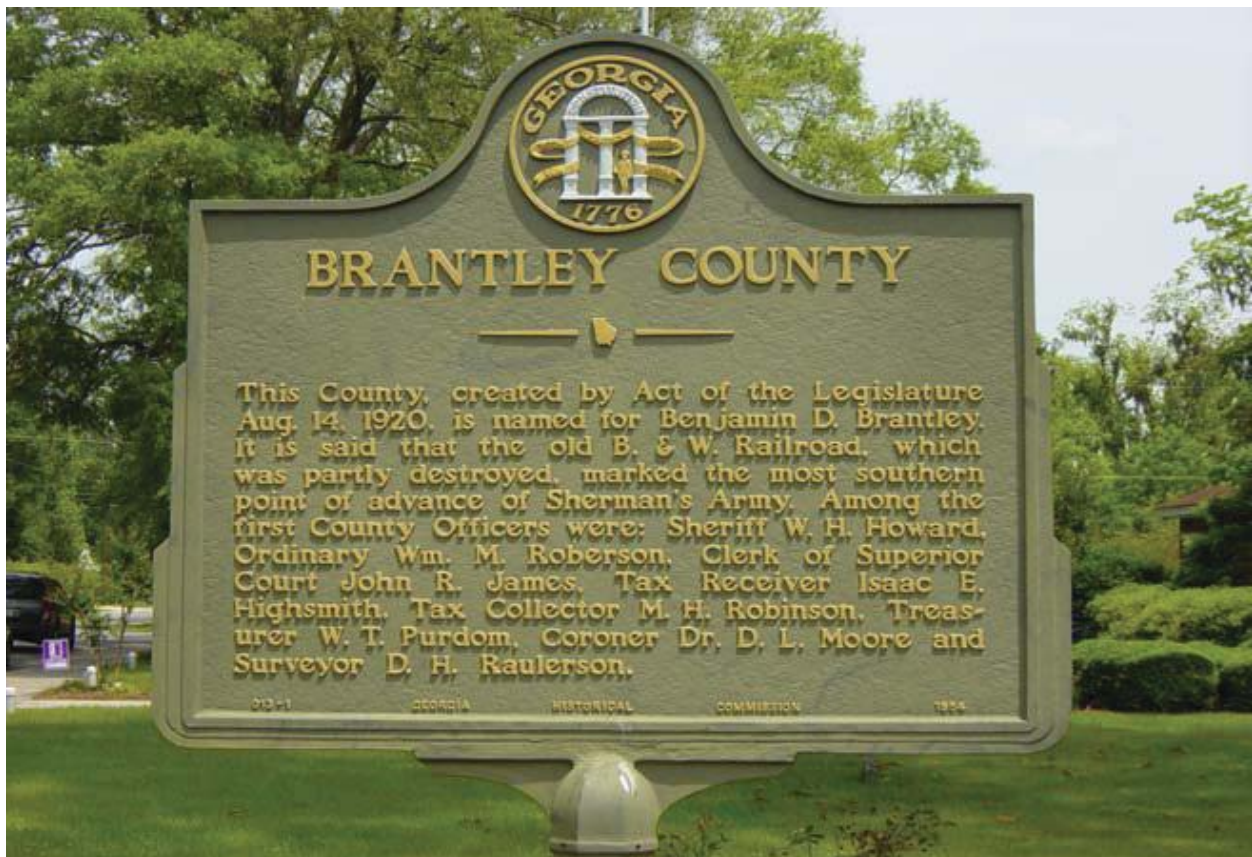


Comprehensive Plan for Brantley County and the Cities of Hoboken and Nahunta

Adopted June 10, 2016



Prepared by the



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I. Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning

1. Introduction

The 2016 Joint Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning.

As required by the Local Comprehensive Planning Standards, the 2016 Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan Update consists of the following elements:

- Community Goals
- Needs and Opportunities
- Community Work Program
- Economic Development Element (As a community included in the Georgia Job Tax Credit Tier 1 category)
 - Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Brantley County and the Cities of Hoboken and Nahunta have also been integrated directly into their parallel components in this Comprehensive Plan.
- Land Use Element

2. Community Involvement

All of the required elements have been developed with extensive opportunity for involvement and input from stakeholders throughout the county and cities. The following steps were taken to ensure that this plan reflected the full range of needs and opportunities from the many stakeholders and residents in the county:

- a) Stakeholders were identified. These included the Brantley County Board of Commissioners; The City of Hoboken and Nahunta City Councils; the Brantley County Board of Education; the Brantley County Emergency Management Agency; the County Sheriff's Department; local nonprofit organizations; local businesses and industries; and the general public.
- b) Participation techniques were identified. Techniques used included a kick-off public information meeting, printed public information in local newspapers, and information on the Southern Georgia Regional Commission's website and social media page as well as local government websites. A steering committee was formed to oversee and participate in planned development, including members of the local governing authorities (Brantley County Board of Commissioners and the municipal governments of the Cities of Hoboken and Nahunta) and representatives from the Brantley County Planning Commission; the Brantley County Emergency Management Agency; the Satilla Riverkeeper; local economic development practitioners; local businesses and nonprofit organizations; and the general public.
- c) A participation program was conducted. Identified stakeholders were invited and attended, yielding specific input in plan content. The steering committee held regular meetings to provide input and feedback.

The public hearing kicking off the comprehensive planning process was held on Dec. 1, 2015 at the County Commission office. It was held for the purpose of making any potential stakeholders and residents aware that the comprehensive plan update and review was now under way, explaining the purpose of the update, and encouraging residents and other stakeholders to actively participate in the plan update.

3. Identification of Stakeholders

A comprehensive list of potential stakeholders was put together with input from the County and Cities' governments, Development Authority, Emergency Management Agency, elected officials, local business leaders, and residents. Copies of each meeting's sign-up sheet are included in this plan in the Appendix.

4. Identification of Participation Techniques

The following participation techniques were utilized during the update process:

- Three Public Hearings:
 - Kick-off
 - Transmittal
 - Adoption
- Four Workshops:
 - Goals, issues, and opportunities
 - Policies, Report of Accomplishments, and Community Work Program
 - Economic Development and Land Use
 - Additional workshop for the City of Nahunta
- Extensive e-mail correspondence with stakeholders (notices of meetings, e-mail requests for comments, distribution of revised drafts and final documents)
- Regular updates on SGRC website and social media page as well as County and Cities' Websites
- Dissemination of Information in the newspaper (public notices, advertisements)

5. Participation Program

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from and coordination with multiple and diverse interest groups. In order to ensure the broadest buy-in and diversity of input into the comprehensive plan update, all participants were included in the stakeholder group. Outreach to the public, local governments, economic development authorities, local businesses and nonprofits, and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, social media postings, SGRC and local government websites, and updates provided at workshops and other group meetings. Opportunity for public comment was provided at public hearings and city and county commission meetings.

In addition to the three required public hearings, SGRC held a series of four workshops to discuss several elements of the plan. The first workshop was used to review the existing goals, issues, and opportunities. In a process consisting of a review and open discussion of the existing goals, issues, and opportunities from the prior adopted Comprehensive Plan, participants updated these items to meet current needs. Input from the workshops was then incorporated into the draft Plan Update by SGRC staff. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.

In the second workshop, the Community Policies were reviewed and the Report of Accomplishments was developed, along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement, should funding be available.

The third workshop was utilized to update the Economic Development Element and the Land Use Element and Maps as desired by the local governments. Information from community participation was gathered from open discussion during the three workshops through notes taken by SGRC staff and then incorporated into the plan from those notes. In addition, some information from community participation was received via mail, e-mail, and directly at meetings; this is included in the Appendix of the plan.

A fourth workshop was held in the City of Nahunta in order to update the Nahunta City Council members regarding the development of the Comprehensive Plan Update and to provide a further opportunity for community input.

6. Consideration of Regional Water Plan and Environmental Planning Criteria

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

Suwannee-Satilla Regional Water Plan

Brantley County and the Cities of Nahunta and Hoboken lie within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2011.

The Suwannee-Satilla Regional Water Plan had identified 13 goals, listed below, to implement its vision of managing water resources in a sustainable manner under Georgia's regulated riparian and reasonable use laws to support the state's and regions' economy, to protect public health and natural resources, and to enhance the quality of life for all citizens; while preserving the private property rights of Georgia's landowners, and in consideration of the need to enhance resource augmentation and efficiency opportunities.



Source: CDM Suwannee-Satilla Regional Water Plan

Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, and industrial water needs, including all agricultural sectors (including agro-forestry).
2. Manage ground and surface water to encourage sustainable economic and population growth in the region.
3. Manage the Region's and State's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.

5. Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long-term water supplies for the region.
8. Protect, maintain, and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater to improve water quality and quantity.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens in the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond:

The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Short Term Water Quantity Management Practices (0-10 Years)

1. Utilize surface water and groundwater sources within the available resource capacities
2. Water conservation
3. Data Collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns (1 in 10 year 7 day low flow condition)
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns
8. Evaluate the potential to use existing storage to address 7Q10 low flow concerns
9. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow concerns

Short-Term Water Quality Management Practices (0 – 10 Years):

1. Point Sources:

- Support and fund current permitting and waste load allocation process to improve treatment of wastewater and increase treatment capacity
- Data collection and research to confirm discharge volumes and waste concentrations as well as receiving stream flows and chemistry

2. Non-Point Sources:

- Data collection to confirm source of pollutants and causes; encourage storm water ordinances, septic system maintenance, and coordinated planning
- Ensure funding and support for Best Management Practices Programs by local and state programs, including urban/suburban, rural, forestry, and agricultural Best Management Practices

3. Non-point Source Existing Impairments:

- Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

Longer Term (20 – 40 years) water quantity and quality management practices include:

- Improve infiltration and management of wetlands
- Evaluate incentive-based programs to manage, increase, and restore wastewater and stormwater returns
- Identify potential/feasibility of a multi-purpose reservoir
- Identify feasibility of regional inter-basin transfer
- Continue wastewater and storm water master planning

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

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

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

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

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

II. PLAN ELEMENTS

1. Community Goals and Vision

The purpose of the Community Goals Element is to lay out a road map for Brantley County and the Cities of Hoboken and Nahunta; to generate local buy-in to the plan; and to ensure that the plan is implemented. The Goals as listed below were developed in the 2006 Comprehensive Plan and the 2011 Major Amendment through several community workshops. The goals are listed by category and are not listed in order of priority. These Goals were reviewed individually for continued relevance during the first workshop of this 2016 comprehensive plan update.

Vision

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

- Goal 1: Minimize impacts of development on natural and cultural resources.
- Goal 2: Consider the impacts of development on the local economy, particularly the agricultural industry.
- Goal 3: Consider the suitability of soils for septic systems and proposed development.
- Goal 4: Consider the impact of development to the functionality of the floodplain, and ensure that new development is protected from flooding.
- Goal 5: Understand and manage our expectation for growth.
- Goal 6: Ensure that future development is coordinated appropriately with water and sanitary sewer service areas.
- Goal 7: Consider the impact of development to the transportation system as well as local transportation plans and projects.
- Goal 8: Increase educational and recreational opportunities.

2. Issues and Opportunities

The initial Needs and Opportunities were developed and identified in the 2006 Update for Brantley County and the Cities of Hoboken and Nahunta. For the 2016 Comprehensive Plan update, the issues and opportunities were reviewed in the first of three workshops. Each of the previously identified issues and opportunities was reviewed and discussed by the participants, and then either deleted, amended, or retained as deemed applicable to Brantley County and the Cities of Hoboken and Nahunta. This was done utilizing a strengths, weaknesses, opportunities, and threats (SWOT) analysis, analysis of statistical data and information, and review and revision as applicable of the issues and opportunities with stakeholders and residents. Each of the following Issues and Opportunities is addressed by corresponding implementation measures in the Community Work Program for Brantley County and the Cities of Hoboken and Nahunta.

Cultural Resources

Issues

1. Lack of specific ordinance/policy to preserve historic homes and other historic sites.

Opportunities

1. Develop a list of the historic sites in the community.

Economic Development

Issues

1. Lack of employers/businesses.
2. Lack of name recognition; Brantley County and the Cities of Hoboken and Nahunta need to become better known outside of the local area in order to attract businesses and tourism.

Opportunities

1. Promote local eco-tourism (especially the Satilla River Water Trail for canoeing, boating, fishing, and educational opportunities) and historic-based tourism with marketing, festivals, and events.
2. The local economy could be stimulated through downtown revitalization and infill development in the Cities of Hoboken and Nahunta.
3. Partner with local community colleges and technical colleges to provide satellite classes and courses for community residents.
4. Improve communication and inclusion between government, agencies, authorities, business, and citizens in planning and implementing economic development plans.
5. The Brantley County Development Authority is a good resource for businesses.
6. Natural gas service will make the county more marketable to businesses.
7. Capitalize on proximity to major ports (the Ports of Brunswick, Jacksonville, and Savannah), and on proximity to I-95 and other major highways such as US-1, US-82, and US-301.
8. The community should be marketed on major transportation corridors in the region, for example by exit signage on I-95.

Housing

Issues

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

Opportunities

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

Natural Resources

Issues

1. Lack of preservation of open spaces.

Opportunities

1. The County and Cities can work together to preserve prime agricultural land and existing open space.
2. Identify the county's natural resources and develop ways to protect and market them.
3. Develop natural resource conservation and protection education for citizens, local officials, and developers.
4. Incorporate walking trails, bike trails, and riding trails in greenspace.

Land Use

Issues

1. Rapid population growth is expected in the next 20 years, which will present several issues for Brantley County's services, environment, infrastructure, and quality of life.
2. Lack of conservation of resources and lack of organized efforts to minimize waste, such as a recycling program.
3. Lack of safe pedestrian environment.
4. Land development regulations, zoning, and/or design guidelines are needed in order to avoid conflicts between land uses and ensure development appropriate to the context of the area.

Opportunities

1. The County and the Cities of Hoboken and Nahunta have the opportunity to develop land development regulations.
2. Preserve open space to be used as parks and greenspace.
3. Create a checklist for permitting, fee schedules, and design review. The checklist will ensure that the design complements and protects Brantley County and the Cities of Hoboken and Nahunta.
4. Encourage traditional neighborhood development.
5. 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.

Community Facilities and Services

Issues

1. The County and Cities are limited in their ability to meet the future demands of growing population.
2. The County needs improvements in storm water management due to the great deal of flooding that occurs with heavy rains.
3. The City of Nahunta water system is not adequate to meet future needs.
4. There is a need for a community meeting facility that will also double as an Emergency Operations Center (EOP) and Joint Training Facility.
5. The community needs a Critical Care Facility for stabilizing patients.
6. The community does not have a Subtitle D Solid Waste Facility for economic development and emergency management. The location of such a facility is, however, generating a lot of discussion within the County.
7. Lack of educational and recreational opportunities.
8. Some dirt roads still lack adequate drainage because of problems created by erosion, sedimentation, and storm water runoff.

Opportunities

1. Determine the extent of Nahunta's water lines and service provided to city residents.
2. Vacant buildings in downtown Nahunta could be redeveloped.

Intergovernmental Coordination

Issues

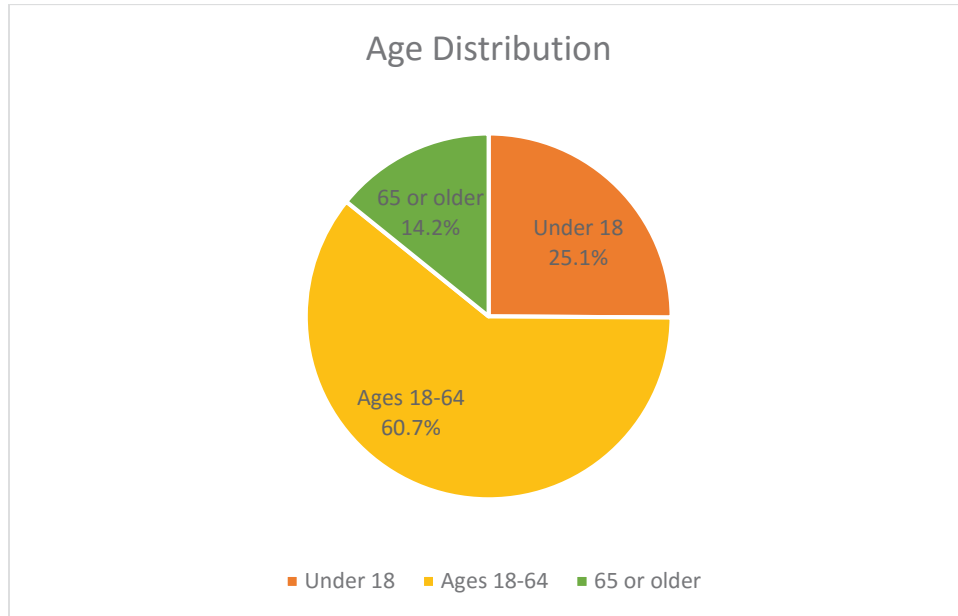
1. Lack of coordination between local governments.
2. No process is in place to ensure consistency between land use regulations.

Opportunities

1. The County and Cities could coordinate in meeting land use regulations.

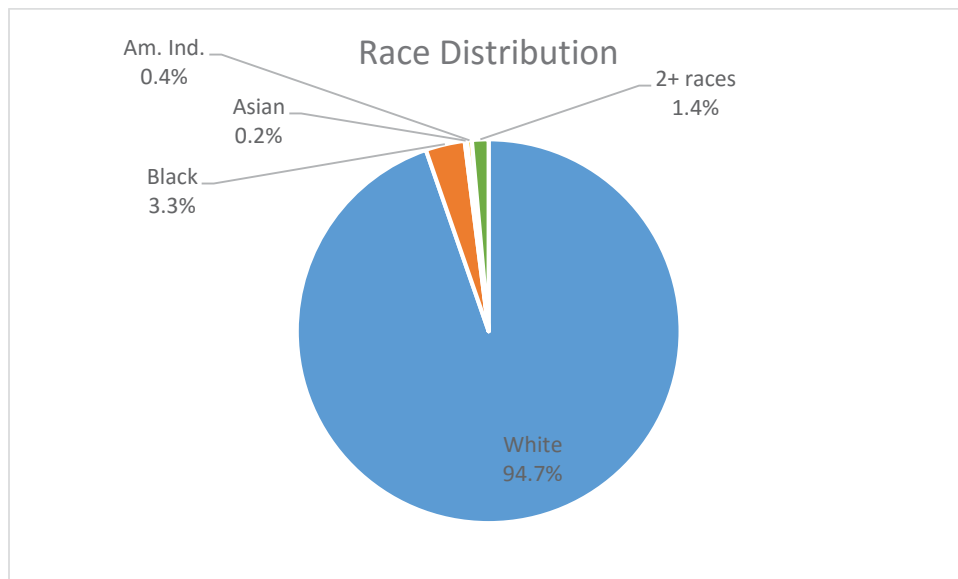
3. Analysis of Data and Information

Brantley County



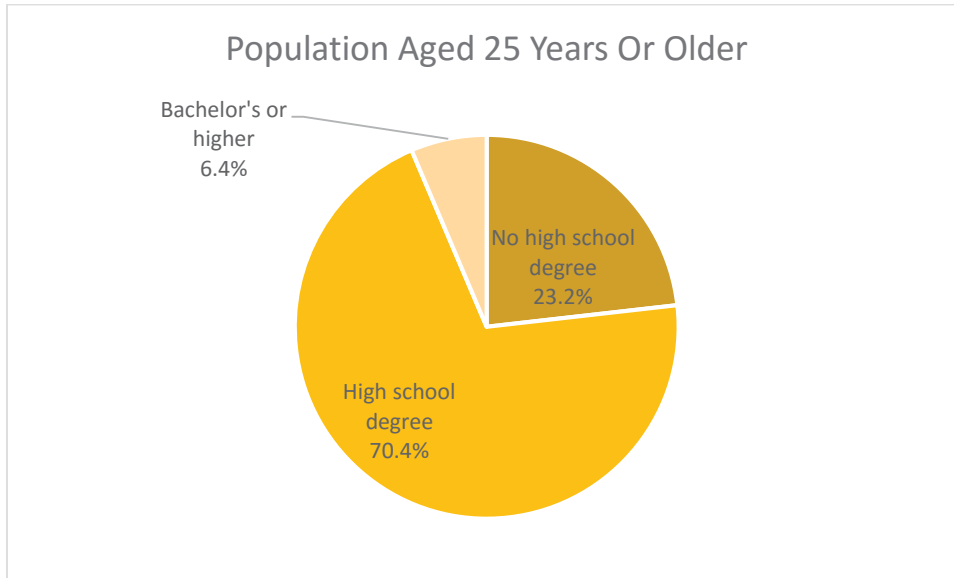
Data source: U.S. Census Bureau, American Community Survey, 2014 1-year estimates.

The 2014 population of Brantley County is 18,417. Since the 2010 Census, the population has increased by 4.2 percent. As of the U.S. Census Bureau's 2013 estimate, 25.1 percent of the population are under age 18, 60.7 percent are between 18 and 64, and 14.2 percent are aged 65 or older. The population is 50.5 percent female and 49.5 percent male.



Data source: U.S. Census Bureau, American Community Survey, 2013 1-year estimates.

As of 2013, Brantley County's population is 94.6 percent White, 3.3 percent Black or African American, 0.4 percent American Indian and Alaska Native, 0.2 percent Asian, and 1.4 percent of two or more races. 2.0 percent of the population are of Hispanic/Latino ethnicity (regardless of race). 0.7 percent of the population are foreign-born and 1.7 percent of people aged 5 or older speak a language other than English at home.

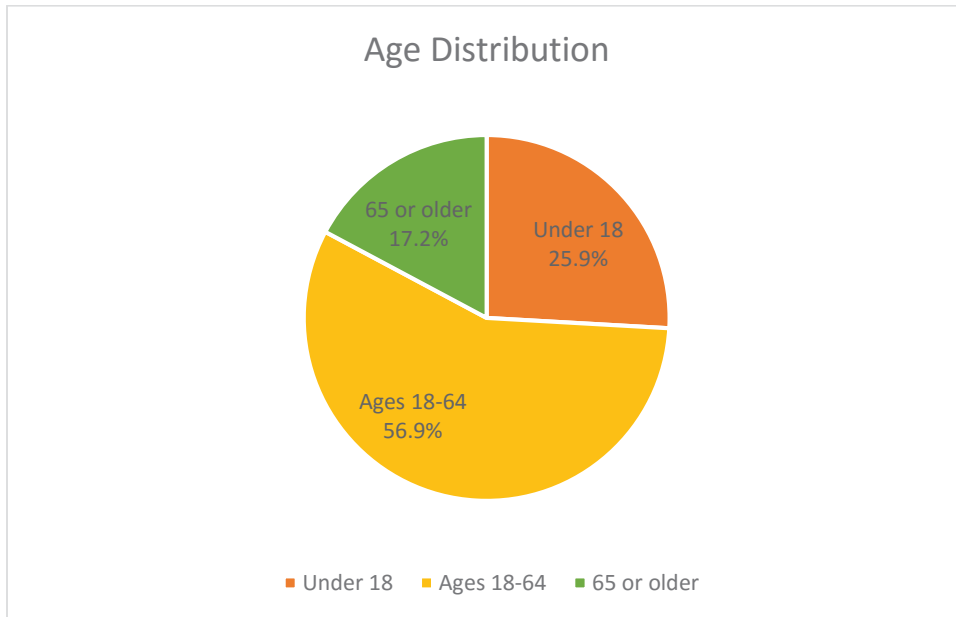


Data source: U.S. Census Bureau, American Community Survey, 2009-2013 5-year estimates.

According to 2009-2013 five-year Census Bureau estimates, 76.8 percent of the population aged 25 or older have at least a high school degree. 6.4 percent have a bachelor's or higher degree. 23.2 percent of those 25 or older do not have a high school degree.

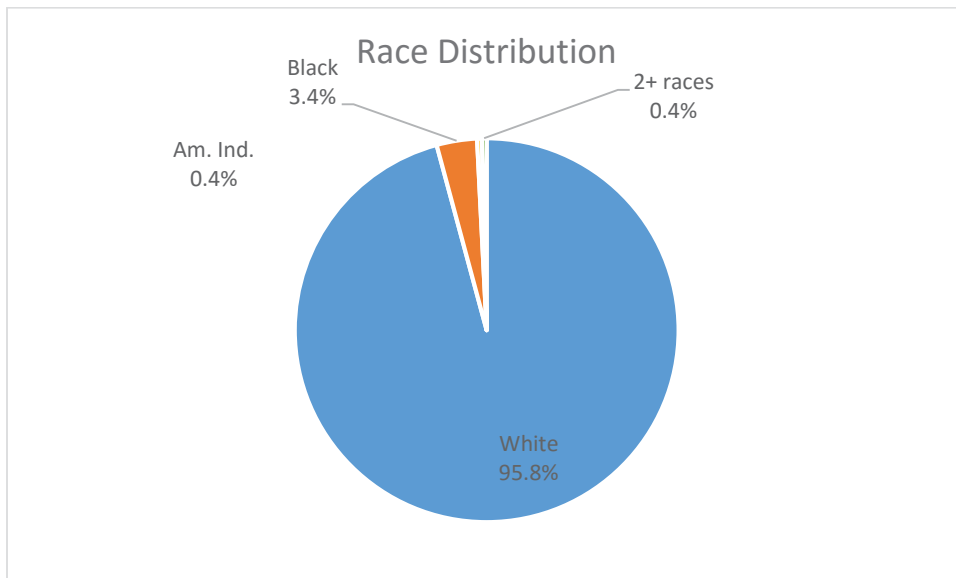
There are 6,550 households in Brantley County, with an average of 2.79 persons per household. The homeownership rate is 80.4 percent, and the median owner-occupied home value is \$68,500. The median household income is \$36,070 and the per capita income is \$16,938, measured in 2013 dollars. 21.9 percent of the population lives below the poverty level.

Hoboken



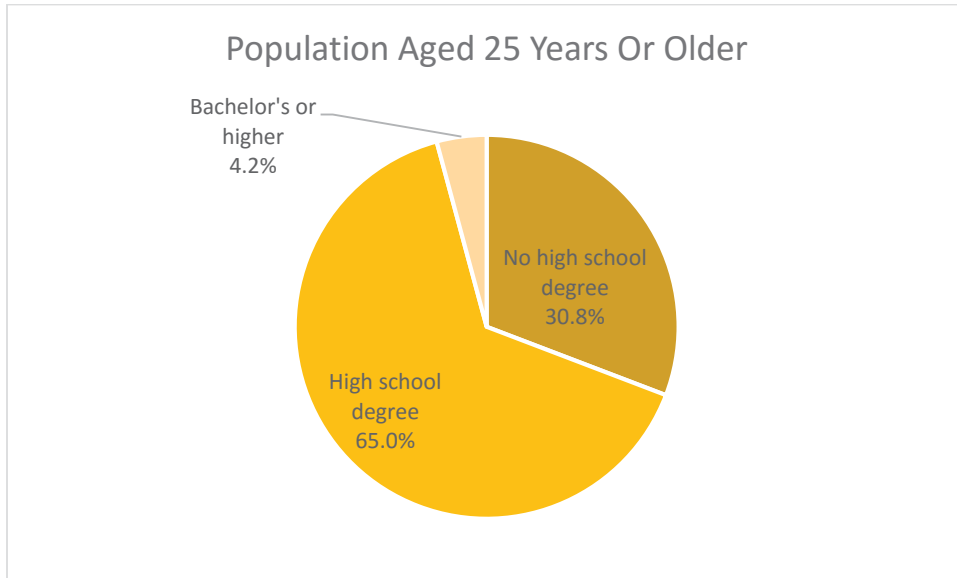
Data source: U.S. Census Bureau, American Community Survey, 2013 1-year estimates.

The 2013 Census population estimate of the City of Hoboken is 525. As of the U.S. Census Bureau's 2013 estimate, 25.9 percent of the population are under age 18, 56.9 percent are between 18 and 64, and 17.2 percent are aged 65 or older. The population is 50.9 percent female and 49.1 percent male.



Data source: U.S. Census Bureau, 2010 Census, Summary File 1.

As of 2010, Hoboken's population is 95.8 percent White, 3.4 percent Black or African American, 0.4 percent American Indian and Alaska Native, and 0.4 percent of two or more races. 0.4 percent of the population are of Hispanic/Latino ethnicity (regardless of race).

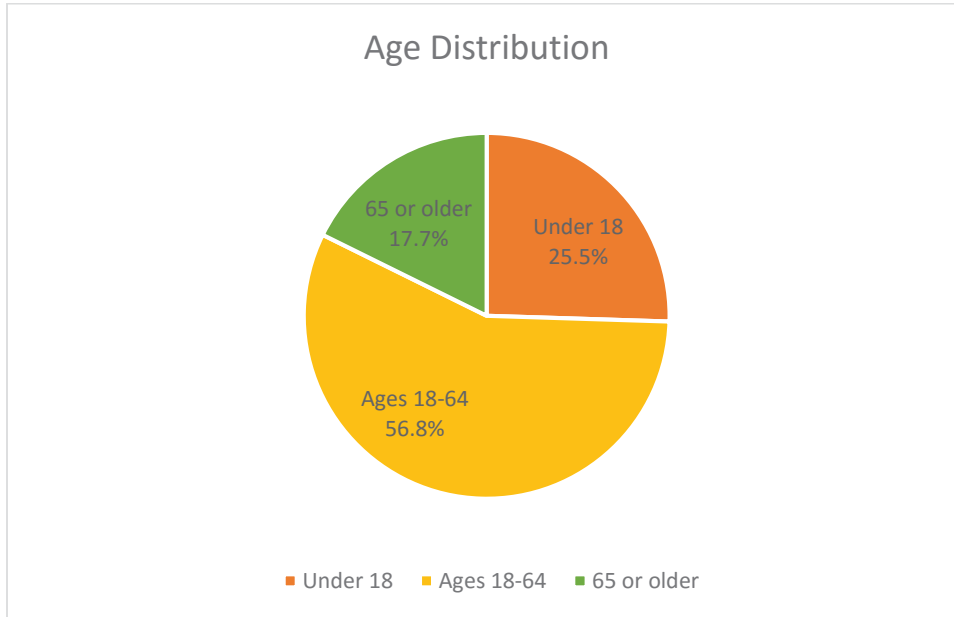


Data source: U.S. Census Bureau, American Community Survey, 2009-2013 5-year estimates.

According to 2009-2013 five-year Census Bureau estimates, 69.2 percent of the population aged 25 or older have at least a high school degree. 4.2 percent have a bachelor's or higher degree. 30.8 percent of those 25 or older do not have a high school degree.

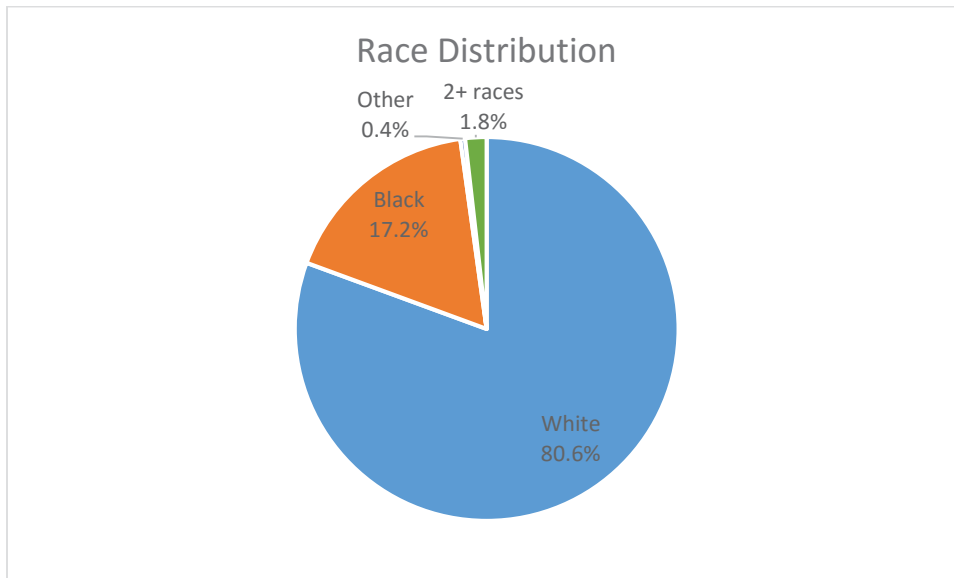
There are 206 households in Hoboken, with an average of 2.56 persons per household. The homeownership rate is 88.8 percent. The median household income is \$35,735 and the per capita income is \$17,508. 17.4 percent of the population lives below the poverty level.

Nahunta



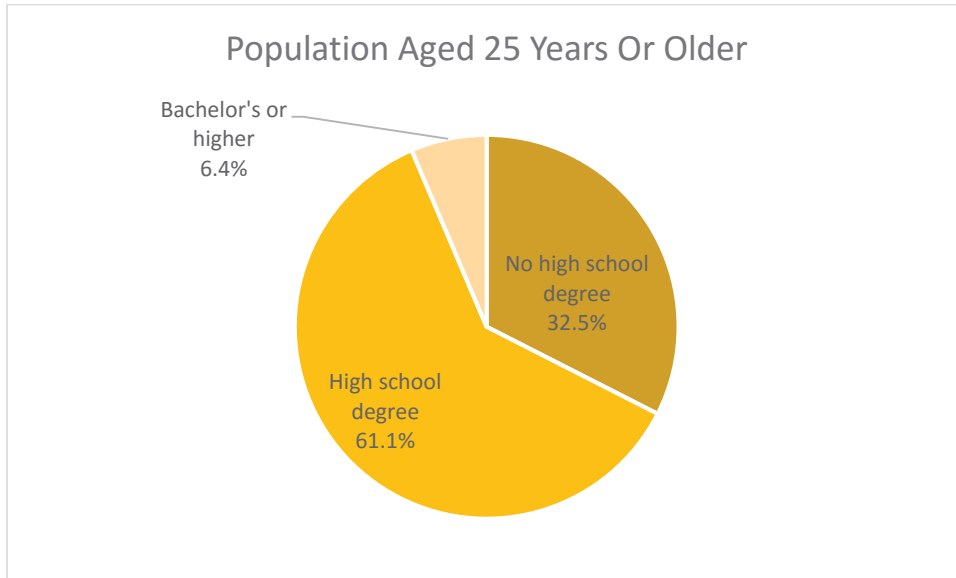
Data source: U.S. Census Bureau, American Community Survey, 2013 1-year estimates.

The 2013 Census population estimate of the City of Nahunta is 1,051. As of the U.S. Census Bureau's 2013 estimate, 25.5 percent of the population are under age 18, 56.8 percent are between 18 and 64, and 17.7 percent are aged 65 or older. The population is 55.4 percent female and 44.6 percent male.



Data source: U.S. Census Bureau, 2010 Census, Summary File 1.

As of 2010, Nahunta's population is 80.6 percent White, 17.2 percent Black or African American, 0.4 percent of some other race, and 1.8 percent of two or more races. 2.1 percent of the population are of Hispanic/Latino ethnicity (regardless of race).



Data source: U.S. Census Bureau, American Community Survey, 2009-2013 5-year estimates.

According to 2009-2013 five-year Census Bureau estimates, 67.5 percent of the population aged 25 or older have at least a high school degree. 6.4 percent have a bachelor's or higher degree. 32.5 percent of those 25 or older do not have a high school degree.

There are 400 households in Nahunta, with an average of 2.48 persons per household. The homeownership rate is 52.8 percent. The median household income is \$24,821 and the per capita income is \$13,028. 25.1 percent of the population lives below the poverty level.

4. Consideration of DCA Quality Community Objectives

DCA Quality Community Objectives and Best Practices:

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- Research and create a source book to identify technical and financial assistance available for local businesses from regional, state and federal sources and make it available to local businesses.
- Track business needs of existing businesses to help with business retention.
- Tailor training programs to provide workforce skills needed by local businesses.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- **Conservation Easements:** Encourage owners of key properties (such as those in environmentally sensitive areas, included in the local greenspace plan, or designated for agricultural use in the comprehensive plan) to utilize conservation easements or sale of development rights to preserve their land from future development. Conservation easements allow private landowners to donate the development rights of their property to a qualified conservation organization or government agency, in exchange for tax savings. Sale of development rights is an arrangement whereby private landowners sell the development rights of their property to a qualified conservation organization or government agency. In both cases above, giving up the development rights permanently protects a property from development and thereby ensures that it remains as green space or farmland.
- **Riparian Buffers:** Adopt a riparian buffer ordinance, with a minimum buffer of 25', to protect the banks of streams and rivers from development. These buffers help protect water quality by slowing and filtering stormwater runoff as it flows toward the stream.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Best Practices recommended for Brantley County and Hoboken and Nahunta

- Create some regulatory tools like a zoning code to encourage owners to maintain property or utilize vacant or unused properties and structures.
- Consider adopting a rehabilitation code in addition to a new construction code to help keep costs down, thereby encouraging rehabilitation of properties.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- **Capital Improvement Program:** Develop an infrastructure investment plan that clearly spells out what public services and infrastructure your community will provide where, and when, so that your community grows in a rational and organized manner. This should accompany the comprehensive plan and indicate to developers and citizens where the community desires new development to be located. A capital improvement program brings predictability to the location and extent of future public facility expansions, so that residents and developers can plan their investments accordingly.
- **Grants for Financing Infrastructure Improvements:** There are many federal and state grants available to local governments that need help in funding public infrastructure projects. Such projects may include water, sewer, roads, broadband, power, solid waste, and various other infrastructural elements.
- Continue implementation of a Service Delivery Strategy.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- **Aesthetic Overlay:** Enact special measures to preserve and enhance physical attractiveness of particular districts of the community, particularly gateway corridors or similar areas important to the image of the community. These special measure may include signage controls, special landscaping requirements, building design guidelines, or screening requirements for obtrusive uses like cell towers, utilities, and energy generating infrastructure. These special requirements are typically adopted as an overlay district, a mapped area where additional regulations apply as a supplement to existing zoning and subdivision regulations.
- **Historic Preservation Program:** Begin by Identifying and mapping the visual, cultural, and historical assets your community most values. Then adopt a local historic preservation/protection ordinance to protect and enhance the places, districts, sites, buildings, structures, and works of art identified in the inventory of assets. This ordinance should be adopted under the auspices of Georgia Historic Preservation Act, which establishes a local Historic Preservation Commission to provide oversight on administration of the local ordinance and provide guidance on aesthetic changes to historic structures within locally designated districts.
- Adopt manufactured home regulations to ensure compatibility of manufactured homes with surrounding single family residences and to regulate appearance, layout and location of manufactured homes.

6. Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- Meet regularly with SGRC staff to discuss local priorities and projects and explore opportunities for assistance and coordination with regional efforts.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- Consider creating an ordinance to allow cottage zoning to allow very small single family homes to fill the need for affordable housing, utilize vacant properties and keep cost down for construction and so eliminate the need for manufactured homes.
- Provide education on home loan assistance to foster rehabilitation and revitalization.
- **Density Districts:** Identify and establish, by ordinance, districts of your community where higher density housing is appropriate and permitted, such as downtown and walkable neighborhoods near commercial districts.

8. Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- Create a continuous, well maintained sidewalk network, especially around schools.
- Ensure safe, adequate and well-designed facilities for bicyclists.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- Ensure that all schools and libraries have adequate and efficient access to the internet to provide sufficient opportunities for on-line education and certification opportunities.
- **Public Internet Access:** Ensure that your community provides public access to internet connected computers at locations such as libraries. This provides students access to online courses and training, such as Georgia's E-Core or the variety of online degree and certification opportunities available from the University System of Georgia.
- **Experience Works Program:** Help older workers gain employment by partnering with Experience Works, a national community-based organization that helps older adults find good jobs in their communities.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including

the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Best Practices recommended for Brantley County and Hoboken and Nahunta:

- Develop a comprehensive listing of health services and assistance resources for local citizens.

5. Goals, Issues and Policies

Cultural Resources

Goal 1: Minimize impacts of development on natural and cultural resources.

Issues & Policies

Issue 1: Lack of specific ordinance/policy to preserve historic homes and other historic sites.

Policy 1.1: Pursue opportunities to fund a countywide survey that will identify and record historic resources.

Policy 1.2: Encourage the development of a Historic Preservation Ordinance for the protection of locally designated historic properties.

Economic Development

Goal 2: Consider the impacts of development on the local economy, particularly the agricultural industry.

Issues & Policies

Issue 1: Lack of employers/businesses.

Policy 2.1: Encourage economic development and redevelopment, to include the acquisition and development of land.

Policy 2.2: Encourage the development of the downtowns of the two Cities as vibrant centers for culture, government, dining, residential use, and retail diversity.

Policy 2.3: Encourage adoption of landscaping guidelines to create a unified and pleasing visual environment.

Policy 2.4: Support programs for retention, expansion and creation of businesses that enhance the community's economic well-being.

Policy 2.5: Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community.

Policy 2.6: Support and work with the Development Authority to attract new business and industry to the community.

Issue 2: Lack of name recognition; Brantley County and the Cities of Hoboken and Nahunta need to become better known outside of the local area in order to attract businesses and tourism.

Policy 2.7: Pursue a marketing campaign to increase name recognition of the community.

Policy 2.8: Encourage niche marketing of local artists and craftsmen.

Policy 2.9: Encourage promotion of sustainable local eco-tourism, canoeing (including the Satilla River Water Trail), hiking, nature trails, bird watching, hunting, fishing, swimming, and environmental education as viable economic opportunities

Policy 2.10: Participate in the 301 Association to promote US 301 as a scenic and economic development highway

Policy 2.11: Promote the Christmas Parade, Satilla Celebration, and Sacred Harp Singing Festival to generate tourism dollars

Housing

Goal 3: Consider the suitability of soils for septic systems and proposed development.

Issues & Policies

Issue 1: Lack of special needs housing (for the elderly, handicapped, etc.).

Policy 3.1: Accommodate the community's diverse population by encouraging a harmonious mixture of housing types and uses.

Policy 3.2: Encourage developers to include affordable homes when building a particular number of market rate homes.

Policy 3.3: Promote availability of vacant and developable land available for multifamily housing.

Policy 3.4: Encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence.

Policy 3.5: Encourage creation of affordable housing opportunities to ensure that all those who work in the community have a viable choice or option to live in the community.

Natural Resources

Goal 4: Consider the impact of development to the functionality of the floodplain, and ensure that new development is protected from flooding.

Issues & Policies

Issue 1: Lack of preservation of open spaces.

Policy 4.1: Encourage new development in suitable locations in order to protect natural resources.

Policy 4.2: Encourage more compact and efficient urban development and preservation of open spaces.

Policy 4.3: Ensure that the protection and conservation of the community's resources plays an important role in the decision-making process.

Policy 4.4: Pursue the establishment of bikeways and trails in and around the Satilla River area.

Policy 4.5: Encourage conservation easements to keep productive farmland in agricultural use.

Land Use

Goal 5: Understand and manage our expectation for growth.

Issues & Policies

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

Policy 5.1: Review population projections on a regular basis to ensure community leaders are aware of what levels of growth are expected.

Policy 5.2: Ensure that the necessary services are provided concurrent with growth and are planned for in keeping with future growth.

Policy 5.3: Continually analyze the financial impact of new subdivision growth in Brantley County.

Policy 5.4: Petition FEMA to produce revised flood maps.

Issue 2: Lack of conservation of resources and lack of organized efforts to minimize waste, such as a recycling program.

Policy 5.5: Encourage new development in suitable locations in order to protect natural resources.

Policy 5.6: Pursue the development of a recycling program.

Policy 5.7: Continue fiscally responsible operation of solid waste collection and disposal.

Policy 5.8: Encourage participation in annual Satilla River cleanup events.

Issue 3: Lack of safe pedestrian environment.

Policy 5.9: Promote safe, walkable neighborhoods.

Issue 4: Land development regulations, zoning, and/or design guidelines are needed in order to avoid conflicts between land uses and ensure development appropriate to the context of the area.

Policy 5.10: Consider adopting land use development regulations and/or zoning.

Policy 5.11: Consider conducting a Smart Growth Audit to identify impediments to achieving livable, mixed-use, and walkable communities.

Community Facilities and Services

Goal 6: Ensure that future development is coordinated appropriately with water and sanitary sewer service areas.

Goal 8: Increase educational and recreational opportunities.

Issues & Policies

Issue 1: The County and Cities are limited in their ability to meet the future demands of growing population.

Policy 6.1: Promote strategies to ensure that new development does not cause a decline in locally adopted level of service for and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.

Policy 6.2: Develop regulations for shared/combined septic and water systems for new residential, commercial, and industrial developments.

Issue 2: The County needs improvements in storm water management due to the great deal of flooding that occurs with heavy rains.

Policy 6.3: Pursue opportunities to conduct a sedimentation, erosion and storm water runoff survey and pursue the creation of a plan to address those issues.

Issue 3: The City of Nahunta water system is not adequate to meet future needs.

Policy 6.4: Apply for grants, such as CDBG, to expand the current water system to accommodate future population growth.

Issue 4: There is a need for a community meeting facility that will also double as an Emergency Operations Center (EOP) and Joint Training Facility.

Policy 6.5: Pursue funding to construct a community meeting facility adequate to serve the community's needs.

Issue 5: The community needs a Critical Care Facility for stabilizing patients.

Policy 6.6: Encourage development of health care services that meet the current and future needs of the community.

Issue 6: The community does not have a Subtitle D Solid Waste Facility for economic development and emergency management. The location of such a facility is, however, generating a lot of discussion within the County.

Policy 6.7: Investigate feasibility and potential funding sources for constructing an expanded solid waste facility.

Issue 7: Lack of educational and recreational opportunities.

Policy 6.8: Encourage parks and community facilities to be located as focal points in neighborhoods.

Policy 6.9: Encourage neighborhoods to develop as interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation.

Policy 6.10: Pursue expansion of educational opportunities.

Policy 6.11: Encourage increased investment in existing neighborhoods.

Policy 6.12: Pursue partnerships with local community colleges and technical colleges to provide satellite classes and courses for community residents.

Policy 6.13: Continue to develop existing and new recreational facilities and community centers throughout the County and Cities.

Issue 8: Some dirt roads still lack adequate drainage because of problems created by erosion, sedimentation, and storm water runoff.

- Policy 6.14: Strive to limit the number of miles of dirt roads accepted by the County and require new developments to include paving of roads.
- Policy 6.15: Continue to encourage paving or grading/stabilizing and best management practices for existing dirt roads.
- Policy 6.16: Continue implementing the plan to address sedimentation, erosion and storm water runoff issues.

Intergovernmental Coordination

Goal 7: Consider the impact of development to the transportation system as well as local transportation plans and projects.

Issues & Policies

Issue 1: Lack of coordination between local governments.

- Policy 7.1: Encourage coordination between the County and Cities with regard to land use regulations.
- Policy 7.2: Pursue joint processes for collaborative planning and decision-making.

Issue 2: No process is in place to ensure consistency between land use regulations.

- Policy 7.1: Encourage coordination between the County and Cities with regard to land use regulations.
- Policy 7.3: Ensure consistency between the Service Delivery Strategy and the Comprehensive Plan.
- Policy 7.4: Establish coordination mechanisms with adjacent local governments to provide for exchange of information.
- Policy 7.5: Encourage development of building codes for the Cities of Hoboken and Nahunta.
- Policy 7.6: Encourage coordination, collaboration, and cooperation between departments and organizations that have similar interests, for example the Parks & Recreation department and the Development Authority.

6. Community Work Program

Report Of Accomplishments: Joint Brantley County and Cities of Hoboken and Nahunta 5-Year Short-Term Work Program (2011 - 2016)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
CULTURAL RESOURCES									
Develop a historic preservation ordinance for protection of locally designated historic properties	Staff Time	Brantley County Zoning commission	Brantley County Planning/Zoning commission	Ongoing	*				
Conduct a countywide survey to identify and record historic resources	Unknown	Brantley County	Brantley County and available grants	Complete	*	*	*	*	*
ECONOMIC DEVELOPMENT									
Perform an annual review of the STWP	staff time	Brantley County, City of Hoboken, City of Nahunta	County/City	Complete	*	*	*	*	*
Promote niche marketing using local artists and artisans, highlighting the uniqueness and historical value of Brantley County	staff time	County/City	County/City	Complete (moved to Policy 2.8)	*	*	*	*	*
Participate in the 301 Association to promote US 301 as a scenic and economic development highway	staff time	Brantley County, City of Nahunta	County/City of Nahunta	Complete (moved to Policy 2.10)	*	*	*	*	*
Continue to improve the entrance of the industrial park	20,000	Brantley County, Development Authority	Brantley County	Complete	*	*	*	*	*
Promote sustainable eco-tourism, canoeing, hiking, nature trails, bird watching, hunting, fishing, swimming, environmental education as viable economic opportunities	50,000	Brantley County	Brantley County, CIG, LDF, ETC	Complete (moved to Policy 2.9)	*	*	*	*	*
Promote Christmas Parade, Satilla Celebration, and Sacred Harp Singing Festival to generate tourism dollars	10,000	Brantley County	Brantley County, Chamber of Commerce, CIG, LDF and other grants	Complete (moved to Policy 2.11)	*	*	*	*	*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
Investment in 500 – 1,000 acres of river accessible land for future construction of a Satilla Center and Park	250,000	Brantley County	Brantley County, Development Authority, Other Agencies	Ongoing (reworded in the new Work Program to clarify that it is an Industrial Park; "river accessible" removed; acreage changed)	*	*	*	*	*
Support and work with the Development Authority to attract new business and industry to our community	400,000	Brantley County	Brantley County, Development Authority, Other Agencies	Complete (moved to Policy 2.6)	*	*	*	*	*
HOUSING									
Continue to develop an aggressive program to pursue grants for housing rehabilitation/renewal for low to moderate income families inhabiting the unincorporated areas of Brantley County	\$75,000	Brantley County, Housing Authority	DCA, USDA, HUD, etc.	Complete	*	*	*	*	*
Analyze financial impact of new subdivision growth in the county	Staff Time	Brantley County Planning commission	Brantley County	Complete	*	*	*	*	*
NATURAL RESOURCES									
Natural Resource Conservation education for citizens, developers and local officials	25,000	Brantley County, Satilla River Keeper, State Workshops	County, CIG Grants, Volunteers	Ongoing	*	*	*	*	*
Develop a conservation subdivision ordinance requiring developers of new subdivisions to set aside up to 30 percent of their gross area as greenspace	unknown	Brantley County	County	Complete	*	*	*	*	*
Enforce the Part V Ordinances that are in place in Brantley County. Preserve scenic areas and corridors within the conservation area	10,000	Brantley County Code Enforcement	County and available grants	Complete	*	*	*	*	*
Develop plan for preserving and marketing resources for eco-tourism	Staff Time	Historical Society, Development Authority, Citizens	Development Authority	Ongoing	*				
Enhance the three existing public boat ramps along the Satilla River	50,000	Brantley County	Brantley County and available grants	Ongoing (1 ramp has been completed and 3 remain)	*	*	*	*	*
Encourage conservation easements to keep productive farmland in agricultural use	Staff Time	Brantley County, State of Georgia	Brantley County	Complete (moved to Policy 4.5)	*				

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
Establish bikeways and trails in and around the Satilla River area	Staff time/grants	Brantley County, City of Hoboken, City of Nahunta	Brantley County and available grants	Ongoing as a County project, so carried over to County work program only	*	*	*	*	*
LAND USE									
Pass an ordinance requiring new subdivisions to pave roads and put in sidewalks	Staff time	Brantley County Planning Commission	Brantley County	Complete	*				
Develop land use development codes and/or zoning codes for county and cities	Staff Time	Brantley County Planning Commission	Brantley County	Ongoing	*				
COMMUNITY FACILITIES & SERVICES									
Upgrade fire departments in Hoboken, Nahunta, and throughout the county	\$500,000	Brantley County	Brantley County	Ongoing (listed as specific projects in the County's new Work Program)	*	*	*	*	*
Renovate the Brantley County courthouse for improved accessibility and additional parking, as well as retrofit other existing public buildings to comply with the Americans with Disabilities Act	\$75,000	Brantley County	Brantley County	Ongoing	*				
Expand and improve recreation facilities at the Nahunta and Schlatterville Recreation Park	\$1,200,000	Brantley County	Brantley County and available grants	Ongoing	*	*	*	*	*
Improve county airport by resurfacing runway, extending runway, and improvements to hangars and building	\$400,000	Brantley County / Airport Authority	Brantley County	Complete	*	*	*	*	*
Replace windows in historic courthouse	\$75,000	Brantley County	Brantley County	Complete		*			
Continue to encourage resident participation in recycling and waste reduction	Staff time	Brantley County	Brantley County	Complete (moved to Policy 5.4)	*	*	*	*	*
Continue fiscally responsible operation of solid waste collection and disposal	Staff time	Brantley County	Brantley County	Complete (moved to Policy 5.5)	*	*	*	*	*
Construct add-on to the courthouse instead of a separate annex	\$1,500,000	Brantley County	Brantley County and available grants	Complete	*	*	*	*	*
Continue to develop and implement enhanced 911 services, contacting with private company to perform services	\$100,000	Brantley County	Brantley County and available grants	Complete	*	*	*	*	*

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	REPORT OF ACCOMPLISHMENTS	FY 12	FY 13	FY 14	FY 15	FY 16
City of Nahunta will need to expand its water system to meet the projected influx of future population	\$400,000	City of Nahunta	City of Nahunta and available grants	Ongoing		*			
INTERGOVERNMENTAL COORDINATION									
None identified.									

6. Community Work Program

**Brantley County 5-Year Community Work Program Update
(2017 - 2021)**

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES									
Develop a historic preservation ordinance for protection of locally designated historic properties	Staff Time	Brantley County	Brantley County	1				X	
ECONOMIC DEVELOPMENT									
Acquire 200 – 300 acres of land for future construction of an Industrial Park	\$750,000	Brantley County	Brantley County, Development Authority, Grants	2, 5	X	X			
HOUSING									
None identified									
NATURAL RESOURCES									
Conduct a Natural Resource Conservation education program for citizens, developers and local officials	\$25,000	Brantley County, Satilla Riverkeeper, State Agencies	Brantley County, Grants, Volunteers	1		X	X		
Develop a plan for preserving and marketing resources for eco-tourism	Staff Time	Historical Society, Development Authority, Citizens	Brantley County, Development Authority	1, 8		X	X		
Purchase and improve land for Satilla River Recreational Facilities, including public restrooms, beach, and campsite	\$1 million	Brantley County	Brantley County, grants	8			X	X	X
Enhance three existing public boat ramps along the Satilla River, with concrete repairs, picnic tables, and other improvements	\$50,000	Brantley County, Satilla Riverkeeper	Brantley County, grants	8	X	X			
Construct 2 – 3 miles of bikeways and trails in and around the Satilla River area	\$300,000	Brantley County, Satilla Riverkeeper	Brantley County, grants	8			X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Install signage, kiosk, and make maps available along the Satilla River Water Trail	\$3,000	Satilla Riverkeeper	Satilla Riverkeeper, Grants	1, 8	X				
LAND USE									
Develop land use development codes and/or zoning codes for the County and Cities	Staff Time	Brantley County, City of Hoboken, City of Nahunta	Brantley County, City of Hoboken, City of Nahunta	1, 2, 3, 4, 5, 6, 7	X	X	X		
COMMUNITY FACILITIES & SERVICES									
Expand and improve recreation facilities at the Nahunta, Schlatterville, and Waynesville parks, including 4 ballfields, gymnasium, walking track, playground equipment, dock, public restrooms, lighting, and paved driveways	\$1,200,000	Brantley County	Brantley County, grants	8	X	X	X	X	X
Construct a 1-mile walking trail at the Recreation Park	\$125,000	Brantley County	Brantley County, grants	8			X	X	
Pave approximately 22 miles of dirt roads, including CR 163, CR 63, CR 90, CR 92, CR 528, and CR 42	\$4.4 million	Brantley County, GDOT	Brantley County, GDOT, grants	7	X	X	X	X	X
Resurface approximately 15 miles of roads, including Caney Bay Rd., Riverside Rd., West Raybon Rd., Hwy 259, and Cumberland Rd.	\$2.4 million	Brantley County, GDOT	Brantley County, GDOT, grants	7	X	X	X	X	X
Replace Humpback Bridge	\$200,000	Brantley County, GDOT	Brantley County, GDOT, grants	7		X			
Purchase 5 dump trucks, 1 track hoe, 1 bulldozer, 6 motor graders, and fueling system upgrade	\$2.5 million	Brantley County	Brantley County, grants	5, 7	X	X	X	X	X
Purchase 3 new ambulances, 3 stretchers, and 3 cardio units	\$585,000	Brantley County	Brantley County, grants	5	X	X	X		
Construct 3 new fire stations	\$1 million	Brantley County	Brantley County, grants	5		X	X	X	
Purchase 80 SCBA units for firefighters	\$400,000	Brantley County	Brantley County, grants	5	X	X	X	X	X
Purchase 80 air tanks for firefighters	\$88,000	Brantley County	Brantley County, grants	5	X	X	X	X	X
Purchase 80 turnout gear sets for firefighters	\$160,000	Brantley County	Brantley County, grants	5	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Purchase 50-foot fire hose	\$250	Brantley County	Brantley County, grants	5	X				
Purchase 2 cascade systems	\$100,000	Brantley County	Brantley County, grants	5		X	X		
Purchase 1 brush truck for fire dept.	\$90,000	Brantley County	Brantley County, grants	5	X				
Purchase 1 tanker/pumper for fire dept.	\$250,000	Brantley County	Brantley County, grants	5		X			
Purchase 1 rescue truck for fire dept.	\$200,000	Brantley County	Brantley County, grants	5			X		
Purchase 1 air truck/compressor	\$200,000	Brantley County	Brantley County, grants	5				X	
Construct firefighter training facility	\$500,000	Brantley County	Brantley County, grants	5			X	X	
Purchase 20 new police cars	\$750,000	Brantley County	Brantley County, grants	5	X	X	X	X	X
Renovate the Brantley County courthouse for improved accessibility and additional parking, and retrofit other existing public buildings to comply with the Americans with Disabilities Act	\$75,000	Brantley County	Brantley County, grants	5			X		
Renovate existing building to house the County Commissioners, County Tax Assessor, and Tax Commissioner offices	\$400,000	Brantley County	Brantley County, grants	5		X	X		
Install taxiways, fueling system, and restroom/terminal facilities at the County Airport	\$700,000	Brantley County, Airport Authority	Brantley County, Airport Authority, grants	2, 7			X	X	
Construct new hangars at the County Airport	\$400,000	Brantley County, Airport Authority	Brantley County, Airport Authority, grants	2, 7		X	X	X	
INTERGOVERNMENTAL COORDINATION									
None identified									

City of Hoboken 5-Year Community Work Program Update
(2017 - 2021)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
CULTURAL RESOURCES									
None identified									
HOUSING									
Renovate approximately 10 homes of low-income residents	\$300,000	City of Hoboken	City of Hoboken, Grants	5		X	X	X	X
COMMUNITY FACILITIES & SERVICES									
Develop the Recreation Park with facilities including picnic area, shelters, walking track, educational materials, etc.	\$150,000	City of Hoboken	City of Hoboken, Grants	8		X	X		
Construct new City Hall	\$250,000	City of Hoboken	City of Hoboken, Grants	5			X	X	
Pave approximately 2 miles of dirt roads	\$200,000	City of Hoboken	City of Hoboken, Grants, SPLOST	7	X	X	X	X	X
Resurface approximately 2 miles of roads	\$70,000	City of Hoboken	City of Hoboken, Grants, SPLOST	7	X	X	X	X	X
Construct approximately ½ mile of sidewalks along US 82	\$50,000	GDOT, City of Hoboken	GDOT, City of Hoboken, Grants	7	X	X			
Repair approximately ¼ mile of sidewalks leading to the Elementary School	\$25,000	City of Hoboken	City of Hoboken, Grants	7	X	X			
Extend water lines and install hydrants along Palmetto and Maple Streets	\$100,000	City of Hoboken	City of Hoboken, Grants	6		X	X	X	
Purchase Christmas decorations and entry signs for the City	\$30,000	City of Hoboken	City of Hoboken, Grants	1		X	X		
NATURAL RESOURCES									
None identified									
LAND USE									
None identified									
INTERGOVERNMENTAL COORDINATION									
None identified									

City of Nahunta 5-Year Community Work Program Update
(2017 - 2021)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
ECONOMIC DEVELOPMENT									
Acquire and develop land for a potential factory site	\$500,000	City of Nahunta	City of Nahunta, Grants	2		X			
HOUSING									
Acquire land and construct approximately 25 affordable housing units	\$1.3 million	City of Nahunta	City of Nahunta, Grants	5		X	X	X	
COMMUNITY FACILITIES & SERVICES									
Expand City of Nahunta water system to meet the projected influx of future population	\$400,000	City of Nahunta	City of Nahunta, Grants	6	X	X	X	X	
Replace water lines citywide	\$1 million	City of Nahunta	City of Nahunta, Grants	6		X	X	X	
Loop water lines citywide	\$50,000	City of Nahunta	City of Nahunta, Grants	6	X	X			
Renovate water tower	\$250,000	City of Nahunta	City of Nahunta, Grants	6		X			
Extend sewer lines to the north end of the City	\$200,000	City of Nahunta	City of Nahunta, Grants	6	X	X			
Expand sewer pond with more land and spray field	\$1 million	City of Nahunta	City of Nahunta, Grants	6		X	X		
Purchase sewer jetter	\$50,000	City of Nahunta	City of Nahunta, Grants	6	X				
Replace culvert pipes and upgrade other drainage citywide	\$1 million	City of Nahunta	City of Nahunta, Grants	4, 6		X	X	X	
Purchase limb truck	\$100,000	City of Nahunta	City of Nahunta, Grants	1	X				
Construct new City Hall and adapt an existing building to serve as the Community Center	\$1 million	City of Nahunta	City of Nahunta, Grants	5			X	X	
Pave approximately 10 miles of dirt roads	\$1 million	City of Nahunta	City of Nahunta, Grants, SPLOST	7	X	X	X	X	X
Resurface approximately 15 miles of roads	\$500,000	City of Nahunta	City of Nahunta, Grants, SPLOST	7	X	X	X	X	X
Repair approximately 5 miles of sidewalks	\$500,000	City of Nahunta	City of Nahunta, Grants	7	X	X	X	X	X
Construct approximately 3 miles of new sidewalks	\$500,000	City of Nahunta	City of Nahunta, Grants	7	X	X	X	X	X
Construct brick sidewalks, planters, benches, and other streetscaping on Main Street	\$100,000	City of Nahunta	City of Nahunta, Grants	1, 5		X	X		

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 17	FY 18	FY 19	FY 20	FY 21
Purchase land and develop facilities for a City Park	\$1 million	City of Nahunta	City of Nahunta, Grants	8			X	X	
Purchase 2 police vehicles	\$100,000	City of Nahunta	City of Nahunta, Grants	5	X			X	
Purchase Christmas decorations and lights for Downtown	\$25,000	City of Nahunta	City of Nahunta, Grants	1	X				
Purchase banners for light poles	\$25,000	City of Nahunta	City of Nahunta, Grants	1				X	X
NATURAL RESOURCES									
None identified									
LAND USE									
None identified									
INTERGOVERNMENTAL COORDINATION									
None identified									

7. Economic Development Element

The September 2012 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Brantley County and The Cities of Hoboken and Nahunta.

The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serves as a guide for establishing regional goals and objectives, a regional plan of action, and investment priorities and funding sources.

As a performance-based plan, this CEDS plays a critical role in adapting to global economic conditions by fully utilizing the region's unique advantages to maximize economic opportunity for its residents by attracting private investment that creates jobs. The SGRC CEDS is a regionally-owned strategy that is the result of a continuing economic development planning process developed with regional public- and private-sector participation. This plan sets forth the goals and objectives necessary to solve the economic development problems of the Southern Georgia region and clearly defines the measures of success.

The Southern Georgia CEDS gives an overview of the region, briefly describing geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2013-2018 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

Policies, issues and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each jurisdiction in our 18-county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.

Included below are goals and objectives from the CEDS which are aligned with the current economic development goals of Brantley County and The Cities of Hoboken and Nahunta.

Goal:

Coordinate economic development initiatives with a variety of economic development entities.

Objective:

Promote coordination among all economic development entities in the region. (Consistent with Policy 2.6.)

Goal:

Public services and facilities adequate to accommodate existing and future growth.

Objective:

Industrial Parks/properties with all necessary infrastructure and transportation links, to attract new and expanding businesses and industries to the region. (Consistent with Community Work Program project: Continue to improve the entrance of the industrial park.)

Goal:

Promote the enactment of land development regulations at the local level.

Objective:

Encourage the region's governments to adopt local development regulations. (Consistent with Policies 5.7, 7.1, and 7.5.)

Goal:

Promote the creation and updating of local level future land use maps and plans.

Objective:

Encourage local governments to prepare and update future land use maps and plans. (The present Comprehensive Plan Update includes Character Area maps, which provide guidance for future land development.)

Goal:

Ensure that the region's transportation systems are intact to facilitate growth.

Objective:

Encourage local governments to implement the Southern Georgia Regional Bicycle and Pedestrian plan. (Consistent with Policy 5.6.)

Goal:

Promote the region's natural resources as opportunities for tourism and recreation. (Consistent with Policy 5.6.)

Objective:

Create more opportunities for natural resource related recreation such as bike trails, access to waterways, fishing, hunting, and ecotourism, walking and hiking trails. (Consistent with Policy 2.9.)

Goal:

Implement a regional historic and cultural resource inventory for the region.

Objective:

Encourage local governments to inventory their historic and cultural resources for their area. (A historic resources survey is listed as a project in the Community Work Program in the present Comprehensive Plan Update.)

8. Land Use Element

- Agriculture / Forestry – Land that is actively being used for farming, forestry, logging, etc.
- Commercial – Land used for businesses such as retail and service establishments, restaurants, offices, entertainment, etc.
- Parks / Recreation / Conservation – Land used for both active and passive recreation. Includes County parks as well as permanently protected greenspace.
- Industrial – Land used for warehousing, manufacturing, transportation, utilities, plants, factories, wholesale trade facilities, solid waste facilities, etc.
- Public / Institutional – Local, state, and federal buildings and worship facilities. Includes municipal buildings, schools, police and fire stations, and churches.
- Residential – Land or parcels used for permanent living conditions. This includes single-family houses, multi-family houses, duplex, town houses, modular homes, apartments, etc.
- Transportation / Communication / Utilities – Land used by transportation (roads, railroads), communication or utility facilities; such as airports, cell towers, sewer plants, water towers, water treatment facilities, etc.
- Undeveloped / Other – Includes all vacant and undeveloped land that does not fit the definition of the other land use classification.

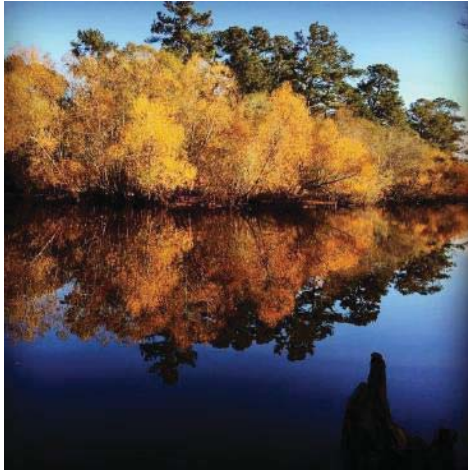
The primary land uses in the County are agriculture, parks, and residential. Collectively, these land uses account for roughly 96% of the total land area in the County. It should be noted that the agriculture category contains a number of instances where residential structures are located on the same parcel as an active agricultural use. These parcels were classified under the agriculture land use category based on the size and intensity of the agricultural use. There is also an additional 4,000-5,000 acres of land that have been platted for new residential development. These sites remain in the agriculture or undeveloped category because they are currently vacant due to downturns in the economy and development markets. The high percentage of parks / recreation / conservation is attributed to the areas immediately adjacent to the Satilla and the Little Satilla Rivers where land was classified as conservation. The table below shows the current distribution of land uses.

Land Use	Percentage
Agriculture / Forestry	67.8%
Commercial	0.1%
Parks / Recreation / Conservation	23.6%
Residential	0.4%
Transportation / Communication / Utilities	1.1%
Undeveloped / Unused	7.0%

Specific projects and programs to further the vision of Brantley County and the Cities of Hoboken and Nahunta are outlined within the 5-year Community Work Program.

CHARACTER AREAS

Satilla River Character Area



Vision

The Satilla River offers Brantley County an opportunity to encourage economic growth through the preservation of natural resources, developing eco-tourism and recreation. Brantley County lies in the Satilla Watershed with a major portion of the county consisting of wetlands (16%) and lowlands with poorly drained soils, 5 significant groundwater recharge areas, and approximately 90 miles of river corridor. The Satilla River was nominated in 1992 as a Regionally Important Resource. Brantley County contains two Wildlife Management Areas. Science, natural disasters, and increasing demand for water have shown us that these valuable resources are vital to the community's wellbeing and must be conserved, restored, and increased in future planning. At this time, Brantley County has not adopted zoning or designated land uses. Currently this area is being impacted by residential development encroaching from Glynn County. Sustainable eco-tourism, canoeing, hiking, nature trails, bird watching, hunting, fishing, swimming, and environmental education are viable economic opportunities.

Land uses: Conservation

Implementation Strategies:

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

- Brantley County has identified Defining Natural Resources and has Part V Ordinances in place, but needs to limit development within the River Corridor to help protect the water quality.

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- Much of Brantley County has traditionally been rural with forest cover. Preserving rural forested areas will help the county maintain its traditional character.

- Protecting the Satilla River from pollution and overdevelopment will allow Brantley County to preserve its unique traditional character.



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

Regional Cooperation

Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Agriculture and Forestry Character Area



Vision

The Agricultural and Forestry Area will emphasize the rural lifestyle and offer an economic boost through the promotion of agri-tourism. The prime use of this land category is forestry, with some farmland.

Prime agricultural and forestland are located between the convergence of the Satilla and the Little Satilla Rivers, along the southern side of the Satilla River border with Pierce County, north and southeast of Hickox, and running parallel to the Satilla River at Lulaton. Part of the Waycross State Forest is located along the east-southeast border of Ware and Brantley Counties at Schlatterville. Most of this area is surrounded by timberland, although there is some residential development along the fringe areas of the forest. Until the timber companies recently began to divest their holdings, it was almost impossible to buy land in Brantley County because the timber companies and family holdings comprised most of the landowners. Sandy, poorly drained soils are well suited for timber, but the land has suffered from ditching, monoculture, pesticides, and loss of native hardwood trees.

On one hand, the community is greatly concerned with the ways in which new owners of smaller parcels will manage and use their land. On the other hand, the current growth presents an unprecedented opportunity to utilize State Quality Growth Planning and create a Statewide and even Federal model for sustainable environment that is also economically viable. Again, with no zoning or designated land use, Brantley County runs the risk of the rural lifestyle vanishing as subdivisions encroach into farm and forestry lands.

Land uses: Agriculture, Forestry

Implementation Strategies:

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

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

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is

compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

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

Conservation Character Area



Vision

The Conservation Character Area is intended to identify those areas in Brantley County which exhibit unique or special environmental characteristics. These areas may be held either publicly or privately. The vision for the future of this character area is to protect natural habitats and other significant natural resources, such as pristine wetland habitat and wildlife, while utilizing the natural resources' attraction to visitors to build a sustainable economy based on eco-tourism.

Land uses: Conservation

Implementation Strategies:

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Residential Character Area



Vision

This character area contains the established residential areas of Brantley County and the Cities of Hoboken and Nahunta. These residential areas typically include single-family residential, with the density ranging from low to medium. The vision of the future of this character area is to preserve the rural and small-town character and lifestyle of residential areas while reinforcing the stability of neighborhoods, encouraging higher rates of homeownership, and encouraging a mix of uses that is mostly residential with some limited neighborhood amenities.

Land uses: Residential; limited neighborhood-scale commercial in select areas to serve residents

Implementation Strategies:

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

- Continuing to reinforce established residential areas will help to preserve the rural character of the community.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development;

protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- The County has delineated the areas that are important for history and heritage, and steps have been taken to protect those areas.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

- The County has a sufficient diversity of housing stock for all income levels.

Developing Subdivisions in East Brantley County Character Area



Vision

Due to the rapid development of numerous subdivisions in East Brantley County, this area has an opportunity to contribute to the economy of the County. Local business owners and entrepreneurs have the opportunity to locate specialty locally-owned restaurants and entertainment in this area. This will encourage homeowners and residents to spend money within Brantley County instead of neighboring cities. Since Brantley County has no codes, ordinances or zoning, there are major areas of rural blight. Substandard and unfit living conditions, health problems, and safety issues—the plight of the rural poor—will need to be addressed. In 2005, Brantley County took the first step in passing an ordinance that requires any mobile home moved into the county to pass a minimum inspection. Having no development code or zoning to govern the rapid growth, Brantley County and its residents are left without protection from the steady stream of developers entering their community. Protection of natural resources and impact fees for the use of existing infrastructure are very limited. This in turn will lead to lack of funding for schools, roads, sewers, and health and safety services. Brantley County has been designated as one of Georgia's fast-growing Coastal Counties. Unless measures are taken to control development, more residences will be built wherever developers buy land rather than being planned in a rational way. The County hopes to address this problem with development codes, ordinances, and planning strategies.

Land uses: Residential

Implementation Strategies:

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

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

Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

- Brantley County has sufficient housing for all income levels, meaning that people who work in Brantley County can afford to live there, too.
- Vacant and developable land is available for multifamily housing.

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Major Highway Corridor Character Area



Vision

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

Highway 82 runs the width of the county, as does the railroad. Buffers should be maintained on either side of the highway for wildlife, aesthetics, fly zones, safety, and erosion control. CSX Transportation operates an east-west railroad line parallel to US 82 that bisects the County and the Cities of Hoboken and Nahunta, as well as the communities of Lulaton, Atkinson, and Waynesville. CSX also operates a north-south railroad line parallel to US 301, which runs through the City of Nahunta and the Hortense and Hickox communities. Currently, there are mixed residential, commercial, and industrial uses along Highways 82 and 301.

Land uses: Commercial, Industrial, Residential

Implementation Strategies:

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

- The County is working to create a land development code
- Brantley County does not have ordinances to regulate the aesthetics of development in highly visible areas.
- Brantley County does not have ordinances to regulate signage.

Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Brantley County Courthouse Character Area



Vision

This character area consists of the Brantley County Courthouse and the area directly surrounding it. The vision for the future is for this area to be used for the governmental functions of the County, while continuing to provide a convenient downtown location for residents to access governmental services.

Land uses: Public/Institutional

Implementation Strategies:

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- Capital Improvements Program that supports current and future growth are needed in Brantley County.
- The County will need to evaluate various financing methods of financing for new and improvements to infrastructure.

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

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

Hoboken and Nahunta Downtown Character Area



Vision

Downtown Hoboken and Nahunta have vacant buildings, such as a convenience store in Hoboken and the Hotel Knox in Nahunta. These buildings could be converted for uses such as local specialty shops, bed and breakfasts, or office space. Such properties represent an opportunity not only for local entrepreneurs, but also for those relocating from outside the County. Both Downtown areas, being located on Highway 82, have the potential to bring in large volumes of potential customers. Currently the downtown areas consist of commercial, retail, and scattered residential. There are no zoning codes or land use development regulations to guide growth.

Land uses: Commercial, Residential

Implementation Strategies:

Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development

to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Transportation Options

Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Brantley County Industrial Park Character Area



Vision

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

The Brantley County Industrial Park has access to the CSX rail line and is fronted by US 82. The Industrial Park is 1 mile east of US 301 and less than 2 miles from the County Airport. With its close proximity to major highways, access to a railway, and location within 25 miles of Interstate 95, future development should be attractive to many industries looking for sites.

Land uses: Industrial

Implementation Strategies:

Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

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

Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

- Brantley provides work-force training options and programs to provide residents with skills for jobs that are currently available in the community. Higher education opportunities area available in nearby counties.

Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

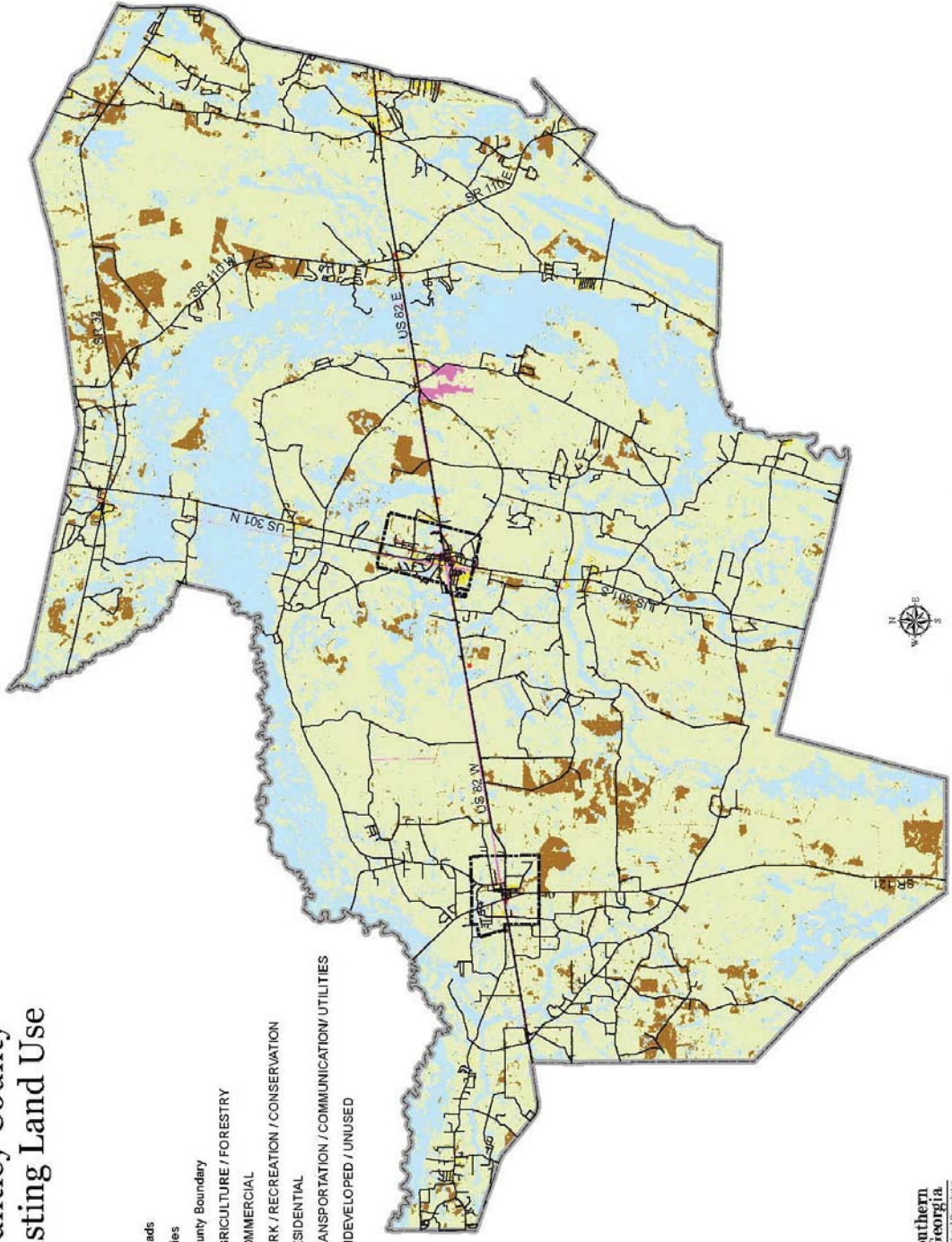
Regional Cooperation

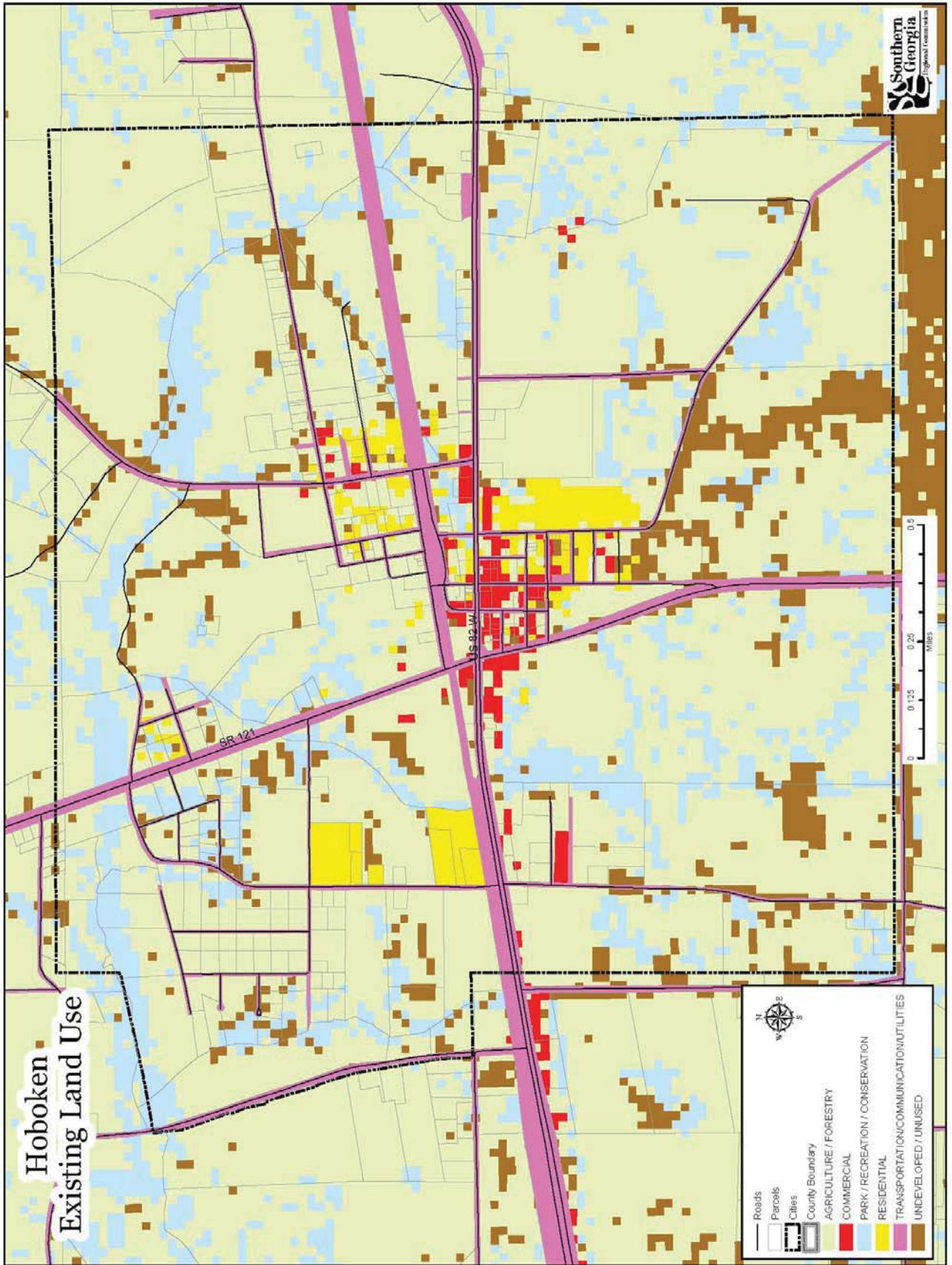
Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

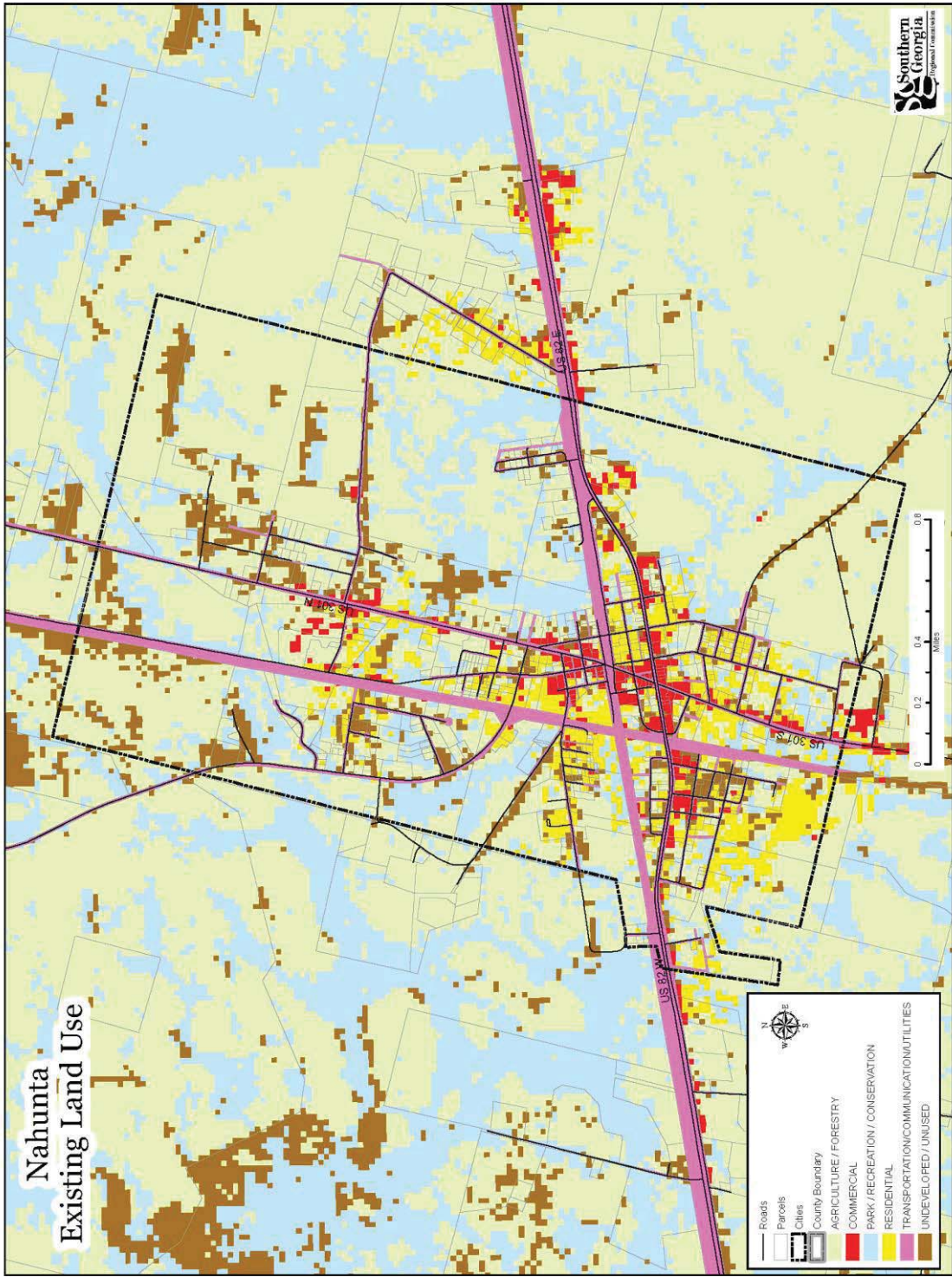
Existing Land Use Maps

Brantley County Existing Land Use

-  Roads
-  Cities
-  County Boundary
-  AGRICULTURE / FORESTRY
-  COMMERCIAL
-  PARK / RECREATION / CONSERVATION
-  RESIDENTIAL
-  TRANSPORTATION / COMMUNICATION / UTILITIES
-  UNDEVELOPED / UNUSED

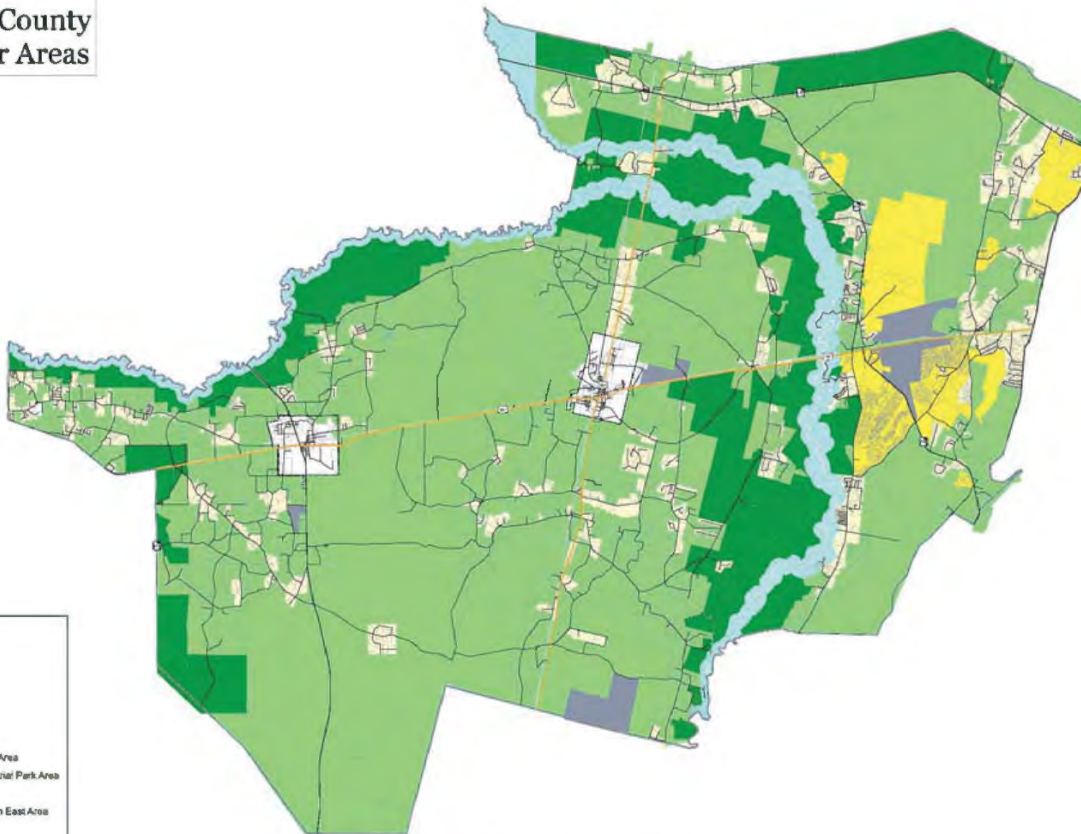






Character Area Maps

Brantley County Character Areas



- State Routes
 - US Highways
 - Roads
 - Parcels
 - Cities
 - County Boundary
- Character Areas**
- Agriculture & Forestry Area
 - Brantley County Industrial Park Area
 - Conservation
 - Developing Subdivision East Area
 - Residential
 - Salt Water River Area



Hoboken Character Areas



Nahunta Character Areas



- State Routes
- US Highways
- Roads
- Parcels
- Cities
- Character Areas**
 - Agriculture & Forestry Area
 - Brantley County Courthouse Area
 - Major Highway Corridor
 - Nahunta Downtown Area
 - Residential
 - County Boundary

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Miles



Appendix

NEWSPAPER ADS
SIGN-IN SHEETS

Kick Off – Joint Public Hearing
2016 Comprehensive Plan Update

December 1, 2015

SIGN IN

Name	Organization
<u>Ariel Godwin</u>	<u>Southern GA Regional Commission</u>
<u>Kathleen Harris</u>	<u>Resident</u>
<u>Cathy Jacobs</u>	<u>Brantley Co Health Dept</u>
<u>Mark Jensen</u>	<u>Brantley Council Chair</u>
<u>Brie Henin</u>	<u>BOC</u>
<u>Jesse Mobley</u>	<u>Brantley BOC</u>
<u>James Spandley</u>	<u>BOC</u>
<u>Mike Edgy</u>	<u>_____</u>
<u>Carl Bond</u>	<u>BOC</u>
<u>Dean Stitt</u>	<u>BOC atty</u>
<u>Jimmy Smith</u>	<u>_____</u>
<u>Michael Camp</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>

**Kick Off – Joint Public Hearing
2016 Comprehensive Plan Update**

December 1, 2015

SIGN IN

Name

Organization

Linda Henderson
Clara Jacobs
Rick Herz

City of Hoboken
Bramley Co Health Dept
The Bramley Beacon

**Southern Georgia Regional Commission
Brantley County and the Cities of Hoboken and Nahanta
Comprehensive Plan Workshop**

Date: 1/12/2016

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**Southern Georgia Regional Commission
Brantley County and the Cities of Hoboken and Nahunta
Comprehensive Plan Workshop**

Date: 1/12/2016

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**Southern Georgia Regional Commission
Brantley County and the Cities of Hoboken and Nahunta
Comprehensive Plan Workshop
Date: 2/1/2016**

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**Southern Georgia Regional Commission
Brantley County and the Cities of Hoboken and Nahunta
Comprehensive Plan Workshop**

Date: 2/1/2016

Name	Organization	Phone	Email
S. David Butwell	Pharmacia Commission	912-266-4343	SDBUTWELL@DBSYSTEMS.COM
Paul Bowens	B.C.P.C.	912-286-5969	phb47@bctonline.net
S. Kathie Perkins	American Red Cross	912-265-1691	Sara.perkins@redcross.org
M. Edwedy	Red Cross	912-571-5488	henrynitae@yahoo.com
Henry Edwards	BC Firefighters Association	912-571-5334	henrynitae@gmail.com
Anil Godwin	JGRC	229-338-5277	agodwin@sgrc.us

**Southern Georgia Regional Commission
Brantley County and the Cities of Hoboken and Nahant
Comprehensive Plan and Plan Implementation Assessment Meeting
Date: 3/7/2016**

Name	Organization	Phone	Email
Tom Wirth	City of Nahant	912-462-5631	Citymanager@btconline.net
Paul Bowers	BCPC	912-286-5969	phb@btconline.net
Charles H. Sa	City of Hoboken	912-458-2171	henderson1948@hotmail.com
Nita Edwards	Red Cross	912-571-5485	henrynitae@yahoo.com
Henry Edwards	BC Fire Assoc.	912-571-5534	henrynitae@gmail.com
Betty Smither			
Wendy E. Freund	Satilla Riverkeeper	912-510-9500	wendy@satillariverkeeper.org
S. Kathie Perkins	American Red Cross	912-266-51695	Sara.perkins@redcross.org
Jesse Mobley	Brantley BOC	912-217-9553	jessmobley.bc@gmail.com
Tim Crews	Brantley EMS	912-462-5380	bcems@btconline.net
Michelle	Brantley EMA	282-7853	brantleyema@btconline.net
G. David Butler	BCPC	266-4343	GDBUTLER@dbsystems.com

Coral Rowland BOC 462-5256 bccm@btconline.net

**Southern Georgia Regional Commission
Brantley County and the Cities of Hoboken and Nahanta
Comprehensive Plan Workshop – City of Nahanta**

Date: 4/12/2016

Name	Organization	Phone	Email
Kathleen Harris	Resident	912-276-2713	Kathleen_harris_200077@yahoo.com
Tom Wirth	City of Nahanta	912-614-7693	city manager @ bkc online . net
Ariel Godwin	SGRC	229-333-5877	agodwin@sgrc.org
DAN SMITH	Nahanta	462 6383	_____
Diana Morgan Johnson	City of Nahanta	462-6834	
Crystal Johnson	City of Nahanta	614-1803	crystal.johnson@hotmail.com
Richard Johnson	City of Nahanta	614-4475	
Diana Morgan	City of Nahanta	462-5103	
Betty Smith	Individual	912-462-6322	PO Box 475 Nahanta, GA

Southern Georgia Regional Commission
 Brantley County and the Cities of Hoboken and Nahunta
 Comprehensive Plan Workshop – City of Nahunta

Date: 4/12/2016

Name	Organization	Phone	Email
Mike Edgy	Brantley Commissioner	269-0283	
Kelli Edgy	Educator		
Carl Radcliff	BoF Commissioner	462-5556	
Angela Wixell	Resident	1014-7093	Angie-wixell@yahoo.com
Michelle Mitchell	Resident	462-5568	michelle.11.mitchell@gmail.com
Irene Rountree	"	462-5568	free@bteonline.net
Daniel S. Cohen		778-4312	
Bessie R. Cohen		996-6219	
Rick Head	Bramley Brown	462-2320	br4con@bteonline.net

Kick Off – Joint Public Hearing
For Brantley County and the Cities of Hoboken and Nahunta
2016 Comprehensive Plan Update

A public meeting will be held at 5:30 p.m. on Tuesday, December 1, 2015, at the Commissioner's Office at 33 Allen Road, Nahunta, GA, to announce the beginning of the 2016 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta. The purpose of this hearing is to brief the community on the process to be used to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan, and obtain input on the proposed planning process.

Persons with special needs relating to disability access or foreign language should contact the Brantley County Commission Office at 912-462-5256. Persons with hearing disabilities may consider using the Georgia Relay Service, at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin at the Southern Georgia Regional Commission, (229) 333-5277.

PUBLIC NOTICE

A public hearing to review and transmit the Joint 2016 Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held at 6:00 p.m. on Tuesday, April 19, 2016 at the Board of Commissioners Office, 33 Allen Road, Nahunta. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the County Commission office and at the Cities of Hoboken and Nahunta, and for download at the SGRC website: www.sgrc.us.

Persons with special needs relating to disability access or foreign language should contact Brantley County at (912) 462-5256. Persons with hearing disabilities may consider using the Georgia Relay Service, at (Voice) 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin, SGRC Planner, at (229) 333-5277.

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throughout the session as we passed numerous bills that would improve the quality of education in our state. A bill which I sponsored, Senate Bill 355, passed through the House last week securing its transmission to the Governor's desk. Also known as the "Student Protection Act," this bill provides that students would not be required to take state mandated standardized tests if they are suffering from a serious health condition, which is documented by a physician or licensed therapist. Additionally, the State School Superintendent shall develop alternative policies for students who don't participate in standardized tests that local school boards can adopt. The State Board of Education and local school districts may also provide requires student growth to count for 40 percent of the evaluations. Senate Bill 275, which also passed, ensures that governmental entities, including boards of education, cannot adopt ethics policies that interfere with a board member's freedom of speech. Two other education measures that I worked on, Senate Bill 357 and Senate Bill 310, instead of passing as stand-alone legislation, were added, in part, to other bills which did pass. SB 357, similar to SB 275, addresses board of education policies, and SB 310 requires more transparency from the state in how education grants will affect long-term education policies and finances. All of these changes will benefit Georgia's board of education members, principals, teachers, and students to receive a vote in the Senate. The widely publicized bills that would legalize casino gambling and allow the in-state cultivation of medical marijuana failed to gain enough traction this session and were therefore defeated. I am pleased that we were able to beat back both of these ill-advised efforts, but we will have to be ready again next year to again play defense in the Senate. Sometimes, success means just stopping bad legislation from becoming law. After three years of effort and finally making a breakthrough with the House of Representatives this year on addressing religious liberty protections, it was a sad moment to see Governor Nathan Deal decide to veto House Bill 757, the Free Continued On Page 18

Brantley County Express MARCH 30, 2016

PUBLIC NOTICE

A public hearing to review and transmit the Joint 2016 Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review will be held at 6:00 p.m. on Tuesday, April 19, 2016 at the Board of Commissioners Office, 33 Allen Road, Nahunta. Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the County Commission office and at the Cities of Hoboken and Nahunta, and for download at the SGRC website: www.sgrc.us.

Persons with special needs relating to disability access or foreign language should contact Brantley County at (912) 462-5256. Persons with hearing disabilities may consider using the Georgia Relay Service, at (Voice) 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact Ariel Godwin, SGRC Planner, at (229) 333-5277.

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BRANTLEY COUNTY
RESOLUTION TO ADOPT
2016 JOINT BRANTLEY COUNTY
AND CITIES OF HOBOKEN AND NAHUNTA
COMPREHENSIVE PLAN UPDATE

WHEREAS, Brantley County has completed the 2016 Joint Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that Brantley County does hereby adopt the 2016 Joint Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update.

Adopted this 9th day of June, 2016.

ATTEST:



René T. Herrin, County Clerk



Brian Hendrix, Vice-Chairman
Brantley County Commission

CITY OF HOBOKEN


**RESOLUTION TO ADOPT
2016 JOINT BRANTLEY COUNTY
AND CITIES OF HOBOKEN AND NAHUNTA
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Hoboken has completed the 2016 Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the City of Hoboken does hereby adopt the 2016 Joint Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update.

Adopted this 7th day of June, 2016.



Charles H. Lee, Mayor
City of Hoboken



ATTEST: Linda Henderson, City Clerk

CITY OF NAHUNTA


**RESOLUTION TO ADOPT
2016 JOINT BRANTLEY COUNTY
AND CITIES OF HOBOKEN AND NAHUNTA
COMPREHENSIVE PLAN UPDATE**

WHEREAS, the City of Nahunta has completed the 2016 Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989;

BE IT THEREFORE RESOLVED, that the City of Nahunta does hereby adopt the 2016 Joint Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update.

Adopted this 6th day of June, 2016.



Ronnie Jacobs, Mayor
City of Nahunta



ATTEST: [NAME], City Clerk



BRANTLEY COUNTY BOARD OF COMMISSIONERS

Post Office Box 398
33 Allen Road
Nahunta, Georgia 31553
(912) 462-5256
FAX (912) 462-5538
Email: bcbc@btconline.net

Charles D. Summerlin, Jr., Chairman
Mike Edgy, Commissioner
James A. Spradley, Commissioner
Brian Hendrix, Commissioner
Jesse Mobley, Commissioner

Carl L. Rowland, County Manager
Dale J. Halligan, County Clerk
René T. Herrin, Accounting Coordinator
Bobbie Trosper, Administrative Clerk

4/19/2016

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

Brantley County has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Carl Rowland, County Manager, at (912) 462-5256 or bccm@btconline.net

Sincerely,

Brian Hendrix, Vice Chairman
Brantley County Board of Commissioners

"A Progressive County Government for Progressive People"



CHARLES H. LEE
Mayor

CITY OF HOBOKEN
P.O. Box 345
Hoboken, Georgia 31542
(912) 458-2171 • Fax: (912) 458-3552



LINDA HENDERSON
Clerk

5/3/2016

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal


The City of Hoboken has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Linda Henderson, City Clerk, at (912) 458-2171 or lhenderson1948@hotmail.com.

Sincerely,


Charles H. Lee, Mayor
City of Hoboken



City of Nahunta

Post Office Box 156 • Nahunta, Georgia 31553 • Phone: 912-462-5631

5/2/2016

To: Southern Georgia Regional Commission
327 West Savannah Avenue
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

The City of Nahunta has completed an update of its comprehensive plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Thomas Wirth, City Manager, at (912) 462-5631 or citymanager@btconline.net.

Sincerely,

A handwritten signature in cursive script that reads "Ronnie Jacobs".

Ronnie Jacobs, Mayor
City of Nahunta