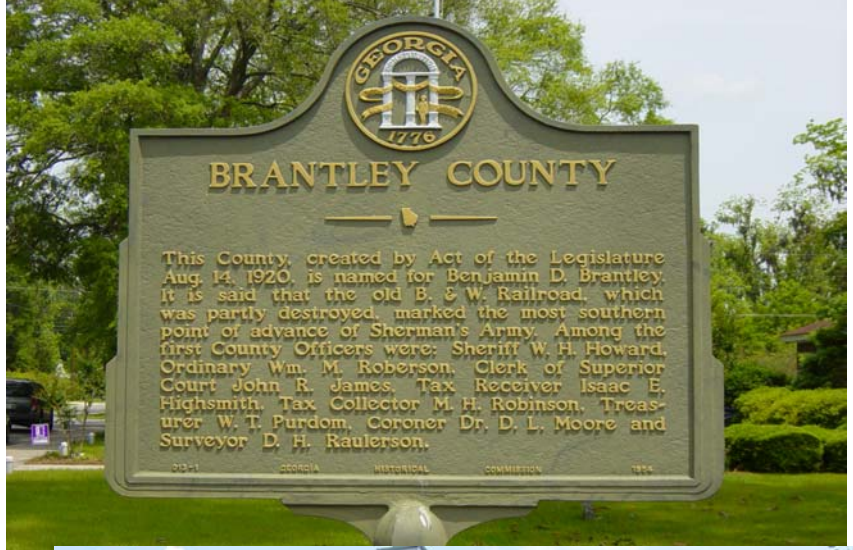
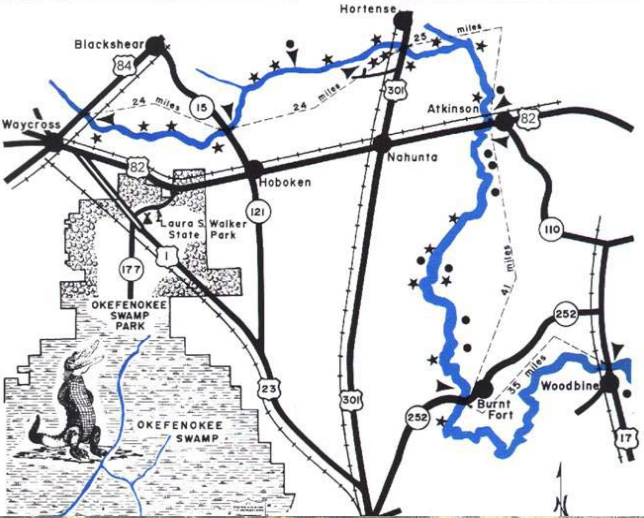


LEGEND

- ★ SUITABLE CAMP SITE
- ▲ BOAT RAMP
- FISH CAMP

Satilla River
149 - MILE CANOE TRAIL



***Brantley County
2006 Comprehensive Plan
Community Agenda***



BRANTLEY COUNTY COMMUNITY AGENDA

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COMMUNITY AGENDA

1. VISION STATEMENT

Brantley County provides us with an unparalleled chance to bring together sustainable development and natural resources, while creating a viable economy.

Brantley County has three distinct features that dominate and dictate its potential and its path for economic development, the Satilla River, a preserved rural way of life, and a culture reminiscent of the early last century.

This plan is intended to keep the best of the uniqueness of Brantley County, protect and even enhance the Satilla River and provide for one of the best of our American values, the small- business, town and community. The citizens of the county have overwhelmingly expressed two major values: 1. Love of our rural life style and our Satilla River and 2. A desire for good roads, education and jobs. Our vision is an expression of those hopes and dreams.

By the year 2025, Brantley County and the Cities of Hoboken and Nahunta will be a thriving and vibrant community. The County and Cities will endeavor to supply quality education for all citizens, offer diverse housing options, create a thriving economy through the recruitment of diverse employers, seek creative ways to promote and capitalize upon the distinct rural lifestyle, and pursue options to preserve and promote future economic growth from their unique natural and cultural heritage.

1.2 Character Areas

Much of the future land use was shaped by the identification of the character areas listed in Section 2 Standard land use categories as defined in the Department of Community Affairs “Local Planning Requirements”, were used in the Future Land Use Map. Below is a summary of each land use category.

Agriculture and Forestry

This category is for land dedicated to farming, including crop cultivation or livestock operations, or commercial timber or pulpwood harvesting.

Residential

The predominant use of land for single-family and multi-family dwelling units organized into general categories of net densities. New growth is concentrated in the east end of the county.

Commercial

Land dedicated to non-industrial business uses offering goods or merchandise for sale or rent and can be either located as a single use in one building or grouped together in a shopping center or office building.

Industrial

Land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities. T.E. Consolidated LLC is currently mining a 2,500 tract located on Trail Ridge within Brantley County.

Institutional

Institutional uses include public state, federal or local government uses as well as some private institutions. Governmental uses include County Administration buildings and courthouses, fire stations, libraries, post offices, and public schools (but not parks). Institutional uses include churches, cemeteries and other private non-profit uses.

Park/Recreation/Conservation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses. The 35,789-acre Dixon Memorial State Forest, is shared by Brantley and Ware counties, and administered by the Georgia Forestry Commission.

Transportation/Communication/Utilities

In Brantley County, uses classified in this category almost exclusively consist of streets highways and the railroad tracks, along with cell towers and utility substations.

State Quality Community Objectives

This section recaps the State of Georgia's planning objectives, and the effectiveness of current policy and administration in Brantley County in meeting these objectives. These state objectives are known as "Quality Community Objectives" and are intended to apply to every community as they develop their comprehensive plan. These objectives were also presented as part of the Community Assessment and they are repeated here since they serve as the basis for the Community Character Area Narratives that are presented in the following section.

Land Use and Transportation Goal

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Quality Community Objective	Status
If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	No.
We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	Yes. Brantley County has created a map of archaeological sites.
We have ordinances to regulate the aesthetics of development in our highly visible areas.	No.
We have ordinances to regulate the size and type of signage in our community.	No. The County is working to create an agreeable development code.

Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged; including use of more human-scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Quality Community Objective	Status
If we have a zoning code, it does not separate commercial, residential, and retail uses in every district.	Brantley County and the Cities of Hoboken and Nahunta do not have a zoning code.
Our community has ordinances in place that allow neo-traditional development “By right” so that developers do not have to go through a long variance process.	No.
We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	No.
Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	Yes.
In some areas, several errands can be made	

on food, if so desired.	Yes.
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Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Quality Community Objective	Status
Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	Yes.
Our community is actively working to promote Brownfield redevelopment.	No.
Our community is actively working to promote greyfield redevelopment.	No.
We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road).	No.

Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Quality Community Objective	Status
We have public transportation in our community.	No.
We require that new development connect with existing development through a street network, not a single entry/exit.	No.
We have a good network of sidewalks to allow people to walk to a variety of destinations.	Sidewalks are located along major thoroughfares.
We have a sidewalk ordinance in our community that requires all new developments to provide user-friendly sidewalks.	No.
We have a plan for bicycle routes through our community.	Yes. The plan is part of the Southeast Georgia Regional Bike and Pedestrian Plan.
We allow commercial and retail development to share parking areas wherever possible.	Yes.

Economic Development Goal

Appropriate Business Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Quality Community Objective	Status
Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	No.
Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/ industry that will be compatible.	Yes.
We recruit businesses that provide or create sustainable products.	No
We have a diverse jobs base, so that one employer leaving would not cripple us.	No.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Quality Community Objective	Status
Our community provides work-force training options for our citizens.	Yes.
Our workforce training programs provide citizens with skills for jobs that are available in our community.	Yes.
Our community has higher education opportunities, or is close to a community that does.	Yes.
Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	Few.

Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Quality Community Objective	Status
Our economic development program has an entrepreneur support program.	No.
Our community has jobs for skilled labor.	Few
Our community has jobs for unskilled labor.	Yes.
Our community has professional and managerial jobs.	Few.

Housing Goal

Housing Opportunities Objective: Quality housing and a range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

Quality Community Objective	Status
People who work in our community can afford to live here, too. Our community has enough housing for each income level.	Yes.
We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	No.
We have vacant and developable land available for multifamily housing.	Yes.
We allow multifamily housing to be developed in our community.	Yes.
We have housing programs that focus on households with special needs.	No

Natural and Cultural Resources Goal

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Quality Community Objective	Status
Our community has a comprehensive natural resources inventory.	Yes.
We use this resource inventory to steer development away from environmentally sensitive areas.	No.
We have identified our defining natural resources and have taken steps to protect them.	County has identified defining natural resources but is not protecting them.
Our community has and actively enforces a tree preservation ordinance.	No.
We are using stormwater best management practices for all new development.	No.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Quality Community Objective	Status
Our community has a greenspace plan.	No.
Our community is actively preserving greenspace - either through direct purchase, or by encouraging set-asides in new development.	No.
We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	Yes.
We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	No.

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

community, and protecting other scenic or natural features that are important to defining the community’s character.

Quality Community Objective	Status
We have designated historic districts in our community.	No.
We have an active historic preservation commission.	Yes.
We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	No.

Community Facilities and Services Goal

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Quality Community Objective	Status
We have population projections for the next 20 years that we refer to when making infrastructure decisions.	Yes.
Our local governments, the local school board, and other decision-making entities use the same population projections.	Yes.
We have a Capital Improvements Program that supports current and future growth.	No.
We have designated areas of our community where we would like to see growth.	Yes.

Intergovernmental Coordination Goal

Regional Identity Objective: Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Quality Community Objective	Status
Our community is characteristic of the region in terms of architectural styles and heritage.	Yes.
Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	Yes.
Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, and coastal).	No.
Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	No.
Our community promotes tourism opportunities based on the unique characteristics of our region.	Very little.
Our community contributes to the region and draws from the region, as a source of local culture, commerce, entertainment, and education.	Yes.

Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions; particularly where it is critical to the success of a venture such as protection of shared natural resources.

Quality Community Objective	Status
We plan jointly with our cities and County for Comprehensive Planning purposes.	Yes.
We are satisfied with our Service Delivery Strategies.	Yes.
We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police, Sheriff's Office, schools, water, sewer, or other).	Yes.

Regional Solutions Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Quality Community Objective	Status
We plan jointly with our cities for transportation planning purposes.	No.
We have a regular meeting process with the County and neighboring cities to discuss solutions to regional issues.	No.



2. CHARACTER AREAS NARRATIVES

The following section presents the county character areas including the vision for the area, the type of land uses that will support the vision and character of the area. In addition, the relevant Quality Community Objectives as defined by the Department of Community Affairs are presented and finally there is Implementation measures identified for each area. These implementation measures provide specific actions to help the county establish and reinforce the character defined for each area.

Brantley County Joint Comprehensive Plan 2006-2026

Character Areas



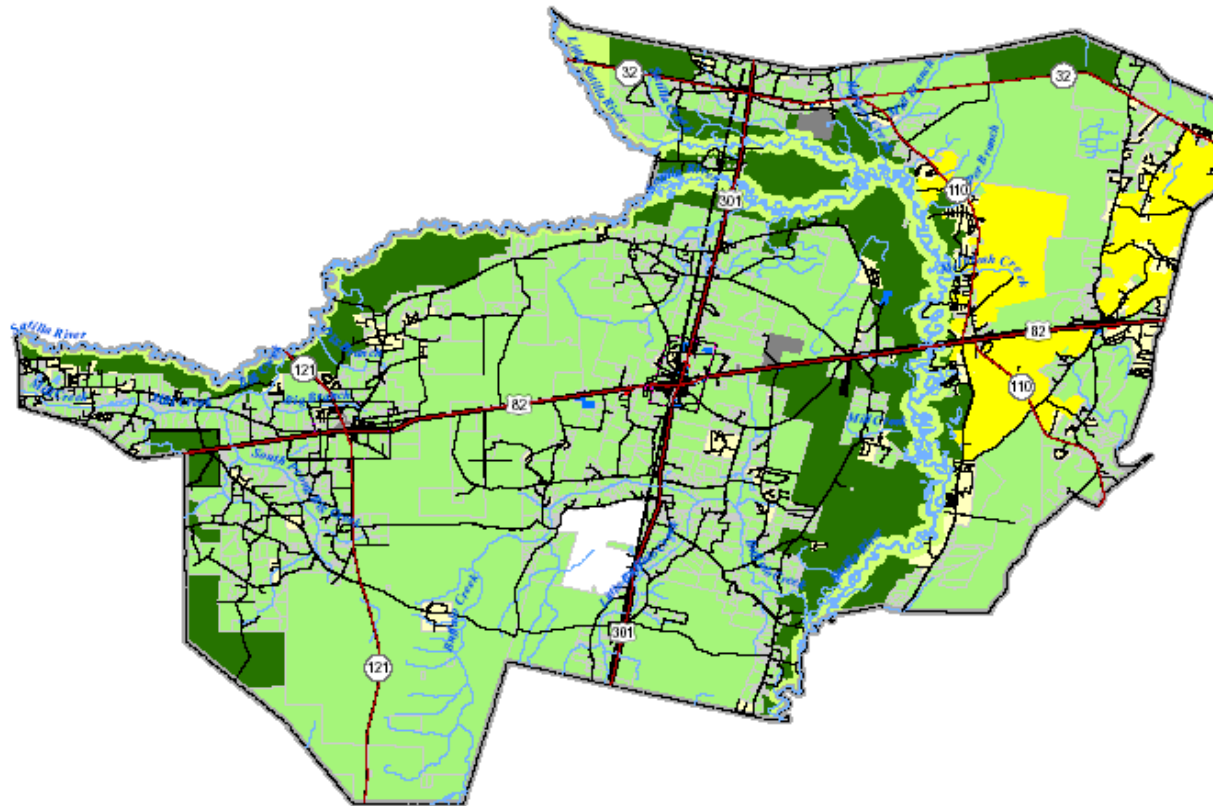
Brantley Character Areas

- Satilla River Area
- Agriculture & Forestry Area
- Developing Subdivision East Area
- Highway Corridor Area
- Brantley Co. Courthouse Area
- Hoboken & Nahunta Downtown Area
- Brantley Co. Industrial Park Area

- Residential
- Conservation
- Brantley County
- City of Hoboken
- City of Nahunta
- U.S./State Highways
- County/City Roads
- River/Stream



MAP CREATED FEBRUARY, 2006 FOR
GENERAL PLANNING PURPOSES ONLY.
REFER ALL QUESTIONS ON DATA ACCURACY
AND AVAILABILITY TO THE SOUTHEAST
GEORGIA REGIONAL DEVELOPMENT CENTER.



**Brantley County
Joint
Comprehensive Plan
2006-2026**

Character Areas



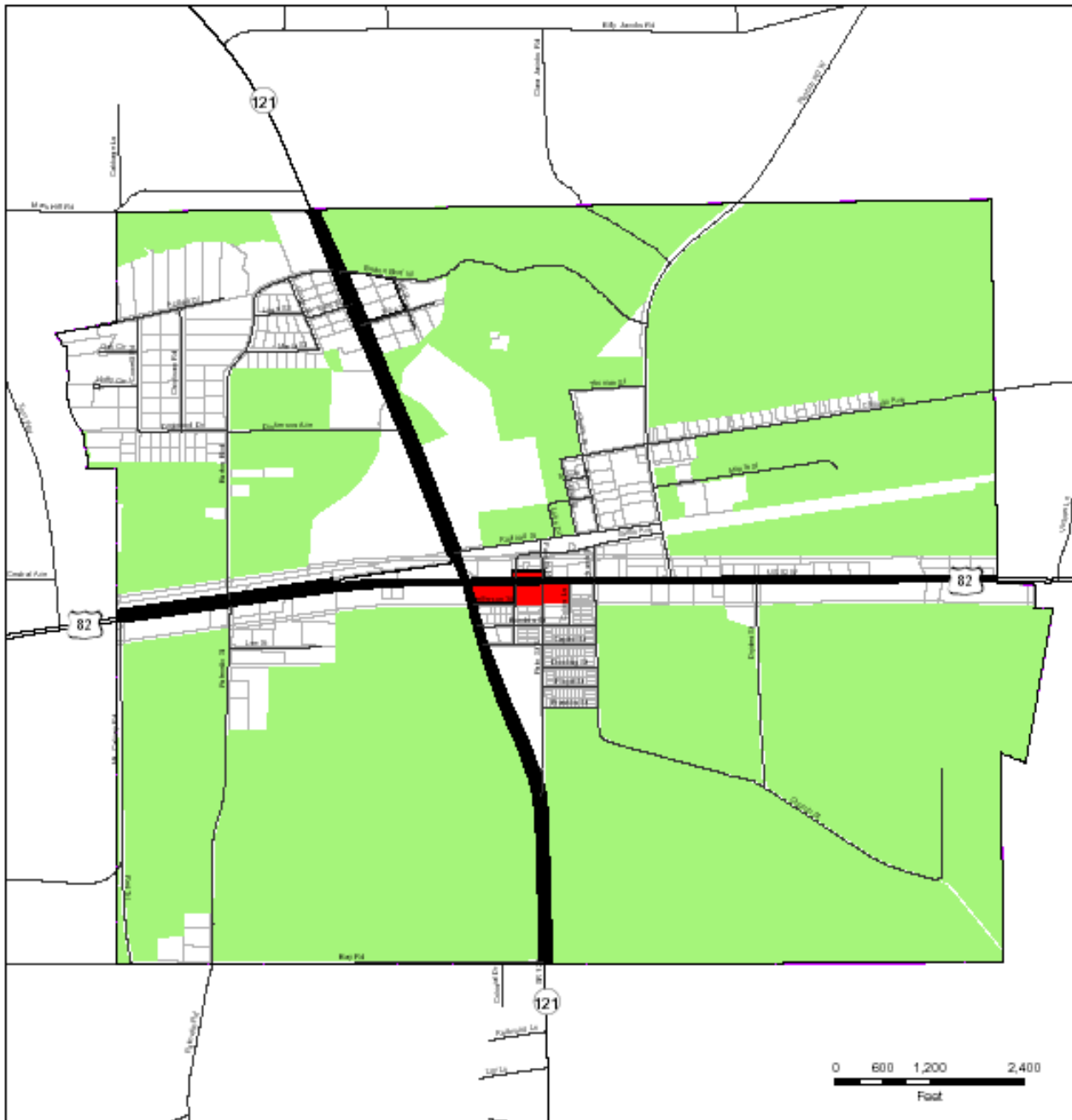
Hoboken Character Areas

- Agriculture & Forestry Area
- Highway Corridor Area
- Hoboken Downtown Area

- City of Hoboken
- U.S./State Highways
- County/City Roads
- Nahunta Parcel Lines



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GEORGIA REGIONAL DEVELOPMENT CENTER.



Brantley County Joint Comprehensive Plan 2006-2026

Character Areas



Nahunta Character Areas

- Agriculture & Forestry Area
- Brantley Co. Courthouse Area
- Highway Corridor Area
- Nahunta Downtown Area

- City of Nahunta
- U.S./State Highways
- County/City Roads
- Nahunta Parcel Lines



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Brantley County Joint Comprehensive Plan 2006-2026

Future Land Use



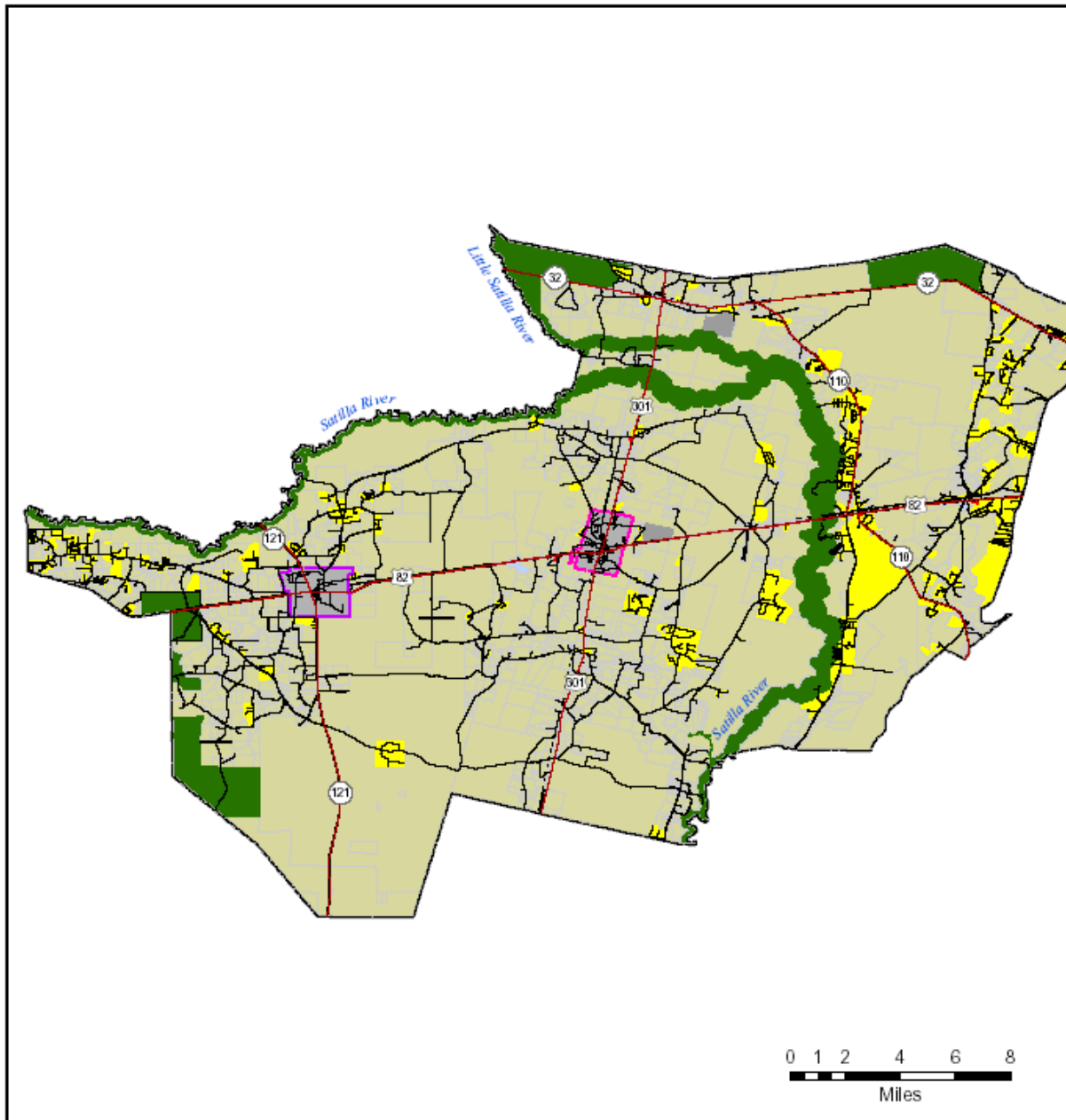
Future Land Use

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utilities
- Undeveloped/Unused

- Brantley County
- City of Nahunta
- City of Hoboken
- U.S./State Highways
- County/City Roads



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City of Hoboken Future Land Use



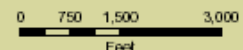
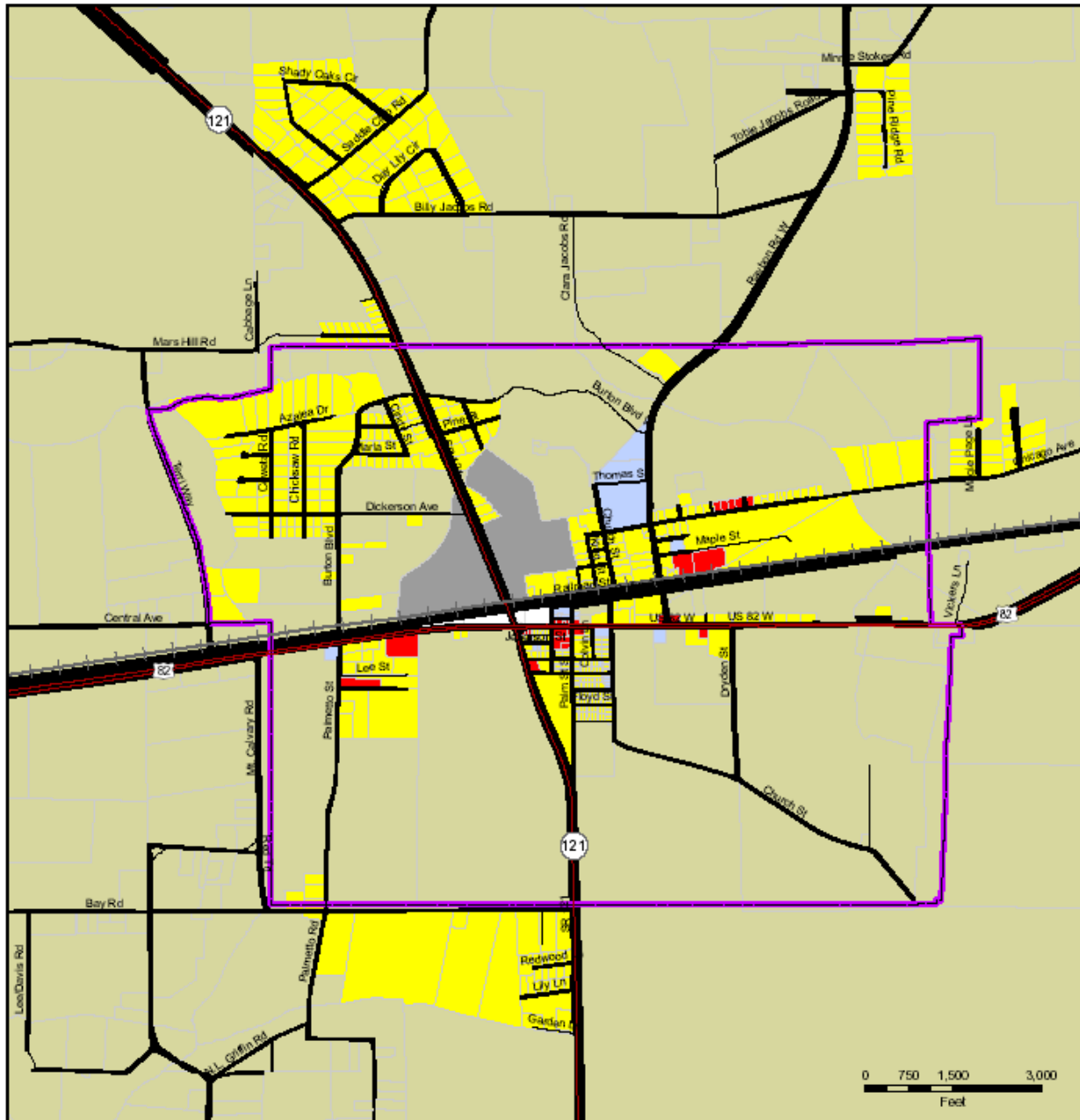
Future Land Use

-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Parks/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Unused

-  U.S./State Highway
-  County/City Road
-  Railroad
-  City of Hoboken



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AND AVAILABILITY TO THE SOUTH-EAST
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BUILDING BRANTLEY

**Brantley County
Joint
Comprehensive Plan
2006-2026**

*City of Nahunta
Future Land Use*



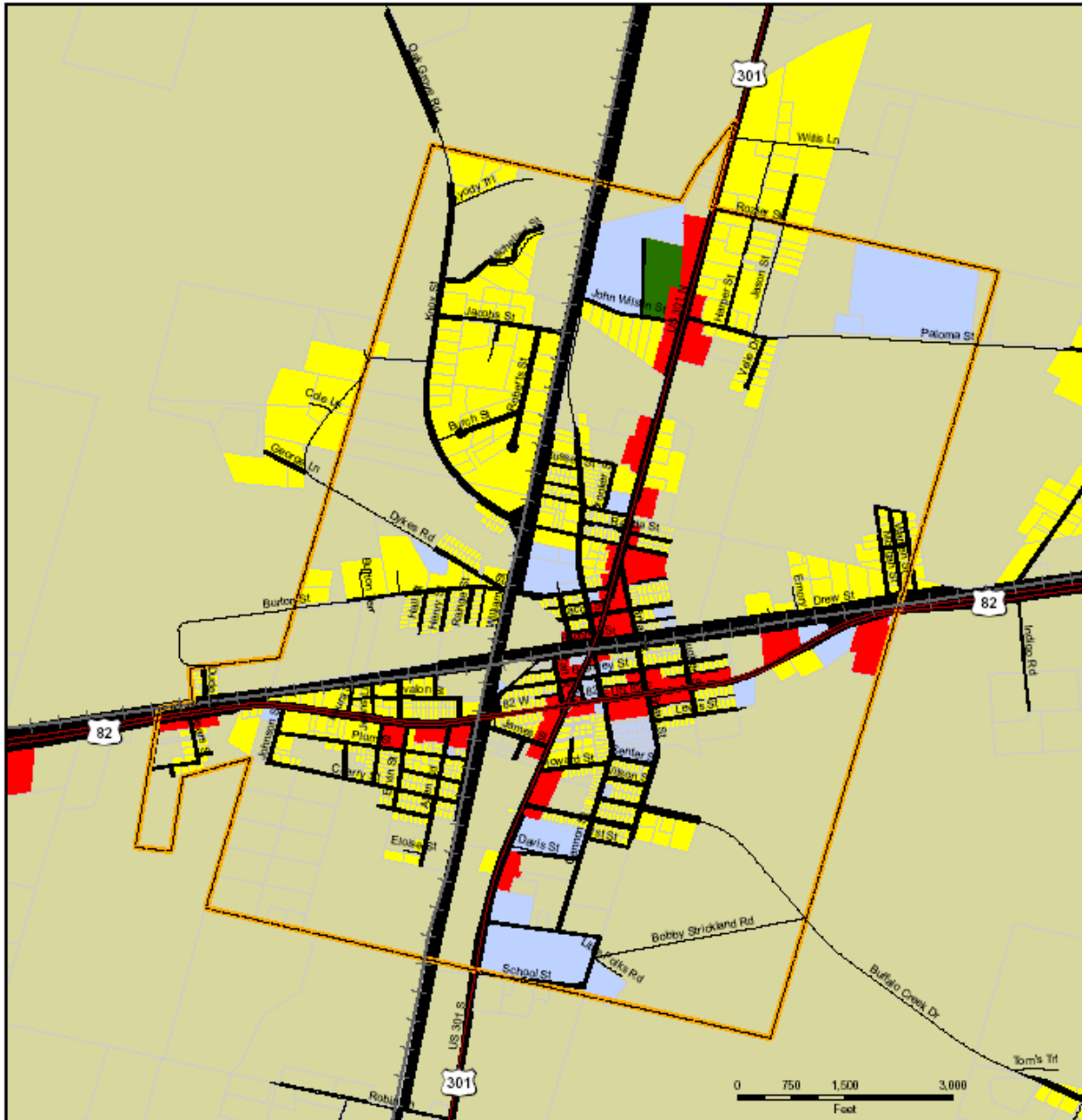
Future Land Use

-  Agriculture/Forestry
-  Commercial
-  Industrial
-  Parks/Recreation/Conservation
-  Public/Institutional
-  Residential
-  Transportation/Communication/Utilities
-  Undeveloped/Unused

-  City of Nahunta
-  U.S./State Highway
-  County/City Road
-  Railroad



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AND AVAILABILITY TO THE SOUTHEAST
GEORGIA REGIONAL DEVELOPMENT CENTER.



BUILDING BRANTLEY

2.1 CONSERVATION AREAS

The Satilla River Area

Satilla River Area Vision

The Satilla River offers Brantley County an opportunity to encourage economic growth through the preservation of natural resources, developing eco-tourism and recreation.

Brantley County lies in the Satilla Watershed with a major portion of the county consisting of wetlands (16%) and lowlands with poorly drained soils, 5 significant groundwater recharge areas and approximately 90 miles of river corridor. The Satilla River was nominated in 1992 as a Regionally Important Resource, which means that the State will be developing a resource management strategy for the protection and enhancement of the Satilla River, by the Georgia Department of Natural Resources. Brantley County contains two Wild Life Management Areas.

Science, natural disasters and more demands for water, have shown us that these valuable resources are vital to our well being and must be conserved, restored and increased in future planning.

At this time, Brantley County has not incorporated zoning or designated land uses. Currently this area is being used largely as residential and is increasing with the influx from Glynn County spilling into Brantley. Sustainable eco-tourism, canoeing, hiking, nature trails, bird watching, hunting, fishing, swimming, environmental education are viable economic opportunities.



Quality Community Objectives:

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

- Brantley County has identified defining natural resources and has Part V Ordinances in place but need to limit development within the River Corridor to help protect the water quality.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- Much of Brantley County has traditionally been rural with forest cover. Preserving rural forested areas will help the county maintain its traditional character.
- Brantley County has traditionally been rural with the Satilla River, a preserved rural way of life, and a culture reminiscent of the early last century, protecting the Satilla River from pollution and overdevelopment will allow Brantley County to preserve its unique traditional character.



Local citizens of Brantley County donating their time to help keep the Satilla River pristine for all to enjoy.

Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions; particularly where it is critical to the success of a venture such as protection of shared natural resources.

GOAL	IMPLEMENTATION MEASURES
Housing	Develop a Conservation Subdivision Ordinance requiring developers of new subdivisions to set aside up to 30 percent of their gross area as greenspace.
Transportation	Establish bikeways and trails in and around the Satilla River Area.
Historic Preservation	Develop a Historic Preservation Ordinance for protection of locally designated historic properties.
Natural Resources	Enforce the Part V Ordinances that are in place within Brantley County. Preserve scenic areas and corridors within the Conservation Area.
Land Use	Analyze impacts of community development patterns on economic natural and cultural resources.
Economic Development	Promote niche marketing of local artists, artisans and community recreation.

2.2 RURAL AND OPEN LAND AREAS

Agricultural and Forestry Area

Agricultural and Forestry Area Vision

The Agricultural and Forestry Area will emphasize the rural lifestyle and offer an economic boost through the promotion of agri-tourism.



Prime agricultural and forestland are located between the convergence of the Satilla and the Little Satilla Rivers, along the southern side of the Satilla River border with Pierce County, north and southeast of Hickox, and running parallel to the Satilla River at Lulaton.

Part of the Waycross State Forest is located along the east-southeast border of Ware and Brantley Counties at Schlatterville. Most of this area is surrounded by timberland, although there is some residential development along the fringe areas of the forest.

Until recently when the timber companies have begun to divest their holdings, it was not possible to buy land in Brantley because the timber companies and family holdings comprised most of the landowners. Our sandy, poorly drained soils were fine for timber but the land has suffered from ditching, monoculture, pesticides and loss of native hard wood trees.

On one hand, we have a major concern how new owners of smaller parcels will manage and use the land and on the other hand, we have an unprecedented chance to use State Quality Growth Planning and create a Statewide and even Federal model for sustainable environment that is also economically viable. Again with no zoning or designated land use Brantley County runs the risk of their rural lifestyle disappearing with the possible encroachment of subdivisions into their farm and forestry lands. The prime use of this land category is primarily forestry with some farmland

Quality Community Objectives:

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

- Brantley County has a local land conservation program, or, works with state or national land conservation programs to preserve environmentally important areas in the community.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.

- The community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.

GOALS	IMPLEMENTATION MEASURES
Economic Development	Assist farmers in selling their products
Natural and Cultural Resources	<ul style="list-style-type: none"> • Encourage Conservation Easements to keep productive farmland in agricultural use. • Promote methods of permanently protecting farmland. • Establish zoning with large minimum lot size requirements to limit development to protect farmland and rural character. • Reduce conflicts between agricultural and non-agricultural land uses.
Housing	<ul style="list-style-type: none"> • Incorporate and enforce a manufactured home ordinance.
Land Use	<ul style="list-style-type: none"> • Incorporate and enforce land use development and/or zoning.
Transportation	<ul style="list-style-type: none"> • Creation of trails and greenway.

2.3 RURAL RESIDENTIAL

Developing Subdivisions in East Brantley County Area

Subdivision Area Vision

Due to the rapid development of numerous subdivisions in East Brantley, this area has an opportunity to contribute to the economy of the county. Local business owners and entrepreneurs have the opportunity to locate spatially locally owned restaurants and entertainment in this area. This will allow homeowners and residents to spend money within Brantley County instead of neighboring cities.

Since Brantley County has no codes, ordinances or zoning, we have major areas of rural blight. Substandard living conditions, health and safety issues and unfit living conditions, which are the plight of the rural poor, will need to be addresses. In 2005, Brantley took the first step in passing an ordinance that requires that any mobile home moved into the county, must pass a minimum inspection.

Having no development code or zoning to govern the rapidly increasing growth, Brantley and its citizens are left without protection from the steady stream of developers entering their county. Protection of natural resources and impact fees for the use of existing infrastructure are small to none.

This in turn will lead to lack of funding for schools, roads, sewers, and health and safety services. Brantley County is expected to grow at a pace equal to metro-Atlanta, as well as being designated as part of the fast growing Coastal Counties.

Unless Brantley takes charge very soon, the suburbs for the fast growing population will be put where developers buy land and not in a rational planned way. The County hopes to address this problem with development codes, ordinances and planning strategies.

Quality Community Objectives:

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

- The County has delineated the areas of the community that are important to our history and heritage and have taken steps to protect those areas.

Housing Opportunities Objective: Quality housing and a range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

- People who work in our community can afford to live here, too. Our community has enough housing for each income level
- We have vacant and developable land available for multifamily housing.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

GOALS	IMPLEMENTATION MEASURES
Natural and Cultural Resources	<ul style="list-style-type: none"> • Encourage Conservation Easements to keep productive farmland in agricultural use. • Establish zoning with large minimum lot size requirements to limit development to protect farmland and rural character. • Incorporate and enforce a conservation subdivision ordinance.
Housing	<ul style="list-style-type: none"> • Require developers to include affordable homes when building a particular number of market rate homes.
Land Use	<ul style="list-style-type: none"> • Incorporate and enforce land use development and/or zoning. • Incorporate and enforce a public nuisance ordinance that will protect the value of property of citizens.
Transportation	<ul style="list-style-type: none"> • Adopt a level of services standards
Facilities and Services	<ul style="list-style-type: none"> • Analyze financial impact of new subdivision growth in county.

2.4 MAJOR HIGHWAY CORRIDOR

Highway Corridor Area

Highway Corridor Area Vision

US Highways 82 & 301 intersect Brantley County. Development such as local specialty shops and restaurants along these major highways will allow travelers to contribute to the local economy. In addition, the expansion of the airport, which is located along Highway 82, runway and improvement of facilities such as hangers and lights, will allow potential employers, visitors, and future residents to fly directly into the county.



Highway 82 runs the width of the county, as does the railroad. If we are to fulfill our vision, we will also need to improve our Airport. The runway needs to go to 5,000 feet and have lights and a decent building with facilities. We need to maintain buffers on either side of the highways for wildlife, aesthetics, fly zones, safety and erosion control.

CSX Transportation operates an east-west railroad line parallel to US 82 that bisects the county and the Cities of Hoboken and Nahunta, as well as the communities of Lulaton, Atkinson, and Waynesville CSX Transportation also operates a north-south railroad line parallel to US 301, which runs through the City of Nahunta and the Hortense and Hickox communities.

Currently highway 82 and 301 are a mixed use of residential, commercial and industrial. The airport is transportation land use with a runway and hanger the only infrastructure to date. Again, Brantley County to date does not have any zoning or land use development in place.

Quality Community Objectives:

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

- The County is working to create an agreeable development code.

- Brantley does not have ordinances to regulate the aesthetics of development in our highly visible areas.
- Brantley does not have ordinances to regulate the size and type of signage in our community.

Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

GOALS	IMPLEMENTATION MEASURES
Economic Development	<ul style="list-style-type: none"> • Promote niche marketing using local artist and artisan, highlighting the uniqueness of Brantley. • Promote CID to help accelerate transportation and infrastructure improvement.
Housing	<ul style="list-style-type: none"> • Require developers to include affordable homes when building a particular number of market rate homes.
Land Use	<ul style="list-style-type: none"> • Incorporate and enforce land use development and/or zoning.
Transportation	<ul style="list-style-type: none"> • Adopt a level of services standards
Facilities and Services	<ul style="list-style-type: none"> • Analyze financial impact of new growth in county. • Evaluating various financing methods for new infrastructure.
Natural and Cultural Resources	<ul style="list-style-type: none"> • Provide incentives to encourage the arts to becoming an economic force. • Incorporate landscaping guidelines to create a unified and pleasing visual environment.

2.5 PUBLIC/INSTITUTIONAL

Brantley County Courthouse Area

Brantley County Courthouse Area Vision

The availability of vacant buildings and land in and around Nahunta allows the county to build a much needed courthouse annex, which would create adequate offices and storage space for employees and vital records.



This stately red brick structure was built in 1921. Interesting details include fan lighted double doors and wrought iron trim. It is located between Brantley and Cleveland Streets in Nahunta, and has been included in the National Register of Historic Places

The Brantley County Courthouse is located in the center of downtown Nahunta and is in need of an annex to store and help protect vital records of the county. As of now boxes of records and filing cabinets line the hallways of the Brantley Courthouse simply because there is no space available to store them. This causes an eyesore and could prove to be a dangerous liability for the county in the future if a solution is not found.

The Courthouse needs to be renovated to improve accessibility and find additional areas of Courthouse parking.

Quality Community Objectives:

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

- Capital Improvements Program that supports current and future growth are needed in Brantley County.

- The County will need to evaluate various financing methods of financing for new and improvements to infrastructure.

Regional Identity Objective: Regions should promote and preserve an “identity”, defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

- The County and Community must ensure that the physical appearance of new development or improvements to existing properties is compatible with the existing and/or historic character as is the case with the courthouse.

GOALS	IMPLEMENTATION MEASURES
Land Use	<ul style="list-style-type: none"> • Incorporate and enforce land use development and/or zoning.
Transportation	<ul style="list-style-type: none"> • Adopt a level of services standards
Facilities and Services	<ul style="list-style-type: none"> • Explore incorporating capital improvement program. • Evaluating various financing methods for new infrastructure.
Natural and Cultural Resources	<ul style="list-style-type: none"> • Incorporate landscaping guidelines to create a unified and pleasing visual environment.
Intergovernmental Coordination	<ul style="list-style-type: none"> • Link and redesign adjacent but separate parking facilities to create more parking spaces and to simplify travel between adjacent businesses.

2.6 DOWNTOWN AREAS

Hoboken and Nahunta Downtown Area

Downtown Area Vision

Downtown Hoboken and Nahunta have vacant buildings such as, a convenience store in Hoboken and the Hotel Knox in Nahunta. These buildings can be converted to local specialty shops, bed and breakfast, and office space for local businesses.



City of Nahunta and Hoboken has several vacant structures downtown that could be revamped and used for not only local businesses but would also be an incentive to outside businesspeople and entrepreneurs to locate within the city helping raise the tax base which in turn would increase the level and amount of services that could be offered citizens of Nahunta.

Nahunta and Hoboken is most suited to small businesses and with tourism would come the opportunity for small restaurants, shops, and bed and breakfasts. The Knox Hotel offers a brick two-story building that offers possibilities of combined office and retail space.

Both downtown have the added bonus of Highway 82 running through both which could bring several potential customers through each downtown area. Currently the downtown areas consist of commercial, retail, and scattered residential. There is no zoning or land use development to guide quality growth.

Quality Community Objectives:

Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

GOALS	IMPLEMENTATION MEASURES
Land Use	<ul style="list-style-type: none"> • Conduct a Smart Growth Audit to identify impediments to achieving livable, mixed-use, and walkable communities. • Implement mixed use zoning • Implement sign regulations.
Transportation	<ul style="list-style-type: none"> • Adopt a level of services standards • Design an effective sidewalk and pedestrian network.
Facilities and Services	<ul style="list-style-type: none"> • Explore incorporating capital improvement program. • Evaluating various financing methods for new infrastructure.
Natural and Cultural Resources	<ul style="list-style-type: none"> • Incorporate landscaping guidelines to create a unified and pleasing visual environment.
Intergovernmental Coordination	<ul style="list-style-type: none"> • Ensure consistency with Service Delivery Strategy and Comprehensive Plan. • Establish mediation process to resolve conflicts with other local governments.
Other	<ul style="list-style-type: none"> • Establish an effective public involvement process for meaningful input for planning process.

2.7 INDUSTRIAL

Brantley County Industrial Park Area

Brantley County Industrial Park Area Vision

The location and availability of land in the Brantley County Industrial Park offers the county a chance to recruit diverse industry. These industries will provide jobs to local citizens and will stimulate the local economy.



The Brantley County Industrial Park currently is home to US Mulch and the County Road Department. The Industrial Park has 100 acres is water and sewer ready, CSX Rail is adjacent to site, is fronted by US 82, 1 mile east of US 301 and is less than 2 miles from County Airport.

With its close proximity to major highways, access to a railway, and is within 25 miles of Interstate 95 future development for the future should be attractive to many industries looking for sites to locate.

Quality Community Objectives:

Appropriate Business Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities

- Brantley County does not have a diverse jobs base; so one employer leaving could possibly cripple the county financially and economically.
- The Brantley Development Authority will need to organize the community's strengths, assets, and weaknesses and create a business development strategy based on them.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

- Brantley provides work-force training options and programs to provide the citizens with skills for jobs that are currently available in the community. The citizens are close to communities that offer higher education.

Employment Options Objective: A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions; particularly where it is critical to the success of a venture such as protection of shared natural resources

GOALS	IMPLEMENTATION MEASURES
Land Use	<ul style="list-style-type: none"> • Implement mixed use zoning • Implement sign regulations. • Develop and enact zoning/land use development
Transportation	<ul style="list-style-type: none"> • Adopt a level of services standards • Conduct a Traffic Calming study.
Facilities and Services	<ul style="list-style-type: none"> • Effectively use the Service Delivery Strategy. • Evaluating various financing methods for new infrastructure.
Natural and Cultural Resources	<ul style="list-style-type: none"> • Put in place an environmental impact review process.
Intergovernmental Coordination	<ul style="list-style-type: none"> • Ensure consistency with Service Delivery Strategy and Comprehensive Plan. • Establish mediation process to resolve conflicts with other local governments.
Other	<ul style="list-style-type: none"> • Gain community acceptance of quality growth by keeping citizens informed and involved in public process.
Economic Development	<ul style="list-style-type: none"> • Activate Brantley Leadership Classes. • Conduct public meetings and workshops to identify needed workforce training resources.

3. COMMUNITY ISSUES AND OPPORTUNITIES

Issues and Opportunities

Population Issues

1. Rapid population is expected in the next 20 years, which will present several issues for Brantley County's services, environment, infrastructure, and quality of life.

Population Opportunities

1. The County and the Cities of Hoboken and Nahunta have the opportunity to develop zoning and development codes.

Economic Development Issues

1. Lack of community vision and strategic plan for economic development.
2. Lack of communication and inclusion between government, agencies, authorities, business, and citizens in planning and implementing economic development plans.

Economic Development Opportunities

1. Promote local eco-tourism (Satilla River) with marketing, festivals, and events.
2. Promote historic-based tourism with marketing, festivals, and events.
3. Downtown revitalization and infill.
4. Partner with local community colleges and technical colleges to provide satellite classes and courses for local citizens.

Housing Issues

1. Lack of special needs housing (elderly, handicapped, etc).
2. Lack of adequate housing ordinances and regulations.

Housing Opportunities

1. Create mixed-use neighborhoods by locating small stores, such as local markets, within easy walking distance of residences.
2. Create rehabilitation programs, incentives programs for affordable infill housing, and readily available homebuyer education programs.

Natural Resource Issues

1. Numerous miles of dirt roads that lack adequate drainage.
2. Problems created by erosion, sedimentation, and storm water runoff.
3. Lack of preservation of open spaces. New subdivisions are being built in environmentally sensitive areas.



Natural Resources Opportunities

1. Joint county-cities preservation of prime agricultural land and existing open space.
2. Identify the county's natural resources and develop ways to protect and market resources.
3. Need to develop natural resource conservation and protection education for citizens, local officials, and developers.
4. Incorporate walking trails, bike trails, and riding trails in greenspace.

Cultural Resources Issues

1. Lack of protection for historic sites.

Cultural Resources Opportunities

1. Create an active Historic Preservation Commission. To encourage the future preservation and promotion of the historic areas in Brantley County and the Cities of Hoboken and Nahunta.

Community Facilities and Services Issues

1. The County and Cities are limited in their ability to meet the future demands of growing population.
2. Storm water management. The County experiences a great deal of flooding due to heavy rains.
3. The City of Nahunta water system is not adequate to meet future needs.
4. The County Courthouse is operating at capacity. County is also experiencing the lack of adequate storage space for vital documents and records.

Community Facilities and Services Opportunities

1. Determine the extent of Nahunta's water lines and service provided to city residents.
2. Redevelop vacant buildings in downtown Nahunta to serve as a courthouse annex, which will allow for larger offices and more storage space.

Intergovernmental Coordination Issues

1. Lack of coordination between local governments.
2. No process in place to ensure consistency with the land use regulations.

Intergovernmental Coordination Opportunities

1. Coordinate with the Cities of Hoboken and Nahunta in meeting land use regulations.

Land Use Issues

1. Lack of conservation of resources and minimize waste.
2. Lack of safe pedestrian environment.
3. Lack of land development regulations, zoning, or design guidelines.



Land Use Opportunities

1. Preserve open space to be used as parks and greenspace.
2. Create a checklist for permitting, fee schedules, and design review. The checklist will insure that the design compliments and protects Brantley County and the Cities of Hoboken and Nahunta.
3. Encourage traditional neighborhood development.
4. Create greenways and pedestrians trails, as well as providing more sidewalks within the cities and requiring developers to pave streets and provide sidewalks within new developments.

4. IMPLEMENTATION PROGRAM

4.1 Report of Accomplishments

The Report of Accomplishments reviews the previous Short Term Work Program and its implementation since adoption by Brantley County.

4.2 Short Term Work Program

These next steps are considered the Short Term Work Program. The Short Term Work Program covers a five-year timeframe and identifies specific actions, the actions, and the entities responsible for the action, the estimated cost, and potential funding source(s).

REPORT OF ACCOMPLISHMENTS

Community Facilities		
Activity	Status	Explanation
Upgrade fire departments in Hoboken, Nahunta and throughout County	Underway	
Renovate the Brantley County Courthouse for improved accessibility and additional parking, as well as retrofit other existing public buildings to comply with the Americans with Disabilities Act.	Underway	
Expand and improve recreation facilities at the Nahunta Recreation Park and the Recreation Park in Schlatterville.	Underway	
Improve county airport by resurfacing runway, extending runway, improvement to hangers and building.	Underway	
Replace windows in historic Courthouse	Underway	
Continue to encourage resident participant in recycling and waste reduction	Underway	
Continue fiscally responsible operation of solid waste collection and disposal	Underway	
Construct an annex for the County Courthouse to house government offices	Not Accomplished	Will change to Construct add on to the courthouse instead of a separate annex in new Short Term Work Program
Develop and implement enhances 911 services countywide.	Not Accomplished	Have contracted with a private company to finish developing and implementing 911 services countywide and will be reflected in new STWP.
Construct a new multi-purpose center (office complex).	Completed	
Place on referendum a special 1% sales tax to be used to pave roads and construct a new jail.	Completed	
Name the roads using the traditional road name for 911 and postal use.	Completed	

Economic Development		
Activity	Status	Explanation
Improvements to entrance of Industrial Park	Underway	
Participate in the 301 Association to promote US 301 as a scenic and economic development highway.	Underway	
Secure real property for expansion of county facilities due to growth of county.	Completed	

Housing		
Activity	Status	Explanation
Develop an aggressive program to pursue grants for housing rehabilitation/renewal for low to moderate-income families inhabiting the unincorporated areas of Brantley.	Underway	



Land Use		
Activity	Status	Explanation
Develop regulations for land use in Brantley County	Underway	

Natural and Historic Resources		
Activity	Status	Explanation
Have the Southeast Georgia Regional Development Center conduct a countywide survey to identify and record historic resources.	Underway	
Enhance the three existing public boat ramps along the Satilla River	Underway	

SHORT TERM WORK PROGRAM

Economic Development				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Perform an annual review of the STWP using the DCA process	2006, 2007, 2008, 2009, 2010	Brantley County, City of Hoboken, City of Nahunta	Staff time	County
Implement and adopt an ordinance on protocol on public hearings and their procedures.	2007	County and City Governments	Staff time	Brantley County, Cities of Hoboken and Nahunta
Implement a development code for the county and cities.	2010	Brantley County and Cities of Hoboken and Nahunta	\$15,000	County
Promote niche marketing using local artist and artisan, highlighting the uniqueness and historical value of Brantley.	2006, 2007, 2008, 2009, 2010	Brantley County	\$20,000	Brantley County, SPLOST, LDF
Continue to participate in the 301 Association to promote US 301 as a scenic and economic development highway.	2006, 2007, 2008, 2009, 2010	Brantley County	N/a	Brantley County
Continue to improve entrance of Industrial Park	2006, 2007, 2008, 2009, 2010	Brantley County	\$200,000	Brantley County and Development Authority
Investment in 500-1000 acres of river accessible land for the future construction of a Satilla Center and Park.	2006, 2007, 2008, 2009, 2010	Brantley County	\$500,000	CIG grants, County, LDF and other available grants
Promote sustainable eco-tourism, canoeing, hiking, nature trails, bird watching, hunting, fishing, swimming, environmental education as viable economic opportunities.	2006, 2007, 2008, 2009, 2010	Brantley County	\$25,000	Brantley County, CIG, LDF
Promote Christmas Parade, Satilla Celebration and Sacred Harp Singing Festival to generate tourism dollars.	2006, 2007, 2008, 2009, 2010	Brantley County	\$10,000	Brantley County, Chamber of Commerce

Natural and Historic Resources				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Erosion, sedimentation and storm water runoff, survey & create plan	2010	Brantley County	\$15,000	County
Natural resource conservation, education for citizens, developers, and local officials	2006, 2007, 2008, 2009, 2010	Brantley County, Satilla River Keeper, State Workshops	\$10,000	County, CIG grants, volunteers
Develop a Conservation Subdivision Ordinance requiring developers of new subdivisions to set aside up to 30 percent of their gross area as greenspace.	2008	County	Staff time	County
Enforce the Part V Ordinances that are in place within Brantley County. Preserve scenic areas and corridors within the Conservation Area.	2006, 2007, 2008, 2009, 2010	County, Code Enforcement	\$3500	County, SPLOST, available grants
Develop a Historic Preservation Ordinance for protection of locally designated historic properties.	2010	County, Historic Preservation Committee	Staff time	County
Develop plan for preserving and marketing resources for eco-tourism	2006, 2007, 2008, 2009, 2010	Historical Society, Development Authority & citizens	Staff time	Development Authority
Have the Southeast Georgia Regional Development Center conduct a countywide survey to identify and record historic resources.	2008	Brantley County, Cities of Hoboken and Nahunta	\$5000	Grant assistance
Enhance the three existing public boat ramps along the Satilla River	2006, 2007, 2008, 2009, 2010	Brantley County	\$75,000	Brantley County, DNR
Encourage Conservation Easements to keep productive farmland in agricultural use.	2006, 2007, 2008, 2009, 2010	Brantley County, Cities of Hoboken and Nahunta	Staff time	Brantley County and Hoboken and Nahunta General Funds
Establish bikeways and trails in and around the Satilla River Area.	2006, 2007, 2008, 2009, 2010	Brantley County, Cities of Hoboken and Nahunta	Staff time	Brantley County and Hoboken and Nahunta General Funds

Housing				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Continue to develop an aggressive program to pursue grants for housing rehabilitation/renewal for low to moderate-income families inhabiting the unincorporated areas of Brantley.	2006, 2007, 2008, 2009, 2010	Brantley County	\$300,000	DCA, USDA, HUD, and private funds
Require developers to include affordable homes when building a particular number of market rate homes.	2006, 2007, 2008, 2009, 2010	County	Staff time	County
Analyze financial impact of new subdivision growth in county.	2006, 2007, 2008, 2009, 2010	Brantley County	Staff time	Brantley County
Incorporate and enforce a public nuisance ordinance that will protect the value of property of citizens.	2006, 2007, 2008, 2009, 2010	Brantley County	Staff time	Brantley County



Land Use				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Create a checklist for permitting, fee schedules, and design review	2006, 2007, 2008, 2009, 2010	Brantley County	\$15,000	Brantley County
Pass an ordinance requiring new subdivisions to pave roads and put in sidewalks	2006, 2007, 2008, 2009, 2010	Brantley County	Staff time	Brantley County
Develop and enforce Subdivision ordinance.	2006, 2007, 2008, 2009, 2010	Brantley County	Staff time	Brantley County
Develop land use development and/or zoning for county and cities.	2006, 2007, 2008, 2009, 2010	Brantley County and Cities of Hoboken and Nahunta	Staff time	Brantley County

Community Facilities				
Activity	Years	Responsible Party	Cost Estimate	Funding Source
Upgrade fire departments in Hoboken, Nahunta and throughout County.	2006, 2010	County	\$800,000	County, City of Hoboken, City of Nahunta
Renovate the Brantley County Courthouse for improved accessibility and additional parking, as well as retrofit other existing public buildings to comply with the Americans with Disabilities Act.	2010	Brantley County	\$20,000 (Other Government Buildings)	Brantley County
Expand and improve recreation facilities at the Nahunta Recreation Park and the Recreation Park in Schlatterville.	2006, 2010	Brantley County	\$500,000	County and Recreation Grants through DNR
Improve county airport by resurfacing runway, extending runway, improvement to hangers and building.	2010	County	\$150,000	State and Federal Funding
Replace windows in historic Courthouse.	2006, 2010	Brantley County	\$50,000	DNR, Historic Courthouse grant, Brantley County
Continue to encourage resident participant in recycling and waste reduction	2006, 2007, 2008, 2009, 2010	Brantley County, Cities of Hoboken and Nahunta	Staff time	Brantley County, Cities of Hoboken and Nahunta
Continue fiscally responsible operation of solid waste collection and disposal	2006, 2007, 2008, 2009, 2010	Brantley County and Cities of Hoboken and Nahunta	\$125,000	Brantley County and Cities of Hoboken and Nahunta, User fees, SPLOST
Construct add on to the courthouse instead of a separate annex	2006, 2007, 2008, 2009, 2010	Brantley County	\$225,000	Brantley County
Continue to develop and implement enhanced 911 services contracting with private company to perform services	2006, 2007, 2008, 2009, 2010	Brantley County	\$87,400	County and surcharge fee
City of Nahunta will need to expand its water system to meet the projected influx of future population.	2006, 2007, 2008, 2009, 2010	City of Nahunta	\$500,000	City of Nahunta and CDBG grants

POLICIES

Economic Development

Downtown revitalization and infill

- ❖ Incorporate landscaping guidelines to create a unified and pleasing visual environment
- ❖ We will encourage the development of downtown as a vibrant center for culture, government, dining, residential and retail diversity.
- ❖ We will encourage economic development and redevelopment

Partner with local community colleges and technical colleges to provide satellite classes and courses for local citizens.

- ❖ We will support programs for retention, expansion and creation of businesses that enhance our economic well-being.
- ❖ We will establish an atmosphere in which entrepreneurial enterprise is nurtured in our community.

Housing

Lack of special needs housing (elderly, handicapped, etc.).

- ❖ We will accommodate our diverse population by encouraging a harmonious mixture of housing types and uses.
- ❖ Require developers to include affordable homes when building a particular number of market rate homes.
- ❖ We have vacant and developable land available for multifamily housing

Lack of adequate housing ordinances and regulations

- ❖ Incorporate and enforce a manufactured home ordinance.
- ❖ We will encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence.
- ❖ We will encourage efficient urban residential densities.

Create mixed-use neighborhoods by locating small stores, such as local markets, within easy walking distances of residences.

- ❖ We will promote walkable, safe neighborhoods.
- ❖ We will encourage parks and community facilities to be located as focal points in neighborhoods.
- ❖ Our neighborhoods will be interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation..

Create rehabilitation programs, incentives programs for affordable infill housing, and readily available homebuyer education programs.

- ❖ We will create affordable housing opportunities to insure that all those who work in the community have a viable choice or option to live in the community.
- ❖ We will increase investment in the existing neighborhoods.



Intergovernmental Coordination

Coordinate with the Cities of Hoboken and Nahunta in meeting land use regulations

- ❖ We will pursue joint processes for collaborative planning and decision-making.

No process in place to ensure consistency with the land use regulations.

- ❖ We will ensure consistency with Service Delivery Strategy and Comprehensive Plan

Coordinate with the Cities of Hoboken and Nahunta in meeting land use regulations.

- ❖ We will establish coordination mechanisms with adjacent local governments to provide for exchange of information.

Natural Resources

Numerous miles of dirt roads that lack adequate drainage.

- ❖ We will limit the amount of dirt roads accepted by the County and require new developments by developers to include paving of roads.

Problems created by erosion, sedimentation, and storm water runoff.

- ❖ We will conduct sedimentation, erosion and storm water runoff survey and create plan.

Lack of preservation of open spaces. New subdivisions are being built in environmentally sensitive areas.

- ❖ We will encourage new development in suitable locations in order to protect natural resources.
- ❖ We will encourage more compact urban development and preservation of open spaces.

Incorporate walking trails, bike trails, and riding trails in greenspace.

- ❖ We will establish bikeways and trails in and around the Satilla River Area.

Need to develop natural resource conservation and protection education for citizens, local officials, and developers.

- ❖ The protection and conservation of our community's resources will play an important role in the decision-making process.

Identify the county's natural resources and develop ways to protect and market resources.

- ❖ We will encourage niche marketing of local artist and craftsmen.

Cultural Resources

Lack of protection for historic sites

- ❖ We will have the Southeast Georgia Regional Development Center conduct a countywide survey to identify and record historic resources.
- ❖ We will develop a Historic Preservation Ordinance for protection of locally designated historic properties.

Community Facilities

The County Courthouse is operating at capacity and is experiencing the lack of adequate storage space for vital documents and records.

- ❖ We will build on to the County Courthouse to add much needed space for record storage.

The City of Nahunta water system is not adequate to meet future needs.

- ❖ We will apply for grants such as CDBG to expand our current water system to accommodate the growing influx of population.

The County and Cities are limited in their ability to meet the future demands of growing population.

- ❖ We will ensure that new development does not cause a decline in locally adopted level of service for and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.

Land Use

Lack of conservation of resources, safe pedestrian environment, and land development regulations, zoning, or design guidelines.

- ❖ We will incorporate and enforce land use development and/or zoning.
- ❖ We will conduct a Smart Growth Audit to identify impediments to achieving livable, mixed-use, and walkable communities.
- ❖ We will create a checklist for permitting, fee schedules, and design review



1. PREPARATION OF COMMUNITY AGENDA

We have been working on our Comprehensive Plan and our Solid Waste Management Plan since October of 2004.

We have held workshops, had meetings in the Courthouse, held committee meetings and had ACA folks address our community.

Brantley County has no established communication systems, so we have used newspapers, flyers, handouts, surveys, emails, and community message board on the net and personal visits to clubs, church groups and any one who would listen. Our schools, libraries and the cities of Nahunta and Hoboken have handed out and sent out our survey.

Brantley County residents have two main ideas for their future: 1. No change, we love our river and our rural community, keep it the same-, which cannot happen, and 2. We are poor and have to leave our county to find work so we need jobs, no matter what the price.

We think that our Vision encompasses both viewpoints, plus it will not only be an asset to the County but to the Coast and to the State.

Please see Appendix 1 for additional materials.

QUALITY COMMUNITY OBJECTIVES

Quality Community Objective was our inspiration and guiding light. Regional Identity, Growth Preparedness, Appropriate businesses, Educational Opportunities, Cultural, Historical, Heritage Preservation, Employment, Preservation of our beautiful natural resources and Environmental Protection are our mantra.

CONCLUSION

We invite you to go back to the beginning of our plan and re-read our vision. Visit our County and we will show you what a unique and beautiful natural setting we have. We hope you will share our vision and help us attain it, thereby benefiting all our citizens.