were between the ages of 55-70 years old.

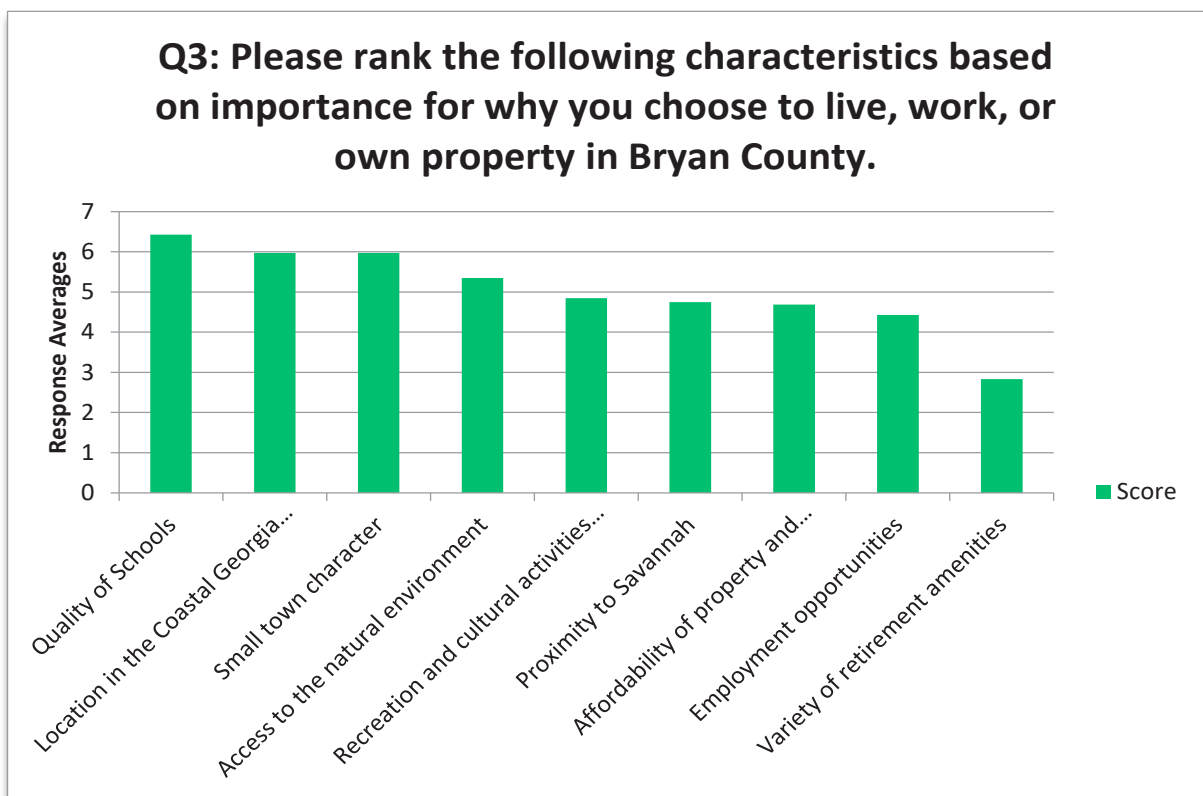


Question #3: When asked to indicate their top reasons for why they chose to live or work in Bryan County, respondents chose “Quality of Schools” as their number one reason, followed by a tie between “Location in the Coastal Georgia Region” and “Small Town Character”.

Ranking lowest, or the least important reason identified for living or working in Bryan County, was “Variety of retirement amenities”.

The responses are represented by a scale of one to seven, indicating the average of all the rankings, with one being the lowest priority and seven being the highest.

According to these results, Bryan County residents chose to live or work in the County mainly for the high-quality schools, access to nature and small-town feel. In contrast, residents indicated they did not choose to live or work in the County for its retirement amenities, job opportunities or affordable housing options.

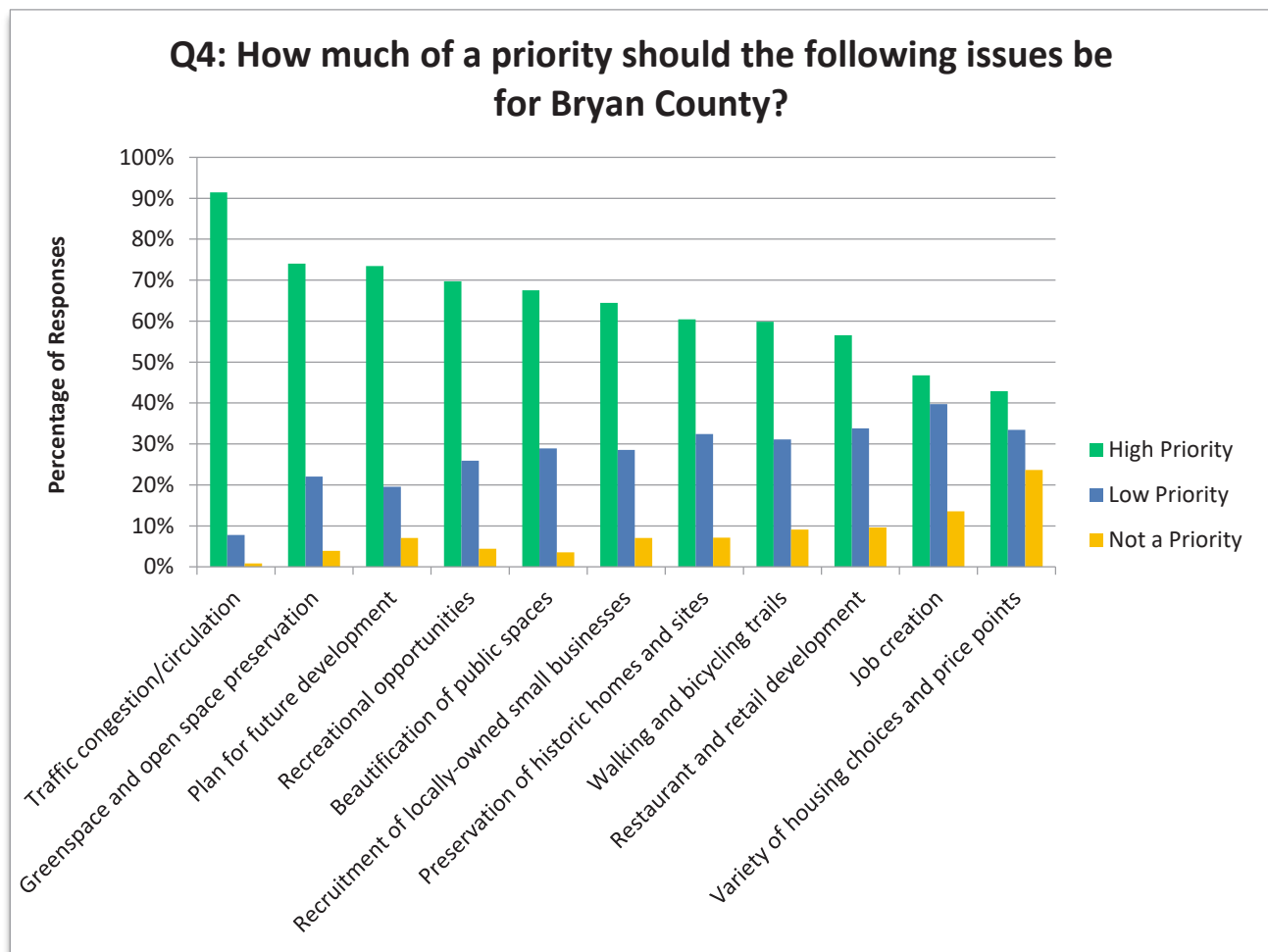


Question #4: To gauge which issues were of highest priority to Bryan County residents, the survey provided a list of the top issues identified through the planning process up to this point. Respondents were asked to assign either high, low or no priority to each issue.

The issue that received the highest priority was “Traffic congestion/circulation,” with a total of 91.43% of respondents choosing this as a high priority. The second highest priority with a score of 74.05% was “Greenspace and open space preservation” followed by “Plan for future development” with a score of 73.45%.

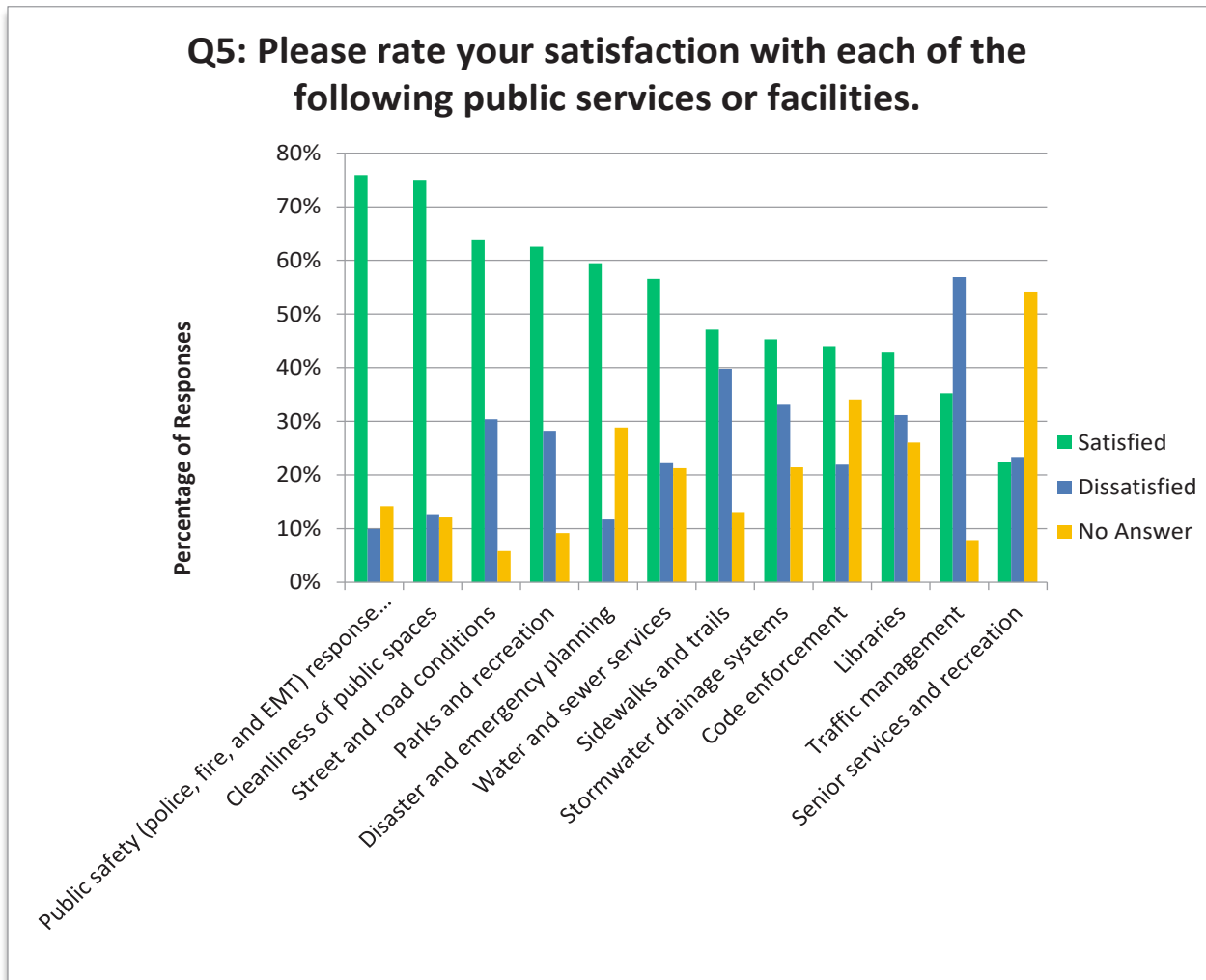
The issue receiving the lowest priority was “Variety of housing choices and price points” with 23.64% of respondents choosing this as not a priority.

This reveals Bryan County residents would like the County to prioritize traffic management and greenspace preservation.



Question #5: When it came to the level of satisfaction regarding public services or facilities, respondents were most satisfied with “Public safety (police, fire, EMT) response times” and “Cleanliness of public spaces,” followed by “Street and road conditions”.

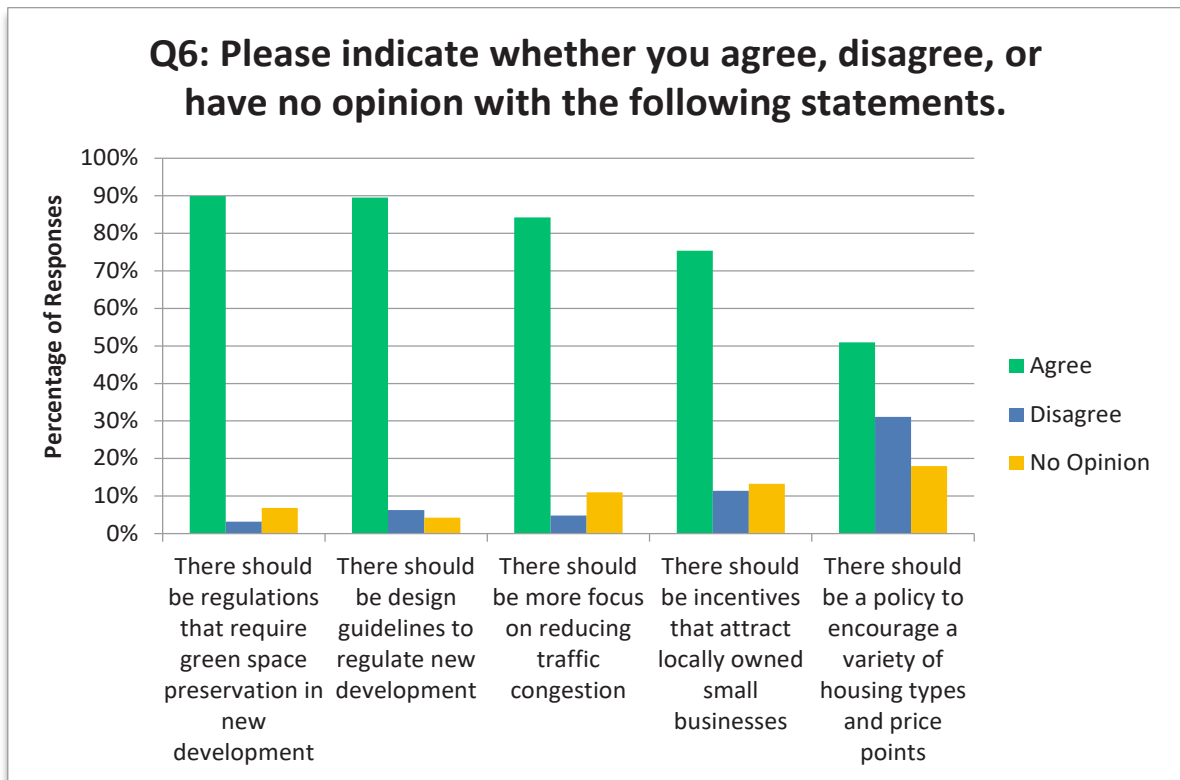
In keeping with the results from the previous question, respondents were most dissatisfied with “Traffic management” followed by “Sidewalks and trails.”





Question #6: When asked to indicate level of agreement with certain development strategies, almost 90% of respondents agreed there should be design guidelines and green space regulations in new development. There was not a single strategy that respondents overwhelmingly disagreed with, as every strategy received more agreement than disagreement votes.

Overall, the majority of respondents support that Bryan County should consider these development strategies.

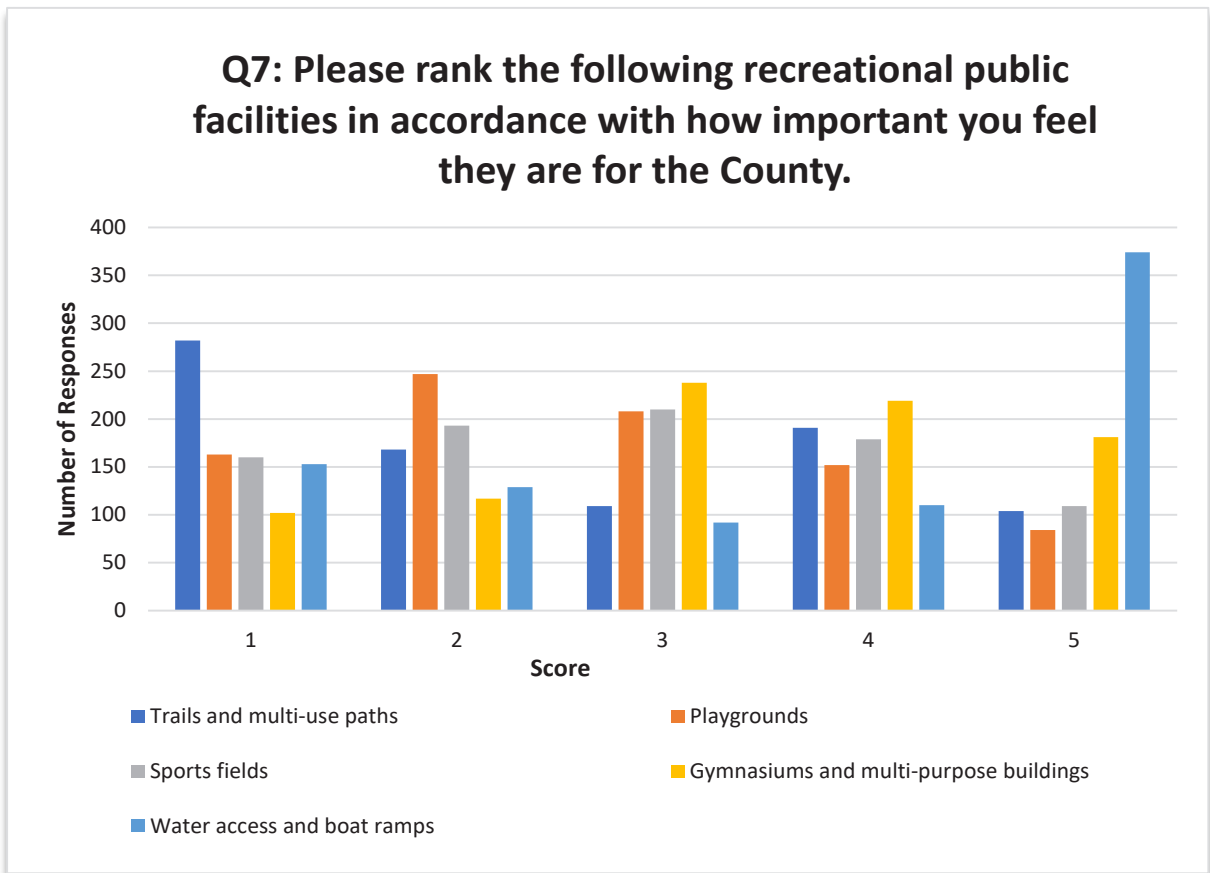


Question #7: When asked to rank a series of five public recreational facilities in order of their priority, with one being the highest priority and five being the lowest highest, “Trails and multi-use paths” were ranked the highest most often by respondents followed closely by “Playgrounds”.

“Playgrounds” were most often selected as the second highest priority.

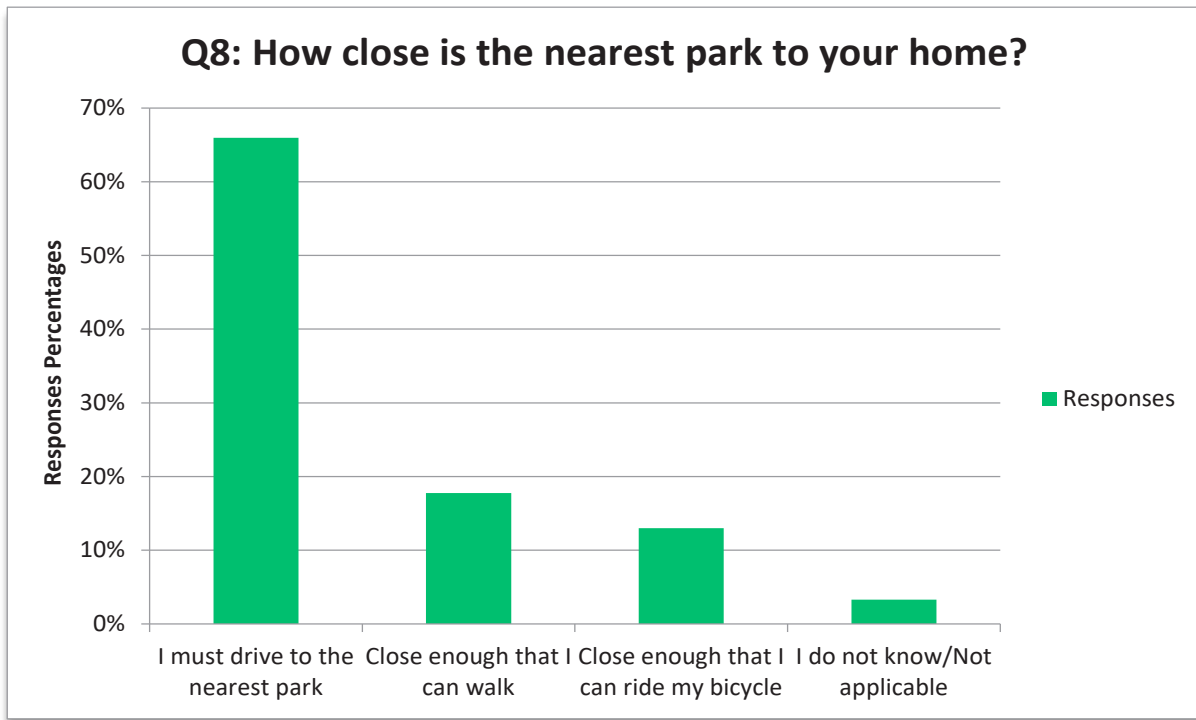
“Water access and boat ramps” were most often ranked the lowest of all the facilities.

The chart below presents the results based on the respondents’ priority order, with 1 being the highest priority and 5 being the lowest priority.



Question #8: When asked how close the nearest park is to their home, 65.95% of respondents answered that they must drive to the nearest park, while a total of 30.75% of respondents said it was close enough to reach by walking or biking.

It is noteworthy that several of the respondents to the open-ended questions at the end of the survey reflected a desire for more parks and maintenance or expansion of current parks, especially Sterling Creek Park.

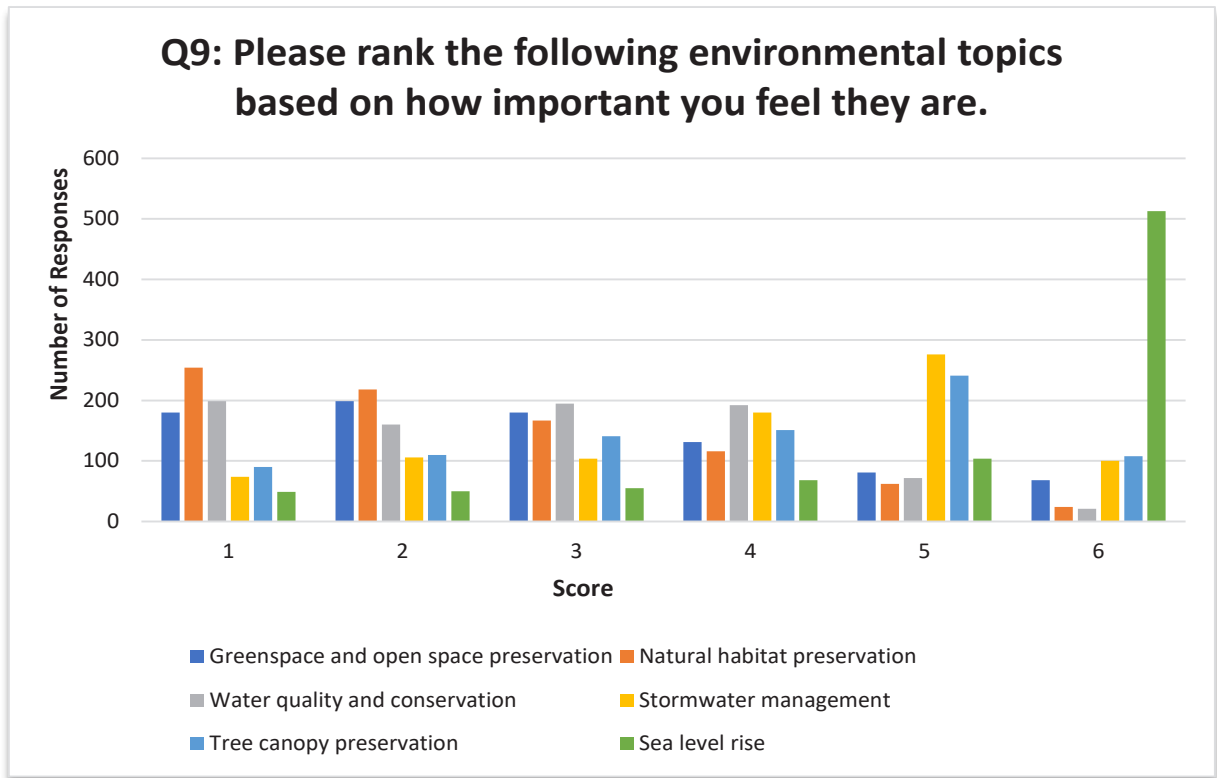


Question #9: Respondents were asked to rank a series of six environmental topics in order of their priority, with one being the highest priority and six being the lowest.

“Natural habitat preservation” was ranked most often as both the highest and second highest priority by respondents, followed closely by “Water quality and conservation”.

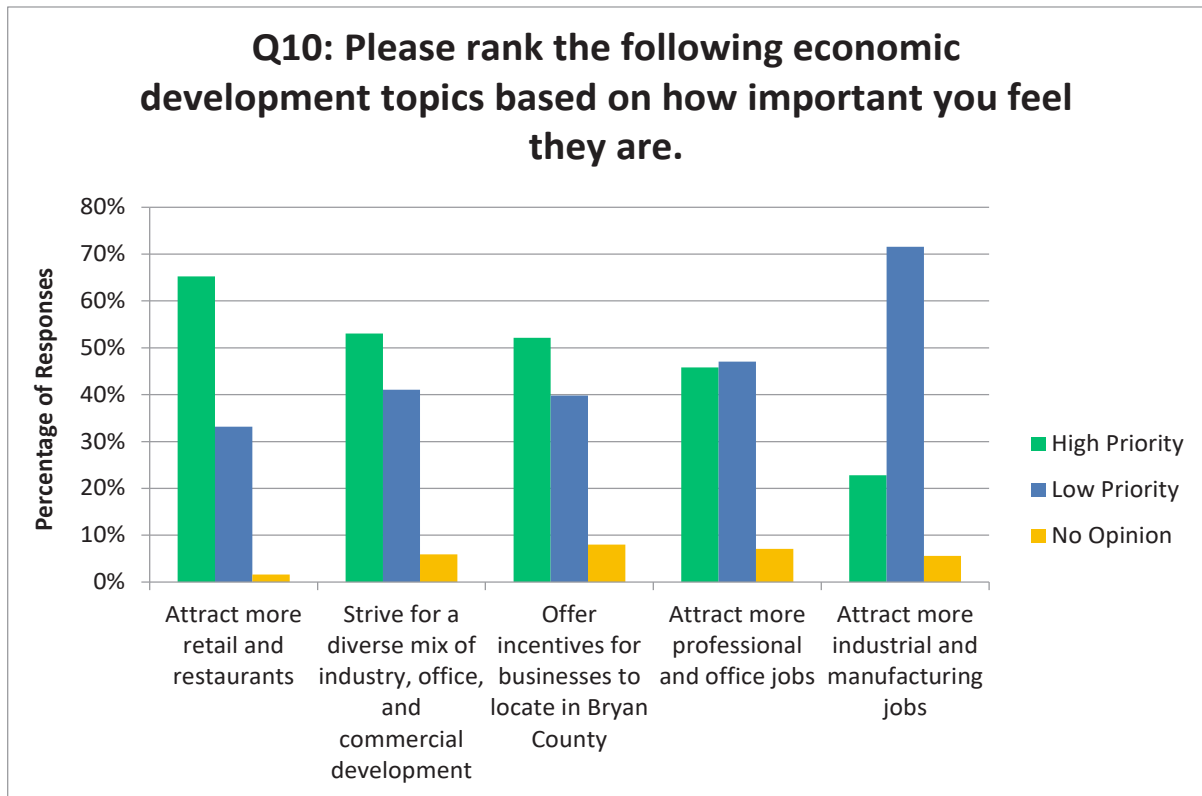
“Sea level rise” was selected most often as the lowest priority among the six environmental topics.

The chart below presents the results based on the respondents’ priority order, with 1 being the highest priority and 6 being the lowest priority.



Question #10: Regarding economic development strategies, Bryan County residents considered attracting more retail and restaurants the highest priority followed by striving for a diverse mix of industry, office, and commercial development.

As for the lowest priority, 70% of respondents considered attracting more industrial and manufacturing jobs least important.



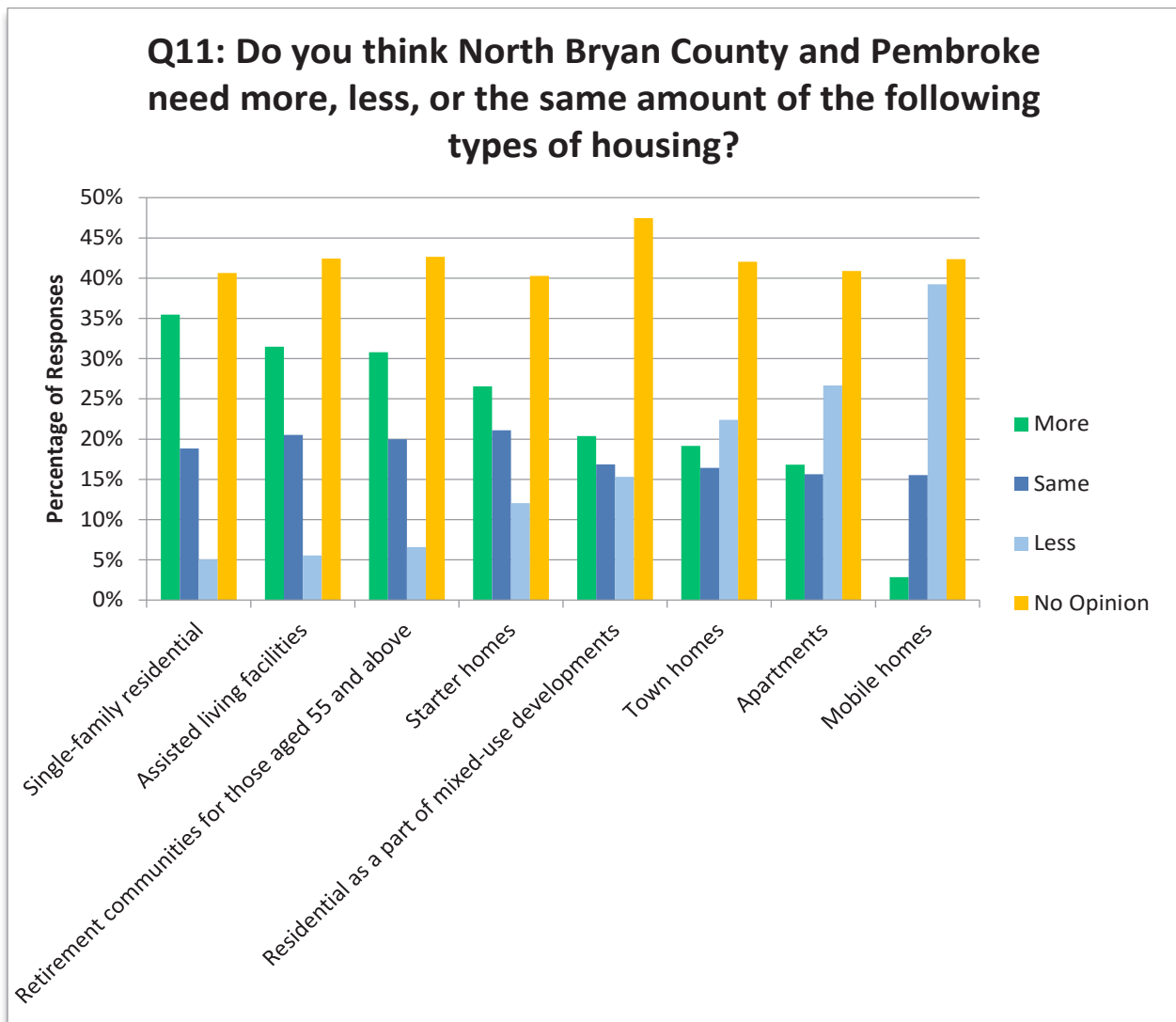
**Bryan County
Online Community Survey
NORTH BRYAN COUNTY AND
PEMBROKE RESULTS
Questions #11 Through #14**



Question #11: When asked whether North Bryan County and Pembroke needed more, less or the same amount of various housing types, respondents indicated their preference for more single-family residential homes and assisted living facilities and less mobile homes and apartments. Respondents also wanted more retirement communities for those aged 55 and above.

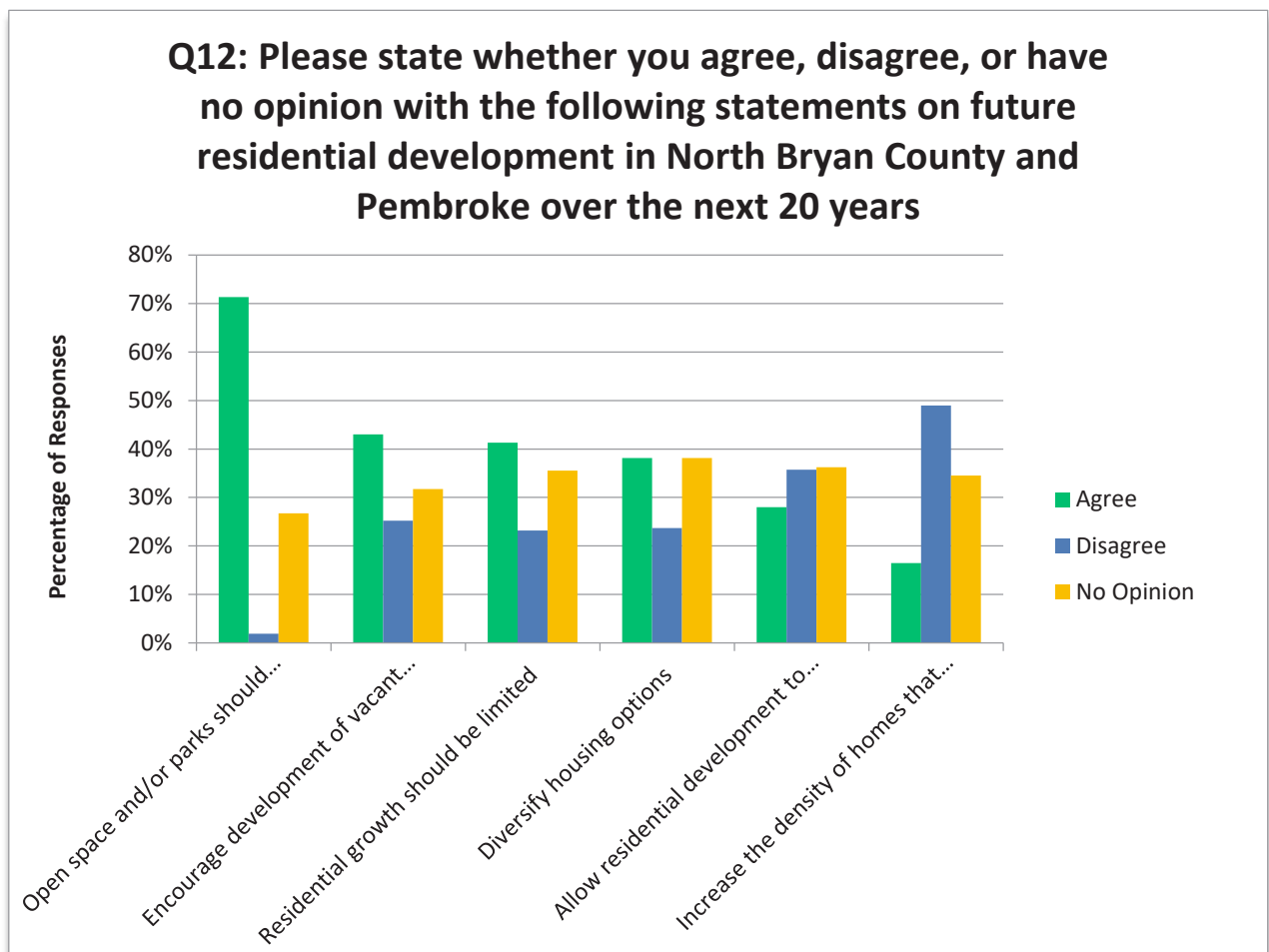
It is significant and important to highlight that the most common response in every category related to housing was “No opinion”.

As for alternatives to single-family homes, among respondents who indicated a preference, Starter homes and Residential as a part of mixed-use developments ranked above townhomes, apartments and mobile homes.



Question #12: Respondents were asked to indicate their level of agreement with select statements on the future residential development in North Bryan County and Pembroke over the next 20 years. “Open space and/or parks should be protected and maintained by the County particularly in sensitive environmental areas” ranked highest overall (70%) in terms of the number of respondents who agreed with this statement, followed by “Encourage development of vacant and underutilized property” at 43%. Respondents generally agreed that “residential growth should be limited”.

Almost 50% of respondents disagreed with the statement “Increase the density of homes that are permitted in residential areas.”

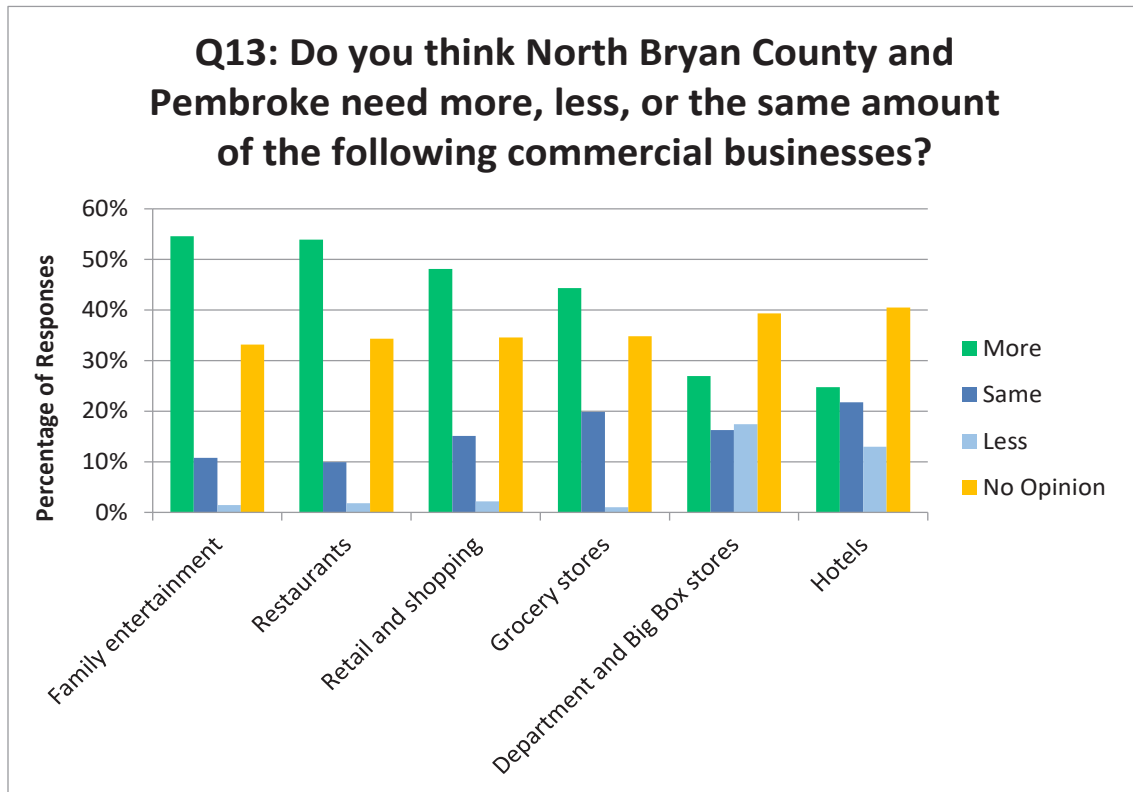




Question #13: Regarding commercial development, close to 55% of respondents indicated they wanted more “family entertainment” and “restaurants”, followed by “retail and shopping” and “grocery stores.”

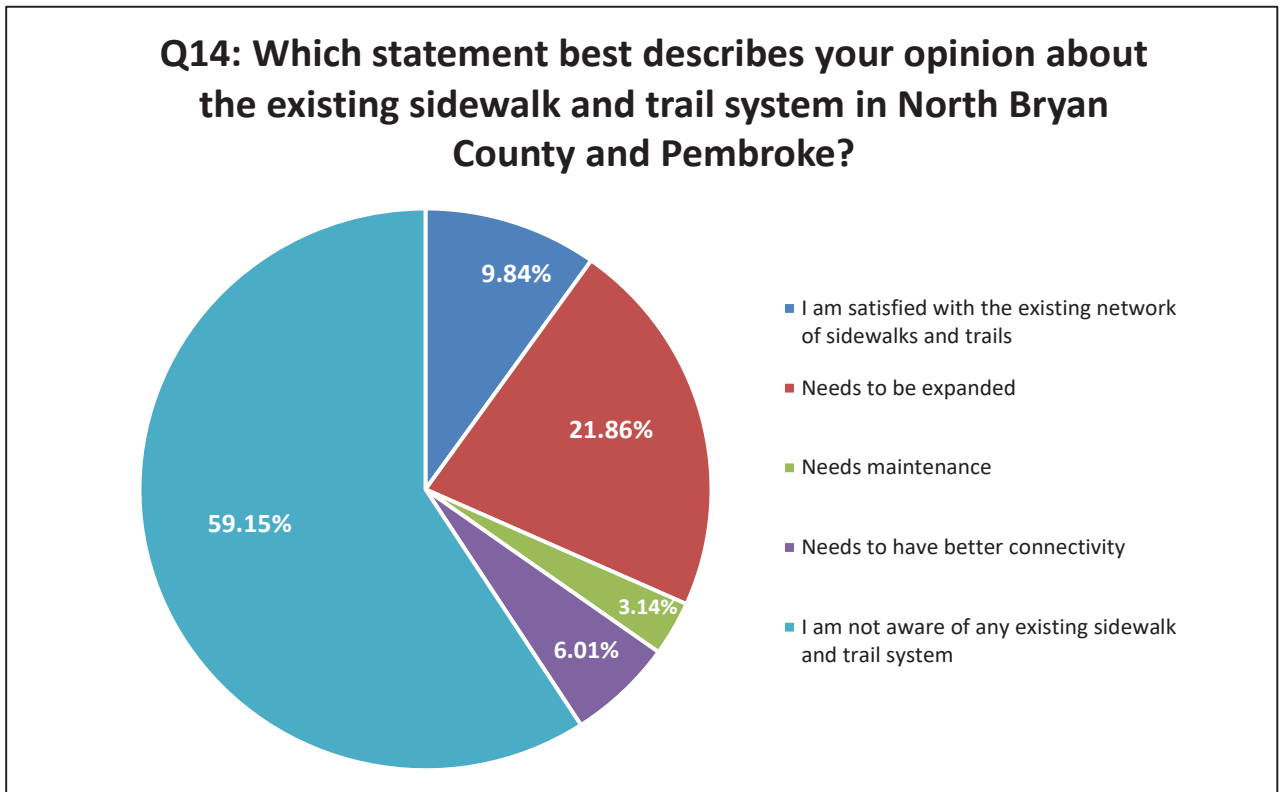
The type of commercial development respondents wanted less of in North Bryan County and Pembroke is “department and big box stores” and “hotels.”

In the optional comments section for this question, there were some trends such as the desire for less warehouses, a desire for more healthcare options and preserving the small town feel in Pembroke.



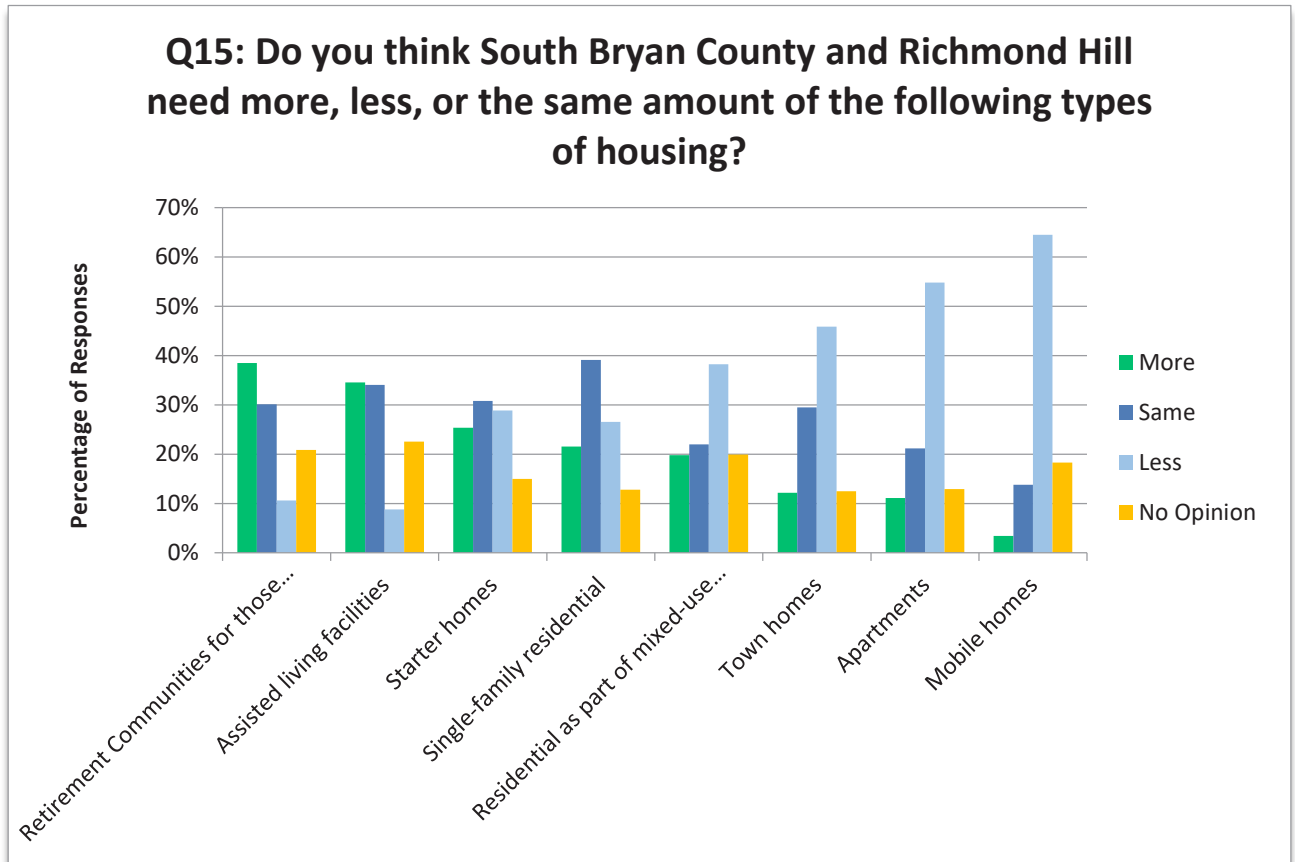
Question #14: When asked to indicate their opinion on the existing sidewalk and trail system in North Bryan County and Pembroke, most respondents (59%) indicated they were not aware of any existing sidewalk and trail system, while 21% think it needs to be expanded.

Only 9.8% of respondents indicated they were satisfied with the existing network of sidewalks and trails.



Bryan County
Online Community Survey
SOUTH BRYAN COUNTY AND
RICHMOND HILL RESULTS
Questions #15 Through #18

Question #15: When asked whether South Bryan County and Richmond Hill needed more, less or the same amount of various housing types, respondents wanted more retirement communities for those aged 55 and above and assisted living facilities and apartments and less mobile homes and apartments.



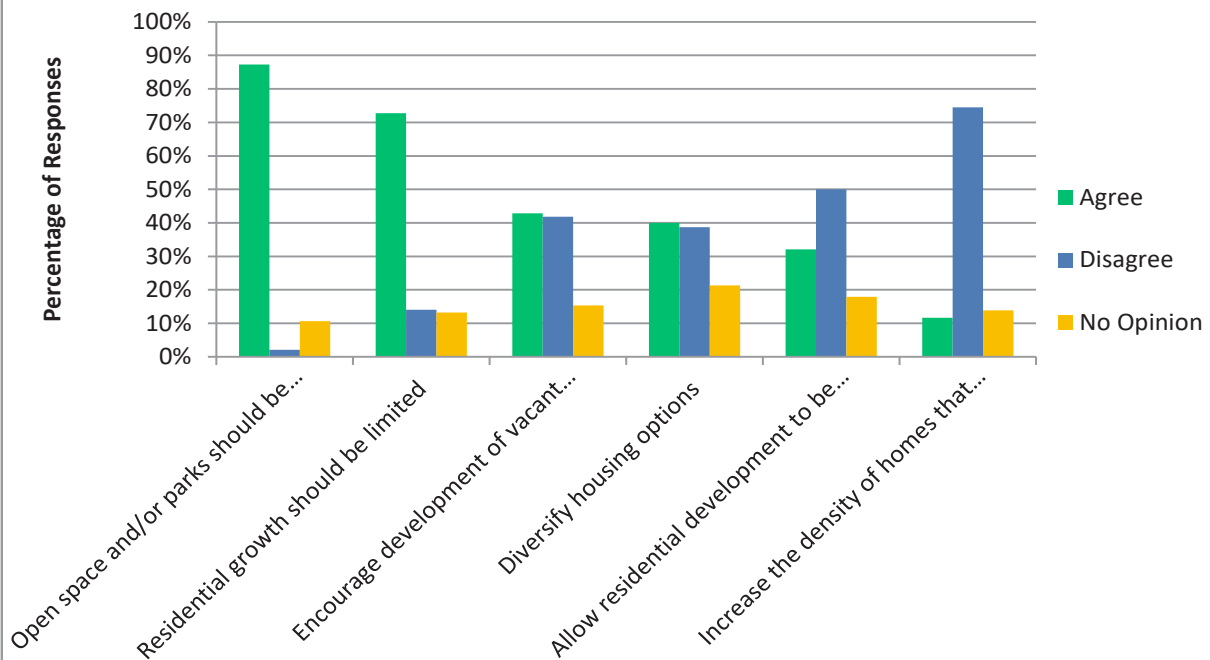


Question 16: Respondents were asked to indicate their level of agreement with select statements on the future residential development in South Bryan County and Richmond Hill over the next 20 years.

“Open space and/or parks should be protected and maintained by the County particularly in sensitive environmental areas” ranked highest overall (87%) in terms of the number of respondents who agreed with this statement, followed by “Residential growth should be limited” at 72%. Respondents slightly agreed more than disagreed to “encourage development of vacant or under-utilized property” as well as “diversify housing options.”

However, 50% of respondents disagreed with the statement “Allow residential development to be mixed with commercial development along major corridors” and 74% disagreed with the statement “Increase the density of homes that are permitted in residential areas.”

Q16: Please state whether you agree, disagree, or have no opinion with the following statements on future residential development in South Bryan County and Richmond Hill over the next 20 years.

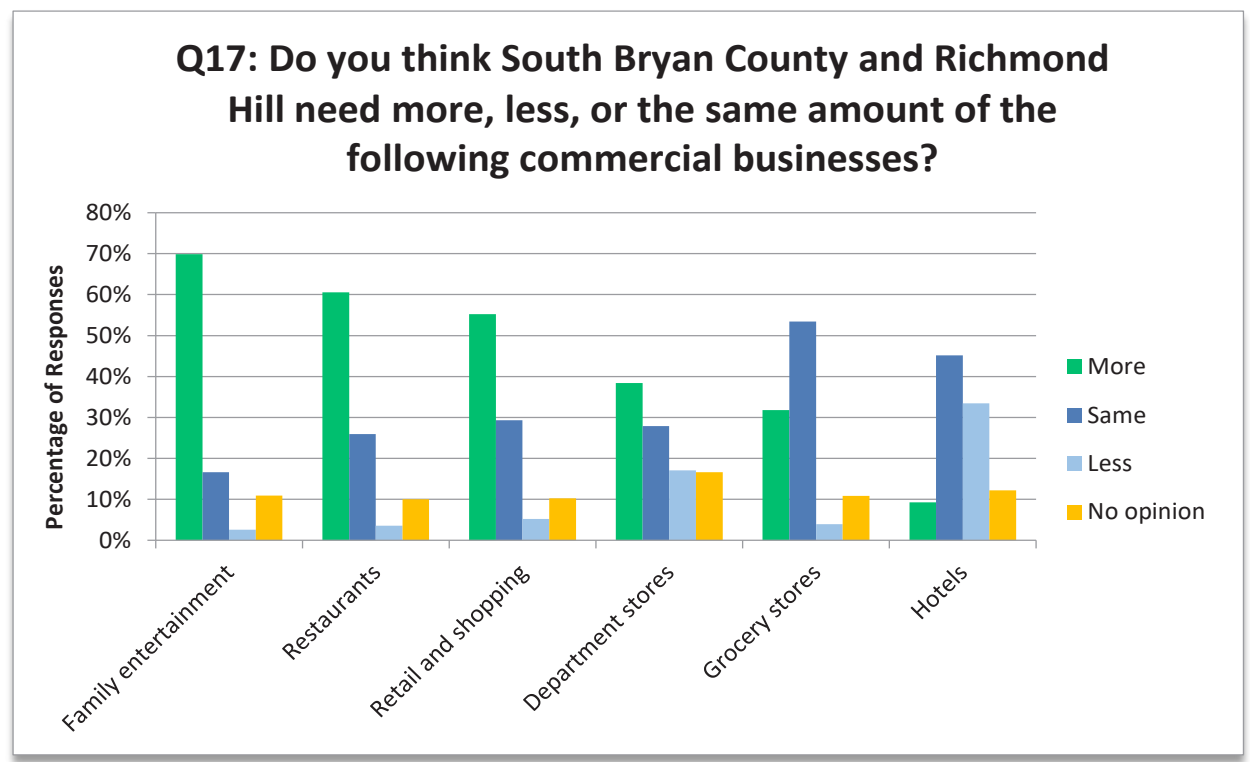


Question #17: Regarding commercial development, the majority of respondents indicated they wanted more “family entertainment” and “restaurants”, followed by “retail and shopping” and “Department and Big Box stores.”

The type of commercial development respondents wanted less of in South Bryan County and Richmond Hill is “hotels,” while half of respondents wanted the same amount of “grocery stores”.

In the optional comments section for this question, there were some trends such as the desire for more locally owned restaurants and less fast-food options (except for a desire for Chick-Fil-A), as well as more activities for teens such as a movie theater or community pool.

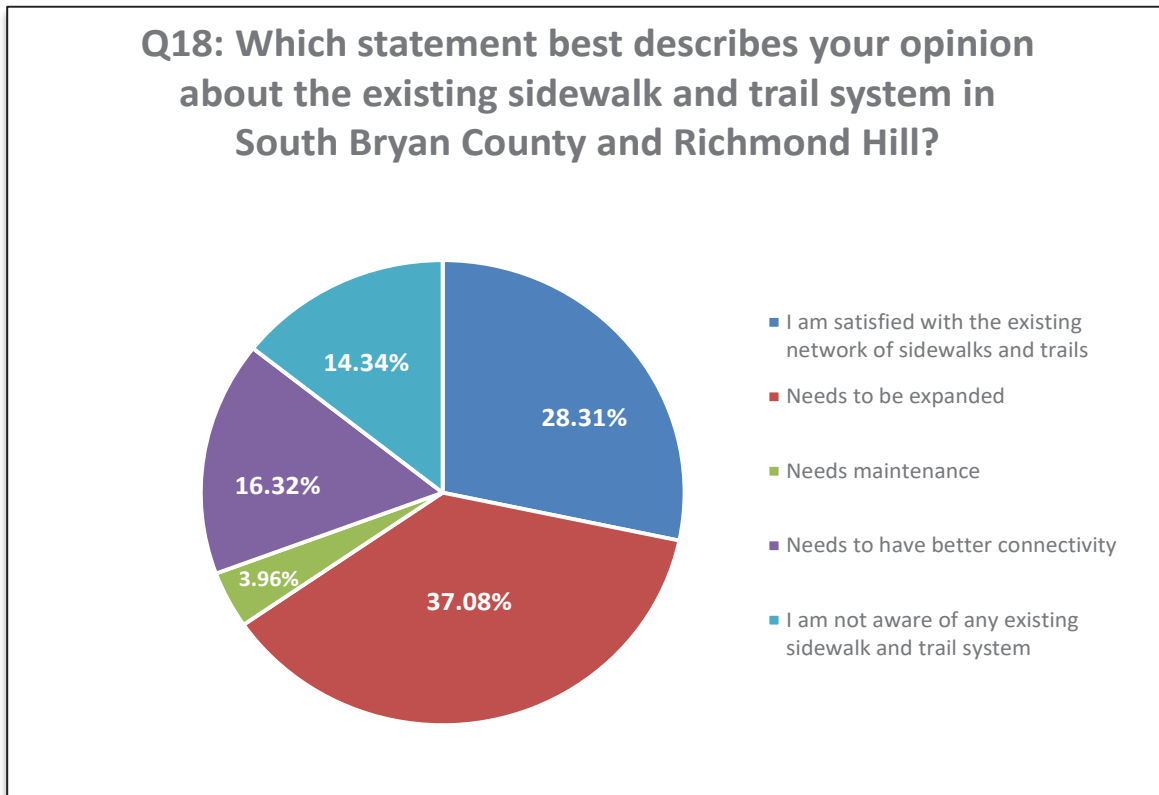
As for big box stores, respondents listed Target, Walmart and Trader Joe’s.





Question #18: When asked to indicate their opinion on the existing sidewalk and trail system in South Bryan County and Richmond Hill, 37.8% of respondents indicated it needs to be expanded, while 28% of respondents indicated they were satisfied with the existing network of sidewalks and trails.

Only 4% of respondents felt that the sidewalk and trail system is in need of maintenance in South Bryan County.



OPEN-ENDED QUESTIONS

At the end of the survey, respondents were given the opportunity to leave comments in response to two questions.

The first question asked what they think the greatest challenge facing Bryan County will be in the next 20 years. There was a total of 709 responses to this question, with a few answers repeated by many respondents. Common responses fell into a few different categories:

Greatest Challenge	Mentions
Growth	169
Schools	119
Traffic	114
Housing	70
Infrastructure	68

The last question asked if respondents had anything else to add and a trend emerged in the answers. Keeping Sterling Creek Park open and well maintained as well as connecting it to other walking trails was one recurring, specific topic. Common responses fell into a few different categories below:

Anything to Add	Mentions
Richmond Hill	77
Schools	56
Housing	44
Growth	40
Infrastructure	68
Kids	22
Sterling Creek Park	12

APPENDIX

Bryan County Online Character Area Story Maps Results



Comprehensive Plan Update

**Bryan County
Online Character Area Story Maps
RESULTS**

Do you agree with the character area shown for this location?	Tell us why, by entering your comments/feedback in the text box below.	Date	First Name	Last Name	Phone Number	Email	x	y
Yes	Blitchton should be called out as a Village center. We have very few residences in comparison to the number of acres. The majority of the land in this area is used for farming, and timber. There are few residences in comparison here.	5/23/2023 16:00	Gayla	Reffner	9126650740	Reffnerhouse1@comcast.net	-81.43760876	32.19701704
No	How can you propose Bell Road in N. Bryan County as emerging suburban when the zoning for this area is A-5 and being so close to a conservation zone? What data/studies did you use to come to this conclusion? How do you intend on changing the zoning for the areas proposed as emerging suburban?	5/31/2023 16:00	Ruth	Hetland	912-858-2516	rudj35@g-net.net	-81.4375862	32.22940256
No	Slater farm should not be designated as industrial so close to the river nor to the adjacent rural neighborhood off Bell rd. Note Slater Farm property drains from its northern boundary on to adjacent farm. Significant buffering is needed to avoid negative environmental impact	5/31/2023 16:00	Andrew and Catherine	Cobb	912-856-5582	433bhrun@gmail.com	-81.43759364	32.22473652
No	First paragraph of comprehensive plan states the importance of Ogeechee rvr. Why are large tracts along the river designated as Industrial? Healthy conservation boundaries are demanded between existing neighboring farms and homes. There is no transition btwn many properties and proposed industrial	5/31/2023 16:00	Andrew and Catherine	Cobb			-81.43852317	32.22448896
No	Ogeechee Riverkeeper encourages Bryan County to consider a Conservation character designation along the Canoochee River. As noted for the lands along the Ogeechee River, the Canoochee River would benefit from this designation, specifically water and recreation access and environmental protection	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.76431835	32.13219388
Yes	Ogeechee Riverkeeper encourages careful residential development close to incoming development around the mega site. We emphasize this in the context of more easily building new water, wastewater, and stormwater infrastructure needed to respond to flood control, wetland loss from this development	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.4856514	32.18425865
Yes	Ogeechee Riverkeeper appreciates forward-looking conservation designations along the Ogeechee River. ORK urges the county to prefer preserving and not developing this area, allowing rural residential only with supplemental conditions and/or conditional use permit (same for Canoochee Conservation)	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.4211326	32.20543494
Yes	Ogeechee Riverkeeper appreciates the two river access points in N Bryan. ORK encourages Bryan County to consider, designate, and allow for additional river access points to encourage water recreation on the county's waterways.	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.7818827	32.14673305
No	Ogeechee Riverkeeper urges Bryan County to extend its Conservation characterization along the whole length of the Ogeechee River from the northern county line to Ft Stewart. Protecting and preserving the lands immediately adjacent to the river will help support its current and future health	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.40393923	32.1109086

Do you agree with the character area shown for this location?	Tell us why, by entering your comments/feedback in the text box below.	Date	First Name	Last Name	Phone Number	Email	x	y
Yes	Ogeechee Riverkeeper appreciates the water and sewer needs at all Community Crossroads in N & S Bryan County. Extending infrastructure to these locations is important for continued growth that avoids septic and other on-site wastewater systems. Centralized wastewater treatment is highly preferred	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.74634072	32.1443492
No	Ogeechee Riverkeeper urges Bryan County to complete provide Conservation ring around S Bryan Co to include the portions noted above. This additional Conservation designation will support water quality, aquatic life, and aquatic habitat, including wetlands and future salt marsh migration	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.40001308	31.92054847
No	Ogeechee Riverkeeper urges caution in these low-lying areas for many reasons. Rising sea levels, rising water tables impacting septic, increased storms and flood frequency, migrating salt marshes are all concerns. Increased impervious surfaces exacerbate these issues. Expanded conservation preferred	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.20143262	31.82299541
No	Ogeechee Riverkeeper urges against planning new suburban development in this coastal area. The issues associated with sea level rise, increased storm frequency/intensity, and future salt marsh migration make these areas less feasible in the long-term. Emerging suburban areas should be relocated	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.21734385	31.85190083
Yes	Ogeechee Riverkeeper appreciates the specific Conservation designation along the coastal and tidal river areas. These transition areas should be protected for the environmental services (stormwater control, habitat, etc.) they provide. Expanding this designation to support marsh migration suggested	6/7/2023 16:00	Ben	Kirsch	866-942-6222 x9	ben@ogeecheeriverkeeper.org	-81.19647328	31.77655992
No	I do not think there needs to be any additional high density building off Ft McAllister Road. This area already deal with traffic. Just because there is space does not mean it needs to be developed. We have to leave some land undisturbed for the natural flora and fauna of the area.	6/10/2023 16:00	Amanda	Winter	9122934815	Adwinter116@gmail.com	0	0
Yes	I dont want to fill out a survey to see the interactive data.	6/12/2023 16:00	Null	Null	9999999	Null@example.com	-81.41683523	32.04929263
No	I was very interested in understanding the future changes but the maps were blurry no matter what size I made them.	6/12/2023 16:00	Sharen	Wixom		swixom2@gmail.com	0	0

APPENDIX

All Public Open House Sign-In-Sheets



Comprehensive Plan Update

Public Open House
North Bryan County & Pembroke
August 23, 2022

Sign-in Sheet

Name	Address	E-mail
KEN COPP	1669 WILDWOOD CH. RD	
Nathan Long	302 Mosswood Dr	
Joannie Kohler	139 Fred J Miller	joannie@g-net.net
Brandon Purcell	114 N. Commerce St. Hinesville	
Ryan Thompson	307 Old Pal Rd	thompson_r@tandh.com
Nate Fickthorn	220 US Hwy 80	nate.fickthorn@gmail.com
Jenni Langston	220 US Hwy 80	jenni.fickthorn@gmail.com
Rox Kinder	47 Henry Haslam Rd.	Rox.Kinder@per.tereco.net
Paul A. Floyd	2701 S. Hwy 67 N	pf00214@georgia.southern.edu
Hattie Allen	314 Box	Pembroke, Ga. 31321
Sheila Fields	96 Taylor St, Pembroke	
Rosie Palmer	275 Joshua Ln	Ellabell GA 31308
Toby Harris		Pembroke
Myra Ammeron	2147 Beautification Church Rd	Pembroke myra16@gmail.com
Ray Hall	695 Polk Rd Ellabell	stbur2@hotmail.com
Jenifer Hilburn	150 Spruce St Richmond Hill, GA	jen @ onehundredmiles.org
Mary Alice Nunn	4053 Highway 119 Pembroke GA 31321	maryalice.nunn@gmail.com



Comprehensive Plan Update

Public Open House
South Bryan County & Richmond Hill
August 25, 2022

Sign-in Sheet

Name	Address	E-mail
Cristina Tharin	540 Buchland Hall	cristina.tharin@gmail
Nikki Palmer	615 Bathwell Dr	nlpalmer4@gmail
Joseph Rizk	48 MARSH HEN CT.	jrzk7665@gmail
Chris Ralford	42 Waverly Lane	chris.ralford@gmail.com
Jenifer Hillburn		
STEVE SCHOLAR	106 PARADISE	SMscholar@yahoo.com
Patti Hewitt	4815 Belfast River Rd	jphew88@gmail.com
Marcus Kyle Farmer	478 Hogan Drive	Kyle farmer 33@gmail.com
Karen + Bruce Davis	252 Sayle Ln.	sayleslandings.com
Sheila Galbreath	23756 Hwy 144	fish_techds.net
M. Paige Grieninger	282 Cranston Bluff Rd	mpgmr@gmail.com



Comprehensive Plan Update

Public Open House
South Bryan County & Richmond Hill
August 25, 2022

Sign-in Sheet

Name	Address	E-mail
Randy Dykes	85 Richard Davis Dr.	rdykes@richmondhill-ga.gov
Amanda Styer	85 Richard R. Davis	astyer@richmondhill-ga.gov
Les Fussell	4 FINE CREEK DR, RH.	lfussell@richmondhill-ga.gov
Dwayne Varas	20 Sail Maker Ln.	dwayneavaras@gmail.com
BETSY Shanley	82 Pulaski Dr.	Betsyhs@educks.com
Rebecca Wayman	464 Besuly Dr	WaymanRealty@gmail.com
Cathleen Korzin	167 Seneca Ln	Richmond Hill j.korzin@comcast.net
Karen Bennett	101 Capechar Dr	rkarenh@gmail.com
Dawn Monaco	341 Sterling Creek Dr.	dawnmonaco@comcast.net
Elizabeth Bennett	8 McLaughlin Ct.	elizabethbennett248@yahoo.com
Andrea Farmer	478 Hogan Dr. RH	aeadams83@gmail.com
Pam Cagle	190 Sayle Ln RH	pgcagle60@gmail.com
Kelly Grieninger	282 Cronston Bluff Rd RH	Kelgrrr@gmail.com
Laura Vickers	551 Riverbend Rd	lauravickers1@yahoo.com

Public Open House
 North Bryan County
 May 23, 2023

Sign-in Sheet

Name	Address	E-mail
Patricia Beamon	90 Saddlebrush Rd	beamon.pate@yahoo.com
Cate Brown	210 E Walden	cate@northpointdev.com
JIM COLLINS	50 PARK OF COMMERCE WAY	COLLINS,J@TANDH.COM
Jonny Abbott	117 W. Oaklathope Ave.	912 233 4721
Brenda Quincy	1099 Old Olive Branch Rd	bquincy@aol.com
Kirk N. Nivens	1063 Old Olive Branch Rd	Knivens894@aol.com
Kate Nivens	1063 Old Olive Br. Rd	katenivens@icloud.com
Quita Nivens	1063 Old Olive Br. Rd	asuzzz@qq.com
John Gulserian	312 Glenview Rd	jpgulserian@comcast.net
Ryan Thompson	50 Park of Commerce Way	thompson.r@tandh.com
Jane Cole	208 Olive Branch Rd	jani1162@hotmail.com
Jennifer Jones	208 Olive Branch Rd	jenny1974@
Ellis Kirby	28 Abernethy St, Savannah	ellis.kirby@wellsfargo.com

APPENDIX

All Public Open House Summary Reports



Comprehensive Plan Update

Public Open House Meetings Summary August 23rd and 25th, 2022

On August 23rd and 25th, 2022, in collaborative partnership with the Bryan County Community Development Department, GMC held public workshops to garner public opinion and feedback during the comprehensive plan. The workshop on August 23rd was held in the Board of Education building located in Pembroke and focused on North Bryan County and Pembroke. The workshop on August 25th was held in the Board of Commissioner’s Meeting Room in Richmond Hill and focused on South Bryan County and Richmond Hill. A total of 51 residents, businessowners, and others interested in the future of Bryan County attended.

After attendees signed-in, they were invited to visit the five stations located around the room and to participate in different planning activities. The activity at each station is detailed below:

Station 1: Online Survey. Visitors used one of the tablets or scanned the QR code to take the online community survey.

Station 2: Setting Priorities for Goals. Visitors placed color-coded sticker dots to indicate their priorities for ten (10) preliminary goals related to Bryan County’s development.

Station 3: Map Exercise. Visitors placed number-coded stickers to indicate their favorite places and places they feel need improvement or attention throughout Bryan County.

Station 4: Financing Bucket Exercise. Visitors “spent” money on selected discretionary projects they felt are most important for the future of Bryan County.

Station 5: Pembroke and Richmond Hill City Table. Visitors reviewed the draft goals and map for Pembroke during the meeting in North Bryan and Richmond Hill during the meeting in South Bryan.

Bryan County and GMC staff were stationed at each station to answer any questions and listen to comments and concerns from residents, and maintain a record of comments. For longer written reactions, a form was provided for attendees to leave their comments.

Summaries of each of the stations are provided below:

Station #1: Online Survey

The complete results of the online survey are presented in a separate report.

Station #2: Setting Priorities for Goals

At this station, a poster was presented featuring a listing of ten preliminary goals. Attendees were asked to indicate their priority ranking of these goals through the placement of color dot stickers. Green dots represent the highest priority goals and red dots represent the lowest priority. With only three dots of each color, respondents had to narrow their choices from among the ten goals. Additionally, space was provided for written comments using post-it notes.

Goals Results North

- Please see the attached graphic.
- Highest priorities are:
 - ✓ Support high level of service for parks and recreation and
 - ✓ Protect and provide access and education to cultural and historic resources
- Lowest priority:
 - × Continue to support diverse Economic Development that benefits residents of the County. Note: Based on the comments, the explanations are that there is too much industrial development, not enough other uses and services, risk of damaging quality of life.

Goals Results South


- Please see the attached graphic.
- Highest priorities are:
 - ✓ Support quality growth through future land use planning and
 - ✓ Support high level of service for parks and recreation
- Lowest priority:
 - × Provide full suite of lifecycle housing.



North Bryan Goals Prioritization Exercise – August 23rd, 2022

Green is the highest priority and Red is the lowest priority.













Goal	Priority	Comments
 Provide a full suite of Lifecycle Housing	5 – Green 3 – Red	<ul style="list-style-type: none"> Housing that Young Couples and Seniors can afford!
 Improve Transportation Efficiency and provide Alternative Modes of Transportation options (bike lanes, walking paths...etc)	6 – Green 4 – Red	<ul style="list-style-type: none"> Bike Lanes that connect to rail-to-trails or from community to parks
 Develop a plan for Service Delivery that can support future growth	4 – Green 0 – Red	<ul style="list-style-type: none"> Make North & South at least “feel” equal in terms of education ONE regional wastewater treatment facility for region to support rapid development
 Continue to support diverse Economic Development that benefits residents of the County	1 – Green 12 – Red	<ul style="list-style-type: none"> Much of the development is not benefitting the county STOP this unfettered economic development mindset. Develop community services, greenspace and downtown How are tax losses from the megasite being recaptured? Increasing property taxes for Bryan County residents? Property Taxes
 Protect and provide access to our coastal Environment and Improve Community Resiliency	6 – Green 3 – Red	<ul style="list-style-type: none"> Water quality and megasite water treatment will affect ground water & Ogeechee River Government should work to improve resiliency in programs that benefit community (lots of state & fed money for resiliency)
 Support a high level of services for Parks and Recreation	10 – Green 0 – Red	<ul style="list-style-type: none"> Maintain current greenspaces; protect undeveloped land and wetlands Plan for traffic & growth in housing and schools
 Maintain and support a variety of Community Facilities and Services	5 – Green 0 – Red	<ul style="list-style-type: none"> Concern for North Bryan Education/schools to get the same funding as South Bryan Where are new fire & EMS & Medical facilities? New Senior Center in Pembroke. Give the downtown back
 Support Quality Growth through future land planning	7 – Green 3 – Red	<ul style="list-style-type: none"> Quality growth includes much more than Economic Growth – Focus on other quality of life metrics
 Protect and provide access and education to community Cultural and Historic Resources	8 – Green 0 – Red	<ul style="list-style-type: none"> Is there a survey (historic) of the megasite and Warnell home? Can North Bryan students get equal education funding and staff?
 Participate in Inter-governmental Cooperation on regional issues	6 – Green 0 – Red	

South Bryan Goals Prioritization Exercise – August 25th, 2022

Green is the highest priority and Red is the lowest priority.



Goal	Priority	Comments
 Provide a full suite of Lifecycle Housing	6 – Green 15 – Red	<ul style="list-style-type: none"> • 55 and older subdivision • Support housing for young families, seniors, people in all stages of life. No more development, only affordable to upper class.
 Improve Transportation Efficiency and provide Alternative Modes of Transportation options (bike lanes, walking paths...etc)	6 – Green 2 – Red	<ul style="list-style-type: none"> • Small bus system similar to college bus system
 Develop a plan for Service Delivery that can support future growth	7 – Green 1 – Red	
 Continue to support diverse Economic Development that benefits residents of the County	6 – Green 3 – Red	
 Protect and provide access to our coastal Environment and Improve Community Resiliency	9 – Green 0 – Red	
 Support a high level of services for Parks and Recreation	10 – Green 2 – Red	
 Maintain and support a variety of Community Facilities and Services	4 – Green 2 – Red	<ul style="list-style-type: none"> • Need hospital • Sterling Creek Park needs to be improved tremendously.
 Support Quality Growth through future land planning	11 – Green 3 – Red	<ul style="list-style-type: none"> • Stop this wetland destruction and unwanted growth. • Support local businesses and "hamlet" style neighborhoods.
 Protect and provide access and education to community Cultural and Historic Resources	5 – Green 5 – Red	
 Participate in Inter-governmental Cooperation on regional issues	4 – Green 4 – Red	



Station #3: Map Exercise

At this station, two base maps were on tables, one depicting North Bryan County and one depicting South Bryan County. Using number-coded stickers, attendees were asked to indicate their favorite places and places they feel need improvement or attention throughout Bryan County. To match the number with the corresponding comment, staff filled in a log sheet to capture comments associated with each of the numbered stickers.

Map Results

North Meeting – August 23, 2022

North Bryan Map Result Summary (Sticker # and color in parenthesis) 23 – total areas marked

- Blitchton Area Preservation (1, 7, 12, 13 Blue): Several stickers were placed in the Blitchton area, notably at the intersection with Eldora Road, US Highway 80 E and US Highway 280 E with all the notes mentioning the same thing; “do not turn this area into a horrible industrial mess of sprawled out industry and gas stations and instead to maintain the residential nature and unique context of that area preserved for future generations.” One person noted to expand US Hwy 80 into “the brownfield” in order to maintain Blitchton.
- Bridge Location Suggestion (2 Blue): Placed on the north east area of the Ogeechee River as an ideal location for a bridge to allow for additional regional connectivity to 1-16 and US Highway 280.
- Bulloch County Note (3 Blue): Placed at intersection of US Highway 80 and Highway 46 right outside Bryan County limits with a note saying “Bulloch County needs to start operating this intersection ASAP.”
- Housing locations (5, 6 Blue):
 - ✓ (#5) placed on Steve Bulloch Road south of US Highway 280 as an ideal location of residential housing
 - ✓ (#6) was also noted as an ideal location for more housing and development so as to “keep it in town and prevent paving everything else.”
- Mega-site related notes (8, 15, 16, 18 Blue)
 - ✓ (#8) placed at Mega-site with note “the mega-site and warehouses will never provide the number of jobs they promise, these deals never do.”
 - ✓ (#15) placed off US Highway 80 E near Olive Branch Road with note to do a historic survey of the Warnell Home before demolition (respondent mentioned in person that they believed this home was currently on the mega-site)
 - ✓ (#16) placed at Mega-site stated that an archeological survey of the mega-site be done before destruction of the site
 - ✓ (#18) also placed at the mega-site area and stated the potential for chemical runoff into the Ogeechee River.

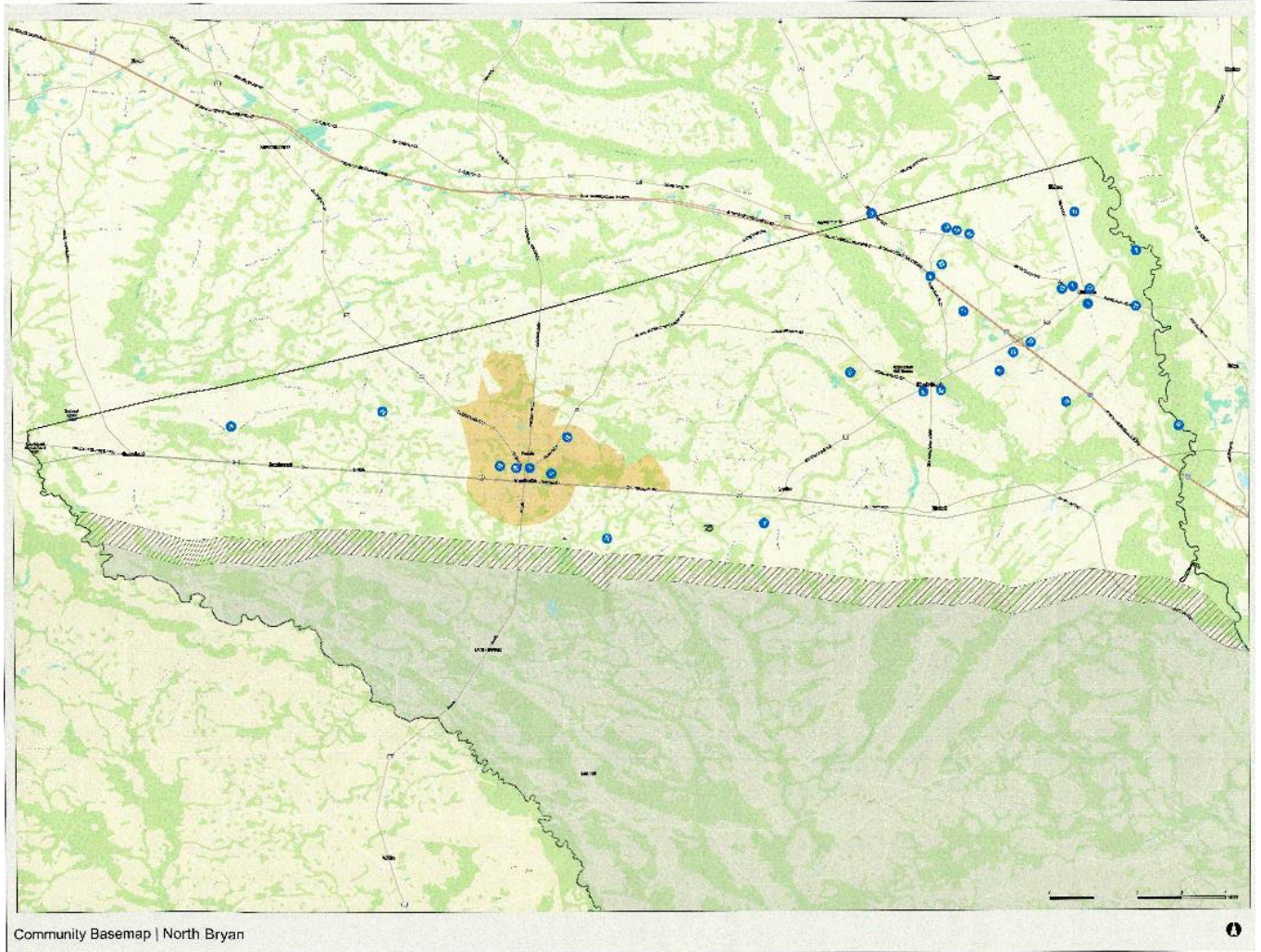
- Eldora Rd Area Concern (11 Blue): Placed on the north east side of Eldora Road with the note “the County has already rolled back the residential protection. How is the County going to fix this issue?”
- School related notes (20, 22 Blue):
 - ✓ (#20) placed on the east side of the intersection in Pembroke between East Bacon Street and North Main Street with a note “Why is there redundant architecture when the County won’t pay for a middle school principal?”
 - ✓ (#22) placed off of Camelia Drive at Bryan County High School in Pembroke with a note “schools – concern for rapid growth and our schools not being able to handle the growth.”
- Environmental/landscape related notes (14, 17, 18, 23, 24, 25, 28, 30 Blue):
 - ✓ (#14) placed at intersection of Olive Branch Road and US Highway 80 E with note “Berms to maintain rural aspect of the road”
 - ✓ (#17) placed at an area between Olive Branch Road and I-16 with note “concern with wetland destruction happening along highway corridors with rapid warehouse development in this part of the County”
 - ✓ (#18) was mentioned earlier, as it was mega-site related and mentioned concern for chemical runoff as a result into the Ogeechee River.
 - ✓ (#23) placed in a wooded area south of Pembroke off of SR 67 with note “My home, protected woodland and farmland”
 - ✓ (#24 and #25) placed in same unincorporated area in the eastern corner of Bryan County outside of Pembroke with same note “Protected woodlands, Family home. We love the quietness of this undeveloped area and want to keep it this way”
 - ✓ (#28) placed off of Olive Branch Road to the east in a residential area with note “concerned about lowering of water table for those with wells, with the addition of warehouses”
 - ✓ (#30) placed on the Ogeechee River with the note “Ogeechee River – Pollution? Protection? Groundwater pollution for industrial sites?”
- Traffic related notes (4, 19, 21, 26 Blue)
 - ✓ (#4) placed at intersection of Camelia Drive and Ash Branch Road with a note “Traffic light not roundabout/one way, etc.”
 - ✓ (#19) placed at intersection off I-16 Exit to mega-site with note “traffic/dangerous intersection”
 - ✓ (#21) placed on Us Highway 80 E next to the Ogeechee River with note “Traffic/Big truck traffic”
 - ✓ (#26) placed in Pembroke off of US Highway 280 E with note “Do not want expansion of Hwy 280. Increase of traffic is dangerous for our citizens and children”
- Parks and Recreation related note (27 Blue): Placed at Hendrix Park with note saying “Maintain and expand Hendrix Park, new Pickle Ball, Disc Golf, better walking path”
- Historic preservation note (29 Blue): Placed at intersection of Black Creek Church Road and US Highway 280 with note saying “Historic church and cemetery”



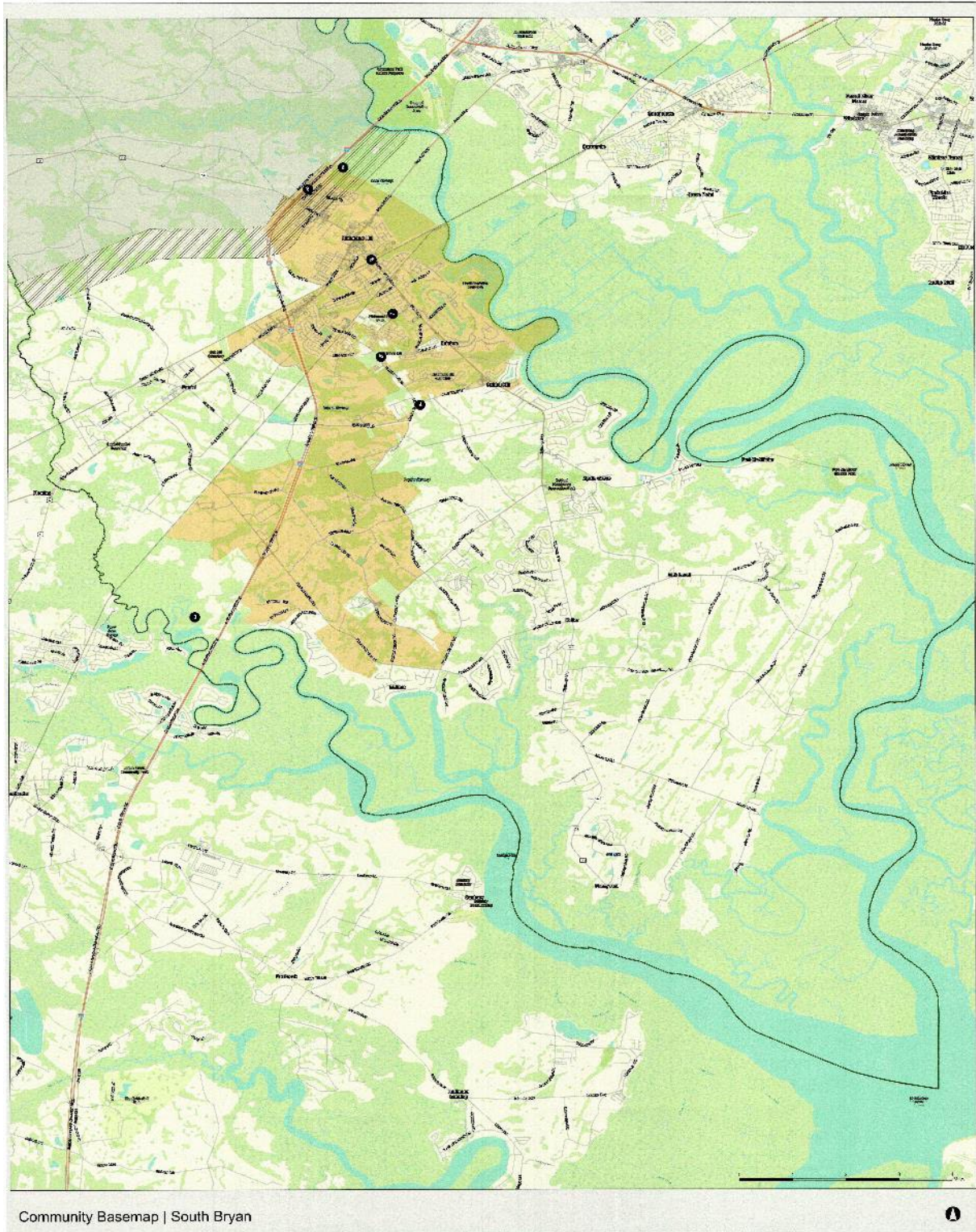
- Homeowners note (31 Blue): Placed along US highway 80 near Olive Branch Road with note “County destruction of homeowners”

South Bryan Map Result Summary (Sticker # and color in parenthesis) – 7 total areas marked

- Recreation Site Possibility (3 Black): South end of Richmond Hill near the East Channel Medway River and the East of I-95, “take advantage/improve GA DNR site for recreation”
- Unsafe Pedestrian Areas (4 & 5 Black): 2 intersections on Harris Trail Road with Port Royal Road and Brisbon Road were marked as “dangerous for Pedestrians”
- Road expansion disturbing neighborhoods (6 Black): Placed at the intersection of Ford Avenue and the railroad tracks closest to US Highway 17 with the comment “stop building 6 lane roads through neighborhoods and city.”
- High Density Apartment Buildings (7 Black): An area between Timber Trail Road and the railroad was marked with the note “Richmond Hill needs more high density living to capture the tax losses from the mega-site.”
- Historic District preservation and Noise complaint (8 Black): Area around I-95 near Thunderbird Drive was marked with the note “Protect the historic district known as the Blueberry. I-95 expansion and development and tree removal has caused massive increase of noise. Sometimes people can’t talk over the noise”
- Swamp preservation (9 Black): Swamp area west of I-95 called “Lost Swamp” was marked with the note “Please Protect Lost Swamp; make public greenspace.”



North Bryan Open House, North Bryan Map, 8/23/22



North Bryan Open House, South Bryan Map, 8/23/22

Map Results

South Meeting – August 25, 2022

South Bryan Map Result Summary (Sticker # and color in parenthesis) – 18 total areas marked

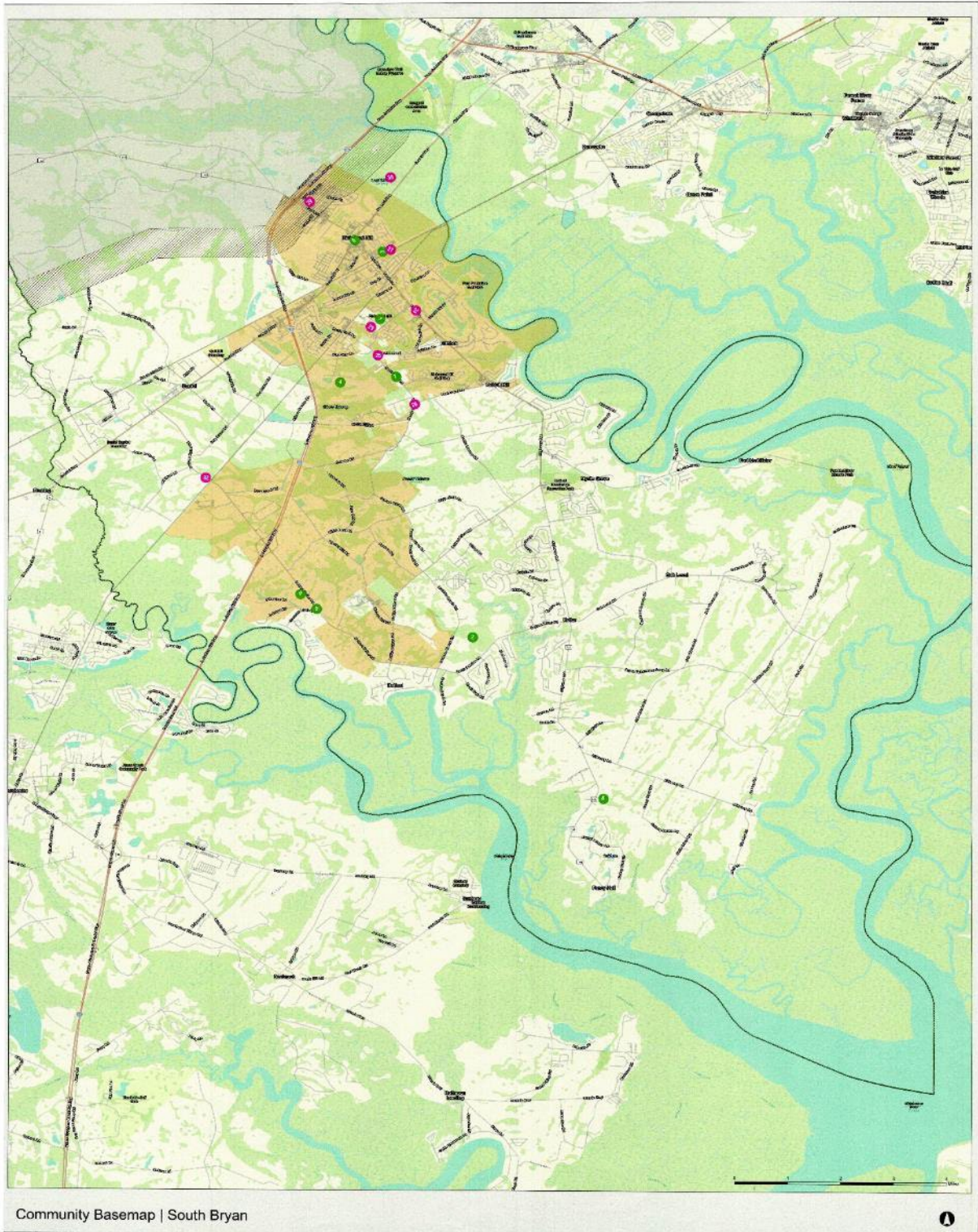
- Parks and Recreation Related notes (1, 2, 3, 4, 7 Green, and 23, 24, 25, 27, 30 Pink)
 - ✓ (#1) placed at Timber Trail to highlight this site,
 - ✓ (#2) placed at a wooded undeveloped area between Dunham Marsh Trail and Belfast Keller Road with the note “Potential for open space/passive recreation/trails/hiking”
 - ✓ (#3) placed on the railroad track near Ford Avenue with the note “J.F. Gregory Park is a little dated and needs some upgrades”
 - ✓ (#4) placed at Sterling Creek Park with the note saying the Park “has potential to provide more recreation opportunities”
 - ✓ (#7) placed on Harris Trail Road near Brisbon Road with the note “Harris Trail Road – improve walking/biking first, before allowing more development”
 - ✓ (#23) placed at Richmond Hill Recreation Center with note “Increase recreational facilities and improve – Pickleball courts”
 - ✓ (#24) placed on Ford Avenue with note “Work on traffic flow of 144 and increase walking areas”,
 - ✓ (#25) placed at intersection of Brisbon Road and Harris Trail Road with note “walking bridge across Sterling Creek Park and Harris Trail and Brisbon Road”
 - ✓ (#27) placed on the railroad track near Ford Avenue with the note “Add pickleball courts”
 - ✓ (#30) placed in the Lost Swamp area with the note “Protect the Lost Swamp – make public access.”
- Traffic related notes (21, 26 Pink, and 9 Green)
 - ✓ (#21) note says “Belfast Keller Rd Widening – Highway 17 and Belfast River Road accelerate the schedule and stay on schedule for the entire stretch”
 - ✓ (#26) placed at intersection of Port Royal Road and Harris Trail Road with the note “Traffic signal or roundabout” at this intersection
 - ✓ (#9) is placed on Belfast Keller Road near Cranston Bluff Road with note “limit cross traffic in this area with development and road widening”
- Economic/Downtown development notes (5, 6 Green, and 28 Pink)
 - ✓ (#5) placed at the intersection of Cranston Bluff Road and Belfast Keller Road with the note “What is the future plans for location of the gas station and any grocery store near Cranston Bluff and Belfast Keller”
 - ✓ (#6) placed at intersection of Ford Avenue and Highway 17 with note “develop a true downtown area”



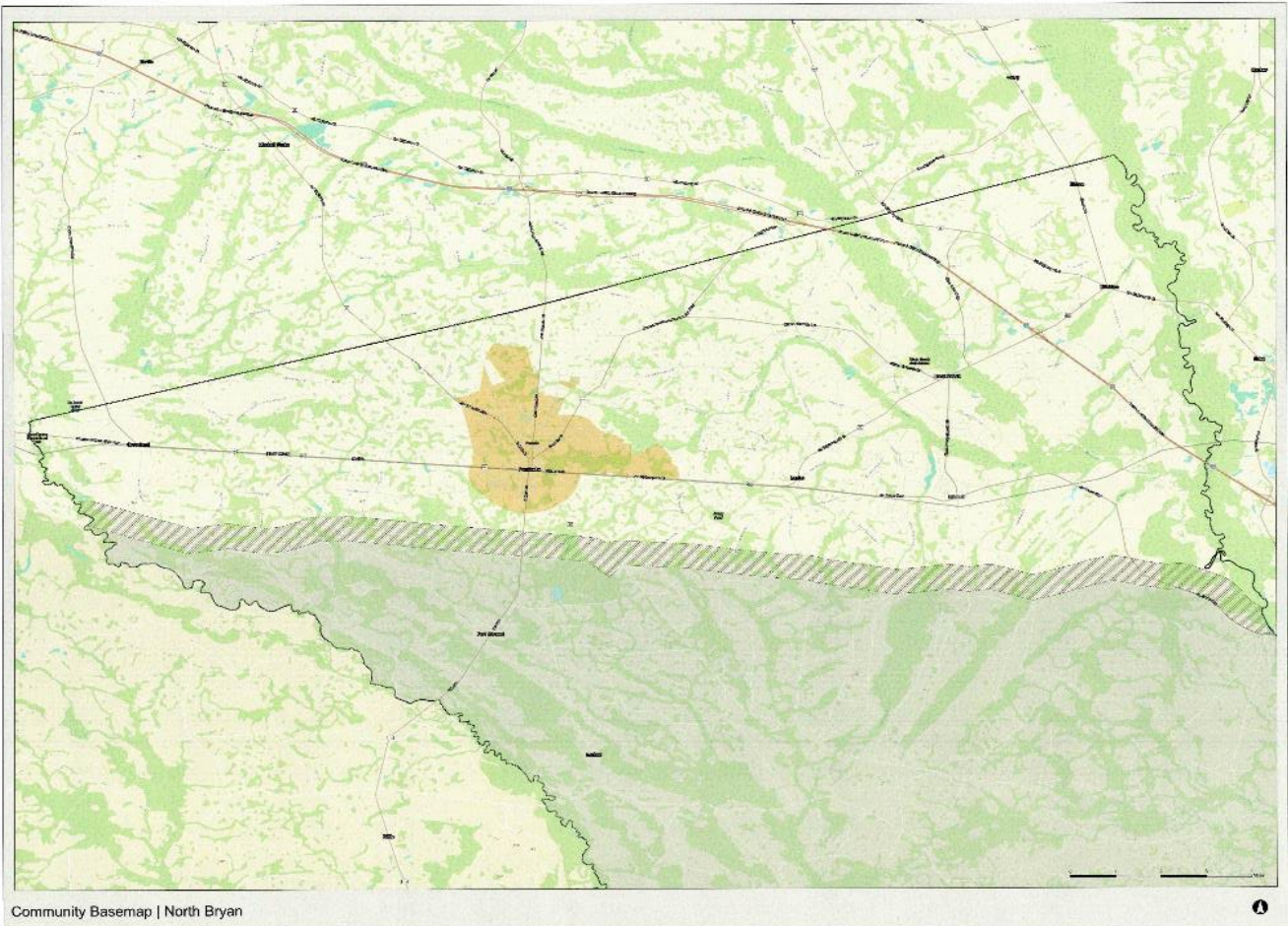
- ✓ (#28) placed near intersection of Belfast Keller Road and the railroad with note “Home Depot or other home improvement store is needed”
- Historic Preservation note (29 Pink) placed in the area around I-95 near Thunderbird Drive with the note “Protect our historic neighborhood: Blueberry”
- Zoning note (8 Green) placed in South unincorporated Bryan County area off of Highway 144 with note “Keep A-5 zoning in this area.”

North Bryan Map Result Summary (Sticker # and color in parenthesis) – 1 total area marked

- Regional transportation development note (22 pink) placed off the North Bryan County map with note “Hwy 204 (off map) development in Chatham and into Bryan – widen/make plans for improvement – high traffic expected and growth expected”



South Bryan Open House, South Bryan Map, 8/25/22



South Bryan Open House, North Bryan Map, 8/25/22

Station #4: “Financing Bucket” Exercise

As an engaging and interactive strategy to determine priorities for selected categories of discretionary projects throughout Bryan County, a public finance exercise was featured at this station. Each attendee was provided with four (4) replica \$100 bills. Each participant placed their money in the containers to “spend” their funds in the categories of projects they felt were most important for the future of Bryan County. The categories and a brief explanation are provided in the graphic below.

At the end of each meeting, the money was tallied and the results tabulated into the priority list according to the attendees at each meeting.



Transportation Alternatives	Recreational Services & Programs	Trails, Sidewalks & Bike Lanes	Downtown Revitalization	Water Access
<ul style="list-style-type: none"> • Park & Ride lots • Circulator Bus System 	<ul style="list-style-type: none"> • Community Theater • Non-Traditional Sports • Community Pool • Senior Activities 	<ul style="list-style-type: none"> • Walking/Biking Trails • Sidewalks • Bike Lanes 	<ul style="list-style-type: none"> • Streetscape Improvements • Business Incentives 	<ul style="list-style-type: none"> • Public Water/Coastal Access Areas
				

Results North Bryan County

Summary of Finance Exercise for North Bryan County – August 23, 2022

Discretionary Project	Funding
Transportation Alternatives	\$700
Recreational Services & Programs	\$2,400
Trails, Sidewalks, & Bike Lanes	\$1,800
Downtown Revitalization	\$2,500
Water Access	\$800

Budget Exercise Comments (North)

- Recreation: “Need tennis court in Pembroke”, “More services – pickleball, tennis, disc golf course, activities recreation and senior recreation”
- Transportation: “County Road Wildwood Church Road – needs paving (\$300)”, “I-16/280 interchange, need to “overbuild” with roundabouts, etc.”, “Plan for growth – Widening, traffic control, improvements now, Wheaton Street”
- Downtown Revitalization: “Restore Downtown Pembroke”
- General: “Representation not equal north/south, Education Priorities not equal north/south”

Results South Bryan County

Summary of Finance Exercise for South Bryan County – August 25, 2022

Discretionary Project	Funding Earned
Transportation Alternatives	\$600
Recreational Services & Programs	\$2,700
Trails, Sidewalks, & Bike Lanes	\$2,700
Downtown Revitalization	\$2,200
Water Access	\$1,000

Financing Bucket Exercise Comments (South)

- Downtown Revitalization: “Community Theater, Sidewalks, Crosswalks, revitalize current downtown,” “Beautification – we need to clean up and improve the first impressions off interstate,” “Focus on downtown in both Pembroke and Richmond Hill – get grants!!”
- General: “The Highway 17 Gauntlet curb needs cleaning up and increased curb appeal”

Highlights from both North and South (Financing Bucket Exercise)

- Both North and South prioritized “Recreational Services & Programs,” with the South having a tie with “Trails, Sidewalks and Bike Lanes” and the North voting this second behind Downtown Revitalization
- North next prioritized downtown revitalization for Pembroke
- South next prioritized trails and sidewalks



Pembroke City Table

North Bryan County on August 23, 2022

Goals Results Pembroke (Highlights)

- Highest priorities are:
 - ✓ Foster smart growth that protects Pembroke’s small-town Sense of Place
 - ✓ Expand water, sewer, and stormwater infrastructure to serve future growth
- Lowest Priority (by far) is:
 - × Expand network of multi-use trails and bike lanes

Map Results Pembroke (with notes) – 10 total areas marked

- Infrastructure comments (1, 2, 3 Purple)
 - ✓ (#1) placed at Pembroke’s sewer treatment plant in the north end of the city off of Sims Road with the note “Plan expansion if need to sewer system to allow growth in and expansion of "annexation" opportunities”
 - ✓ (#2) placed at the Bryan County Public Works office area off of Ledford Street with the note “Access to sewer”
 - ✓ (#3) placed right outside Pembroke city limits to the Southwest on Bacontown Road with the note “Bacontown Road → 280 water line loop”
- Parks and Recreation comments (70 Yellow and 60, 8 Purple)
 - ✓ (#70) placed at the Pembroke Municipal Park with the note “Park/greenspace recreational area for youths needs to be protected”
 - ✓ (#60) placed at the Inns of Pembroke motel maybe meant to be placed at the Municipal Park with the note “The recreation areas (pool, skateboard park, and park area)”
 - ✓ (#8) placed off of North Main Street near the old elementary school ball field area with the note “We need a county/city youth gym or place for our youth to spend time and have activities”
- Ideal locations for higher density and mixed-use development (5, 6 Purple):
 - ✓ (#5) placed off of Ash Branch Road on an undeveloped lot Parcel ID P09 01 013 with note “Promote density & mixed types (location is just an example)”
 - ✓ (#6) placed on a vacant agricultural lot off of Rogers Road with the note “Promote density & mixed types (location is just an example)”
- General comments (4, 7 Purple):
 - (#4) is placed off of North Main Street near the old elementary school ball field area currently vacant with the note “Once in a lifetime opportunity to do something really special”
 - (#7) is placed at the Bryan County High School with the note “Concern for our middle/high school with growth coming to our area, can we handle growth?”



Richmond Hill City Table

South Bryan County on August 25, 2022

Goals Results Richmond Hill (Highlights)

- Highest priorities are:
 - ✓ Protect natural, cultural, and historic resources
 - ✓ Provide high quality recreational facilities and activities to residents
- Lowest Priority (by far) is:
 - ✓ Provide a mix of housing types and price points

Map Results Richmond Hill Summary (Sticker # and color in parenthesis) – 8 total areas marked

- Parks and Recreation comments (32, 33, 37, 38, 39 Blue)
 - ✓ (#32) placed at Richmond Hill Park with note “Increase recreational areas and improve facilities”
 - ✓ (#33) placed near Sterling Creek Park with note “Increase Park areas”
 - ✓ (#37) also placed near Sterling Creek Park with note “Sterling Creek Park needs major updating and things put there, Rec Center”
 - ✓ (#38) also placed near Sterling Creek Park with note “improve recreational facilities non-motorized connectivity”
 - ✓ (#39) placed on Harris Trail Road near Cypress Point Drive with note “non-motorized bike lanes, widen road”
- Transportation comments (34, 35, 36 Blue)
 - ✓ (#34) placed on Frances Meeks Way or the railroad tracks with the note “Raise CSX Railroad track or fly over on Hwy 144”
 - ✓ (#35) placed at the intersection of Harris Trail Road and Port Royal Road with the note “widen Harris Trail Road entire length”
 - ✓ (#36) placed at the I-95 and Belfast Keller Road interchange with the note “widen Belfast Keller Road”

Public Open House Meetings Summary May 23rd and 24th, 2023

On May 23rd and 24th, 2023, in collaborative partnership with the Bryan County Community Development Department, GMC held public workshops to garner public opinion and feedback on key features of the final draft of the Comprehensive Plan update. The workshop on May 23rd was held in the Board of Education building located in Black Creek. The workshop on May 24th was held in the Board of Commissioner's Meeting Room in Richmond Hill. A total of 18 residents, businessowners, and others interested in the future of Bryan County attended.

After attendees signed-in, GMC presented a summary of the accomplishments to date, a draft of the Character Area Maps and a draft of the Key Short-Term Action Items. After the presentation, attendees visited two stations to provide their feedback and comments. The activity at each station is detailed below:

Station 1: Character Area Maps. Visitors reviewed the Character Area Maps for North Bryan and South Bryan and provided verbal comments and suggestions to staff. A few attendees placed comments on the maps.

Station 2: Key Short-Term Action Items. Visitors placed color-coded sticker dots to indicate their priorities for ten (10) categories of Key Short-Term Action Items.

Bryan County and GMC staff were available at both stations to answer any questions and listen to comments and concerns from residents, and maintain a record of comments.

Summaries of each of the stations are provided below:

Station #1: Character Area Maps

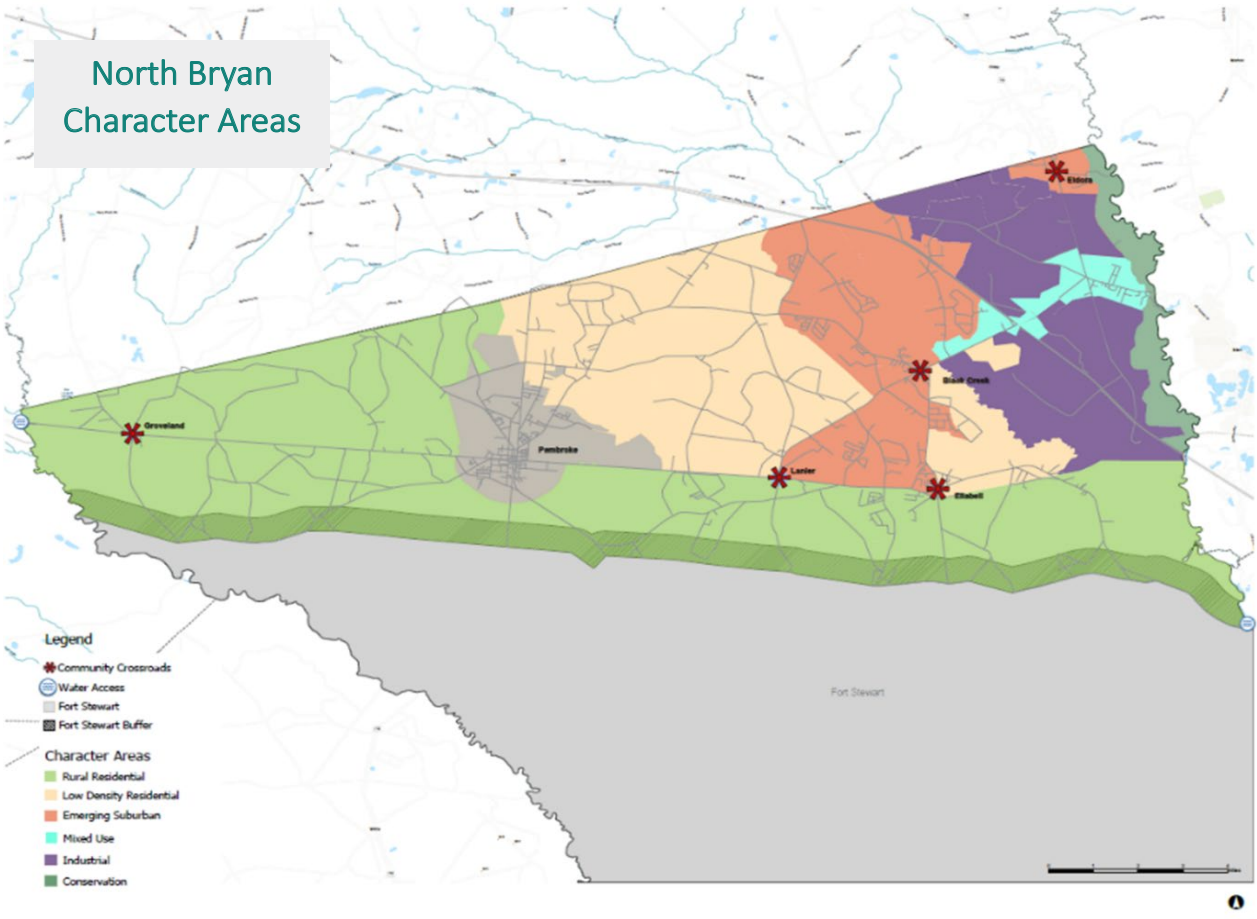
At this station, the two Character Area maps were displayed on tables, one depicting North Bryan County and one depicting South Bryan County. Using post-it notes, attendees were asked to indicate their comments and suggestions:

North Bryan Map Comments:

- Extend water and sewer as much as possible into low density residential Character Area in North Bryan

South Bryan Map Comments:

- Bring more parks and cultural sites into the rural residential Character Area in South Bryan
- Extend water and sewer into the Emerging Suburban Character Area to prevent intrusion from sea level rise
- Seek to convert septic to sewer service in the Emerging Suburban Character Area



Station #2: Key Short-Term Action Items

At this station, a series of three posters were presented featuring a listing of ten categories of Key Short-Term Action Items. Attendees were asked to indicate their priority ranking of these goals through the placement of color dot stickers. Green dots represent the highest priority goals, yellow for medium priority and red dots represent the lowest priority. With only three dots of each color, respondents had to narrow their choices from among the Action Items. Additionally, space was provided for written comments using post-it notes.












Combined Results from Meeting on May 23rd and 24th

- Please see the attached graphic for full results.
- Highest priorities are:
 - ✓ Transportation
 - ✓ County Facilities and Services
 - ✓ Land Use
 - ✓ Parks and Recreation
- Medium priorities are:
 - ± Housing
 - ± Economic Development
 - ± Environment
 - ± Intergovernmental Cooperation
 - ± Cultural and Historic Preservation
- Lowest priority:
 - × Broadband











Key Short-Term Action Items

Please use the stickers to indicate your priority for selected action items: **Green** is the highest priority, and **Yellow** is medium priority, **Red** is lowest priority.

	Goal	Priority	Comments
 	<p>HOUSING</p> <ul style="list-style-type: none"> <input type="checkbox"/> Designate areas for mixed-use development, including housing <input type="checkbox"/> Conduct an affordable housing study <input type="checkbox"/> Utilize Governor’s Workforce Housing Initiative to build new housing 	<p>4 – Green 2 – Yellow 1 – Red</p>	<p>Avoid new septic installation where possible.</p> <p>Consider salt marsh mitigation.</p> <p>New development near existing services.</p>
  	<p>TRANSPORTATION</p> <ul style="list-style-type: none"> <input type="checkbox"/> Implement the Bryan County Bicycle and Pedestrian Plan <input type="checkbox"/> Assist GDOT to implement projects for increased traffic from the Hyundai Manufacturing Facility <input type="checkbox"/> Identify selected roads to include in a No-Truck Initiative 	<p>11 – Green 4 – Yellow 0 – Red</p>	<p>County Roads: Capacity Issues?</p>
  	<p>ECONOMIC DEVELOPMENT</p> <ul style="list-style-type: none"> <input type="checkbox"/> Develop flex spaces for shared-work locations, incubators or start-up offices <input type="checkbox"/> Conduct a retail market analysis, identify what businesses are needed to prevent leakage to surrounding areas <input type="checkbox"/> Increase quality of life amenities, new and existing parks, sidewalks, trails and water access facilities 	<p>1 – Green 2 – Yellow 2 – Red</p>	<p>Stop development of convenience stores.</p> <p>Consider permitting of warehouses only if demand is demonstrated/prevent overbuilding.</p>
  	<p>CULTURAL & HISTORIC RESOURCES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Establish an Arts & Culture Committee <input type="checkbox"/> Create a comprehensive inventory of historic & cultural resources <input type="checkbox"/> Establish a historic preservation district to protect heritage areas in the County 	<p>1 – Green 4 – Yellow 1 – Red</p>	






Key Short-Term Action Items

Please use the stickers to indicate your priority for selected action items: **Green** is the highest priority, and **Yellow** is medium priority, **Red** is lowest priority.

	Goal	Priority	Comments
  	<p>PARKS AND RECREATION</p> <ul style="list-style-type: none"> <input type="checkbox"/> Create public-private partnerships with large land owners to expand parks and open space <input type="checkbox"/> Increase the number of parks and recreation programs, particularly in the north of the County <input type="checkbox"/> Continue the revitalization and expansion of amenities at Fisherman's Co-Op 	<p>4 – Green 4 – Yellow 3 – Red</p>	<p>Aquatic Center please!</p>
 	<p>ENVIRONMENT & RESILIENCY</p> <ul style="list-style-type: none"> <input type="checkbox"/> Create and manage an educational campaign on impacts of litter & pollution on the County's ecosystems <input type="checkbox"/> Preserve and protect the Black Creek watershed, especially from adjacent industrial development <input type="checkbox"/> Implement strategies to improve National Flood Insurance Program CRS Score 	<p>2 – Green 2 – Yellow 0 – Red</p>	<p>Protect and enforce sedimentation and erosion control for Hyundai, especially near rivers</p> <p>Inventory and assess septic systems.</p>
  	<p>COUNTY FACILITIES & SERVICES</p> <ul style="list-style-type: none"> <input type="checkbox"/> Expand and increase capacity of water and sewer infrastructure to support future growth <input type="checkbox"/> Work with the Senior Center to provide additional services for seniors; day activity facilities, adult day care, congregate meals, and affordable transit circulator service <input type="checkbox"/> Enhance the public library system to better serve the community and expand when feasible 	<p>9 – Green 2 – Yellow 0 – Red</p>	<p>Infrastructure - water and sewer urgently needed in North Bryan.</p> <p>Growth is coming faster anticipated. Infrastructure will be playing catch-up.</p> <p>Healthcare services.</p> <p>Public Transportation.</p>

Key Short-Term Action Items

Please use the stickers to indicate your priority for selected action items: **Green** is the highest priority, and **Yellow** is medium priority, **Red** is lowest priority.

	Goal	Priority	Comments
	<p>LAND USE</p> <ul style="list-style-type: none"> <input type="checkbox"/> Revise Conservation Subdivision ordinance to make more user-friendly and align the Conservation Subdivision Ordinance Overlay Standards with the provisions of the Planned Unit Development (PUD) <input type="checkbox"/> Promote land uses and development within Community Crossroads and Village Centers to create a sense of place, as shown on Character Area Maps 	<p>5 – Green 3 – Yellow 0 – Red</p>	<p>Consider floodplains/100-year floods and sea level rise.</p> <p>Allow space for salt marsh mitigation.</p>
 	<p>INTERGOVERNMENTAL COOPERATION</p> <ul style="list-style-type: none"> <input type="checkbox"/> Plan and implement extension of water and sanitary sewer service to Character Areas that have failing septic tanks and where redevelopment to higher residential densities is desirable <input type="checkbox"/> Coordinate with partners throughout the region to establish a strong emergency response effort for hazards and natural disasters 	<p>1 – Green 4 – Yellow 0 – Red</p>	<p>Will there be planning for a small hospital in North Bryan County?</p> <p>Plan regionally for water and sewer</p> <p>Share water treatment capacity for growth.</p>
 	<p>BROADBAND</p> <ul style="list-style-type: none"> <input type="checkbox"/> Encourage broadband providers to offer service to rural residents in underserved areas when installing or upgrading fiber or other broadband technology utilizing public rights of way or easements. <input type="checkbox"/> Coordinate with local and state governments to seek certification as a Broadband Ready Community <input type="checkbox"/> Encourage and support appropriate broadband pilot projects & applications 	<p>1 – Green 0 – Yellow 4 – Red</p>	

All Steering Committee Sign-In-Sheets & Summaries



BLUEPRINT BRYAN 2045

Comprehensive Plan Update

Sign-in Sheet for Steering Committee Members

Name	Meeting #1 April 18, 2022	Meeting #2	Meeting #3
Dr. Elizabeth Bennett			
Kevin Bowes			
Joshua Coffey			
Noah Covington			
Justin Farquhar			
Alex Floyd			
Juanita Heard			
Frank Henderson			
Kathryn Johnson			
George Joyner			
Marc Ray			
Tim Stillwell			
Gene Wallace			
Tiffany Walraven			
Kathryn Downs – Ex Officio			
Ben Taylor – Ex Officio			
Eric Van Otteren – Ex Officio			



GMC

Steering Committee Meeting Notes

April 18, 2022

6:00 pm – 8:00 pm

Attendees:

1. Bryan County Steering Committee: As shown on Sign-in Sheet
2. Public: As shown on Sign-in sheet
3. Bryan County: Audra Miller, Amanda Clement and Sarah Farr-Newman
4. GMC: Glenn Coyne, Julianne Harper, Ed DiTommaso, Courtney Reich

Meeting Notes:

Bryan County staff and GMC provided an introductory presentation on the Comprehensive Plan Update. This included the process, schedule and Steering Committee purpose and roles.

The meeting was organized around two exercises that were facilitated to encourage participation from the Steering Committee.

Exercise #1: Key Issues

Each member of the Steering Committee was asked to share one issue that they think is the most important to be addressed for the future of Bryan County. The responses that resulted from this exercise are organized into the following categories:

1. Transportation

- Need for road widening in South Bryan
- Funding
- Lot of needs, but major costs to address. Getting past the financial hurdle
- Interconnectivity. Problems with two railroads running through the city
- Being able to use alternative forms of transportation
- Paved roads in Groover Hill District
- Through traffic on state roads and US highways

2. Housing

- Lack of housing in North Bryan
- Lack of diversity in housing types
- Maintaining rural character of North Bryan in new development
- Provide housing to support growth of mega site



2. Housing (Continued)

- Affordable housing
 - People in need of affordable housing will not be able to afford to drive to Savannah or Pooler for work
 - Development/growth needs to occur to support the demand for affordable housing.
 - It is an important need in the community, but the jobs located here do not really support the need
 - What is the definition of affordable housing in Bryan County? “Being able to afford living near the place you work”

3. Economic development

- Small businesses. Keep people and business in the county
- Need to attract living wage jobs
- Economic development and housing on the north end
- Mega site is going to require additional housing in north Bryan
- Get this right and most of the other things fall into place
- Economic diversity
- Need the quality of life to help drive economic development
- Need for space. 70% leaves Bryan County every day. There is demand for opening businesses in Bryan County, but availability of space is a limiting factor. Flex space, warehouse space
- Incentives to make people pick Bryan County versus other locations

4. Parks and recreation

- Need to focus on recreation to draw families in.
- More opportunities for recreation (facilities and programs)
- Need more parks in North Bryan County as there is currently only 1
- Partnerships with some of the large land owners for expansion of parks

5. Community Facilities and Services

- Infrastructure. Water, sewer, roads. Have to have infrastructure in order to drive economic development
- Providing/extending water and sewer and other infrastructure to support additional housing and development in areas that are currently rural
- Access to water tower for Groover Hill District

5. Community Facilities and Services (Continued)

- Access to public water supply in North Bryan
- Sidewalks. Pedestrian mobility including bike lanes in Groover Hill District

6. Sense of Community

- County leadership making proper decisions to make sure things get done. Everyone pulling together to get this done, not just staff or electing officials.

7. Environmental

- Environmental impacts of mega site on creek and waterways
- In the last 24 years, there have been three tornados. There does not seem to be a mass notifications system for storms. Disaster planning
 - Code red system; this is a voluntary sign-up program.
 - Sirens.

8. Cultural & Historic Resources

- Historic preservation of historic sites like AME church in Groover Hill District, as well as entire district.

Exercise #2: Character Area Mapping

For the second exercise, the Steering Committee members were divided into four breakout groups to identify Character Areas and other development pressures in the north and south parts of Bryan County. An aggregate map has been prepared that presents the details of the potential character areas. There were also a few summary notes from each breakout group, provided below.

Group #1

- North end:
 - Mega site area development
 - Future recreation areas past Pembroke
 - Commercial corridors in North end of County. More commercial friendly to capture through traffic
 - Ellabell
 - Protecting wetlands
 - Need for water and sewer in North Bryan to support higher density
- South end:
 - Protecting coastal resources
 - Timber company is a major land owner.
 - Road expansion widening around interchange and Belfast



- Fort McAllister, protection of land around here
- Higher density areas

Group #2

- North end:
 - Industrial Park areas
 - Redevelopment in the tornado path
 - Residential growth due to mega site development
- South end:
 - Belfast Keller development and growth
 - Fisherman's Coop Road and connection down to Kilkenny.
 - Timber property is going to be sold off to multiple buyers. Different types of builders
 - Redevelopment of Richmond Hill Park
 - Protection Areas

Group #3

- Preservation of the Black Creek watershed
- Water and sewer expansion to support development

Group #4

- North end:
 - Need for residential and commercial development near the Mega site
 - Housing on main corridors coming in near I-16
 - Redevelopment of Groover Hill District
- South end:
 - Redevelopment opportunities along Hwy 17 going south from Richmond Hill



BLUEPRINT BRYAN 2045

Comprehensive Plan Update

Sign-in Sheet for Steering Committee Members

Name	Meeting #1 April 18, 2022	Meeting #2 July 28, 2022	Meeting #3
Dr. Elizabeth Bennett			
Kevin Bowes			
Joshua Coffey			
Noah Covington			
Justin Farquhar			
Alex Floyd			
Juanita Heard			
Frank Henderson			
Kathryn Johnson			
George Joyner			
Marc Ray			
Tim Stillwell			
Gene Wallace			
Tiffany Wairaven			
Kathryn Downs – Ex Officio			
Ben Taylor – Ex Officio			
Eric Van Otteren – Ex Officio			



GMC

Steering Committee Meeting Notes

July 28, 2022

6:00 pm – 7:30 pm

Attendees:

1. Bryan County Steering Committee: As shown on Sign-in Sheet
2. Public: As shown on Sign-in sheet
3. Bryan County: Audra Miller, Amanda Clement, Sara Farr-Newman and Brett Kohler
4. GMC: Glenn Coyne, Courtney Reich, Ed DiTommaso and Julianne Harper

Meeting Notes:

GMC provided a presentation with an update on Comprehensive Plan activities since the last Steering Committee meeting on April 18th. This included a summary of the Stakeholder interviews, report on the Public Hearing on May 10th, discussion of the Comprehensive Plan updates for the cities of Richmond Hill and Pembroke and an update on the development of the Character Area maps.

The meeting was organized around two exercises that were facilitated to encourage participation from the Steering Committee.

Exercise #1: Prioritization of Draft Goals

Each member of the Steering Committee participated in an exercise to prioritize the ten (10) draft goals for the Comprehensive Plan. The categories are: Housing, Transportation, Service Delivery, Economic Development, Environment and Resiliency, Parks and Recreation, Community Facilities and Services, Quality Growth, Cultural & Historic Resources and Intergovernmental Cooperation.

The results of the dot voting exercise will be tabulated and recorded as guidance in the setting of priorities and refinement of goals for the Comprehensive Plan.

Exercise #2: Prioritization of Strategies and Action Items

For the second exercise, the Steering Committee members were divided into three breakout groups to review, discuss and assign priorities to a series of strategies and action steps under each of the ten (10) goals. For each strategy, the groups identified high, medium or low priority along with comments and suggestions for new strategies and action items. Afterward, each group reported out with a brief summary of their results.

Again, these results will be tabulated and recorded as guidance in the setting of priorities and refinement of strategies and action steps for the Comprehensive Plan.



Procedural Matters







The Chair confirmed a quorum of the Steering Committee with eight (8) members present plus one ex officio member in attendance.

Due to the resignation by Steering Committee member Marc Ray who is relocating to Florida, a vacancy for the Vice Chair opened. For the election of the Vice-Chair, the motion was made and seconded and with a unanimous affirmative vote to elect Alex Floyd as Vice Chair.

A motion was made and seconded and with a unanimous affirmative vote the summary minutes from the April 18, 2022 meeting were approved.

The Steering Committee Meeting was adjourned at 7:30 pm.

Sign-in Sheet for Steering Committee Members

Name	Meeting #3 February 2, 2023	Meeting #4
Dr. Elizabeth Bennett		
Kevin Bowes		
Joshua Coffey		
Noah Covington		
Justin Farquhar		
Alex Floyd		
Juanita Heard		
Frank Henderson		
Kathryn Johnson		
George Joyner		
Marc Ray		
Tim Stillwell		
Gene Wallace		
Tiffany Walraven		
Kathryn Downs – Ex Officio		
Ben Taylor – Ex Officio		
Eric Van Otteren – Ex Officio		



**Steering Committee Meeting Notes
February 2, 2023
6:00 pm – 8:00 pm**

Attendees

1. Bryan County Steering Committee: As shown on Sign-in Sheet
2. Public: As shown on Sign-in sheet
3. Bryan County: Audra Miller, Amanda Clement, Sara Farr-Newman and Brett Kohler
4. GMC: Glenn Coyne and Julianne Harper

Procedural Matters

The Chair confirmed a quorum of the Steering Committee with eight (8) members present plus two ex officio members in attendance.

A motion was made and seconded and with a unanimous affirmative vote the summary minutes from the July 28, 2022 meeting were approved.

Meeting Notes

GMC provided a presentation with an update on Comprehensive Plan activities since the last Steering Committee meeting on July 28, 2022. This included a summary of the Online Community Survey and the Public Open Houses using infographics to highlight results.

Next, the planning team presented several items as an introduction to the Character Area Maps:

1. Population Projections
2. Presentation of recent Zoning Activity in North Bryan County
3. Character Area Descriptions
4. Draft Character Area Maps – North Bryan and South Bryan

The Steering Committee provided some comments regarding the population projections:

- A committee member questioned 30% capture of Hyundai and suppliers' growth citing it as too high and mentioned West Point, GA's lack of anticipated growth as an example
- Another committee member questioned if new restaurants and hotels as a result of the Hyundai plant was included in the Hyundai growth projections, Glenn clarified it was part of the natural growth or baseline growth

The remainder of the meeting was organized around two exercises that were facilitated to encourage participation from the Steering Committee.



Exercise #1: Character Areas

For the first exercise, the Steering Committee members were divided into three breakout groups. Each small group reviewed the two (2) Character Area Maps – North and South. The groups considered the presentation on population projections, recent rezoning activity and area descriptions. As a group, the discussion focused on whether to affirm or revise the proposed Character Areas.

Each Small Group presented their results to the Committee. The markups on the maps have been scanned and retained along with the summary notes from each small group.

General Comments

A phasing approach to implementing Character Areas in the future will be important to consider going forward, because the County is forced to focus on Hyundai infrastructure development for next 2.5 years, just because it is a Character does not mean it will happen now. Mention this in the plan.

A committee member and resident of Groover Hill neighborhood asked if the neighborhood could get a (bigger?) buffer between it and the plant because the construction noise is so loud

Public Comment

After the discussion of the Character Area Maps, Mr. Ben Wall addressed the Steering Committee to present his long-term plans for two parcels in North Bryan County.

Exercise #2: Prioritization of Strategies and Action Items

For the second exercise, the Steering Committee members were divided into three breakout groups to re-evaluate the priorities to a series of strategies and action steps under each of the ten (10) goals. The groups considered the input from the Public Open Houses and the Community Survey to identified high, medium or low priority along with comments and suggestions for the strategies and action items. Afterward, each group reported out with a brief summary of their results.

These results will be tabulated and recorded as guidance in the setting of priorities and refinement of strategies and action steps for the Comprehensive Plan.

The Steering Committee Meeting was adjourned at 8:00 pm.

Sign-in Sheet for Steering Committee Members

Name	Meeting #3 February 2, 2023	Meeting #4 April 13, 2023
Dr. Elizabeth Bennett		
Kevin Bowes		
Joshua Coffey		
Noah Covington		
Justin Farquhar		
Alex Floyd		
Juanita Heard		
Frank Henderson		
Kathryn Johnson		
George Joyner		
Marc Ray		
Tim Stillwell		
Gene Wallace		
Tiffany Walraven		
Kathryn Downs – Ex Officio		
Ben Taylor – Ex Officio		
Eric Van Otteren – Ex Officio		



Steering Committee Meeting Notes

April 13, 2023

6:00 pm – 8:00 pm

Attendees

1. Bryan County Steering Committee: As shown on Sign-in Sheet
2. Public: As shown on Sign-in sheet
3. Bryan County: Audra Miller, Amanda Clement, Sara Farr-Newman and Brett Kohler
4. GMC: Glenn Coyne and Julianne Harper

Procedural Matters

The Chair confirmed a quorum of the Steering Committee with eight (8) members present plus two ex officio members in attendance.

A motion was made and seconded and with a unanimous affirmative vote the summary minutes from the February 2, 2023 meeting were approved.

Meeting Notes

Character Area Map Discussion

GMC and the Bryan County team provided a presentation with an update on the recommended amendments to the Character Area Maps since the last Steering Committee meeting on February 2nd, 2023. This discussion focused on the North Bryan County map.

Bryan County staff shared two maps that depict the rezoning and development inquires to the north and to the south of I-16 in north Bryan County. Due to inquires and rezoning activity in the North, a series of changes to the Character Area map is recommended. These changes included adding areas to the Industrial designation, adding Mixed Use to properties fronting on Highway 280 north of I-16, designating the Groover Hill neighborhood as Low Density residential and delineating Black Creek as the southern boundary of the Industrial designation surrounding the Hyundai Manufacturing facility.

The Steering Committee discussed these recommendations as a group and provided some comments. The Steering Committee, through a majority voice vote, affirmed their consensus with the recommended changes, as presented, to the North Bryan Character Area Map.

There were no changes recommended to the South Bryan County Character Area Map.

The remainder of the meeting was organized around a break-out group exercise.



Exercise: Short-Term Work Program – Implementation

For the exercise, the Steering Committee members were divided into three breakout groups to review a series of proposed Action Items under each of the ten (10) goals. Each small group focused on Projected Timeline, Potential Partners and Estimated Cost. A key was provided to assist the groups with this task.

Afterward, each group reported out with a brief summary of their results.

These results will be tabulated and recorded as guidance in the setting of priorities and refinement of strategies and action steps for the Short-Term Work Program of the Comprehensive Plan.

The Steering Committee Meeting was adjourned at 8:00 pm.

Stakeholder Interview Notes



Stakeholder Interview Notes

Introduction:

Bryan County staff and GMC interviewed stakeholders as part of the public engagement process for the Comprehensive Plan Update. The goal was to gain insight on the County and its future from individuals who could provide a unique perspective based on their specific background.

In the interview we discussed the main planning topics that have been identified by the public during the engagement process thus far, including; Transportation, Housing, Economic Development, Recreation and Leisure, Environment, Community Facilities and Services. The following is a summary of the interview discussions.

June 14, 2022

Attendees:

Bryan County P&CD: Amanda Clement Sara Farr-Newman

GMC: Glenn Coyne and Julianne Harper

Dr. Paul Brooksher

Superintendent of Bryan County Schools

Lives in Richmond Hill

In-Person Interview

- Great schools, Parks and Recreation, and Community Services, including fire and police, are what make a community great
- Bryan County School system has good relationship with the County and cities
- Pace of growth is a challenge to keep up with, grown by 3,000 kids in 10 years
- School system has a Capital Improvements Projects Plan which includes replacing the Richmond Hill High School by 2028, renovating Dr. George Carver Elementary School by 2030, and a completely new Bryan County High School in North Bryan County by 2032
- Transportation - Belfast Keller Rd. and 17 needs a traffic light; 2 capital outlay districts fund the busses for both north and south Bryan County; In favor of County considering impact fees to fund transportation needs like school busses
- Recreation and Leisure – School shares facilities with the County and is open to furthering that partnership
- Community Facilities and Services – Bryan County has now grown to the point where the county should have its own DFCS office, courts system and Library. These would help provide better services to struggling kids in the school system



- Economic Development – School system providing workforce training with new Lanier Learning Center which teaches technical skills
- Housing – New teachers making \$42k can't afford to live in Richmond Hill without roommates; housing prices is a regional issue; doesn't like transient housing because negatively impacts school system; would prefer to see more homeownership, not renters
- Growth is mostly a mixture of retirees and families with children
- Senior citizen exemptions from paying school taxes should be revisited by the County if the senior population continues to increase

Christy Sherman

Conventions & Visitors Bureau (CVB) for Richmond Hill, Richmond Hill Historical Society

Lives in South Bryan County, 16 years

In-Person Interview

- CVB funded via hotel/motel taxes in Richmond Hill
- There is not a hotel/motel tax in place in North Bryan County as there are no hotels there and there is no CVB there
- Transportation – In favor of idea to provide a circulator bus system that takes people from Richmond Hill to Savannah; There is already an Old Town Trolley that takes hotel guests in Richmond Hill to Savannah for daily tours
- Suggested thinking about a boat tour to increase tourism
- In favor of roundabouts; and in favor of making city and county more walkable
- Emergency Services – While admittedly down a long dead-end road, fire/EMS services sometimes take too long to get to her; believes there needs to be an additional fire station closer to her neighborhood in the future
- Downtown Richmond Hill – Idea to make downtown more walkable and to create a town center by tearing down old elementary school that is currently vacant
- Economic Development – Would like to keep big chain restaurants out and promote local restaurants instead
- Historic Preservation – County needs to create local ordinance to protect individual historic assets in the County; Richmond Hill created a historic district just last January, 2021

Cynthia Phillips

District Traffic Manager for Georgia DOT

Lives in Richmond Hill, 18 years

Video Conference Call Interview

- Provided information on upcoming DOT projects in Bryan County
- I-95 and 17 interchange updates
- A roundabout is going in at Belfast and 144
- Dual Left lanes will be added to US 17 onto Harris Trail Rd as traffic volumes have increased on Harris Trail Rd.
- In North end US 280 will have a roundabout and be widened to provide better access to the Hyundai site
- Belfast Keller Road widening to 4 lane all the way from 1-95 to 144 or 17 in the future
- In favor of adding more pedestrian projects
- Hwy 80/280/Eldora Rd needs to be on radar for widening in future
- Says Harris Trail Rd. needs to be widened or at least shoulder widened and a bridge fixed or replaced

Sean Register

Business Owner, Former Development Authority Board Member

Has lived in South Bryan County for 32 years

In-Person Interview

- Very involved in economic development and business recruitment
- Believes the North end of Bryan County will see residential growth
- County needs to be more open to developers, certain ordinances discourage development
- School system needs to promote skills training to provide workforce for coming industrial jobs
- I-16 needs to become a supply chain corridor
- In favor of adding more affordable housing options like apartments and townhomes
- Against Impact Fees



June 21, 2022

Attendees:

Bryan County P&CD: Sara Farr-Newman

GMC: Glenn Coyne and Courtney Reich

Wendy Sims Futch

Executive Director of Bryan County Family Connection

Lifelong Resident of Bryan County

In-Person Interview

- She has worked at Family Connection (FC) since 2003
- FC supports children and families at risk. They work with many other community groups, faith-based organizations and others to provide needed services. They have a coalition of 50 groups that meet monthly.
- FC is “the only game in town” for social services on the North End
- They have administrative/social service offices in both the north end and the south end. They also run a teen/community center in RH. They help support Pembroke Community Center, but they don’t run that one.
- The Community Center in RH offers summer programming and after-school programming for teens, and day time programming for the community. They have a director who runs those programs.
- They offer non-recreational programming for teens, like art classes, theater, music etc.
- Supports workforce development especially through the Lanier Learning Center and Savannah Tech.
- They help coordinate transportation for those in need through Coastal Regional Coaches and through gas vouchers.
- One good thing: Pembroke created a senior living housing development that encouraged older people to move out and free up housing in the North End. It was very popular, quickly fully-occupied, and there is likely a need for more similar housing.
- Two major needs:
 - Mental Health Services – lots of needs. The County isn’t large enough yet to qualify for State services and getting people to services in Chatham and Liberty is very difficult. They do have professionals come to their social services building to provide services locally, but they need more support. Community Assessment to prove the needs are there.
 - Affordable housing. There is no housing for sale or rent that is affordable for working wage families. For example, when the tornado left about 20 – 30 families homeless, there was not a single available house for FC to rent for them to stay in temporarily.

- Major wishes:
 - Alternative recreation activities such as cultural arts center, more support for a theater program and day camps
 - RH Social Services center needs more capacity. Also, the Library next door is going to be expanded so it may need to be moved altogether. Would like the Social Services Center to stay in RH.
- Local Resident perspective:
 - More restaurants and retail in the North End.
 - Side note. Wendy’s husband works for the Sherriff office and the jail is a big problem. It is too small (apparently the 2nd smallest in the State based on a per capital measurement)
 - Hyundai is a good thing in that it will bring jobs to an area that has historically not had a lot of options, but it will also put a lot of pressure on infrastructure and there is concern there. Would like to see more planned growth.

June 22, 2022

Bryan County P&CD: None

GMC: Glenn Coyne and Courtney Reich

Sean Page

Resident and Operator of Page Farms in North Bryan County

Lifelong resident of North Bryan County

Telephone Interview

- Lifelong resident of North Bryan
- Last active farmer in Bryan County. His grandfather started the farm in 1956
- Currently running for a seat on the BOE
- Doesn’t believe County is ready for what the mega site will bring. Particularly with providing adequate infrastructure.
- Can’t stop growth, but the County can slow it.
- Expects more traffic
- Has had a few inquiries about his land, but nothing serious. Expects that he will eventually be forced out and will sell his property for development.
- Has already seen impacts from nearby subdivision project.
- Hopes that the County will “do it right” and will protect existing property while allowing for and accommodating growth



- Wants County to protect small Country roads, protect them from truck traffic and impacts from development.
- Positive aspect of growth is that there will be more jobs and services for residents.
- County and BOE should try to offer same services on both North and South ends of the County

June 23, 2022

Bryan County P&CD: Audra Miller and Amanda Clement

GMC: Glenn Coyne and Julianne Harper

Carter Infinger

Chairman, Bryan County Board of Commissioners

Lives in South End of County, since 1997

Telephone Interview

- Transportation - Likes the most recent transportation plans; sees need for increased connectivity of roads in neighborhoods and side streets; In favor of more bike/ped options; In favor of adding a park and ride but, does not see a need for transit
- Housing – Open to affordable housing developments and open to higher density as long as it follows UDO
- Economic Development – People want more chain restaurants but need to promote the local restaurants that are there; thinks restaurants will likely follow the mega site in the North end; County needs to continue to work with the Chamber to promote economic development
- Environment – In favor of increasing access to water recreation, sees a possible opportunity in the North End to access the Ogeechee River; thinks the new Fisherman's Co-Op improvements will help provide more access; in favor of protecting the environment
- Thinks the UDO large lot subdivision guidelines need to be reviewed to ensure they allow large land owners to be able to subdivide larger lots of their land

June 30, 2022

Bryan County P&CD: Amanda Clement

GMC: Glenn Coyne and Julianne Harper

Meleka (Mel) Meleka

Fort Stewart Civil Engineer and Planner

Lives outside the County in the City of Hinesville

Telephone Interview

- Land Use – in terms of Army Compatibility Use Buffers (ACUB), there is a large buffer between Bryan County development and the fort boundaries, the closest military land use to the County are military training areas, which the County will discuss with the fort regarding future growth implications and the military will share their CUB info with the County
- Planning – Mel will share recent plans created by the Fort – “Framework Plan Districts” and the “Vision and Installation Planning Standards”
- Housing – Mel shared that the base has private housing on the base but it is not sufficient to meet their housing needs causing military individuals to live off-base which may impact Bryan County long-term.
- Ft. Stewart has a regular working relationship with Liberty County to review and comment on all zoning activity within 3000 feet of the border of the base. Since there has not yet been development activity in Bryan County that approaches the base border, this formal review process has not been established.

July 6, 2022

Bryan County P&CD: Amanda Clement

GMC: Glenn Coyne and Julianne Harper

Stacy Watson

Director of Economic and Industrial Development of the Georgia Ports Authority (GPA)

Board member of the Bryan County Planning and Zoning Commission

Lived in Bryan County for 15 years

Telephone Interview

- Been with Port Authority for 30 years; started as an intern
- Been a member of the Planning Commission for almost 4 years
- Leads statewide economic development efforts on behalf of GPA



- Housing – says the County needs more housing including affordable housing for all the new jobs coming from the Hyundai plant and warehouse development; military officers tend to move to South Bryan County to the wealthier neighborhoods; said the Planning and Zoning Commission needs to identify areas for different types of housing. Recognizes the need to address workforce housing or affordable housing within the overall context of Bryan County
- Transportation – says truck traffic is the main concern voiced by the public in regards to new industrial development; in favor of creating a park and ride transportation system that could turn into a bus system or a privately run shuttle for the industrial jobs; says we should benchmark what other communities that have attracted auto plants have done and experienced in terms of its impact on transportation; believes the new Belfast Interchange is top notch
- Economic Development – there is 38 million square feet of warehouse space planned for development in North Bryan County on the other side of I-16 which will bring jobs requiring more housing
- Land use & Zoning – said that the west side of the Belfast interchange is planned to be industrial, while the east side is planned to be residential; people are starting to get frustrated with rezonings of their land as a result of all the industrial development; mentioned idea of creating design standards for the County to maintain rural character and prevent market taking over the development
- Top issues we should focus on – a) Create a plan for the best mix of residential, commercial and industrial development in the County, b) Plan for traffic and transportation improvements, especially while there is positive attention on the Hyundai announcement, c) Consider planned unit development strategy for future growth, similar to the Rayonier development, d) Planning for future growth beyond Bryan County as impacts of Hyundai plant will extend up to 70 miles away, especially for suppliers.

July 11, 2022

Bryan County P&CD: Sara Farr-Newman

GMC: Glenn Coyne and Julianne Harper

Mike May

*Bryan County Department of Public Health
overseeing environmental health and septic permitting*

Lived in South Bryan County for 8 years

Telephone Interview

- Been with DPH in Bryan County for 2 years, and DPH as a whole for 7 years
- DPH does restaurant inspections, septic system permitting, health inspection of hotel/motels, public pools and administers the rabies program and mosquito control

- Transportation – Opinion that County’s biggest challenge in next 10 years will be to maintain good traffic circulation and reduce traffic congestion with all the new growth coming; In favor of any transportation improvements, particularly roundabouts because they effectively keep traffic moving; infrastructure will be impacted the most by growth and need to stay ahead of it.
- Environment – Water table in the area keeps getting shallower and shallower, making it harder to design septic systems in accordance with required standards. Seeing more “mound” septic installations to ensure the requires 24” above the water table
- Regional coordination - The only regional coordination on water/sewer he is a part of is through the Coastal Health District, which is 8 coastal counties, 99% of water/sewer work he does is in Bryan County.
- Housing – Sees need for affordable housing because his entry level employees cannot afford to live in the County; affordable housing prevents employers from finding good employees, as it limits the pool of candidates, and keeps young families out of the County; most houses in the north end use septic systems; lot size requirements for septic systems and well water prevent dense development.
- Septic System requirements
 - State law requires that homes with a septic system and well water supply must have a minimum lot size of 1 acre of usable land. Important to specify that useable land is that which lies outside of floodplain, wetland, etc.
 - Homes with septic system and community water supply require a minimum of one-half acre of land.
 - Size of septic systems is based on the number of bedrooms in a building not bathrooms; this is a more accurate measure of use
- General notes – Septic systems are expensive to repair and need to be maintained well; Pembroke has reached their limit on sewer and has asked DPH to permit septic systems in the city temporarily; the majority of septic systems in the County are in the North end. If population growth continues, he will need to hire another inspector for his team.
- Infrastructure will present the most important challenge as Bryan County grows. Both physical infrastructure – water, were, roads – and personnel – police, fire, teachers, and other public service employees – need to keep pace with projected growth.

APPENDIX

Steering Committee & TAC STWP Excercise Results

Bryan County Short-Term Work Program 2023-2027

Goal 3: Develop a plan for Service Delivery that can support future growth

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Extend water and sewer infrastructure to support additional residential and non-residential development within identified Character Areas that are adjacent to existing infrastructure	ongoing long term	private developers	\$ \$ \$ \$	initiating study areas to identify necessary improvements and costs
Leverage the positive Hyundai facility announcement to apply for supplemental funding to expand necessary water and sewer infrastructure to serve the growing industrial development in the north end of the county	ongoing long term	private developers	\$ \$ \$ \$	
Coordinate with regional partners, such as the City of Savannah and Bulloch County, to provide additional short-term water and sewer resources	Bulloch Well System short	Bulloch City.	\$ \$ \$ \$	water design for groundwater (Hyundai)
Begin planning for future drinking water sources to reduce the long-term dependence on purchasing from the City of Savannah and within constraints of Georgia EPD standards and regulations	Savannah I&D connection project long	City of Savannah EPD	\$ \$ \$ \$	water transmission from Savannah City to Bulloch County
Coordinate with Richmond Hill and Pembroke on future plans for public facilities and utilities service boundaries	ongoing	Richmond Hill	\$ \$ \$	SEWER SERVICE AGREEMENT with City
Consider applying for CDBG Grant to provide public water to historic Groover Hill neighborhood	intermittent	DEA	\$ \$ \$	water main extension from regional infrastructure
The community will seek ways for new growth to pay for itself - in terms of public investment in infrastructure and services to support the development - to the maximum extent possible	ongoing	private developers	\$ \$ \$	Partnerships with Private Developers through DEV. AGREEMENTS; CONSTRUCTION FEES ESTABLISHED FOR DEFINED AREAS.



Goal 2: Improve Transportation Efficiency

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Continue planning and implementation of road improvements to maintain acceptable level of service with existing and new roads throughout the county	ongoing long term	private developers CD / PW	\$ \$ \$	
Ensure traffic management is incorporated during the review and approval of new development plans	ongoing	CD / PW		DEV. PLAN REVIEW
Increase connectivity of roads especially between neighborhoods and access to public facilities	ongoing	CD / PW		DEV. PLAN REVIEW
Establish measures to protect roads from being damaged by heavy truck traffic through implementation of truck weight limits or making certain roads prohibited to through truck traffic	ongoing	PW		ORDINANCE
Consider establishing a public transit service such as a circulator bus system, express bus service to major employment centers and coordinating with private businesses to establish a private shuttle service for employees	long term	CD / PW	\$ \$ \$	NO CURRENT NEED CONTINUE TO EVALUATE AS GROWTH CONTINUES
Consider improving existing park and ride lots and study the feasibility of constructing additional park and ride lots	long term	CD / PW	\$ \$ \$	NO CURRENT NEED CONTINUE TO EVALUATE AS GROWTH CONTINUES
Add more multi-modal transportation options such as walking/biking paths and bike lanes and increase sidewalk connectivity to promote walkability	ongoing	CD / PW	\$ \$ \$	PEDESTRIAN FACILITIES PLAN
Continue to support the renewal of TSPLOST as a source of funding for transportation improvements	ongoing	BC / FI		
Consider applying to the GDOT Transportation Enhancement Program to acquire grant funds to support alternative modes of transportation projects	long term	PW / SUGA / CD	\$ \$ \$	



Goal 8: Support Quality Growth through future land planning

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Clearly identify specific Character Areas where higher density development is encouraged and then follow through with land use and zoning decisions to honor the commitment				Emerging Suburban on Fring of Pembroke Units Hwy 119/67
Transition focus from industrial zoning and development to a more balanced growth strategy to include residential and commercial areas. Consider surrounding land uses, environmental constraints and availability of infrastructure and utilities		Bryar Co. Commissioner P+Z City DRRs		
Revise the County's Unified Development Ordinance residential density regulations to allow for higher residential density development where appropriate; especially in identified Character Areas where existing infrastructure and zoning supports higher density				
Identify suitable Character Areas for residential and mixed-use zoning to ensure there is enough space for increased housing stock amidst the fast-growing industrial development in North Bryan County.				
Consider a revision to the industrial zoning district within the UDO to permit limited non-industrial uses	Short-Term			
Consider a revision to the county's Conservation Subdivision ordinance to clarify the standards, make it easier to understand and better align the provisions of the Planned Unit Development (PUD) with the Conservation Subdivision standards				
Ensure new housing is developed with design standards that complement the primarily rural character of the County				
As Bryan County continues to grow, strategic decisions about rezonings should be based on Character Areas and the Comprehensive Plan to help ensure a mix of land uses, densities, and open spaces to better serve all needs of the community				



Goal 1: Provide a Full Suite of Lifecycle Housing

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Identify suitable locations for higher density housing, generally locations serviced by existing infrastructure and close to employment opportunities	Short-term	CHD Low CDBG		
Increase housing stock to meet the demands of future population growth as a result of the Hyundai plant and its suppliers, especially in North Bryan County	Short-term	11		
Expand access to public water and sewer services where possible to support additional residential development	Short-term		\$15M	
Encourage lifecycle housing where reasonable, by permitting increased residential density and a greater variety of residential options	Short-term			
Ensure new housing is developed with design standards that complement the primarily rural character of the County				
Increase aging in place/transitional/assisted living housing to provide opportunities for residents to stay in Bryan County as they get older				
Focus redevelopment efforts on those existing residential areas that have experienced disinvestment	Short-term	Data		The VRF Groover Hill (Infrastructure)
Require new housing developments to provide open space and avoid environmentally sensitive areas				
Encourage development of vacant and underused property				
Revise and update the Conservation Subdivision ordinance to encourage more of this type of residential development				
Develop policies to protect historical residential neighborhoods such as Groover Hill, Blitchton and Eldora Road				



Goal 10: Participate in Inter-governmental Coordination on regional issues

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Coordinate with Richmond Hill and Pembroke on future plans for public facilities and utilities service boundaries	Short-term	Pembroke Richmond Hill		
Seek opportunities to share services and facilities with neighboring jurisdictions, including Bulloch, Effingham, Liberty and Chatham counties, when mutually beneficial		W/S PZ Georgia Dept of Transportation		opportunities for transit/shuttles carpool facilities
Coordinate with Coastal Georgia Counties to address environmental resiliency and emergency preparedness		Office of M&E 303 OK DNR Pembroke		
Establish a strong relationship with Fort Stewart in order to better coordinate on issues relating to future growth and development				
Provide input to other public entities in the coastal area, especially on decisions that are likely to have an impact on our community or Bryan County's plans for future development.				
Promote maximum cooperation among all public safety, emergency response and law enforcement officials, across the county, cities and other agencies to reduce duplication, speed interventions and maximize efficiencies.				
All County agencies should leverage the Comprehensive Plan for guidance in regulating and supporting future development, preparing annual budgets and planning for service delivery				
Leverage relationships with elected and appointed officials to improve access to State and federal resources.				



Goal 5: Protect and provide access to our coastal Environment and improve Community Resiliency

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Protect natural resources throughout the county, especially from new industrial development adjacent to the Black Creek Watershed	Ongoing	River Keeper etc. ERP, DNR,		
The tree canopy should be protected to greatest the extent possible during all phases of development, including the planning, construction and post construction phases	ongoing	PC, Parks + Rec,		
Identify and establish high priority open space areas and encourage owners to preserve areas as permanent open space	ongoing	BC, CD, PR		
Increase community involvement, awareness and participation for protecting natural resources. These could include programs that highlight no dumping into storm drains, community trash pick-up and recycling events	ongoing	BOE DNR, NP, PN		
Strive to become a community at the forefront of addressing environmental impacts of climate change through more proactive flood prevention, discouraging development in flood prone areas, monitor sea level rise and maintain the tree canopy.	Ongoing	ES, FEMA,		
Encourage the planning and development of more compact development to reduce individual lot sizes and preserve open space	ongoing	CD		
Develop a public awareness and publicity campaign to educate the public on the Code Red mass emergency notification system. Consider installation of tornado sirens to better prepare the community in the event of future emergencies	Ongoing	EMS, BOE, Parks + Rec		
Identify, design and implement public access areas to rivers, creeks and coastal water resources in Bryan County	ongoing	DNR, BC, Parks + Rec		
Protect historic natural resources such as the Lost Swamp area and utilize as public greenspace	N/A	N/A		



Goal 7: Maintain and support a variety of Community Facilities and Services

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Increase number of indoor and outdoor facilities to provide opportunities for public gatherings and events	Long Term	P+R		
Remodel and rehabilitate the public library to better serve as an important resource for the community	Short term/ongoing	City CD, Library Board, State		
Plan for and provide additional services for seniors, including day activity facilities, adult day care, congregate meals, and affordable transit circulator service	ongoing/long term	FC, SC, NP, PR		
Continue to build on the strong partnership between the School District and the Parks and Recreation Department to expand community facility opportunities, especially for theater, public spaces for concerts and events	ongoing	BOE, P+R,		
Devise a strategy to bring more mental health resources and service providers to the County	ongoing	PH, FC, BOE, EMS		
Ensure the same level of community services are offered in both the North and South ends of the County	ongoing	*ALL the above*		
Improve and expand the network of sidewalks, bike paths and multi-use trails as established in the Bicycle and Pedestrian Plan	ongoing	CD, P+R, PN		
Develop a public awareness and publicity campaign to promote the availability of County facilities for events	ongoing	P+R, BOE, PN		
Ensure there are sufficient number of Police, Fire & EMS stations located throughout the County	ongoing	Sherrif/ Fire/ EMS/ CD		
Devise a strategy to provide a community pool in both the North and the South part of the County	Long	BOE, CD, PN		
Consider investing in a large Forsyth Park style park for Bryan County	Long	P+R, CD		



Bryan County Short-Term Work Program 2023-2027

Goal 9: Protect and provide access and education to community Cultural and Historic Resources

Activity	Projected Timeline	Potential Partners	Estimated Cost	Notes
Create a comprehensive inventory of historic resources and develop a marketing plan for preservation, education and tourism	Short	Chamber, Historical Society DNR		
Encourage historic preservation of key sites and districts throughout Bryan County	Short	City, City, County		
Develop a strategy to preserve historic sites including the AME church in Groover Hill District, as well as other important cultural resources and districts.	Intermediate	BC, NPPOR, Historical Society		
Consider creating a County-wide ordinance to protect individual historic assets, similar to the historic district Richmond Hill created in January, 2021	Intermediate	City, City, County Historical Society		
Protect for future generations the unique natural and cultural resources that make Bryan County a great place to live	Long	DNR, BC, NP		



APPENDIX

Technical Advisory Committee (TAC) Meeting Agendas



Comprehensive Plan Update

TAC Meeting
March 16, 2022
9:00 am – 11:00 am

1. Introductions

- A. Technical Advisory Committee Members
- B. Bryan County Planning Staff
- C. GMC Consultant Staff

2. Purpose

The purpose of the TAC is to provide feedback on the planning process and activities proposed for the Steering Committee, public engagement activities, reports to the Planning Commission and updates to the Board of Commissioners. The TAC will perform the following functions:

- A. Participate through attendance at three (3) TAC meetings and help guide interaction with stakeholders and the public;
- B. Provide relevant data and input to the Project Team; and
- C. Review drafts of the planning documents and provide recommended edits.

3. Background on Comprehensive Plan

- A. Why plan?
- B. Contents and Elements of a Comprehensive Plan
- C. Previous Comprehensive Plan, found at this link:

<https://www.bryancountyga.org/home/showpublisheddocument/4092/636658591082630000>

- I. What is still applicable?
- II. What are the most significant changes since last plan?
- III. What needs improvement?

4. Outline Project Schedule and Benchmarks

5. Data/Information requests, including previous plans and studies



6. Identify key issues to address in Comprehensive Plan – SOAR Exercise

- A. Think about the following nine (9) topics through the lens of the SOAR exercise as outlined in the attached table.
- B. Comprehensive Plan Topics:
 - I. Housing
 - II. Commercial/Office/Industrial
 - III. Economic Development
 - IV. Parks and Recreation
 - V. Environmental
 - VI. Transportation
 - VII. Community Facilities and Services
 - VIII. Cultural & Historic Resources
 - IX. Sense of Community
- C. Geographic Areas of Focus – Maps available for markup
 - I. North
 - II. South
 - III. Potential Character Areas

7. Stakeholder Interviews

- A. Suggest candidates for our Stakeholder Interviews; and
- B. Recommend questions and topics for Stakeholder Interviews.

8. Discussion of Next Steps

9. Adjourn

Bryan County Comprehensive Plan - SOAR Exercise

Strengths	Opportunities	Aspirations	Results
<i>What can we build upon?</i>	<i>What are our Stakeholders asking for?</i>	<i>What does Bryan County look like in the future?</i>	<i>How will we know we are successful?</i>
What makes Bryan County unique?	What are the external factors and trends impacting the growth of the County?	In what ways will the future growth and development of the County be different from the past?	What actions are critical to translate the vision for the future of Bryan County into tangible results?
What are some examples of recent accomplishments?	How do we best meet the needs of County residents, businesses and other stakeholders?	What land use and development strategies will bring about the desired future?	What meaningful measures will be collected and monitored to tell if the County is on track to achieve the vision?
What factors are driving the County's rapid growth?	What partnerships – existing or potential – lead to a stronger Bryan County?	What features will Bryan County provide that bring about an outstanding quality of life?	What resources are needed to implement the vision?
Who are the people, groups and organizations involved in successful projects?	What are the geographic areas of potential growth?	What strategic actions, policies and programs are vital to the future of the County?	What does successful implementation of the Bryan County vision look like?
	What businesses, services and types of economic development are desired for the County?		

**TAC Meeting #2
66 Captain Matthew Freeman Drive
Room 225, Richmond Hill
June 14, 2022
10:00 am – 12:00 pm**

- 1. Update on Activities since last TAC Meeting on March 16th**
 - A. Steering Committee Meeting #1 on April 18th
 - B. Public Hearing Board of Commissioners on May 10th
 - C. Richmond Hill coordination
 - D. Pembroke coordination
 - E. SOAR summary from TAC members
- 2. Map Review and Exercise – From Steering Committee**
- 3. Discussion of Priority Issues**
 - A. Transportation
 - B. Housing affordability
 - C. Economic development
 - D. Parks and recreation
 - E. Water and sewer infrastructure
 - F. Environmental/emergency preparedness
 - G. Others
- 4. Review Draft Online Survey Questionnaire**
- 5. Public Workshops Preview**
 - A. August 23rd in North with Pembroke
 - B. August 25th in South with Richmond Hill
- 6. Discussion of Next Steps**
- 7. Adjourn**

TAC Meeting #3
66 Captain Matthew Freeman Drive, Richmond Hill
February 2, 2023
9:30 am – 11:00 am

- 1. Update on Activities since last TAC Meeting on June 14, 2022**
 - A. Summary Report of Online Community Survey
 - B. Summary Report of Public Open Houses
- 2. Character Area Maps**
 - A. Population Projections
 - B. Presentation of recent Zoning Activity in North Bryan County – Bryan County Staff
 - C. Draft Character Area Maps – North Bryan and South Bryan
 - D. Character Area Descriptions
- 3. Discussion of Growth Impacts on Departments**
 - A. Current and Ongoing Projects
 - B. Future Resource Planning
 - C. Capital Improvement Plans (CIP)
 - 1) Expected needs
 - 2) Programmed projects
 - 3) Wish list items
- 4. Next Steps**
- 5. Adjourn**

TAC Meeting #4
66 Captain Matthew Freeman Drive, Richmond Hill
April 13, 2023
1:00 pm – 2:30 pm

1. Character Area Maps

- A. Draft Character Area Maps from Last Meeting – North Bryan and South Bryan
- B. Proposed Revisions to North Bryan Character Area Map
 - I. Group Discussion
- C. No Proposed Revisions to South Bryan Character Area Map

2. Short-Term Work Program – Implementation

- A. Review Objectives under each Goal
- B. As a group, discuss the following using the key provided:
 - I. Projected Timeline
 - II. Potential Partners
 - III. Estimated Cost
- C. Review results

3. Discussion of Next Steps in the Planning Process

4. Adjourn