

Building Brantley Today – Tomorrow and Beyond



Brantley County 2006-2026 Joint Comprehensive Plan: Community Assessment

September 2005

Draft

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Technical Addendum

Section I: Supporting Analysis of Data and information

1. Population
2. Economic Development
3. Housing
4. Natural and Cultural Resources
5. Community Facilities and Services
6. Intergovernmental System

Section II: Analysis of Consistency with Quality Community Objectives

I. Introduction

Purpose

The primary purpose of this portion of the joint Brantley County Comprehensive Plan is to assess Brantley County and the Cities of Hoboken and Nahunta's condition; in addition, this assessment allows the county and the cities to determine what steps need to be taken to protect the county and to ensure quality growth within Brantley County. Projected population figures illustrate the growth Brantley County will experience in the next twenty years. This document will allow current and future community leaders to guide Brantley County and the Cities of Hoboken and Nahunta into a future period of smart growth.

Scope

This assessment includes the four basic components as required by the Georgia Department of Community Affairs.

1. Issues and opportunities the community would like to address.
2. Analysis of existing development patterns.
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives.
4. Analysis of supporting data.

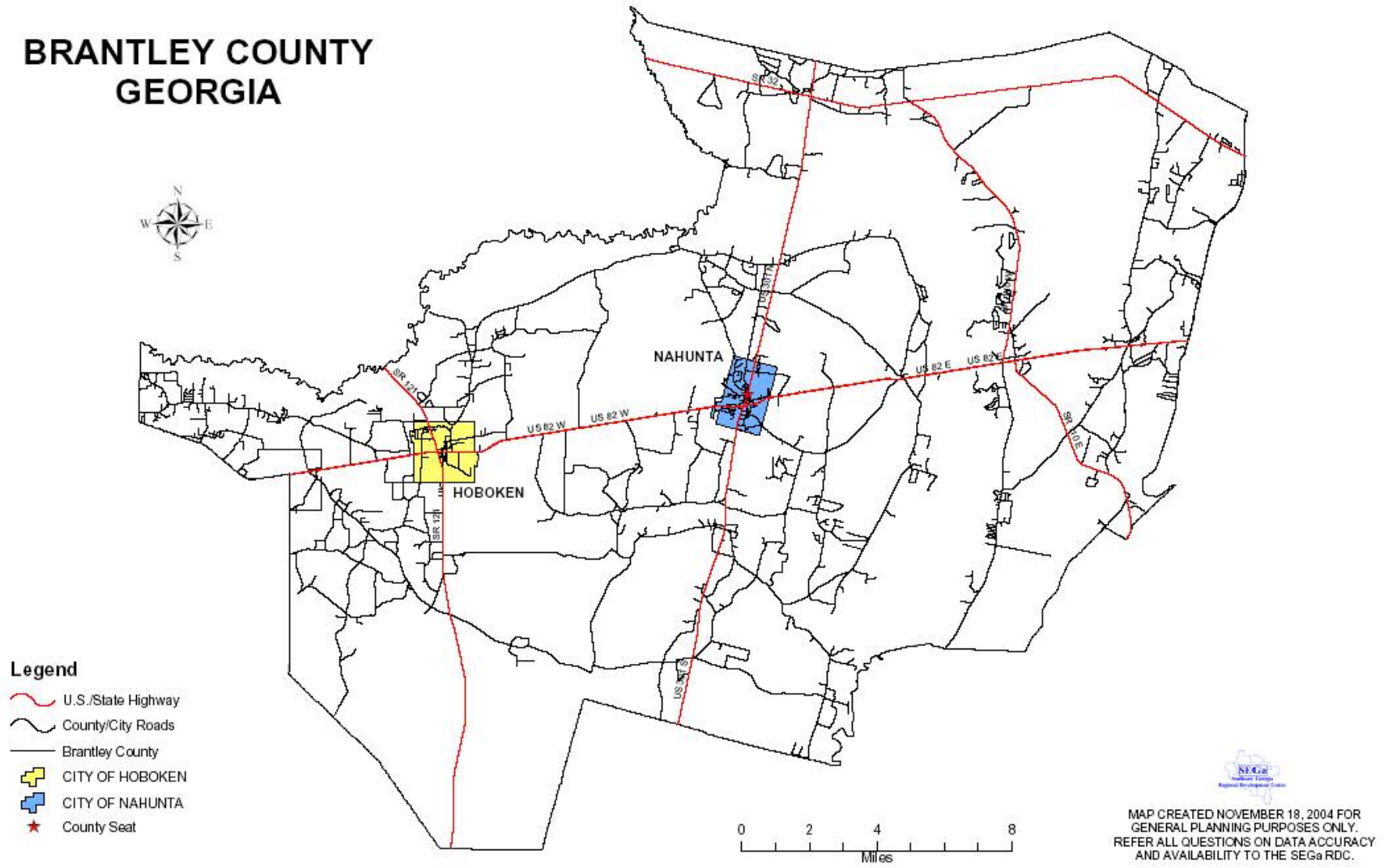
In-depth data for this assessment is included in the Technical Addendum.

Methodology and Schedule

The area included in this assessment covers Brantley County, the City of Hoboken, and the City of Nahunta, an area of approximately 284,416 acres (444.4 square miles).

Figure 1

BRANTLEY COUNTY GEORGIA



Included in this assessment is the Comprehensive Plan Schedule. The initial hearing will be held in September. At this meeting, the community will begin organizing a Steering Committee composed of various stakeholders and interested citizens. The Steering Committee will hold monthly meetings, which staff members of Southeast Georgia RDC will not be present. During the months of September, October, and November the RDC will complete the Community Assessment and submit to the citizens for approval, before submitting the Community Assessment and Community Participation Program to DCA in November. Work will begin on the Community Agenda during October and will end by February 2006.

Public hearing to submit the Community Assessment and Community Participation Program will be held in November. The public hearing for the submission of the Community Agenda will be held in March 2006.

Figure 2 Comprehensive Plan Schedule

	2005				2006				
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Initial Hearing									
Community Assessment									
Community Participation Program									
Community Agenda									
Transmittal/ Adoption									
Steering Committee									
Scenario Building									
Speakers Bureau									
Telephone Survey									

II. 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 between governments, authorities, businesses 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. Improve overall quality of life by preserving rural character, open space, developing greenways, and improving healthcare and education.
4. Downtown revitalization and infill.
5. 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. 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 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. Clean up and redevelop brownfields.

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.

III. Analysis of Existing Development Patterns

The purpose of this analysis is to gain a clear understanding of the geographic setting within Brantley County and the Cities of Hoboken and Nahunta. The following analysis looks at three aspects of the existing development patterns in Brantley County and the Cities of Hoboken and Nahunta: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

Existing Land Use

The map illustrates uses found within the incorporated and unincorporated areas of Brantley County. These uses were categorized using a variation of the standard category system prescribed by the Georgia DCA.

Figure 3 Brantley Co. ELU

Figure 4 Hoboken ELU

Figure 5 Nahunta ELU

The following table presents the definitions of each land use category found in Brantley County and the Cities of Hoboken and Nahunta.

Figure 6

Existing Land Use Category	Definition
Residential	Single-family residential uses at less than 0.2 units per acre (less than 5-acre lots).
Agricultural/Forestry	Land used for agricultural purposes such as cropland or livestock production and all land used or potentially used for commercial timber production.
Commercial	Commercial and office uses; including strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, and office buildings.
Industrial	Industrial uses.
Parks/Recreation/Conservation	Active and passive recreation areas, parks, and protected lands. Includes land owned by a land trust or public agency and preserved from future development as maintained as open space.
Cemeteries	Areas dedicated for the burial of human remains.
Public/Institutional	Community facilities (except utilities), general government, and institutional uses. Examples include schools, public safety stations, city halls, courthouses, jails, health facilities, churches, and libraries.
Transportation/Communication/Utilities	Land used by transportation, communication or utility facilities; such as airports, cell towers, power stations, sewer plants, water towers, and water treatment facilities.
Undeveloped/Vacant	No active use on the property, includes property improved for real estate sale (cleared and graded but no structure) and property with vacant or abandoned structures with which no employment or residence can be associated.

Areas Requiring Special Attention

Over the next twenty years, Brantley County and the Cities of Hoboken and Nahunta will face several challenges.

Rapid Development and/or Land Use Change

Currently the east end of Brantley County is developing quickly. Much of this area is within the agriculture/forestry land use but with the rapid development of this area, the land use may change to residential in the next twenty years. Due to the expected growth, areas such as housing, community facilities and services, natural and cultural resources will be impacted. In the future, the County and Cities will need to address items, such as schools and water/sewer services.

Significant Natural Resources

As Brantley County and the Cities of Hoboken and Nahunta grow significant natural resources, such as wetlands, rivers, streams, and the Dixon Memorial Forest need to be preserved. Unfortunately, several wetland areas and parts of the Satilla River have already experienced development. In addition, future developments will occur in the same area.

Significant Cultural Resources

Historic districts do not exist in Brantley County or the Cities of Hoboken and Nahunta, but this does not mean the County lacks significant historic structures and areas. In the unincorporated settlement of Waynesville, one can visit the Confederate Memorial Wall and visit the ruins of the Sylvester Mumford House, which is on the National Register of Historical Places. Other historic places include several Primitive Baptist Churches and Fort McIntosh. Together, the County and Cities need to work together to preserve and promote their historic heritage.

Declining Areas and Areas in Need of Redevelopment

Due to its relative youth, Brantley County and its cities do not have a large area of decline that can be found in surrounding counties. One area in the City of Nahunta was identified as declining and has the potential to be redeveloped. This area is found along US Highway 301 and includes an abandoned motel.

Recommended Character Areas

The following chart and map define the character areas found within Brantley County and the Cities of Hoboken and Nahunta.

Figure 7

Character Area	Description/Location	Development Strategy
Conservation Areas	Protected open space that includes wetlands, rivers, streams, forests, floodplains, etc.	The County and Cities should strive to preserve more greenspace.
Park/Greenway	Dedicated parks including private facilities. Greenways may follow natural features	The County and Cities should encourage the creation of parks in new residential

	such as streams or cultural features such as abandoned railways.	developments. In addition, the local governments can work with the Satilla River Keeper and interested citizens to create greenways along the Satilla Rivers.
Rural and Open Land	Consisting primarily of pastures, woodlands, and farmlands.	Preserving rural and open land maintains the quality of life found in Brantley County.
Industrial Area	Consist of industries, warehouses, and distribution facilities on sites with access to railroads, utilities, and highways.	Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods.
Highway Commercial	Auto-oriented commercial development. Areas found along US 82 and US 301.	Complete and integrate pedestrian improvements and crosswalks throughout the area.

Figure 8 Character Area Map

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Part 1: Population

Total Population

Historic Population Growth

Figure 1: Historic Population Trends			
Category	1980	1990	2000
Brantley County	8,701	11,077	14,629
City of Hoboken	514	440	463
City of Nahunta	951	1049	930
Georgia	5,457,566	6,478,216	8,186,453

Source: U.S. Bureau of the Census (SF1)

Brantley County experienced a 27.3% growth rate from 1980 to 1990. The population increase is largely concentrated in the Waynesville and Atkinson communities, east of the Satilla River near the Glynn County border, and in western region of the county between Hoboken and Waycross near the Ware County line. During the decade between 1990 and 2000, the county population increased 32.1%, a rate almost 22% higher than the 26.1% growth rate for the State of Georgia and a rate 138% higher than the 13.5% national growth rate for the same period.

Figure 2: Historic Population Growth

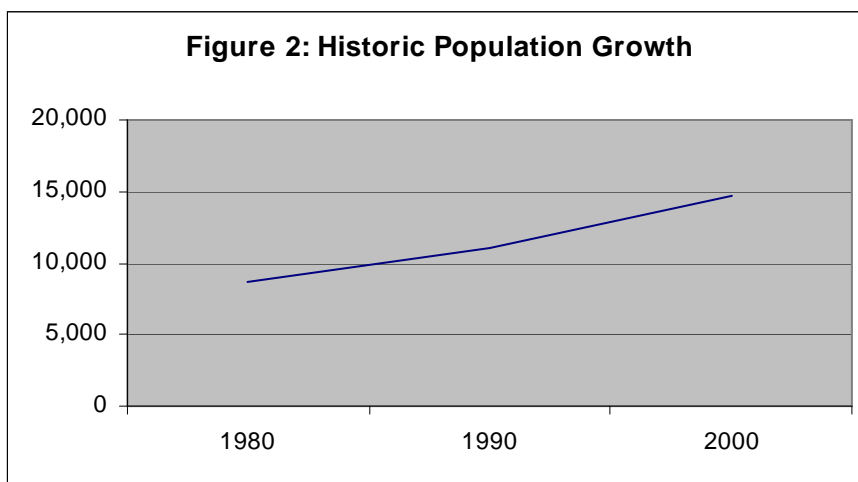


Figure 3: Annual Growth Rates

Year	Brantley County	Georgia
1940-1950	-7.0%	10.3%
19650-1960	-7.8%	14.5%
1960-1970	0.8%	16.4%
1970-1980	46.5%	19.0%
1980-1990	27.3%	18.6%
1990-2000	32.1%	26.4%
2000-2002	2.9%	4.6%

Population projections for Brantley County indicate an increase of 50.7% over the next twenty-five years a growth rate 21.6% higher than the 41.7% projected for the State of Georgia and an average growth rate of 10.1% per decade, a growth rate 21.7% higher than the 8.3% projected for the State of Georgia. The growth rate of 50.7% over the next twenty-five years is 101.9% higher than the 25.1% projected for the nation and the average Brantley county growth rate of 10.1% per decade is 102% higher than the 5.0% projected for the nation as a whole.

Georgia experienced an 18.7% population increase from 1980 to 1990 and a 26.4% increase from 1990 to 2000, increases significantly higher than the nation and *significantly lower* than Brantley County.

Figure 4

Hoboken City: Population			
Category	1980	1990	2000
Total population	514	440	463
Male population	NA	218	237
Female population	NA	222	226

Source: U.S. Bureau of the Census (SF1)

Population in the City of Hoboken *decreased* by 14.4% from 1980 to 1990, a startling number when compared with the 27.3% population increase for the county, the 18.7% population increase for the state, and the 10.3% population increase for the nation as a whole. Population in the City of Hoboken increased by 5.2% from 1990 to 2000, an increase *somewhat lower* than the 32.1% population increase for the county, the 26.4% population increase for the state, and the 13.5% population increase for the nation as a whole. The current trend indicates that population increases occur largely within the unincorporated areas of the county, and increase minimally within municipalities located within the county.

Population projections for the City of Hoboken indicate a population *decrease* of 22.4% over the next twenty years, a growth rate 154% lower than the 41.7% projected for the

State of Georgia and an average *decrease* of 4.5% per decade, a growth rate 154.2% lower than the 8.3% projected for the State of Georgia. The population *decrease* of 22.4% over the next twenty years is 189.2% lower than the 25.1% projected for the nation and the average *decrease* of 4.5% per decade is 190% lower than the 5.0% projected for the nation as a whole. The projected trend indicates a population loss in the City of Hoboken over the next twenty years, in marked contrast to the projected population increases for Brantley County, the State of Georgia, and the nation.

Figure 5

Nahunta City: Population			
Category	1980	1990	2000
Total population	951	1,049	930
Male population	NA	489	445
Female population	NA	560	485

Source: U.S. Bureau of the Census (SF1)

Population in the City of Nahunta increased by 10.3% from 1980 to 1990, a startling number when compared with the 27.3% population increase for the county or the 18.7% population increase for the state, and a growth rate that mirrors the 10.3% population increase for the nation as a whole. Population in the City of Nahunta decreased by 11.3% from 1990 to 2000, a *decrease* significantly lower than the 32.1% population increase for the county, the 26.4% population increase for the state, and the 13.5% population increase for the nation as a whole. The current trend indicates that population increases occur largely within the unincorporated areas of the county, while *decreasing* within municipalities located within the county.

Population projections for the City of Nahunta indicate a population *decrease* of 2.8% over the next twenty years, a growth rate 107% lower than the 41.7% projected for the State of Georgia and an average *decrease* of 0.56% per decade, a growth rate 158% lower than the 8.3% projected for the State of Georgia. The population *decrease* of 2.8% over the next twenty years is 897% lower than the 25.1% projected for the nation and the average *decrease* of 0.56% per decade is 896% lower than the 5.0% projected for the nation as a whole. The projected trend indicates a population loss in the City of Hoboken over the next twenty years, in marked contrast to the projected population increases for Brantley County, the State of Georgia, and the nation.

Figure 6 Regional Population

COUNTY	1990	2003	Projected 2010
Atkinson	6,204	7,867	7,354
Bacon	9,602	10,030	9,331
Berrien	Not In District	16,522	15,229
Brantley	11,222	15,621	16,360
Charlton	8,598	10,696	11,537
Clinch	6,242	6,965	6,563
Coffee	30,024	39,380	40,750
Pierce	13,473	16,199	16,077
Ware	35,521	35,456	36,051
Total	120,886	159,637	159,252
State of GA	6,478,149	8,736,580	9,592,370

From 2000 to 2003, the District's population of 159,637 (including Berrien County of 16,522) has experienced growth with a 38% increase. However, by the year 2010, the population is anticipated to minimally decline, being approximately 159,252 persons.

Although earlier studies predicted Ware County to maintain the fastest growth of all Southeast Georgia Counties in the District, this has not been the case. Coffee County emerged in the 2000 Census with a population increase of 39,380 persons, or a 9,356 persons increase, while Ware County only grew by twelve people! Coffee County is projected to continue its trend as the fastest growing County (40,750) in the District through Year 2010. Brantley, Charlton and Pierce Counties grew rapidly during the 1990-2003 period. It is projected that Brantley and Charlton counties will continue the trend, but at a slower rate over the next twenty years, while Pierce will decline minimally in population. Atkinson, Bacon, Berrien, and Clinch are projected to have population decreases over the same time interval.

Seasonal Population

Seasonal population in Brantley County increased by 46.0% from 1990 to 2000, an increase very consistent with increases for the state of Georgia (48.8%). Recent activity (2003-2005) related to E911 addressing indicates an increase in seasonal population within the county, particularly in the area around the Satilla River. Second homes for residents of surrounding counties and cities account for majority of the increase in seasonal population.

Figure 7 Daytime Population

Brantley County: Daytime Population

Category	1990	2000
Daytime population inside county	8,575	10,855
Number of people leaving the county during the day to work	2,755	4,154
Number of people coming into the county during the day to work	253	380
Total number of workers during the day	1,806	2,139

Source: U.S. Bureau of the Census (SF1)

The daytime population of Brantley County increased by 26.6% during decade between 1990 and 2000, a number consistent with the 27.3% increase in overall population for the county during the same period. The number of people leaving the county to work increased by 50.8% a number *significantly higher* than the increase in overall population of 27.3% for the same period. The increase in the number of people coming from other locations into Brantley County to work was 50.2%, and while the percentage of increase is high the actual number of people coming from outside areas to work increased by 127, a relatively small increase when compared to the increase in overall population and the increase in populations

Figure 8 Households

Brantley County: Number of Households			
Category	1980	1990	2000
Total households	2,784	3,811	5,436
Hoboken city: Number of Households			
Category	1980	1990	2000
Total households	164	167	183
Nahunta city: Number of Households			
Category	1980	1990	2000
Total households	322	386	375
Georgia State Number of Households			
Category	1980	1990	2000
Total households	1,886,551	2,383,128	3,023,900

Source: U.S. Bureau of the Census (SF1)

Figure 9 Household Size

Brantley County: Average Household Size

Category	1980	1990	2000	2005	2010	2015	2020	2025
Persons per household	3.13	2.90	2.68	2.57	2.46	2.34	2.23	2.12

U.S. Bureau of the Census (SF1)

Georgia State: Average Household Size								
Category	1980	1990	2000	2005	2010	2015	2020	2025
Persons per household	2.83	2.66	2.65	2.61	2.59	2.59	2.60	2.63

U.S. Bureau of the Census (SF1)

After declining for decades, average household size is expected to stabilize around 2.10, significantly lower than the state.

1.2 Age Distribution

Figure 10 Age Data

Brantley County: Population by Age			
Category	1980	1990	2000
0 – 4 Years Old	726	839	1,076
5 – 13 Years Old	1,593	1,929	2,329
14 – 17 Years Old	707	597	740
18 – 20 Years Old	419	553	572
21 – 24 Years Old	535	588	666
25 – 34 Years Old	1,407	1,732	2,032
35 – 44 Years Old	1,027	1,705	2,343
45 – 54 Years Old	843	1,195	1,999
55 – 64 Years Old	649	946	1,394
65 and over	795	993	1,478

Source: U.S. Bureau of the Census (SF1)

Brantley County has large numbers of youth under the age of 15 and a rapidly growing population of seniors. With more seniors, either returning to their hometown for retirement or never moving out of county will present a housing, service and transport challenge for the community.

Brantley also enjoys a large working class with the 25-34 and 35-44 being the two largest age groups in the county. The figure below shows a projected increase in not

only these age groups but also in the middle age and senior population. Trends show that the youth of the county age groups 14 through 24 are the lowest, which can be attributed to the young leaving and returning in their middle and senior years to their hometown to live.

Figure 11 Age Projections

Brantley County: Population by Age										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
0 – 4 Years Old	726	783	839	958	1,076	1,164	1,251	1,339	1,426	1,514
5 – 13 Years Old	1,593	1,761	1,929	2,129	2,329	2,513	2,697	2,881	3,065	3,249
14 – 17 Years Old	707	652	597	669	740	748	757	765	773	781
18 – 20 Years Old	419	486	553	563	572	610	649	687	725	763
21 – 24 Years Old	535	562	588	627	666	699	732	764	797	830
25 – 34 Years Old	1,407	1,570	1,732	1,882	2,032	2,188	2,345	2,501	2,657	2,813
35 – 44 Years Old	1,027	1,366	1,705	2,024	2,343	2,672	3,001	3,330	3,659	3,988
45 – 54 Years Old	843	1,019	1,195	1,597	1,999	2,288	2,577	2,866	3,155	3,444
55 – 64 Years Old	649	798	946	1,170	1,394	1,580	1,767	1,953	2,139	2,325
65 and over	795	894	993	1,236	1,478	1,649	1,820	1,990	2,161	2,332

U.S. Bureau of the Census (SF1)

Race and Hispanic Origin

Figure 12 Race and Hispanic Origin

	1990	2000	1990-2000
Total Population	11,077	14,629	32%
Race			
White	10,483	13,804	32%
African-American	596	582	-2.3%
Other	6	209	3383%
Hispanic Origin(any race)	36	152	322%

1.4 Income

Figure 14 Household distribution

Brantley County: Household Income Distribution		
Category	1990	2000
Total	3,788	5,441
Income less than \$9999	802	728
Income \$10000 - \$14999	478	457
Income \$15000 - \$19999	437	436
Income \$20000 - \$29999	770	1,062
Income \$30000 - \$34999	324	367
Income \$35000 - \$39999	239	394
Income \$40000 - \$49999	337	568
Income \$50000 - \$59999	165	476
Income \$60000 - \$74999	123	518
Income \$75000 - \$99999	80	305
Income \$100000 - \$124999	14	39
Income \$125000 - \$149999	4	66
Income \$150000 and above	15	25

Source: U.S. Bureau of the Census (SF3)

Figure 15 Household Income Distribution %

Brantley County: Household Income Distribution		
Category	1990	2000
Total	100.0%	100.0%
Income less than \$9999	21.2%	13.4%
Income \$10000 - \$14999	12.6%	8.4%
Income \$15000 - \$19999	11.5%	8.0%
Income \$20000 - \$29999	20.3%	19.5%
Income \$30000 - \$34999	8.6%	6.7%
Income \$35000 - \$39999	6.3%	7.2%
Income \$40000 - \$49999	8.9%	10.4%
Income \$50000 - \$59999	4.4%	8.7%
Income \$60000 - \$74999	3.2%	9.5%
Income \$75000 - \$99999	2.1%	5.6%
Income \$100000 - \$124999	0.4%	0.7%
Income \$125000 - \$149999	0.1%	1.2%
Income \$150000 and above	0.4%	0.5%

Figure 16 Poverty Stats

POVERTY STATUS IN 1999	Number	Percent	Number	Percent
(below poverty level)	Brantley	Brantley	Georgia	Georgia
Families	507	(x)	210,138	(x)
Percent below poverty level	(x)	12	(x)	9.9
with related children under 18 years	384	(x)	163,137	(x)
Percent below poverty level	(x)	17.1	(x)	13.9
with related children under 5 years	156	(x)	79,164	(x)
Percent below poverty level	(x)	18.4	(x)	16.8
Families with female householder, no husband present	205.00	(x)	120,303	(x)
Percent below poverty	(x)	38.4	(x)	28.5
with related children under 18 years	174.00	(x)	105,840	(x)
Percent below poverty	(x)	46.2	(x)	35.3
with related children under 5 years	78.00	(x)	49,472	(x)
Percent below poverty		56.2	(x)	45.9
Individuals	2,266.00	(x)	1,033,793	(x)
Percent below poverty level	(x)	15.6	(x)	13
18 years and over	1,425.00	(x)	668,387	(x)
Percent below poverty level	(x)	13.7	(x)	11.5
65 years and older	239.00	(x)	102,228	(x)
Percent below poverty level	(x)	16.9	(x)	13.5
Related children under 18 years	794.00	(x)	354,633	(x)
Percent below poverty level	(x)	19.7	(x)	16.7
Related children under 5 to 17 years	580.00	(x)	247,970	(x)
Percent below poverty level	(x)	19.5	(x)	16.1
GRANDPARENTS AS CAREGIVERS				
Grandparent living in household with one or more own grandchildren under 18 yr.	379	100	193825	100
Grandparent responsible for grandchildren	230	60.7	92265	47.6

Source: U.S. Census Bureau, American FactFinder, Brantley County GA

Education

The following table below indicates a comparison of the educational attainment for Brantley County and the surrounding counties in Figure 17.

Figure 17 Education Attainment
Less than 9th Grade

County	1980	1990	2000
Brantley	1,346	1,007	880
Atkinson	1,392	1,037	986
Berrien	2,556	1,795	1,221
Clinch	1,496	1,226	842
Echols	416	256	387
Lanier	1,059	731	479
Georgia	NA	483,755	386,391

Source: U.S. Bureau of the Census (SF3)
9th to 12th Grade (No Diploma)

County	1980	1990	2000
Brantley	1,116	1,366	1,639
Atkinson	765	749	961
Berrien	2,029	1,941	2,297
Clinch	835	1,011	951
Echols	310	289	470
Lanier	777	894	977
Georgia	NA	686,060	710,394

Source: U.S. Bureau of the Census (SF3)
High School Graduate (Includes Equivalency)

County	1980	1990	2000
Brantley	1,738	2,963	4,364
Atkinson	814	1,242	1,618
Berrien	2,174	3,047	3,580
Clinch	775	1,125	1,415
Echols	386	633	758
Lanier	731	995	1,527
Georgia	NA	1,192,935	1,47,905

Source: U.S. Bureau of the Census (SF3)
Some College (No Degree)

County	1980	1990	2000
Brantley	300	667	1,404
Atkinson	188	306	457
Berrien	570	995	1,810
Clinch	214	257	586
Echols	71	115	319
Lanier	302	394	857
Georgia	NA	684,109	1,045,663

Source: U.S. Bureau of the Census (SF3)

Part 2: Economic Development

Economic Base

Historic Employment

Figure 18 Employment by Sector

Brantley County			
Category	1980	1990	2000
Total Employed Civilian Population	3,275	4,504	6,154
Agriculture, Forestry, Fishing, hunting & mining	238	202	270
Construction	284	501	816
Manufacturing	1,033	894	720
Wholesale Trade	88	162	274
Retail Trade	469	704	747
Transportation, warehousing, and utilities	374	585	446
Information	NA	NA	116
Finance, Insurance, & Real Estate	119	160	248
Professional, scientific, management, administrative, and waste management services	48	176	327
Educational, health and social services	319	601	919
Arts, entertainment, recreation, accommodation and food services	97	71	480
Other Services	38	230	399
Public Administration	168	218	392

Source: U.S. Bureau of the Census (SF3)

Figure 19 Employment by Sector Percentage

Brantley County			
Category	1980	1990	2000
Total Employed Civilian Population	100.0%	100.0%	100.0%
Agriculture, Forestry, Fishing, hunting & mining	7.3%	4.5%	4.4%
Construction	8.7%	11.1%	13.3%
Manufacturing	31.5%	19.8%	11.7%
Wholesale Trade	2.7%	3.6%	4.5%
Retail Trade	14.3%	15.6%	12.1%

Transportation, warehousing, and utilities	11.4%	13.0%	7.2%
Information	NA	NA	1.9%
Finance, Insurance, & Real Estate	3.6%	3.6%	4.0%
Professional, scientific, management, administrative, and waste management services	1.5%	3.9%	5.3%
Educational, health and social services	9.7%	13.3%	14.9%
Arts, entertainment, recreation, accommodation and food services	3.0%	1.6%	7.8%
Other Services	1.2%	5.1%	6.5%
Public Administration	5.1%	4.8%	6.4%

Source: U.S. Bureau of the Census (SF3)

Figure 20 Employment by Sector

Georgia			
Category	1980	1990	2000
Total Employed Civilian Population	NA	3,090,276	3,839,756
Agriculture, Forestry, Fishing, hunting & mining	NA	82,537	53,201
Construction	NA	214,359	304,710
Manufacturing	NA	585,423	568,830
Wholesale Trade	NA	156,838	148,026
Retail Trade	NA	508,861	459,548
Transportation, warehousing, and utilities	NA	263,419	231,304
Information	NA	NA	135,496
Finance, Insurance, & Real Estate	NA	201,422	251,240
Professional, scientific, management, administrative, and waste management services	NA	151,096	362,414
Educational, health and social services	NA	461,307	675,593
Arts, entertainment, recreation, accommodation and food services	NA	31,911	274,437
Other Services	NA	266,053	181,829
Public Administration	NA	167,050	193,128

Source: U.S. Bureau of the Census (SF3)

Figure 21 Employment by Sector Percentage

Georgia			
Category	1980	1990	2000
Total Employed Civilian Population	NA	100%	100%
Agriculture, Forestry, Fishing, hunting & mining	NA	2.7%	1.4%
Construction	NA	7%	8%
Manufacturing	NA	19%	14.8%
Wholesale Trade	NA	5.1%	3.9%
Retail Trade	NA	16.5%	12%
Transportation, warehousing, and utilities	NA	8.5%	6.0%
Information	NA	NA	3.5%
Finance, Insurance, & Real Estate	NA	6.5%	6.5%
Professional, scientific, management, administrative, and waste management services	NA	4.9%	9.4%
Educational, health and social services	NA	14.9%	17.6%
Arts, entertainment, recreation, accommodation and food services	NA	1.0%	7.1%
Other Services	NA	8.6%	4.7%
Public Administration	NA	5.4%	5.0%

Source: U.S. Bureau of the Census (SF3)

Figure 22 Employment by Sector

United States		
Category	1990	2000
Total Employed Civilian Population	115,681,202	129,721,512
Agriculture, forestry, and fisheries	3,115,372	2,426,053*
Mining	723,423	N/A
Construction	7,214,763	8,801,507
Manufacturing	20,462,078**	18,286,005
Wholesale trade	5,071,026	4,666,757
Retail trade	19,485,666	15,221,716
Transportation	5,108,003	6,740,102***
Communications and other public utilities	3,097,059	N/A
Information	N/A	3,996,564

Finance, insurance, real estate, rental, and leasing	7,984,870	8,934,972
Business and repair services	5,577,462	N/A
Professional, scientific, management, administrative, and waste management services	7,682,060	12,061,865
Personal services	3,668,696	N/A
Educational, health, and social services	19,316,187	25,843,029
Entertainment, recreation, accommodation, and food services	1,636,460	10,210,295
Other professional and related services	7,682,060	6,320,632
Public administration	5,538,077	6,212,015

* Includes forestry, hunting, and mining

**Includes nondurable and durable goods

***Includes transportation, warehousing, and utilities

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 3 (Sample Data)

Source: U.S. Census Bureau, Census 2000 Summary File 3

Figure 23 Employment by Sector Percentage

United States		
Category	1990	2000
Total Employed Civilian Population	100%	100%
Agriculture, forestry, and fisheries	2.7%	1.9%
Mining	0.6%	N/A
Construction	6.2%	6.8%
Manufacturing	17.7%	14.1%
Wholesale trade	4.4%	3.6%
Retail trade	16.8%	11.7%
Transportation	4.4%	5.2%
Communications and other public utilities	2.7%	N/A
Information	N/A	3.1%
Finance, insurance, real estate, rental, and leasing	6.9%	6.9%
Business and repair services	4.8%	N/A
Professional, scientific, management, administrative, and waste management services	6.6%	9.3%
Personal services	3.2%	N/A

Educational, health, and social services	16.7%	19.9%
Entertainment, recreation, accommodation, and food services	1.4%	7.9%
Other professional and related services	6.6%	4.9%
Public administration	4.8%	4.8%

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 3 (Sample Data)
Source: U.S. Census Bureau, Census 2000 Summary File 3

In 1990, 4,504 people in Brantley County were employed. The top four sectors were manufacturing (19.8%), retail trade (15.6%), educational, health, and social services (13.3%), and transportation, warehousing, and utilities (13.0%).

In 2000, Brantley County had 6,154 citizens employed, a 36.6% increase from 1990. Four economic sectors account for 52% of employment—educational, health, and social services (14.9%), construction (13.3%), retail trade (12.1%), and manufacturing (11.7%).

Top four employment sectors in Brantley County during 2000.

- **Educational, health, and social services:** This is the fastest growing sector in Brantley County. This sector increased by 52.9% in ten years. The Brantley County Board of Education is the largest employer in the county. Health and social services employed 103 people according the Georgia Department of Labor.
- **Construction:** Due to the growing population in Brantley County, construction has increased by 62.9% in ten years. This sector is expected to continue growing in the next ten years.
- **Retail trade:** This sector employs 11.7% of the employed civilian population in Brantley County. Retail trade has increased by 6.1% in ten years.
- **Manufacturing:** Brantley County has 100 acres of property within the industrial park with water and sewer connection. Although, this sector is a large employer within Brantley County, manufacturing decreased by 19.5% from 1990 to 2000. Manufacturing in Brantley County main consists of wood product manufacturing and furniture and related product manufacturing.

The 1990 civilian employed population in the State of Georgia total 3,090,276 and like Brantley County, this population increased in 2000. The civilian employed population in 2000 increased by 24.3% to total 3,839,756. During 1990, the top four employment sectors were manufacturing (17.0%), retail trade (16.5%), educational, health and social services (14.9%), and other services (8.6%). In 2000, the top four sectors were educational, health, and social services (17.6%), manufacturing (14.8%), retail trade (12.0%), and professional, scientific, management, admin., and waste management services (9.4%).

In 1990, 115,681,202 people were employed in the United States. This population increased by 12.1%, which created a 2000 total population of 129,721,512. In 1990, the top four employment sectors in the United States were manufacturing (17.7%), retail trade (16.8%), educational, health, and social services (16.7%), and finance, insurance, real estate, rental, and leasing

(16.7%). In 2000, the top four employment sectors were educational, health, and social services (19.9%), manufacturing (14.1%), retail trade (11.7%), and professional, scientific, management, admin., and waste management services (9.3%).

Labor Force

Labor Force Participation

Figure 24

Brantley County: Labor Force Participation		
Category	1990	2000
Total Males and Females	8,033	10,940
Civilian Labor force	4,801	6,474
Civilian Employed	4,504	6,154
Civilian unemployed	297	320
In Armed Forces	2	47

Source: U.S. Bureau of the Census (SF3)

Figure 25

Georgia: Labor Force Participation		
Category	1990	2000
Total Males and Females	4,938,381	6,250,687
Civilian Labor force	3,278,378	4,062,808
Civilian Employed	3,090,276	3,839,756
Civilian unemployed	188,102	223,052
In Armed Forces	73,135	66,858

Source: U.S. Bureau of the Census (SF3)

Figure 26

United States: Labor Force Participation		
Category	1990	2000
Total Males and Females	191,829,271	217,168,077
In labor force:	125,182,378	138,820,935
Civilian Labor force	123,473,450	137,668,798
Civilian Employed	115,681,202	129,721,512
Civilian unemployed	7,792,248	7,947,286
In Armed Forces	1,708,928	1,152,137

Source: U.S. Bureau of the Census (SF3)

According to the 2000 Census, Brantley County had a civilian work force 6,474, a 34.8% increase from 1990 (4,801). In 2000, Georgia had a civilian work force of 4,062,808, a 23.9% increase from 1990 (3,278,378). In 2000, the United States had civilian work force of 137,668,798, an 11.5% increase from 1990 (123,473,450).

The 1990 unemployment rate for Brantley County was 6.6%, whereas the 2000 unemployment rate was 5.2%. The 1990, unemployment rate for Georgia was 6.1%, whereas, the 2000 Georgia unemployment rate was 5.8%. In 1990, the unemployment rate for the United States was 6.3%, whereas, the 2000 unemployment rate for the United States was 5.7%. Brantley County's unemployment rate is almost the same as the Georgia and the United States unemployment rates.

Figure 27: 1990 Occupation

	Georgia	Brantley County, Georgia
Managerial and professional specialty occupations (000-202):		
Executive, administrative, and managerial occupations (000-042)	378984	286
Professional specialty occupations (043-202)	382306	359
Technical, sales, and administrative support occupations (203-402):		
Technicians and related support occupations (203-242)	110731	101
Sales occupations (243-302)	379602	299
Administrative support occupations, including clerical (303-402)	494484	510
Service occupations (403-472):		
Private household occupations (403-412)	15912	5
Protective service occupations (413-432)	52603	108
Service occupations, except protective and household (433-472)	302132	502
Farming, forestry, and fishing occupations (473-502)	68174	221
Precision production, craft, and repair occupations (503-702)	366391	1030
Operators, fabricators, and laborers (703-902):		
Machine operators, assemblers, and inspectors (703-802)	262698	391
Transportation and material moving occupations (803-863)	142092	375
Handlers, equipment cleaners, helpers, and laborers (864-902)	134167	317

U.S. Bureau of the Census
1990 Census of Population and Housing

Figure 28: 2000 Occupation in Brantley County

OCCUPATION		
Management, professional, and related occupations	1,223	19.9
Service occupations	1,076	17.5
Sales and office occupations	1,428	23.2
Farming, fishing, and forestry occupations	118	1.9
Construction, extraction, and maintenance occupations	1,211	19.7
Production, transportation, and material moving occupations	1,098	17.8

Source: U.S. Bureau of the Census (SF3)

Figure 29: 2000 Georgia Occupations

OCCUPATION		
Management, professional, and related occupations	1,255,959	32.7
Service occupations	514,241	13.4
Sales and office occupations	1,028,240	26.8
Farming, fishing, and forestry occupations	24,489	0.6
Construction, extraction, and maintenance occupations	415,849	10.8
Production, transportation, and material moving occupations	600,978	15.7

Source: U.S. Bureau of the Census (SF3)

Figure 30

Brantley County: Personal Income by Type (in dollars)		
Category	1990	2000
Total income	100,030,195	197,619,500
Aggregate wage or salary income for households	78,753,117	148,122,900
Aggregate other types of income for households	1,526,903	4,863,800
Aggregate self employment income for households	5,686,200	10,150,400
Aggregate interest, dividends, or net rental income	2,252,408	5,468,400
Aggregate social security income for households	7,121,638	16,699,800
Aggregate public assistance income for households	1,004,888	2,520,900
Aggregate retirement income for households	3,685,041	9,793,300

Source: U.S. Bureau of the Census (SF3)

Figure 31

Georgia: Personal Income by Type (in dollars)		
Category	1990	2000
Total income	87,114,415,462	170,271,810,700
Aggregate wage or salary income for households	68,393,747,335	133,220,601,500
Aggregate other types of income for households	980,166,673	2,897,846,900
Aggregate self employment income for households	5,450,375,467	9,529,395,400
Aggregate interest, dividends, or net rental income	4,897,744,209	8,973,470,100
Aggregate social security income for households	3,776,110,950	6,881,827,400
Aggregate public assistance income for households	625,890,309	374,957
Aggregate retirement income for households	2,990,380,519	7,776,117,500

Source: U.S. Bureau of the Census (SF3)

Figure 32: Brantley County Average Weekly Wages

Category	Average Weekly Wages			
	1990	1995	2000	2004
Agriculture, forestry, and fishing	\$433	\$513	\$694	\$519
Construction	275	300	352	696
Manufacturing	251	422	464	437
Transportation and public utilities	518	676	631	N/A
Wholesale trade	396	345	309	452
Retail trade	151	200	215	260
Finance, insurance, and real estate	449	371	447	556
Services	199	257	252	427
Federal government	375	489	481	614
Local government	291	322	404	452
State government	399	439	473	657
All industries	309	362	392	463

Source: Georgia Department of Labor

Figure 33: Georgia Average Weekly Wages

Category	Average Weekly Wages			
	1990	1995	2000	2004
Agriculture, forestry, and fishing	\$276	\$322	\$403	\$432
Construction	434	508	655	739
Manufacturing	449	555	721	797
Transportation and public utilities	603	737	949	870
Wholesale trade	603	729	988	1085
Retail trade	236	275	350	464
Finance, insurance, and real estate	543	693	967	1174
Services	414	501	657	727
Federal government	543	666	847	1071
Local government	386	440	549	620
State government	450	493	588	641
All industries	425	506	658	728

Source: Georgia Department of Labor

Figure 34

Comparison of Average Weekly Wage 2001	
	Total
Brantley	\$396
Camden	\$536
Charlton	\$429
Clinch	\$445
Ware	\$452
GA	\$676
Average County	\$478
Source: GA 2003 County Guide	

The average weekly wage for Brantley County during the years 1990, 1995, 2000, and 2004 were significantly lower than the average weekly wage for Georgia. In 1990, the average weekly wage in Brantley County was \$309, whereas during the same year, the average weekly wage for Georgia was \$425. In 1995, the weekly wage in Brantley County increased by \$53 to average \$362. In Georgia, during 1995 the weekly wage increased by \$85. In 2000, the average weekly wage for Brantley County was \$392, a \$30 increase from 1995. The average weekly wage in Georgia increased from 1995 to 2000 by \$152, significantly higher than Brantley County's average weekly wage. In 2004, the average weekly wage in Brantley County increased by \$71, whereas the average weekly wage in Georgia increased by \$70.

When the average weekly wage is compared with various counties in Southeast Georgia, Brantley County residents (\$396) make 20.7% less than the average county (\$478).

Figure 35: 1990 Commute Pattern

	Georgia	Brantley County, Georgia
Did not work at home:		
Less than 5 minutes	97419	169
5 to 9 minutes	328119	340
10 to 14 minutes	464699	498
15 to 19 minutes	542780	488
20 to 24 minutes	442958	429
25 to 29 minutes	168518	177
30 to 34 minutes	435213	695
35 to 39 minutes	80791	225
40 to 44 minutes	87585	227
45 to 59 minutes	234498	572
60 to 89 minutes	130030	392
90 or more minutes	28779	94
Worked at home	65004	101

U.S. Bureau of the Census
1990 Census of Population and Housing

Figure 36: 2000 Commute Pattern

COMMUTING TO WORK	Brantley County	Georgia
Workers 16 years and over	6,080	3,832,803
Car, truck, or van -- drove alone	4,629	2,968,910
Car, truck, or van -- carpooled	1,139	557,062
Public transportation (including taxicab)	30	90,030
Walked	55	65,776
Other means	72	42,039
Worked at home	155	108,986
Mean travel time to work (minutes)	34	27.7

Source: U.S. Bureau of the Census (SF3)

In 1990, the majority of Brantley County residents commuted 30-34 minutes to their place of employment, whereas, the majority of Georgians traveled 15-19 minutes to work. The 2000 Census data shows most Brantley County citizens drove to work alone and traveled an average of 34 minutes to work.

Economic Resources

Agencies

Brantley County Development Authority – *The South At Its Best!!*

"Whether it's a business environment you're looking for or a comfortable place to call home, Brantley County is the place for you! Situated in a prime location for economic growth, Brantley County has everything to offer...good schools, close proximity to the Interstate, shopping, the beach, and More. We have 100 acres of property ready for you. Water and Sewer is ready. CSX Rail is adjacent to the site. The Industrial Park fronts on US 82, 1 mile east of US 301, less than 2 miles from the Brantley County Airport."

Jeanie P. Boland, Executive Director

(912) 462-6275

bcdevau@btconline.net

Source: Brantley County Development Authority Website.

<http://www.brantleycounty.org/dev/dev.htm>.

Brantley County Chamber of Commerce

Ruby Ann Sawyer, *Chamber President*

bchamber@btconline.net

Source: Brantley County Chamber of Commerce Website.

<http://www.brantleycounty.org/coc/coc.htm>.

Programs or Tools

The Brantley County Development Authority continues to hold "Leadership Brantley" classes on a regular basis and covers the following topics:

Class 1 - ICE BREAKER

Leadership Skills - Identifying Your Own Potential (Personality and Management Skills)

This class will be facilitated by Pat Merritt, Senior Economic Development Representative from Oglethorpe Power Corporation and Scott Purvis, Regional Representative of the Georgia Department of Community Affairs

Class 2 - QUALITY OF LIFE

Land Use Management, Recreation, and Organizations that strive to improve the quality of life in Brantley County

Class 3 - LOCAL GOVERNMENT AND EDUCATION

Future Trends and Developments

Class 4 - COURTS AND PUBLIC SAFETY

The Legal System

Class 5 - ECONOMIC DEVELOPMENT AND REGIONALISM

Local Development Efforts, State Trends Toward Regionalism

Class 6 - WRAP-UP/GRADUATION

In addition, the Brantley County Development Authority partners with Pat Merritt, Senior Economic Development Representative from Oglethorpe Power Corporation and Scott Purvis, Regional Representative of the Georgia Department of Community Affairs to conduct 'COMMUNITY-WIDE STRATEGIC PLANNING MEETINGS'.

Brantley County citizens are encouraged to attend the meetings to provide input regarding the direction of growth for Brantley County.

The Chamber of Commerce holds monthly meetings to discuss economic development, tourism, community events, and community planning.

Education and Training

Figure 37

Colleges and Universities

Brantley Area

Camden

Brenau University	www.brenau.edu
Coastal Georgia Community College	www.cgcc.edu
Valdosta State University	www.valdosta.edu

Glynn

Coastal Georgia Community College	www.cgcc.edu
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Ware

Okefenokee Technical College	www.okefenokeetech.org
Waycross College	www.waycross.edu

Wayne

Altamaha Technical College	www.altamahatech.org
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Note: The Colleges and Universities listed are classified under the Department of Technical and Adult Education (DTAE), Board of Regents of the University System of Georgia, Private or Proprietary Institutions that meet the Georgia Career Information Center's (GCIC) inclusion criteria.

Source: Georgia Career Information Center

Economic Trends

Figure 38

Brantley County: Employment by Industry										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Employed Civilian Population	3,275	3,890	4,504	5,329	6,154	6,874	7,594	8,313	9,033	9,753
Agriculture, Forestry, Fishing, hunting & mining	238	220	202	236	270	278	286	294	302	310
Construction	284	393	501	659	816	949	1,082	1,215	1,348	1,481
Manufacturing	1,033	964	894	807	720	642	564	485	407	329
Wholesale Trade	88	125	162	218	274	321	367	414	460	507
Retail Trade	469	587	704	726	747	817	886	956	1,025	1,095
Transportation, warehousing, and utilities	374	480	585	516	446	464	482	500	518	536
Information	NA	NA	NA	NA	116	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	119	140	160	204	248	280	313	345	377	409
Professional, scientific, management, administrative, and waste management services	48	112	176	252	327	397	467	536	606	676
Educational, health and social services	319	460	601	760	919	1,069	1,219	1,369	1,519	1,669
Arts, entertainment, recreation, accommodation and food services	97	84	71	276	480	576	672	767	863	959
Other Services	38	134	230	315	399	489	580	670	760	850
Public Administration	168	193	218	305	392	448	504	560	616	672

As illustrated in the above table, manufacturing was once the largest industry within Brantley County. During 2000, construction and educational, health, and social services replaced manufacturing. The projected twenty years, show a continual decrease in manufacturing, while construction and educational, health, and social services continues to grow.

Unique economic sector

Currently, T.E. Consolidated LLC is mining titanium on a 2,500 tract located on Trail Ridge within Brantley County. Data from the Georgia Department of Labor does not show how many residents are employed with T.E. Consolidated, LLC at this time.

Major Employers

The five largest employers in Brantley County are listed below.

- Bayview Nursing Home, LLC
- Okefenokee Rural Electric Membership Co.
- Paige's Minit Market
- Southern Pipeline Inspections
- Varn Wood Products, LLC

The ten largest employers in the Brantley County area are listed below.

- Brunswick Cellulose Glynn County
- Federal Law Enforcement Training Center Glynn County
- King & Prince Seafood Glynn County
- Sea Island Co. Glynn County
- Southeast GA Regional Medical Center Glynn County
- Teamwork Services, Inc. Glynn County
- Wal-Mart Associates, Inc. Glynn County
- Satilla Regional Medical Center Ware County
- Wal-Mart Associates, Inc. Ware County
- Rayonier, Inc. Ware County

Counties Where Brantley County Residents Work

Brantley County	1,759
Glynn County	2,129
Ware County	1,295
Pierce County	174
Camden County	157
Charlton County	129
Wayne County	90
Duval County, FL	59
Other	288

Source: Georgia Department of Labor

Brantley County has a total of 7,053 employed residents but only 24.9% work within the county. Thirty percent of the County's residents work in Glynn County, whereas 18.4% work in Ware County. Brantley County lacks jobs to retain its residents. Because residents work outside of the Brantley County, many spend their money in the counties where they are employed. Due to the availability of cheap land, many people are moving into Brantley County but they are working outside the County. This trend is expected to continue for the next twenty years, unless Brantley

County and the Cities of Hoboken and Nahunta are able to attract jobs which required skill workers and encourage the employers to provide training or the County and Cities invest in training for its residents. The County and Cities can work with area colleges and technical colleges to provide satellite campuses in Brantley County and its cities. When the County and Cities are able to maintain their residents during the working hours, Brantley County's economy will grow and prosper.

Part 3: Housing

Housing Type and Mix

Figure 39: Types of Housing

Brantley County: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	3,063	4,404	6,490
Single Units (detached)	1,996	2,234	2,595
Single Units (attached)	33	14	25
Double Units	6	12	37
3 to 9 Units	24	39	31
10 to 19 Units	17	6	3
20 to 49 Units	11	0	2
50 or more Units	0	0	8
Mobile Home or Trailer	976	2,055	3,740
All Other	0	44	49

Source: U.S. Bureau of the Census (SF3)

Figure 40: Types of Housing %

Brantley County: Types of Housing			
Category	1980	1990	2000
TOTAL Housing Units	100.0%	100.0%	100.0%
Single Units (detached)	65.2%	50.7%	40.0%
Single Units (attached)	1.1%	0.3%	0.4%
Double Units	0.2%	0.3%	0.6%
3 to 9 Units	0.8%	0.9%	0.5%
10 to 19 Units	0.6%	0.1%	0.0%
20 to 49 Units	0.4%	0.0%	0.0%
50 or more Units	0.0%	0.0%	0.1%
Mobile Home or Trailer	31.9%	46.7%	57.6%
All Other	0.0%	1.0%	0.8%

Source: U.S. Bureau of the Census (SF3)

Figure 41: Types of Housing Future

Brantley County: Types of Housing										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
TOTAL Housing Units	3,063	3,734	4,404	5,447	6,490	7,347	8,204	9,060	9,917	10,774
Single Units (detached)	1,996	2,115	2,234	2,415	2,595	2,745	2,895	3,044	3,194	3,344
Single Units (attached)	33	24	14	20	25	23	21	19	17	15
Double Units	6	9	12	25	37	45	53	60	68	76
3 to 9 Units	24	32	39	35	31	33	35	36	38	40
10 to 19 Units	17	12	6	5	3	0	0	0	0	0
20 to 49 Units	11	6	0	1	2	0	0	0	0	0
50 or more Units	0	0	0	4	8	10	12	14	16	18
Mobile Home or Trailer	976	1,516	2,055	2,898	3,740	4,431	5,122	5,813	6,504	7,195
All Other	0	22	44	47	49	61	74	86	98	110

Original Source: U.S. Bureau of the Census (SF3)

Statistics show that as in most rural counties most of the housing in Brantley County is mobile homes with single units the second highest. As of 2000, mobile homes constituted 57.6% of the housing market and single units were 40%. This shows a necessity for multi family units.

Condition and Occupancy

Figure 42: Housing Condition

Brantley County: Condition of Housing		
Category	1990	2000
Total housing units	4,404	6,490
Complete Plumbing Facilities	4,364	6,396
Lacking Plumbing Facilities	40	94
Complete kitchen facilities	4,389	6,409
Lacking complete kitchen facilities	15	81

Source: U.S. Bureau of the Census (SF3)

In general, housing conditions in Brantley County are improving as the number of substandard units continues to decline. Housing conditions have improved over the past

twenty years due to several factors: abandonment and demolition of substandard housing, the popularity of manufactured housing, and the rehabilitation of units through state and federal grant programs.

Due to the small amount of substandard housing, there are no identifiable areas of Brantley County where substandard housing is concentrated. Instead, substandard units are scattered throughout the county and many of them have been abandoned in favor of manufactured housing.

Owner & Renter Units

Figure 43: Occupancy Characteristics

Brantley County: Occupancy Characteristics		
Category	1990	2000
TOTAL Housing Units Built	4,404	6,490
Housing Units Vacant	593	1,054
Housing Units Owner Occupied	3,226	4,723
Housing Units Renter Occupied	585	713

Source: U.S. Bureau of the Census (SF3)

The reason for the much higher overall rate of owner versus renter is the widespread availability of manufactured housing; for this same reason, over the past twenty years, homeownership rates have significantly increased in Brantley County.

Figure 44: Housing Costs

Brantley County: Housing cost (in dollars)		
Category	1990	2000
Median property value	36,500	60,900
Median rent	285	382

Source: U.S. Bureau of the Census (SF3)

The property value increased 66.9% and rent increased 34% in the decade between 1990 and 2000. This trend would indicate that cost of housing has become more of a cost to owners as opposed to renters.

Part 4: Natural and Cultural Resources

Water Supply Watersheds

Brantley County is not located within a Water Supply Watershed.

Groundwater Recharge Areas

There are five significant groundwater recharge areas in Brantley County: at and northeast of Hoboken, north of Racepond (Charlton County), south of Hortense under the Trudie community, along the west side of the Satilla at Lulaton, and along the east side of the Satilla at Atkinson.

There are five significant groundwater recharge areas in Brantley County: at and northeast of Hoboken, north of Racepond (Charlton County), south of Hortense under the Trudie community, along the west side of the Satilla at Lulaton, and along the east side of the Satilla River at Atkinson.

Protected Mountains

There are no protected mountains in Brantley County

Protected Rivers

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

The Satilla River was nominated in 1992 as a Regionally Important Resource. This designation will culminate in the development of a resource management strategy for the protection and enhancement of the Satilla River by the Georgia Department of Natural Resources.

Coastal Resources

There are no Coastal Resources in Brantley County

Flood Plains

Flood Hazard Boundary Maps have been developed by the US Department of Housing and Urban Development clearly delineating the floodplains within Brantley County, Hoboken, and Nahunta. (maps included)

Watershed

Recharge

Protected rivers

Flood plains

Soil Types

The primary soil associated with Brantley County is the Leon-Rutledge-Plummer association, which is poorly to very poorly drained soils on flats and in depressions. The majority of this soil is being used appropriately for silviculture and for residential development.

Steep Slopes

There are limited amounts of steep slopes to be found in Brantley County; the only identified somewhat steep slope area are along the banks of the Satilla River system where erosion has created steep river banks.

Prime Agricultural and Forest Land

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.

Plant and Animal Habitats

Of the 447 square miles of Brantley County, 85.3% is forest land, a source of local income and enhanced quality of life, timber production is performed in accordance with the Best Management Practices recommended by the Georgia Forestry Commission.

Along the Satilla River and other wetland, areas of Brantley County are suitable habitats for threatened and endangered flora and fauna species. Known occurrences of rare plant species include Hairy Rattleweed found east of the Satilla River, as well as Dwarf White Alder and Hooded Pitcherplant found primarily south of US 82. Known occurrences of rare animal species include Kirtland's Warbler, Bald Eagle, Wood Stork, Red-cockaded Woodpecker, Eastern Indigo Snake, Shortnose Strurgeon, Bachman's Sparrow, Gopher Tortoise, Island Glass Lizard, Florida Gopher Frog, Caroling Gopher Frog, and the Flatwoods Salamander.

Major Parks, Recreation and Conservation Areas

There are no major parks located in Brantley County; although the Laura S Walker Park is located on the Ware County side of the Brantley-Ware border. Residents of Brantley County can enjoy the splendor of the Okefenokee Swamp Park in nearby Ware County.

Soil types

Scenic Views and Sites

There are many scenic areas of Brantley County, the most scenic views and sites can be found by canoeing down the Satilla River and at existing boat ramps. Much of the tourism industry is based upon our river resources; this type of eco-tourism is to be encouraged.

Community Statement from the Brantley County Historical and Preservation Society, Inc.:

Brantley County is a land of Cool Breezes blowing through the Pine Scented Forests, Good Farm Land, Good Hunting and Fishing. Its a Land of Sunshine and special Friendships.

Brantley County, named for Benjamin Daniel Brantley of Blackshear, Georgia, was created by an Act of the General Assembly on August 14, 1920 and was the 154th county in the State of Georgia. At the creation of Brantley County, its population was 9,399 of which 3952 came from Wayne County, 5,000 from Pierce County and 447 from Charlton County. The only incorporated town in the area at that time was Hickox, chartered on August 20, 1906, which had several stores, a Coca-Cola plant, a naval store and a jail.

Hoboken, incorporated as a town on August 12, 1920, was named the county seat by the General Assembly at the creation of the county. At that time it had a population of 1000, a public school, two naval stores, two sawmills, two churches, a number of other businesses and a rail connection.

In 1923, the county seat was switched to Nahunta and the city was incorporated on July 28, 1925. The county seat remains there to this day. {"The Historical News" Volume 15, Number 92, December, 1995, The Harrison Company, Norcross, Georgia, December, 1995}

Brantley county contains two incorporated cities, Hoboken and Nahunta. There are several unincorporated population centers including Atkinson, Hickox, Hortense, Lulaton, Schlatterville, Trudie, and Waynesville.

Transportation Resources

Brick Bat Road

Built during the 1700's, portions of this road are still visible. It ran from present day Waynesville to Brunswick. It was built by slaves to provide a route from the coast to the Mineral Springs resort area. It was so named because it ran along side some of the brick foundries which provided bricks for some of the older buildings in Brunswick.

Indian Demarcation Lines

In 1802, a straight line from the headwaters of the St. Marys River to the Altamaha River

at Goose Creek, passing through present Brantley County, was established by the Treaty of Fort Wilkinson. Through this treaty, the Indians ceded to the United States land west of the old demarcation line which traveled an irregular path passing through the Atkinson Community. Recently sections of the old line were rediscovered through surveys. Efforts are underway to attempt to reconstruct the original demarcation.

Trial Ridge

This is a ridge extending from the Altamaha River to the Santa Fe River in Florida. This 130-mile ridge, interrupted only by major streams, forms a natural trail over which traveled Indians and early settlers. The ridge was formed during either the Pleistocene or Last Ice Age and was originally under water.

Institutional Resources

High Bluff Church

High Bluff Church was founded in 1819 and was located on a high bluff overlooking the Satilla River. In 1822, the church was moved about fifteen miles to its present site and was called the Big Creek Church. Later the original name of High Bluff was recognized. The original unpainted board and batten structure still remains, although it has been remodeled. It is located one mile south of the Schlatterville Community.

Confederate Cemetery

During the War Between the States a skirmish was fought about one-half mile north of Waynesville and more than thirty Confederate soldiers were killed. They were buried in mass and the DAR has erected a marker on the site.

Industrial Resources

Mineral Springs

In the 1800s, people came from the humid, mosquito-infested coast to Mineral Springs to take advantage of its healthy, healing climate. The town of Mineral Springs was established near the Springs, located about two miles north of Waynesville. The Mineral Springs settlement later became known as Waynesville.

Rural Resources

Mumford Home



This home was built by Sylvester Mumford in 1848. He and his wife were both people of considerable wealth. This structure remains virtually unchanged. It has a double veranda and mock delicate scrollwork. It is located on Georgia 84 in Waynesville. The Lodge Plantation land was granted to Amos Roberts in 1802. It was sold to James Hamilton Couper in 1825, and it was Mr. Couper who constructed the Lodge Plantation house. The property was later sold to Major Leighton Hazlehurst in 1874, and again to James L. McLeigh in 1899. The Henry House, as is locally known, remains largely unchanged. The square structure has shuttered windows, and it originally had large porches which extended on both sides and were enclosed with latticework. It is located about one mile north of Waynesville.

The Lodge Plantation



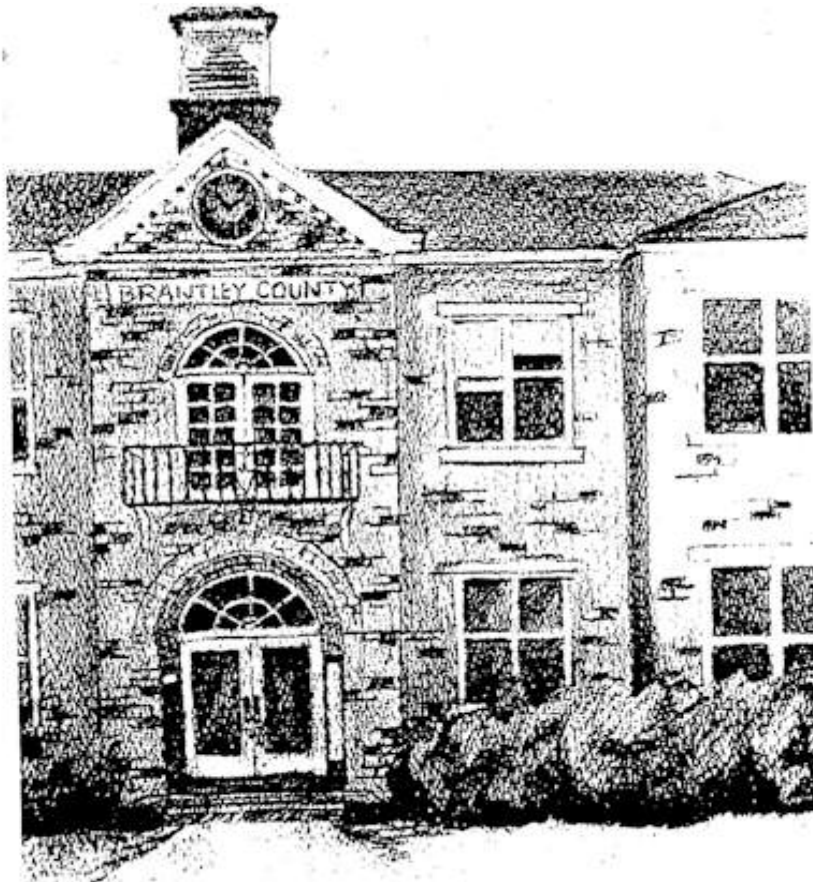
Linda Plantation

One of the oldest structures still standing in the area is the Linda Plantation built about 1805. It was built by James Fort for his daughter and son-in-law, Mr. and Mrs. Stephen Clay King, on the old West Sheffield Place. The King family also owned several other plantations in the area. The Linda was named by Mrs. King for the opera "Linda". The large house with its wide porches is now owned and well maintained by the Satilla River Club. It is located just off Georgia 259 about three miles south of the Atkinson Community on the Satilla River.



Commercial Resources

Brantley County Courthouse



BRANTLEY

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.

Part 5: Community Facilities and Services

Transportation

Although the Southeast Georgia Region does not contain an interstate highway, the region's highway system allows high-speed access to U.S. Interstate Highways I-10, I-16, I-75, and I-95. The Department of Transportation is widening US 84 throughout the SEGa RDC region. There has long been a need for a commercial route bypass around Waycross to alleviate congestion caused by truck traffic that is currently forced to travel through the city. The updated Waycross/Ware County short-term work program contains plans to improve several routes within the city and to create an inner perimeter road designed to move traffic quickly between the highways US 1, US 82, and US 84. The projects mentioned here will greatly increase the region's ability to meet the needs of projected future residential, commercial, and industrial growth.

Rail System

The railroad industry has played a prominent role in the history of the Southeast Georgia Region. Many towns were established as public activity began to center around train stops. The City of Waycross was the hub of such activity. Rail lines from five different directions conjoin there, giving the city its status as regional growth center as well as its name. CSX, Norfolk Southern, and Georgia & Florida Railroads maintain lines throughout the Southeast Georgia region. There are also several abandoned lines within the region.

Abandoned lines in the region are:

- ⊙ Pearson to Tifton Line
- ⊙ Waycross to Pearson Line
- ⊙ Willacoochee to Hazlehurst Line
- ⊙ Dupont to Jasper, Florida Line
- ⊙ Nicholls to Alma Line
- ⊙ Sessions to Alma Line

The Brantley County Industrial Park contains a rail spur used by industry in the park.

The railroad industry continues to play a large role in the region's transportation infrastructure. The existing rail system should supply the region with adequate rail transportation throughout the planning period.

Residents, industries, and businesses in the Southeast Georgia Region are also served by the Jacksonville International Airport located in Jacksonville, Florida, and the Valdosta Regional Airport located in Valdosta, Georgia.

The Georgia Statewide Aviation System Plan recommends improvements to airports in order to meet the long-range aviation needs of the state. The Statewide Aviation System

Plan recommends five airport upgrades in the region. These upgrades include taxiway and runway improvements, additional lighting, terminal expansions, additional parking, and additional storage hangars. The recommendation for Brantley County is:

Brantley County Airport (Lulaton, Georgia)

Runway Length	Lighting	Terminal	Auto Parking
3000 Feet	No	None	10 Spaces

While all areas in the region are currently served by adequate airport facilities, air transportation in the Southeast Georgia Region is lacking in its ability to handle considerable quantities of industrial and commercial cargo. In order to appeal to more industrial and commercial development interests, the Southeast Georgia Region must continue to upgrade its airports. The upgrades listed above will not completely accommodate future needs, but will be the first step toward offering the region the air transportation that is necessary to meet the needs of potential commercial and industrial growth.

Transportation

Water Supply and Treatment

Water Supply Services

Several county, municipal, and commercial public water providers serve the Southeast Georgia Region. According to the 2000 Census, public or private water service providers supplied 45.68 percent of the region's residents. The remaining 54.32 percent were served by individual wells. In 1995, the water consumption rate for the region was 49.32 Million Gallons Per Day (MGD). Brantley County Water Supply Services are as follows:

Brantley County

City of Hoboken	City of Nahunta	Brantley Co. Middle School
Whispering Pines SD	Deerwood SD	Satilla River Estates MHP
Brantley Co. High School	Happy Landing Fishing Club	Waynesville Area Elem. School
River Ridge SD		

Figure 45

HOUSING UNITS EQUIPPED WITH UTILITIES As Percentage of Total Units: 2000

	Public or Privatized Water System	Public Sewer	Tele- phone	<u>Heat System</u>	
				Utility Gas	Electricity
Atkinson	54.8	40.3	85.8	1.5	66.9
Bacon	39.6	40.4	93.5	19.8	53.7
Berrien	50.5	42	93	13	63.4
Brantley	19.4	8.0	93.2	1.3	63.1
Charlton	35.9	34.8	93	12.6	63.6
Clinch	50.8	49.6	84.8	12.9	71.4
Coffee	51.2	39.5	91.3	9.7	67.5
Pierce	28.7	34.0	93.5	10.4	65.1
Ware	80.2	54.2	94	27.8	58
State	72	62.1	97.1	48.9	38.3

Sewerage System and Wastewater Treatment

In 2000, 33.5 percent of all housing units in the region were serviced by public sewer systems, while 66.5 percent of all housing units in the region were serviced by septic tanks or cesspools. By comparison, 62.1 percent of all housing units in the State of Georgia were serviced by public sewer systems. The region's low percentage of housing units served by public sewers is due in part to its predominantly rural setting. Existing public sewer systems are sufficient to provide services for the projected residential growth throughout the region.

Over the next twenty years, the Southeast Georgia Region will experience significant population growth. The region is also expected to experience industrial and commercial growth. Existing water and sewer systems, if properly maintained and updated, should provide the region's new residents with adequate water and sewer services. However, the necessity to plan for industrial and commercial development cannot be overstated. The availability of water and sewer services immeasurably affects the rate of industrial and commercial development. Local governments, perhaps in conjunction with each other, should decide on areas in which they would like to see industrial or commercial development take place, and then improve or expand water, sewer, and other necessary utilities to those areas.

Solid Waste Management

Within the last ten years, several aspects of solid waste management in southeast Georgia have changed. Perhaps the most significant change has been the emergence and proliferation of privately owned and operated landfills in South Georgia. This has contributed heavily to the large number of counties and municipalities that have privatized collection and disposal.

Several local governments in the region have implemented solid waste reduction programs in order to curtail the amount of inert materials and yard trimming entering the solid waste stream, which is sent to local and regional landfills. Several communities have encouraged citizens to recycle yard waste by converting it into mulch and/or compost, which is then made available to the public.

Market forces in the recycling industry have created less than favorable conditions for many recycling programs. Some proposed recycling programs have become cost-prohibitive due to these conditions, whereas others have languished but still operates on a voluntary basis. The hoped-for goals of the early part of the decade concerning recycling have not come to fruition. Although public awareness of the benefits of recycling has increased, the need still exists for further education and information concerning the overall importance of good solid waste management planning and implementation. Table 4 lists all landfill sites in the Southeast Georgia Region as well as tons filled year to date (Tons YTD), remaining capacity, and the anticipated fill date.

In addition, contract vendors place counties and municipalities in a difficult position as the end of contract terms near by requesting that local governments assume liability for 'losses' experienced by the vendor. Pressure to agree with increased costs and other non-favorable terms results from fear that vendors will enter a no-bid for subsequent contract terms.

Figure 46

LANDFILLS IN THE SOUTHEAST GEORGIA REGION

	Tons YTD	Remaining Capacity (Tons)	Fill Date
Atkinson County (MSWL)	78,084	26,780	February-04
Charlton County (MSWL)	12,000	720,000	June-23
Coffee County (C&D)	17,000	85,000	December-08

The Georgia Solid Waste Management Act of 1990 directed the state to prepare a plan containing specific solid waste management goals. The State of Georgia's goal is to reduce the amount of waste generated for disposal by 25% over the next twenty years. Local governments are required to assist the state in reducing the amount of solid waste generated for disposal by 25% over the next twenty years and to show solid waste disposal capacity for the following ten years. Stricter federal and state standards have resulted in the closure of many non-complying landfills. For the majority of local governments it is more cost effective to outsource the collection of waste and/or transport solid waste to commercially operated landfills than to construct new landfills. As of now, solid waste disposal service currently meets the needs of the region's residents.

General Government

The Southeast Georgia Region consists of nine counties and twenty-four incorporated municipal governments.

Administrative management within the region's nine counties ranges from an elected Board of Commissioners to a Commission/County Manager form of government. Administrative management at the municipal level ranges from an elected Mayor and City Council; Mayor and City Council with appointed City Manager; or Mayor/City Commissioner form of government, with each elected City Commissioner placed in charge of a specific city department.

Total Net County Property and Utility Digest values for the nine counties in the region were 2.34 Billion dollars in 2000. From 1996 to 2000, the region had no outstanding long-term debt.

Brantley County operates under a five member Board of Commissioners. The Chairman is the Chief Executive Officer. The county employs approximately 75 full time employees and ten part time employees. The county owns the Brantley County Courthouse and Jail, three recreation parks, and maintenance shop, EMS building, an office complex, the new Health Department building, a new library, 55 acres of land in the western portion of the county, and airstrip, public boat ramps, and two roadside parks.

Other public agencies located in Nahunta include the Department of Family and Children Services, Concerted Services, Disabled Veterans Administration, ASC office, and the Brantley County Extension Office. The Industrial Park consists of 24 acres of land, with Georgia Pacific operating a chip mill and K&B Transport producing cypress mulch.

The City of Nahunta is participating the Satilla Prevention Advisory Board program, which assists residents regarding mental health, mental disabilities, and substance abuse.

Public Safety

1. Brantley County employs one Sheriff, one Chief Deputy, six Deputies, four full time Jailers, two part time Jailers, and one Secretary. The Sheriff Department responded to 1,757 calls in 1993 prisoners for the county and cities are housed in the Brantley County Jail, adjacent to the Brantley County Courthouse in Nahunta. The City of Hoboken occasionally houses prisoners in the Pierce County Jail in Blackshear.
2. The City of Hoboken employs one Police Officer. All calls are dispatched by the Brantley County Sheriff's office. The City has a Clerk of Court and a Municipal Court Judge.
3. The City of Nahunta employs one Chief and three Patrol Officers, The Brantley County Sheriff's Department provides additional patrol officers in Hoboken and Nahunta.
4. The Georgia State Patrol Office is located in Ware County approximately 14 miles from Hoboken and 24 miles from Nahunta.

There are seven volunteer fire departments operating in Brantley County. The volunteer fire departments responded to 239 calls in 1993. The Cities of Hoboken and Nahunta provide funding assistance for their respective volunteer fire departments.

- Atkinson VFD has nine members and provides a Class 9 insurance rating.
- Calvary VFD has 17 members and provides a Class 9 insurance rating.
- Hoboken VFD has 11 members and provides a Class 9 insurance rating (Hoboken is currently trying to upgrade their equipment for a Class 8).
- Hortense VFD has 16 members and provides a Class 9 insurance

- rating.
- Nahunta VFD has 16 members and provides a Class 8 insurance rating.
- Waynesville VFD has 20 members and provides a Class 9 insurance rating.
- Winokur/Hickox VFD has three Brantley County members and provides a Class 9 insurance rating and is also part of the Charlton County VFD.

The Emergency Medical Service is an advanced life-support service consisting of a Director, six paramedics, and seven basic EMTs. The Brantley County EMS provides service for the county and the cities, and responded to 954 calls in 1993.

Brantley County has a basic 911 system that is operational for all public safety calls.

Recreation Facilities

State Wildlife Management Area

The Georgia Department of Natural Resources administers five Wildlife Management Areas (WMA's) in the Southeast Georgia Region. DNR maintains contractual agreements with the landowners making the lands available for public use as game reserves for hunting as well as for other recreational uses. Contract agreements are renewed annually.

Figure 47

SOUTHEAST GEORGIA WILDLIFE MANAGEMENT AREAS

Wildlife Management Area	County	Acreage
Dixon Memorial WMA	Ware	38,464
King Tract WMA	Ware	9,671
Little Satilla WMA	Pierce/Wayne/Brantley	16,934
Rayonier WMA	Brantley/Wayne	10,000
Surveyor's Creek WMA	Clinch	22,263

Recreation areas in Brantley County, Hoboken and Nahunta include:

- baseball/softball and football fields in Nahunta;
- a baseball/softball field and basketball court in Waynesville; and
- baseball/softball and football fields and basketball and tennis courts in Schlatterville.

Brantley County currently offers all residents of Brantley County the following programs T-ball, 5-Pitch, Youth and Church Softball, Youth Baseball, Youth Football, Youth and Adult Basketball, and Cheerleading, Football/Cheerleading has 350 participants, Softball/Baseball has 510 participants, and Basketball has 300 participants.

The Brantley County Recreation Department oversees the use and maintenance of these facilities There is a pressing need throughout the cities and the county for additional

recreational facilities, both passive and active, as well as improvements to team sport areas and existing boat ramps.

The City of Hoboken prepared a Recreation and Open Space Plan in 1994, and are currently developing a recreation park at the Hoboken Elementary School in conjunction with the school as recommended in the plan.

There are many scenic areas of Brantley County, the most scenic views and sites can be found by canoeing down the Satilla River and at three existing boat ramp. Much of our tourism industry is based upon our river resources; this type of eco-tourism is to be encouraged.

Hospitals and Other Public Health Facilities

Regional Health Care System

The availability of health care within the Southeast Georgia Region influences the economic development potential of the area. The following is a list of available health care in the region:

Figure 48

Hospitals

- 1 in Bacon County (24 beds)
- 1 in Berrien County (71 beds)
- 1 in Charlton County (15 beds)
- 1 in Clinch County (48 beds)
- 1 in Coffee County (88 beds)
- 1 in Ware County (231 beds)

Medical Doctors

188 in the region

Dentists

45 in the region

Other Medical Facilities

- Mental Health Clinics in each County supported by the Department of Human Resources
- Health Departments located in each County

Brantley County had 4.6 licensed nursing home beds per 100 persons in 1999, compared with the state average of 5.5 per 100 persons. In 1999, the number of physicians in the county per 10,000 persons was 0.7, compared to the state average of 19.3. For more community indicators please see the [Department of Community Affairs](#).

Source; <http://health.state.ga.us/regional/brantley/index.asp>

Nursing Homes

- 1 in Bacon County (88 beds)
- 1 in Berrien County (108 beds)
- 1 in Brantley County (63 beds)
- 1 in Clinch County (92 beds)
- 1 in Coffee County (168 beds)
- 1 in Pierce County (78 beds)
- 3 in Ware County (439 total beds)

Mental Institutions

None

No hospital facilities are located within Brantley County. However, the Southeast Georgia Regional Medical Center of Brunswick operates a Clinic in Nahunta with a full time physician. Depending on where they live, residents in Brantley County, Hoboken and Nahunta receive emergency room treatment, out-patient treatment and surgery, and in-hospital care from the Southeast Georgia Medical Center in Brunswick, the Satilla Regional Medical Center in Waycross, Wayne Memorial, and the Charlton Memorial hospitals.

Education Facilities

There is one primary and one elementary school located in Nahunta. These schools are operated by the Brantley County Board of Education and provide education service to all Brantley County excluding Hoboken students. The primary school has 435 students, 30 teachers, three paraprofessionals, four custodians, and three office employees. The elementary school has 900 students, 31 teachers, 17 paraprofessionals, two custodians, and four office employees.

Libraries and Other Cultural Facilities

The new Brantley County Library recently opened in Nahunta on US 82. The library serves all city and county residents, is maintained by Brantley County, and provides accessible meeting space. The Bookmobile provides regularly scheduled service to bring reading opportunities to residents outside the City of Nahunta.

The Brantley County Enterprise is a weekly newspaper with its office located in Nahunta on US 301 North.

There are approximately 40 churches scattered throughout Brantley County and the Cities of Hoboken and Nahunta. There are several active churches in the City of Nahunta. There are four active churches in Hoboken, one cemetery, and nine other churches located close to Hoboken: Hoboken Baptist Church, Hoboken Church of God, The Phillipian Church, First A & B Church Mt, Calvary, Pierce Chapel, High Bluff, Mars Hill, Oak Hill, Pleasant Valley, New Hope, Little Oak Grove and Maranatha Church.

There are two restaurants in Hoboken, which serve fast food and barbecue. Just north of Hoboken is the very popular Blueberry Hill a restaurant known for its Cajun-style seafood, fine steaks, wine and atmosphere for the past 15 years, Blueberry Hill also offers bed & breakfast accommodations for overnight guests. The City of Nahunta has five restaurants serving a variety of dishes and three motels for overnight visitors.

The Twin Oaks Park Blue Grass Festival is held in Hoboken twice a year, the first weekend of May and the second weekend of September, offering good entertainment, over 400 camper hookups, concessions, arts and crafts.

Part 6: Land Use

Existing Land Use

The existing pattern of development in Brantley County has emerged as a direct result of combination of five factors the Satilla River, large tract ownership, soil type, timber camps, and railway transportation This combination of factors has led to communities now known as the City of Hoboken, the City of Nahunta, Lulaton, Atkinson, and Waynesville, Hickox, Hortense, Browntown, Whitaker, Needmore, and Trudie--all of which are located either on the Satilla River, the railway, or adjacent to large timber tracts.

Development today is taking on a slightly different pattern, as more homeowners are locating near the Satilla River and the county boundary, to access the recreational benefits of the County and to commute to work, respectively. Almost all development in Brantley County has been at the impetus of private homeowners with little organized development.

Hoboken and Nahunta are both oriented to their transportation systems, with the main commercial areas running parallel to US 82 and the railway, Nahunta has additional development along the popular US 301 highway. Development has been spurred somewhat by private developers, but as is found in the County, most development has occurred at the drive of private homeowners.

The presences of large timber tracts and poor soil conditions have combined to make development efforts in Brantley County less than fruitful. Most of the habitable property that is available for development has already been developed. Brantley County is 16% wetlands, an additional barrier to development especially along the river.

The provision of sound infrastructure, has determined the placement of our limited industrial and commercial activity in Brantley County, Hoboken and Nahunta; however, the lack of widespread water and sewer availability has not hampered residential development along the river. Commercial development has occurred along US 82 and US 301, to help meet the needs of travelers.

Transitional areas include the former timberlands adjacent to Glynn County and along the Satilla River, both due to the popularity of living in rural Brantley County with access to the river and easy commuting to nearby work centers.

Blighted areas of the County can be found in Lulaton, Waynesville, Hortense, and Hickox. These areas and scattered homes in Nahunta are located on dirt roads with no public water or sewer service and low-income residents. These areas have become blighted due to general decline and decay of these communities as timber camps shut down and the timber companies moved on; even in developing areas near Waynesville and Atkinson, the blighted areas are remaining.

Development along the Satilla River near Atkinson and Waynesville communities is occurring at such a pace that serious consideration is going to have to be given to the idea of additional educational and public safety facilities, with almost fifty percent of the population located east of the Satilla River, the County has to contend with long distances and less impact per dollar spent providing such far-flung services. In Hoboken and Nahunta, development is not threatening to outpace existing infrastructure and services.

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Part 7: Intergovernmental Coordination

Adjacent Local Governments

The Brantley County Board of Commissioners, Hoboken City Council, and Nahunta City Council use a simple approach to coordination by regular communication among the entities via phone, FAX, or email. When necessary planned meetings are held with each entity being represented by its Chairman, Mayor, City or County Clerk, or Council member. All local entities work together as needed for the betterment of their county and its citizens and all share interest in all components of the Comprehensive plan. The County Commission would be the primary responsible for coordination.

Brantley County, City of Hoboken, and the City of Nahunta have in place a signed agreement in their Service Delivery Strategy that is used for resolving land use disputes over annexation. The County and Cities also established a process regarding any proposed extension of water and/or sewer service into the unincorporated area by either Nahunta or Hoboken. This process will aid in avoiding duplication and/or conflicts in the delivery of certain services.

School Boards

Brantley County has only one school board and they coordinate via phone, Fax, or email, and with planned meetings with the local government entities. The Board of Education would be the primary responsible for coordination. The Brantley County Board of Education operates the Brantley County Middle School and the Brantley County High School.

Independent Special Districts

Greater Brantley County has no special service districts

Independent Development Authorities

The Brantley County Development Authority was formed in 1968 by Georgia Law and is an independent authority. Two members are appointed every two years.

Service Delivery Strategy

In 1995, the Georgia Legislature passed the Service Delivery Strategy Law (H.B. 489) that mandated the development of a local mechanism to encourage coordination of service delivery. Brantley County and the Cities of Hoboken and Nahunta participated in and developed such a local coordinating mechanism, and have reviewed the agreement as an integral update and component of this current planning process.

In 2002 Brantley changed the previous arrangements for providing and/or funding water and sewer service within the county. The 2002 strategy proposes that the City of Nahunta will provide water and sewer services to the Brantley County Industrial Park, as well as providing water and sewer to the high school. Nahunta will not provide water and sewer services outside the city limit. The City of Hoboken will provide water services within its incorporated boundaries.

The Cities of Hoboken and Nahunta entered into an Agreement with the County which provides that neither City will extend water and/or sewer service into the unincorporated area without giving a 30 day notice to the County and such extension may not occur if the County objects to same.

At present, neither the County nor the Cities have adopted zoning ordinances. The local governments have entered into agreements for resolution of land use matters should such a need arise. The agreement reads that prior to initiating any formal annexation action, the City will notify the County, identifying the proposed area for annexation and the County will have 30 days to object. The parties must try to resolve their dispute by mediation.

All agreed upon service strategies are consistent with services described in the Comprehensive Plan.

Analysis of Consistency with Quality Community Objectives

This section includes an evaluation of Brantley County, City of Hoboken, and the City of Nahunta’s current policies, activities, and development patterns. Each of the 15 Quality Community Objectives is listed below with a brief summary of Brantley County and the Cities’ strengths. The objectives are organized around the six statewide planning goals.

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.

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.
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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.
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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.