

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Camden County, City of Kingsland,
City of St. Marys**

RC: **CRC**

Submittal Type: **Adopted 2023 Comprehensive Plan**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **6/28/23**

Date Submittal Initially Received by RC: **6/28/23**

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

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

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

RESOLUTION

Whereas, Camden County is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and

Whereas, Camden County is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and

Whereas, the Camden County 2023 Joint Comprehensive Plan was prepared according to the Minimum Standards for Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting the minimum standards by the Georgia Department of Community Affairs.

Now, therefore, be it resolved that the Camden County Board of Commissioners hereby adopts the Camden County 2023 Joint Comprehensive Plan.

Adopted this 20 day of June, 2023.

Approved for Transmittal



**Ben L Casey, Chairman
Camden County Board of Commissioners**

Attest:



Katie Bishop, County Clerk

RESOLUTION #2023-04

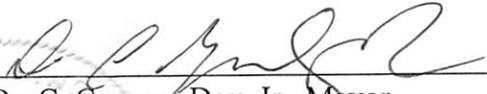
Whereas, the City of Kingsland is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and

Whereas, the City of Kingsland is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and

Whereas, the Camden County and City of Kingsland 2023 Joint Comprehensive Plan was prepared according to the Minimum Standards for Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting the minimum standards by the Georgia Department of Community Affairs.

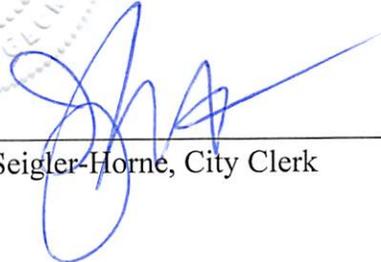
Now, therefore, be it resolved that the Mayor and Council of the City of Kingsland hereby adopts the Camden County and City of Kingsland 2023 Joint Comprehensive Plan

Adopted this 12th day of June, 2023.



Dr. C. Grayson Day, Jr., Mayor

ATTEST:



Jean Seigler-Horne, City Clerk

**RESOLUTION FOR CAMDEN COUNTY JOINT COPREHENSIVE
2023 PLAN STATE OF GEORGIA PLANNING ACT OF 1989**

Whereas, the City of St. Marys is subject to the State of Georgia Planning Act of 1989 which calls for a certified Comprehensive Plan in order to obtain and maintain the status of Qualified Local Government; and

Whereas, the City of St. Marys is a member of the Coastal Regional Commission, an agency created to provide regional planning and intergovernmental coordination among certain county and city governments in the coastal area of Georgia; and

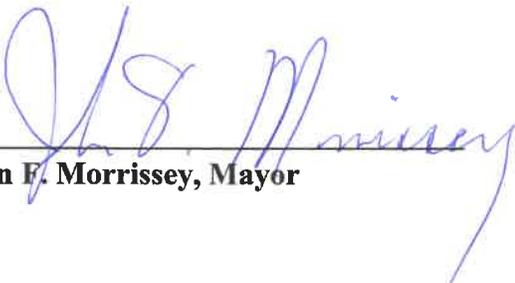
Whereas, the 2023 Joint Camden County Comprehensive Plan was prepared according to the Minimum Standards for Comprehensive Planning established by the Georgia Planning Act of 1989 and was found compliant in meeting the minimum standards by the Georgia Department of Community Affairs.

NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND COUNCIL OF CITY OF ST. MARYS HEREBY adopts the 2023 Joint Camden County Comprehensive Plan.

Adopted this 20th day of June, 2023.



APPROVED



John F. Morrissey, Mayor

ATTEST:



Deborah Walker-Reed, City Clerk

Joint Camden County Comprehensive Plan 2023-2027



Acknowledgements

We would like to thank all those who participated in and assisted with the development of the Joint Camden County 2023 Comprehensive Plan. The content of this plan is the result of a 14-month process involving three local governments, dozens of meetings, and over 40 stakeholders. The plan was further enhanced by the generous input provided by members of the public at public hearings, public listening sessions, and through the online survey. We are extremely grateful for the support we received during the process and look forward to working with these local governments on the implementation of this plan.

Camden County Board of Commissioners

Ben Casey, Chairman
Lannie Brant, Vice Chairman
Martin Turner
Trevor Readdick
Jim Goodman

Kingsland City Council

Dr. C Grayson Day, Mayor
Alex Blount, Mayor Pro Tem
Farran Fullilove
James Galloway
Kristy Chance

St. Marys City Council

John F. Morrissey, Mayor
Artie Jones Jr.
Steven Conner
David Reily
Allen F Rassi Jr.
Lisa James

Steering Committee

Cindy Daniels, *Camden County Planning & Zoning Coordinator*
Lannie Brant, *Camden County Commission*
Trevor Reddick, *Camden County Commission*
Robbie Cheek, *Camden County Planning Commission*
Alan Rainer, *Camden County Planning Commission*
Joey Yacobacci, *Camden County Director of Planning & Development*
Kenneth Hughes, *St. Marys Community Development Director*
Justin Geedy, *St. Marys Assistant Community Development Director*
Bobby Marr, *St. Marys Public Works Director*
Les Warner, *St. Marys Planning Commission Chair*
Charlie Williams, *St. Marys Assistant City Manager*
Lee Spell, *Kingsland City Manager*
Scott Kimball, *Kingsland Planning & Zoning Director*
Tonya Harvey, *Kingsland Economic Development*

Acknowledgements

Camden County Stakeholder Committee

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Martin Turner
Matt Jordan
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Chuck White
Shawn Boartright
Lili High
Daniel Wheeler
Tommy McGraw

Kingsland Stakeholder Committee

Alison Shores
Angie Halliwell
Dr. Leon Washington
Justin Whitefield
Matthew Hooks
Kathy Dixon
CB Yadav
Paul Chamberlin
Mayor Day
Farren Fulilove
Brian Parker
Ronald Sawyer
Bill Gross
Jolene Anderson
Steven Sainz
Bryant Shepard
Chief Evans
Chief Smith
Dr. James McCarter
Kris Cagle
Pastor Mike Sanes
Terry Landreth
Paul Pleasant

St. Marys Stakeholder Committee

Tanya Glazebrook
Terry Landreth
Fred Mercier
Melvin Taylor
Jay Lassiter
Teddie Lockhart
Les Warner
Lloyd Streit
Wiley King
Russ Byrd
Taylor Mobbs

Coastal Regional Commission

Allen Burns, *Executive Director*
Dionne Lovett, *Assistant Executive Director*
Aaron Carpenter, *Director of Planning & Government Services*
Meagan Jones, *Planning Manager*
Hannah Mendillo, *Regional Planner*
Ian Kellett, *Regional Planner/GIS Analyst*

Executive Summary

Camden County and the Cities of Kingsland and St. Marys have joined together with the Coastal Regional Commission (CRC) to prepare the Joint Camden County 2023 Comprehensive Plan. Comprehensive planning is an important tool for promoting strong and healthy communities. Comprehensive plans are centered around a vision and a set of goals that express a desired future. Camden County, the City of Kingsland, and the City of St. Marys have each developed separate visions, goals, and short-term work plans that they intend to utilize to collaborate implementation.

Camden County is a welcoming community that sustains a small-town atmosphere while embracing future growth opportunities. Camden County has a commitment to planned future development, promoting economic opportunity, and supporting a strong workforce. Camden County's goals include equal access to goods and services, maintaining a sense of community, workforce development, and working towards county resilience.

The City of Kingsland is a family-friendly community that offers a great place to live and boasts great schools, a growing population, and small-town charm. Kingsland welcomes economic and residential growth while still aiming to support its unique identity. The City of Kingsland is focused on achieving a diverse economy, protecting the natural and historic character, promoting attainable housing, addressing infrastructure needs, and quality service from elected officials. The City of St. Marys' community vision and goals have been developed since 2017 and revised and updated to focus on improving overall comprehension, clarifying intent, and consolidating similar phrases. The Community Vision of the City of St. Marys is therefore supported by goals that encompass economic prosperity, healthy and happy communities, efficient land use, and regional cooperation.



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Acronyms

AADT - Annualized Average Daily Traffic
CRC - Coastal Regional Commission
ECG - East Coast Greenway
NSB - Naval Submarine Base
SR - State Route
SWOT - Strength, Weakness, Opportunity, Threat
USACE - United States Army Corp of Engineers
USBR - United States Bike Route

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1. Introduction

Demographics
Population Projections

Introduction

Located along the southeast coast of Georgia, Camden County encompasses nearly 782 square miles (636 square miles of land area) of the Georgia lowlands and surrounding waters. The natural environment is comprised primarily of flooded and unflooded woodlands, marine estuaries, and dozens of islands and hammocks, including the Cumberland Island National Seashore. Camden County is bounded to the north by the Little Satilla River which separates it from Glynn County and the Brunswick Metropolitan Area. To the south it is bounded by the St. Marys River marking the dividing line between Georgia and Florida. To the west are the counties of Charlton and Brantley. To the east is the Georgia Bight, part of the Atlantic Ocean and the principal provider for local fisheries looking to harvest oysters, shrimp, and an assortment of deep-sea fish species. Founded in 1777 as one of the eight original counties in Georgia, Camden County contains three incorporated communities today, Kingsland, St. Marys, and Woodbine.

Kingsland was founded in 1908 by William Henry King and developed first as a passenger rail stop for the north-south rail line running from Florida up the east coast. As a result of this strategic location, businesses and industries catering to travelers began to crop up along the now historic downtown. With the development of US-17 through the city center and I-95 less than 2 miles to the east, the City has become a well-traveled transit stop for trucks and vacationers touring the east coast. With Jacksonville 40 minutes to the south, and Brunswick 40 minutes to the north, the town has also become a desirable location for residents and tourists alike who are looking to find a place to land away from the lights and sounds of the city.

St. Marys was founded in 1792 near the site of a former 16th century Spanish colony, one of the northernmost Spanish settlements on the Eastern Seaboard. It lies on the banks of the St. Marys River, the dividing line between Georgia and Florida, and has served as a seaport serving small fishing ships and travelers since its inception. It has easy access to the Atlantic Intracoastal Waterway, providing ships traveling up and down the Eastern Seaboard with a safe, navigable route inland to avoid the turbulent waters of the open Atlantic. St. Marys serves as a convenient stopping location for ships traveling to or from Florida with several bed and breakfasts within walking distance of the marina. St. Marys is accessed by road via State Route (SR) 40 and St. Marys Road, both of which connect to I-95 approximately 10 miles west of downtown.

Woodbine was founded in 1908 on the banks of the Satilla River approximately 10 miles north of Kingsland. US 17 runs through the center of the City and I-95 bypasses it several miles to the east giving access to Woodbine and the surrounding area through exit 14. The City has operated as the county seat of Camden County since 1923.

Introduction

Camden County also contains Naval Submarine Base (NSB) Kings Bay, founded in 1978 and today is home to approximately 5,000 active-duty personnel as well as an additional 3,500 civilian contractors. NSB Kings Bay has been the primary staging ground for the Atlantic-based Ohio-class nuclear submarines since the submarines entered service in 1981. Looking forward into the future, NSB Kings Bay will serve a similar role for the upcoming Columbia-class submarines, designed to replace the Ohio-class. As of 2023, the base has recently completed many of the necessary retrofits to accommodate the new class of submarines. They are expected to enter service sometime around 2030. Many of the residents of St. Marys work at the base, in related industries, or have since retired from the service but elected to live nearby after being discharged.

1.1 Demographics

Camden County is home to 54,768 people as of the 2020 census, an increase of 8.4 percent from 2010 numbers, which is slightly lower than Georgia’s 10.6 percent rate of growth over the same period. The majority of people in Camden County live in the southern third within and surrounding the municipalities of Kingsland and St. Marys. This has also been the area experiencing the most growth over the past 10 years.

Table 1.1.1: Camden County Population Statistics

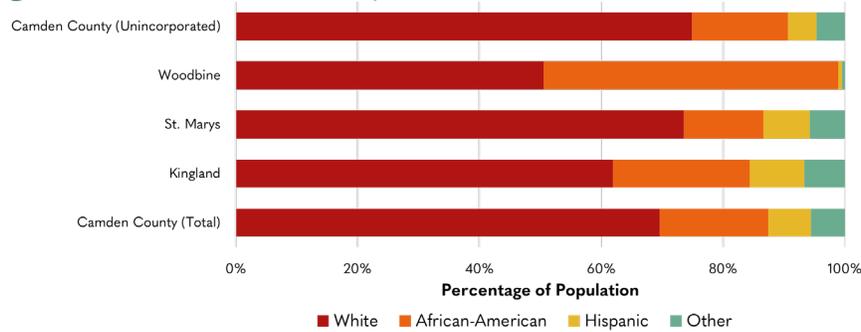
Geography	2010 Population	2020 Population	Change	Percent Change	Population Density (People per sq. mile)
Kingsland	15,946	18,337	2,391	15.0%	407.94
St. Marys	17,121	18,256	1,135	6.6%	731.12
Woodbine	1,412	1,062	(350)	-24.8%	406.90
Unincorporated	16,034	17,113	1,079	6.7%	24.13
Camden	50,513	54,768	4,255	8.4%	70.05
Coastal Region	654,810	731,630	76,820	11.7%	110.17
Georgia	9,687,653	10,711,908	1,024,255	10.6%	60.09
United States	312,846,492	335,073,176	22,226,684	7.1%	88.04

Source: U.S. Census Bureau, 2020

Introduction

As shown in Figure 1.1.1, the American Community Survey estimates that as of 2020 Camden County is 69.6 percent Non-Hispanic White, 17.8 percent African American, seven percent Hispanic, with the remaining 5.6 percent being comprised primarily of Asian, Native American, those identifying as some other race, or those identifying as belonging to two or more races.

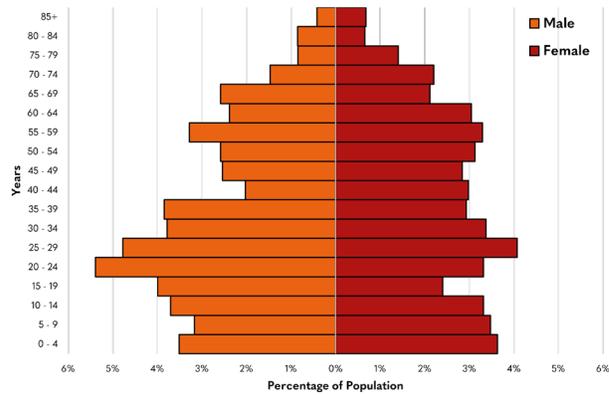
Figure 1.1.1: Camden County Racial Breakdown



Source: U.S. Census Bureau, American Community Survey (ACS) 2016-2020 5-year Estimates

The median age of Camden County is 33.3 years old, one of the youngest in the region, and is primarily the result of the young workforce, along with their families, employed by NSB Kings Bay and the surrounding industries. The largest age cohorts are those between ages 20 and 40 with a noticeably large population under the age of 18 as well.

Figure 1.1.2: Camden County Population Pyramid

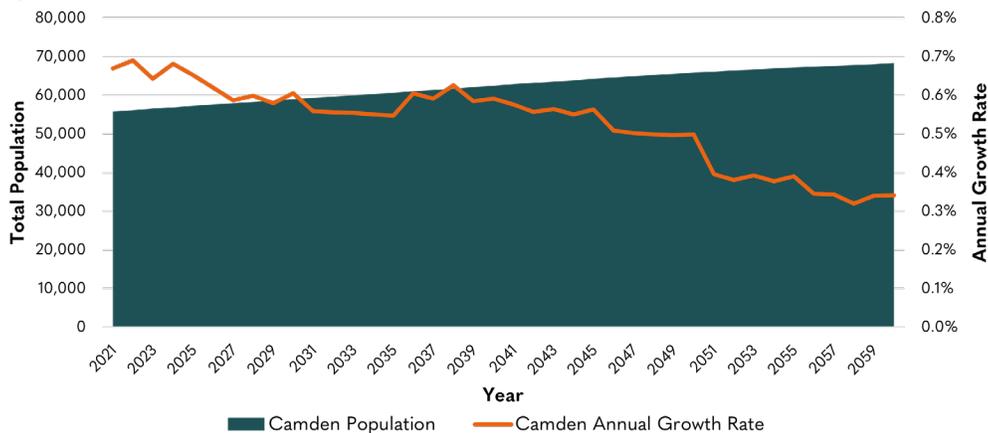


Source: U.S. Census Bureau, American Community Survey (ACS) 2016-2020 5-year Estimates

1.2 Population Projections

The Governor’s Office for Planning and Budget’s 2020-2060 population projections show Camden County adding approximately 13,000 people in the next 40 years as their growth rate slowly decreases from 0.6 percent annually today to around 0.3 percent in 2060, as shown in Figure 1.2.1. This will bring the total population in the county to approximately 68,000 by 2060.

Figure 1.2.1: Camden County Population Projections, 2021-2060



Source: Governor’s Office of Blanning and Budget, 2020-2060 County Population Projections



2. Plan Overview

Methodology

Plan Overview

The Joint Camden County Comprehensive Plan is a living document that is updated and shaped by stakeholder engagement and implemented through the local governments. It is a policy guide for making community decisions and future development of Camden County for the 2023 to 2027 period.

The goals and policies within the Comprehensive Plan are designed to help make Camden County healthier, equitable, resilient, and intentional.

The Joint Camden County Comprehensive Plan is a five-year update as required by “The Minimum Standards and Procedures for Local Comprehensive Planning” adopted by the Georgia Department of Community Affairs. In meeting with these standards, this plan enables Camden County and the cities of Kingsland and St. Marys to maintain their Qualified Local Government (QLG) status, making them eligible to receive certain types of state funding. This plan assesses the current state of Camden County and establishes a foundation to support community visions.

2.1 Methodology

Public outreach efforts began in early summer of 2022 with public hearings to announce the comprehensive planning process. A joint steering committee, individual stakeholder committees, a community survey, and public listening sessions contributed to the development of the Joint Camden County Comprehensive Plan. Sign-in sheets and public engagement documents can be found in Appendix B

Public Hearings

Public hearings were advertised in the local newspaper, the *Tribune & Georgian*. Public hearings were intended to announce major steps in the comprehensive planning process and provide a platform to answer questions from the public.

Steering Committee

A joint steering committee was created, made up of local government officials from each municipality. The joint steering committee met twice and were consulted throughout the process about plan developments. The steering committee selected the members of the stakeholder committee.

Plan Overview

Stakeholder Committees

Each local government had their own stakeholder committee, made up of people who live or work in their respective municipality. Stakeholder committees are intended to be representative of the community. Stakeholders came from diverse special interests including, but not limited to, affordable housing, private development, public works, recreation, and business owners.

Survey

The Joint Camden Community Survey was launched on January 19th and remained open until March 20, 2023. Local governments advertised the survey on their websites and social media. The survey was hosted on the Coastal Regional Commission's website. Stakeholders were also encouraged to hang the survey flyers in their business and offices.

Public Listening Sessions

Public listening sessions provided a casual way for community members to speak with CRC staff in an open forum and take paper surveys.





3. Vision and Goals

Camden County
Kingsland
St. Marys

Vision and Goals

Camden County, Kingsland, and St. Marys each developed individual visions and set goals to achieve and support those visions. The goals represent recurrent themes identified during community discussions. Goals are supported by priorities that help set the tone for the communities needs and opportunities. These are intended to help determine whether proposed projects would advance the values voiced by the communities but are flexible enough to allow varying solutions. Camden County and St. Marys character areas unite a portion of the community under a set of vision and goals for unique sub areas, districts, and neighborhoods. Character areas are meant to support county or city visions. Character Area Maps and images can be found in Appendix A and Appendix D respectively.



| *Vision and Goals*

“Camden County is a welcoming community that sustains a small-town atmosphere while embracing future growth opportunities. Camden County has a commitment to planned future development, promoting economic opportunity, and supporting a strong workforce.”

Goal 1 Ensure that all community residents have access to critical goods and services and safe, clean neighborhoods.

Goal 2 Prepare for future economic development while maintaining a sense of place and community identity.

Goal 3 Make educational and training opportunities readily available to enable all community residents to improve their job skills and adapt to technological advances.

Goal 4 Build a resilient community by being well prepared for economic, environmental, and social challenges that threaten quality of life.

Vision and Goals

Table 3.1.1: Camden County Character Areas

Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Rural Residential	Undeveloped land is likely to face development pressures for low density (one-unit per two+ acres) residential development. Typically, these areas have low pedestrian orientation and accessibility, very large lots sizes, open space, and a high degree of building separation. These areas are often used for timber and forestlands.	Preserve and protect the County's rural character, accommodating limited development with consideration to local practices of forestry and silviculture.	AR – Residential Agriculture District R1 – Single Family Residential District AF - General Agriculture Forestry District	<ul style="list-style-type: none"> • Adopt a conservation subdivision ordinance. • Require or provide incentives for new development to conserve and protect open space and greenspace within subdivisions.
Conservation Area/Greenspace	Natural features, views, coastal areas, floodplains, wetlands, watersheds, wildlife management areas, barrier islands, and other environmentally sensitive areas located throughout the County, including Cumberland and Little Cumberland Islands.	Preserve and protect the County's natural and cultural resources, native wildlife, scenic views, and coastal features; to ensure that the natural character of Camden County can be enjoyed now and, in the future, encouraging recreational use and promoting the County's sense of place.	CP – Conservation Preservation District LCI – Little Cumberland Island District	<ul style="list-style-type: none"> • Continue efforts to promote natural, cultural, historic, and recreational resources. • Protect any previously undisturbed marsh hammocks.
Mixed Use	High traffic areas with both residential and commercial uses that support planned developments.	A complementary mix of residential and commercial developments that support the rural character of the county through intentional development.	R1 – Single Family Residential District PD – Planned Development District R2 – Medium Density Residential District CN – Neighborhood Commercial District CG – General Commercial District	<ul style="list-style-type: none"> • Guide new development according to existing infrastructure. • Identify growing population clusters that are in need of expanded infrastructure.

Vision and Goals

Table 3.1.1: Camden County Character Areas

Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Rural	Commercial activity areas located at the intersection of highways with buildings in the center surrounded by open spaces. Part of the County’s natural area and contributes to the rural character and rich culture.	Maintain the character of the County’s rural areas as development pressures continue, protecting these commercial crossroads and promoting heritage tourism opportunities. Maintain viable agriculture as the backbone of a functioning network of working lands, open spaces, and natural areas.	R1 – Single Family Residential District CG – General Commercial District AR – Residential Agriculture District MHP – Manufactured Home Park District RVD – Recreational Vehicle & Travel Trailer Parks District AF - General Agriculture Forestry District	<ul style="list-style-type: none"> • Continue efforts to promote natural, cultural, historic, and recreational resources. • Implement litter and beautification ordinances. • Adopt a conservation subdivision ordinance. • Require or provide incentives for new development to conserve and protect open space and greenspace within subdivisions.
Industrial	Intended to provide for industrial, manufacturing, and warehousing operations.	Promote economic development and encourage job opportunities in the County; while maintaining appropriate buffers and environmental protections.	IG – General Industrial District IR – Restricted Industrial District	<ul style="list-style-type: none"> • Coordinate with and support local development organizations, such as the Chamber, Joint Development Authority, etc. • Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial. • Develop an Industry Marketing Strategy to entice desirable industries to move to Camden County. • Explore the feasibility of a general aviation airport.
Scenic Corridor/ Bike Route	Designated scenic highways let visitors explore the diverse ecosystems found within the county.	The scenic byway designations offer opportunities to highlight outstanding assets and attract visitors to increase economic activity and benefits from tourism and recreation.	CP – Conservation Preservation District R1 – Single Family Residential District CN – Neighborhood Commercial District	<ul style="list-style-type: none"> • Identify locations and funding opportunities that could support the installation of a multi-use path. • Increase County’s “Safe Route to Schools” partnership level and apply for “Safe Routes to School” funds.

Vision and Goals

Table 3.1.1: Camden County Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Suburban Area Developing	Pressures for the typical types of suburban residential development are the greatest. Likely to involve low pedestrian orientation, low traffic volume, and large open spaces.	Promote livable communities where residential and commercial uses coexist yet maintain a level of density appropriate for unincorporated parts of the community.	R1 – Single Family Residential District PD – Planned Development District R2 – Medium Density Residential District	<ul style="list-style-type: none"> • Guide new development according to existing infrastructure. • Identify growing population clusters that are in need of expanded infrastructure.
Major Highway Corridor	Entrance or access point to Camden County and includes developed and undeveloped land on either side of highways.	Maintain visual rural character in a way that blends and complements since the view to and from the highway contributes to the perception of Camden County.	CI – Interchange Commercial District IR – Restricted Industrial District	<ul style="list-style-type: none"> • Guide new development according to existing infrastructure.
Military	Property that is owned and operated by Naval Submarine Base Kings Bay. A significant number of the County’s workforce is employed with companies that are affiliated with operations at the base.	Promote partnership and cooperation with the Kings Bay SUBASE, plan for compatible land uses, and for the needs of transitioning military families.	AF - General Agriculture Forestry District	<ul style="list-style-type: none"> • Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

| *Vision and Goals*

“The City of Kingsland is a family-friendly community that offers a great place to live and boasts great schools, a growing population, and small-town charm. Kingsland welcomes economic and residential growth while still aiming to support its unique identity. ”

Goal 1 Encourage a diverse economy through development of businesses and industries that are suitable for the City.

Goal 2 Protect and enhance the community’s unique natural and historic qualities throughout the City and continue to foster a sense of place.

Goal 3 Promote an adequate range of affordable, inclusive, and diverse housing that fulfills the needs of current and future residents.

Goal 4 Maximize the use of existing infrastructure, address the transportation needs of community residents, and increase connectivity.

Goal 5 Continue to provide exceptional public safety and public service efforts and maintain transparent service and good financial stewardship from elected officials

Vision and Goals

The City of St. Marys' Community Vision was developed in accordance with stakeholder input across several meetings held in 2022. The proposed vision featured minor changes from the vision developed during the 2017 City Master Plan process. Several members of the 2017 City Master Plan's Steering Committee were also present on this plan's Stakeholder Committee and offered comments along with others on slight improvements that could be made to the vision that reflect changes that have occurred since its initial creation. These updates focused on improving overall comprehension, clarifying intent for certain items, and consolidating similar phrases.

The following vision statement reflect these changes:

“One St. Marys. One Vision. One Future.

We are a vibrant and welcoming coastal community that believes all residents should have access to quality education, equitable community services, robust job opportunities, and safe, affordable places to live;

We believe in protecting our rich natural and cultural resources and cherishing our unique heritage and role as the gateway to Cumberland Island National Seashore;

We envision a resilient community with a thriving and diverse economy which seeks to leverage our ecotourism and recreational potential as well as our strong relationship with the armed forces who are our neighbors;

We are One St. Marys.”

Vision and Goals

- Goal 1** ***Economic Prosperity*** - Support the development, expansion, and retention of businesses and industries that are suitable for the community, generate employment opportunities, and contribute to the vitality of the local, regional, and national economy.
- Goal 2** ***Healthy, Livable Communities*** - Develop a healthy, livable community by ensuring public policy allows all community residents, regardless of background, to have access to attainable housing, robust healthcare facilities, extensive recreational opportunities, and quality goods and services.
- Goal 3** ***Sense of Place*** - Protect, enhance, and promote access to the signature qualities of the community, including the marshes, waterfront, Cumberland Island, and overall hospitable atmosphere that the people of St. Marys provide.
- Goal 4** ***Resource Management*** - Implement policies that seek to ensure the efficient, effective, and sustainable use of our community's natural and cultural resources so that current and future generations will be able to discover the rich environment and history of St. Marys.
- Goal 5** ***Efficient Land Use*** - Adhere to the principles of "Smart Growth" that seek to maximize the potential of existing infrastructure and, when necessary, allow for appropriately managed and diverse growth that accounts for necessary environmental, transportation, and infrastructure accommodations and improvements.
- Goal 6** ***Regional Cooperation*** - Foster an atmosphere of cooperation with neighboring jurisdictions as well as regional, state, and federal agencies in order to address shared needs through adequate funding, legislation, training, and technical assistance.
- Goal 7** ***Transportation Opportunities*** - Incorporate into city planning a multi-modal transportation philosophy that seeks to provide residents and visitors alike with a robust selection of transit options including sidewalks, multi-use paths, bicycle lanes, nautical services, and affordable and accessible public transit.

Vision and Goals

St. Marys

Table 3.3.1: St. Marys Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Conservation Area	St. Marys and the surrounding region features an ecosystem consisting of salt marshes, estuaries, and low-lying woodlands that provides residents and visitors alike a unique environment in which to work, relax, and explore in. In addition to this, the area is home to a diverse array of flora and fauna including four endangered and eight threatened species	This character area identifies environmental resources in the area that should be preserved for use by low-impact recreation, multi-use trails, habitat protection, and conservation. Focus in this area should be on providing access and educational resources to the public so that the natural beauty of St. Marys can be enjoyed by current and future generations.	C-P - Conservation Preservation	<ul style="list-style-type: none"> Look for opportunities to provide more access to the coastal environment through the creation of greenways, multi-use trails, docks, boardwalks, and parks. Adopt the Coastal Stormwater Supplement to reduce flooding and ensure that stormwater runoff does not cause pollution of the coastal marshlands. Acquire and permanently protect low-lying wetland areas as flood storage areas.
Developing Residential	This character area addresses the area bounded by Winding Road, Colerain Road, and St. Marys Road. Much of this area remains largely undisturbed and in various stages of planned development. Due to its close proximity to Kings Bay National Submarine Base and Interstate 95, this area has the potential to experience a large amount of growth in the near future. The City has the opportunity to plan for this future growth by encouraging the development of a mixture of low, medium, and high density residential developments in order to meet the needs of the young, educated workforce employed at the Base.	Focus in this character area should involve the creation of reasonably priced, walkable neighborhoods with easy access to neighborhood-scale commercial facilities. Thought should also be given to integrating these new developments into the existing transportation network of the area with new multi-use paths and parks for walking, bicycling, and golf-cart access particularly along Kings Bay Road.	C-2 - Highway Commercial C-3 - Office Apartment District R-1 - Single Family Residential District R-2 - Low-Density Multifamily Residential District R-3 - Medium to High-Density Multifamily Residential District R-5 - Townhouse District	<ul style="list-style-type: none"> Utilize innovative planning, zoning and funding solutions to provide affordable, quality housing for eligible civilian and military households. Review and update the City's codes and development standards to ensure that future development does not adversely impact the environment. Seek grants for trails and other features that provide low-impact access to the coastal environment.

Vision and Goals

Table 3.3.1: St. Marys Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Downtown	Downtown St. Marys serves as a gateway to Cumberland Island National Seashore and is recognized as a welcoming, family-friendly community. This area includes the St. Marys Historic District, which is listed on the National Historic Register, surrounding residential neighborhoods, and the commercial corridor of Osborne Road, east of the Point Peter Road intersection. The downtown prominently features the City’s working waterfront on the St. Marys River which, along with accompanying park, provides a public event venue as well as ferry access to Cumberland Island. In addition to that, the waterfront gives recreational boaters’ access to the Atlantic Ocean and the Intracoastal Waterway, the 3,000-mile inland waterway along the Atlantic Coast of the United States.	Residents of St. Marys are very passionate about managing the growth of downtown while preserving its unique characteristics. There is an interest in providing additional dining as well as small-scale commercial and entertainment opportunities particularly on Osborne Street as well as the waterfront so long as the view of the marshland is unobstructed and sufficient parking is made available. An additional focus should be on the redevelopment of vacant lots and abandoned buildings to provide more low density single- and multi-family units that fit the aesthetic of the historic neighborhood.	C-1 Central Business District R-1 Single Family Residential District R-2 Low-Density Multifamily Residential District	<ul style="list-style-type: none"> • Incentivize infill residential development and allow for mixed use in downtown St. Marys. • Create upper-story housing incentives downtown. • Review and revise the existing permit and license fee structure, including alcohol licensing, to support new and existing restaurants. • Investigate the redevelopment or reuse of the city pool in Remembrance Park to provide additional recreational opportunities.

Vision and Goals

Table 3.3.1: St. Marys Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Inland Residential	This character area is situated between SR 40, St. Marys Road, Dark Entry Creek, and Charlie Smith Sr Hwy and primarily consists of single family residential neighborhoods consistent with more recent development patterns found in the Marshside Residential area but without ready access to open water.	This area has the potential to be built out further to provide young families with small-to medium-sized homes. Redevelopment and infill development should be consistent with existing development and maintain the grid street pattern and sidewalk network, where appropriate. Neighborhood-scale commercial and civic uses are appropriate within this area to provide residents better access to services and retail. Additionally, focus should be given to connecting this area to the rest of the St. Marys non-automotive transportation network and providing the sizable youth population more recreational opportunities outside of school. This would entail the construction of new multi-use paths and parks for walking, bicycling, and golf-cart access.	R-1 Single Family Residential District R-2 Low-Density Multifamily Residential District C-2 Highway Commercial District	<ul style="list-style-type: none"> Seek grants for trails and other features that provide low-impact access to the coastal environment. Utilize innovative planning, zoning and funding solutions to provide affordable, quality housing for eligible civilian and military households.
Interstate Access Corridor	This character area addresses the area along St. Marys Road from Interstate 95 to the off-ramp onto SR 40. It also includes the land adjacent to SR 40 from the Dark Entry Creek Bridge to the border with the City of Kingsland at the intersection of SR 40 and Kings Bay Road. These corridors are the primary arterials that allow traffic into and out of St. Marys.	This area is lightly developed for commercial uses; however, it is expected to develop further as a result of future adjacent residential developments planned east and west of Exit 1. Focus in these areas should be to include landscaping, beautification, and signage so as to present residents and visitors with an inviting entrance to the City itself.	C-2 - Highway Commercial District	<ul style="list-style-type: none"> Investigate and implement new Gateway welcome structures at the various entryways to the City. Implement the Gateway landscaping plan for St. Marys Road at Exit 1. Upgrade intersection of St. Marys Road and SR 40/Osborne Road to incorporate Gateway elements.

Vision and Goals

Table 3.3.1: St. Marys Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Marshside Residential	<p>This character area currently consists of four distinct disconnected neighborhoods within the City of St. Marys:</p> <ul style="list-style-type: none"> Point Peter Osprey Cove Sugarmill West Downtown Waterfront <p>All of these areas feature similar post-1960s suburban development patterns including curvilinear streets, larger single-family lots, limited pedestrian access, and large front setbacks. These specific areas are distinguished by their proximity to marshland with some units having direct or shared dock access. Many of these lots were developed under a Master Plan or as a part of a planned subdivision.</p>	<p>There is a large percentage of undeveloped and underutilized lots within these areas. Future development here should focus on infill development with low density single- and multi-family units that make efficient use of the space while also seamlessly weaving into the existing neighborhood framework.</p>	<ul style="list-style-type: none"> R-1 - Single Family Residential District R-2 - Low-Density Multifamily Residential District 	<ul style="list-style-type: none"> Develop a plan to annex islands of unincorporated Camden County that currently receive City services at little to no cost. Maximize benefits of the Community Rating System program to minimize impact of Federal Emergency Management Agency (FEMA) flood insurance rate increases on property owners by achieving a CRS rating of 5. Utilize innovative planning, zoning and funding solutions to provide affordable, quality housing for eligible civilian and military households.

Vision and Goals

Table 3.3.1: St. Marys Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Midtown Renaissance	This character area consists of the land directly adjacent to SR 40 from the intersection of it and Point Peter Road to the Dark Entry Creek Bridge as well as the area from the intersection of SR 40 and Charlie Smith Sr Hwy and Charlie Smith Sr Hwy and Colerain Rd. It currently consists of underutilized shopping centers, unappealing warehouses, and visually inconsistent commercial developments.	<p>With its central location and direct access to both the Interstate and residential areas of St. Marys, this area has been identified as having the potential to support a wide variety of mixed use, residential, commercial, and office units. This would provide residents with more diverse retail, food, and recreational opportunities while allowing for the development of smaller residential units to supply the workforce housing necessary to staff these and other new developments.</p> <p>The focus in this area should be on providing an aesthetically pleasing and safe environment for shoppers and residents alike. This would involve an expansion of the current pedestrian infrastructure in the area and an investigation into the feasibility of a road diet for SR 40. The orientation of buildings should be to the road with parking moved to the side and rear to minimize front setbacks. Architectural standards for future development and façade renovations for existing structures are highly recommended.</p>	R-3 Medium to High-Density Multifamily Residential District R-5 Townhouse District C-2 Highway Commercial District C-3 Office Apartment District	<ul style="list-style-type: none"> • Work with the owner(s) of the Kings Bay Village to update and redevelop the site. • Work with the Carl Vinson Institute of Government to produce a Strategic Midtown Renaissance Plan to revitalize midtown and foster increased activity and investment. • Pursue federal, state, local, and private grant funding opportunities to support beautification efforts along Osborne St/SR 40

Vision and Goals

Table 3.3.1: St. Marys Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
Mixed Use Medical	This character area consists of the area between Kings Bay Road, Colerain Road, St. Marys Road, and SR 40. This includes the Southeast Georgia Health System-Camden Campus as well as neighboring medical specialist facilities. This area is largely undisturbed but has the potential for commercial development along Kings Bay Road and Colerain Road.	The focus of this area should be on encouraging the development of other related medical services, with a particular focus on elder care to alleviate the need for many seniors to travel to Brunswick or Jacksonville for critical medical care. This includes the creation of communities that afford seniors the ability to live in smaller more cost-effective homes with easy access to commercial, greenspace, and medical services.	C-2 - Highway Commercial District C-3 - Office Apartment District R-1 - Single-Family Residential District R-2 - Low Density Multi-Family Residential District	<ul style="list-style-type: none"> Encourage and support development of continuing care communities. Support initiatives and projects that promote mixed age communities via a special use for independent living elderly facilities in the R-1 zone. Support efforts of the local hospital and nonprofit agencies working to increase mental health services in Camden County.
Multi-Use Development	This character area consists of areas within the city such as the former airport site, mill site, and newly annexed Raydient territories around I-95 exit 1 that have the potential to be developed or redeveloped for other residential, light industrial, commercial, and public/institutional uses. These areas will allow for the City to diversify its economy and provide residents with housing, shopping, and employment opportunities within a variety of industries.	Focus in this area should be to continue the work of the Joint Development Authority to redevelop the remaining vacant lots on Industrial Way with industries that have a low impact on neighboring residential and environmental sensitive areas, including the rookery within the old mill site.	R-1 - Single Family Residential District R-2 - Low-Density Residential District C-2 - Highway Commercial District C-3 - Office Apartment District I-L - Light Industrial District	<ul style="list-style-type: none"> Finish selling off the remaining properties for the redevelopment of Commerce Park Identify what steps the City could take to recruit eco-tourism businesses to St. Marys. Consider and budget for business incentives including tax incentives, reduced/waived fees, etc.

Vision and Goals

Table 3.3.1: St. Marys Character Areas				
Character Area	Description	Vision	Future Zoning Considerations	Implementation Strategies
South Gate Residential	This character area consists of the land directly south of Kings Bay Submarine Base, north of the old airport and mill site, and east of Charlie Smite Hwy. This area is home to older, predominately single-family and low-density multi-family residential units constructed while the southern gate to the Base was still open. Now that it has closed, traffic and economic opportunities have shifted to the western side of the Base.	Focus in this character area should be on providing opportunities for residential and commercial redevelopment and infill development. Development within this area should focus on providing a mixture of residential densities, neighborhood-scale commercial opportunities, and improvement to the existing transportation infrastructure so as to better connect this area with the rest of St. Marys.	C-1 - Central Business District C-3 - Office Apartment District R-1 - Single-Family Residential District R-2 - Low Density Multi-Family Residential District R-3 - Medium and High Density Multi-Family District R-4 - Manufactured Housing District R-5 - Townhouse District	<ul style="list-style-type: none"> Determine the feasibility of recruiting one or more grocery stores to under-served areas Utilize innovative planning, zoning and funding solutions to provide affordable, quality housing for eligible civilian and military households. Incentivize the reuse or redevelopment of existing commercial/industrial buildings over the development of new properties, where appropriate.



4. Needs and Opportunities

SWOT Analysis

Public Input

Priority Needs and Opportunities

Needs and Opportunities

A common tool to gain insight on a community is a Strengths, Weakness, Opportunity, Threats analysis, or SWOT. A SWOT analysis requires stakeholders to think critically about their community, environment, and quality of life. The different aspects of a SWOT are based on impact (positive versus negative) and control (internal versus external).

Strength – A positive aspect of the community that a community has control over and should celebrate or provide further support to.

Weakness – Negative aspects that the community has control over and should seek to improve.

Opportunity – Positive aspect that the community does not have control over but could utilize to their advantage.

Threat – Negative aspect that the community does not have control over and would be addressed through mitigation efforts.

The information gathered during the SWOT analysis informs the needs, opportunities, and priorities of the future development.



Camden County

Figure 4.0.1: Camden County SWOT Analysis



Kingsland

Figure 4.0.2: Kingsland SWOT Analysis



St. Marys

Figure 4.0.3: St. Marys SWOT Analysis



4.1 Public Input

The Joint Camden County Community Survey was launched on January 19, 2023, to obtain feedback from Camden County residents and workers about their satisfaction with the community. Combined with community meetings, the information collected from the surveys was used to align priorities and develop the comprehensive plan.

The survey could be accessed on the Coastal Regional Commission website and was shared on the local government social media. Fliers with a QR code to take the survey were handed out to stakeholders to post in businesses and offices for others to take. Paper versions of the surveys were available at public listening sessions. Overall, there were 322 responses. The survey closed March 20, 2023.

The survey included 15 questions, with seven of them being about the respondent specifically, such as if they live in Camden County, how long they have lived there, or if they rent or own their home. These questions were aimed at deciphering the type of stakeholder the respondent was. Over three quarters of the respondents lived in either St. Marys or Kingsland, with the rest living in Woodbine, unincorporated Camden County, or outside of the county limits.

For the other eight questions, seven were written response questions. These included:

- What are the best parts of your community?
- What challenges does your community have to overcome?
- What are the biggest impacts on your quality of life?
- What do you do for fun in Camden County?
- What things would you love for Camden County to have?
- Please provide any additional thoughts on the future of Camden County.

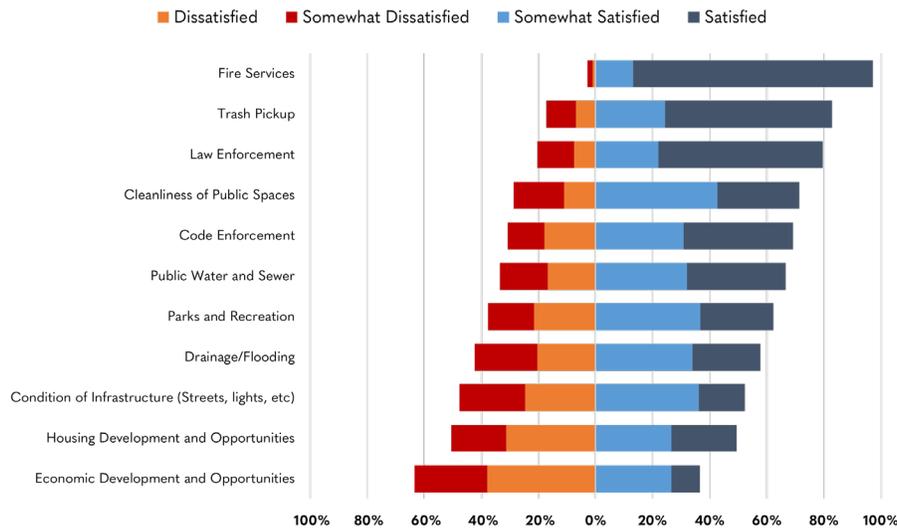
There was one rating question, which asked respondents to rate their satisfaction, from satisfied to dissatisfied, on the following:

- Trash Pickup
- Parks and Recreation
- Drainage/Flooding
- Cleanliness of Public Spaces
- Public Water and Sewer
- Fire Services
- Law Enforcement
- Code Enforcement
- Condition of Infrastructure
- Housing Development and Opportunities
- Economic Development and Opportunities

Needs and Opportunities

Respondents also had an opportunity to provide an explanation for their ratings in a written response question. The results of this question are shown in Figure 4.1.1. Respondents were overwhelmingly satisfied with Fire Services and tended to be generally satisfied with Trash Pickup and Law Enforcement. Respondents were most dissatisfied with Economic Development and Opportunities and Housing Development and Opportunities.

Figure 4.1.1: Survey Satisfaction Ratings



When asked what they like best in their community, references to small town feel, the people who make up their communities, downtown activities, and natural resources were the most common answer. Figure 4.1.2 shows a word cloud of the responses, with larger words being mentioned at a higher frequency.

Figure 4.1.2: Survey Word Cloud



Respondents were also asked what challenges their community had to overcome. These answers were more varied, but growth, poor drainage, local government transparency, and lack of things to do and places to eat were among the most frequent responses. For a breakdown of all survey questions, refer to Appendix C.

4.2 Priority Needs and Opportunities

The priority needs and opportunities are informed by the SWOT analysis, identifying themes, overlaps, and similarities between topics. The needs and opportunities are then used to decide policies to pursue in the Community Work Plan. In the following tables, items that the community needs are on the left, and items that could bring new opportunities are on the right. Work items for each category can be found in the Short-Term Work Plan.

Camden County

Figure 4.2.1: Camden County Needs and Opportunities

Needs	Opportunities
Community Resilience	
<ul style="list-style-type: none"> • Build community identity and sense of place • Be better prepared for economic, environmental, and social challenges • Mitigate flood and drainage issues through the county 	<ul style="list-style-type: none"> • Make intentional and thoroughly planned decisions for the future of the County
Economic Development	
<ul style="list-style-type: none"> • A job market that attracts more workers and incentivizes workers to stay in Camden County • Workers with diverse skill sets 	<ul style="list-style-type: none"> • Collaborate with educational institutions • Utilize the attractive location such as the proximity to Brunswick and Jacksonville • Utilize the County as an inland port
Natural and Cultural Resources	
<ul style="list-style-type: none"> • Preserve the natural attributes that attract people to the area and bring a sense of identity to the County • Collaborate with the Department of Natural Resources 	<ul style="list-style-type: none"> • Market the natural beauty and historic qualities of the County as a place of interest
Housing	
<ul style="list-style-type: none"> • Housing that is attainable based on income for members of the workforce 	
Community Facilities and Services	
<ul style="list-style-type: none"> • Invest in updates to critical facilities and infrastructure to accommodate future residential developments 	<ul style="list-style-type: none"> • Act now and take advantage of growth projections to adequately prepare
Transportation	
<ul style="list-style-type: none"> • More alternative transportation like pedestrian and micro-mobility infrastructure 	<ul style="list-style-type: none"> • Promote sidewalks and multi-use paths as part of future developments
Intergovernmental Coordination	
<ul style="list-style-type: none"> • Collaboration between county, cities, and NSB Kings Bay to achieve long term goals 	<ul style="list-style-type: none"> • Utilize the engagement of active citizens to garner support for County improvements

Kingsland

Figure 4.2.2: Kingsland Needs and Opportunities

Needs	Opportunities
Community Resilience	
<ul style="list-style-type: none"> Mitigate flood and drainage issues through the county 	<ul style="list-style-type: none"> Make intentional and thoroughly planned decisions for the future of the City
Economic Development	
<ul style="list-style-type: none"> More job opportunities to entice people to stay settled in Kingsland More restaurants and local retail 	<ul style="list-style-type: none"> Market festivals and recreation activities in Kingsland to entice visitors Efforts to enhance downtown to provide more opportunities for things to do
Natural and Cultural Resources	
<ul style="list-style-type: none"> Preserve the natural attributes that attract people to the area and bring a sense of identity to the County Collaborate with the Department of Natural Resources 	<ul style="list-style-type: none"> Market the natural beauty and historic qualities of the County as a place of interest
Housing	
<ul style="list-style-type: none"> Housing that is attainable based on income for members of the workforce 	<ul style="list-style-type: none"> Diverse housing alternatives like mixed-use developments and accessory dwelling units
Community Facilities and Services	
<ul style="list-style-type: none"> Invest in updates to critical facilities and infrastructure to meet the demand of commercial, industrial, and population growth 	
Transportation	
<ul style="list-style-type: none"> Address potential traffic congestion More alternative transportation like pedestrian and micro-mobility infrastructure 	
Intergovernmental Coordination	
<ul style="list-style-type: none"> Collaboration between county, cities, and NSB Kings Bay to achieve long term goals 	<ul style="list-style-type: none"> Enhance engagement with citizens through alternative methods like social media

St. Marys

Figure 4.2.3: St.Marys Needs and Opportunities

Needs	Opportunities
Community Resilience	
<ul style="list-style-type: none"> • Better manage storm water run-off and drainage • Avoid unplanned and unmanaged development 	
Economic Development	
<ul style="list-style-type: none"> • Attract and retain a diverse array of well-paying jobs and industries • Encourage the development of more restaurants, hotels, and retail opportunities • Support beautification efforts throughout the community 	<ul style="list-style-type: none"> • Continue to support the work of the Joint Development Authority in attracting environmentally sustainable industries and businesses to St. Marys • Incentivize the construction of easily accessible, neighborhood-scale, retail opportunities • Pursue sustainable commercial aquaculture operations where appropriate
Natural and Cultural Resources	
<ul style="list-style-type: none"> • Protect and preserve our unique natural and cultural resources 	<ul style="list-style-type: none"> • Benefit from the immense ecotourism potential that our unique natural environment affords us with resources such as the local Rookery, Crooked River State Park, and Cumberland Island National Seashore nearby
Housing	
<ul style="list-style-type: none"> • Revise our zoning ordinance to allow for new and different types of responsible development • Ensure that our working and aging populations have access to safe, quality, attainable housing 	<ul style="list-style-type: none"> • Allow for more mixed land use and higher density living opportunities in certain areas of the City
Community Facilities and Services	
<ul style="list-style-type: none"> • Provide more recreational opportunities for residents and tourists alike • Provide more resources for code enforcement to ensure quality building construction 	<ul style="list-style-type: none"> • Coordinate with the railroad company for the development of safe, unobtrusive crossings for pedestrians
Transportation	
<ul style="list-style-type: none"> • Encourage the development and improvement of our current water access infrastructure for boaters • Develop a system of interconnected multi-use paths and trails to better connect different parts of our city • Ensure the safe and appropriate use of golf carts throughout the City 	<ul style="list-style-type: none"> • Pursue safety improvements to several intersections within the City • Provide incentives for businesses to build charging stations for EVs and golf carts
Intergovernmental Coordination	
	<ul style="list-style-type: none"> • Coordinate with Fernandina Beach, FL in developing a semi-regular ferry service



5. Land Use

Land Use Descriptions

Land Use

The future land use map is a visual guide to future planning. Future land use designations indicate the general development intensity for an area. The land uses identified are based on the Camden County development code, with additions where necessary. The future land use maps can be found in Appendix A.

Future Land Use Descriptions

Rural – This category is for areas featuring vacant lands that provide for the production of agricultural products and forestry pursuits. Residential development in these areas is limited to larger sized lots with the expectation that owners will provide their own water supply and sewage disposal facilities. The purpose of this area is to assist in the conservation of natural resources and provide opportunities for sustainable farming and timber harvesting operations.

Rural Residential – This category is for areas featuring low-density development reserved for a mixture of small farm and residential uses. The purpose of this area is to provide for an orderly transitional space from agricultural to urban areas and to suppress urban sprawl while protecting the natural amenities of the area.

Residential – This category is for areas featuring low-density development reserved for a mixture of small farm and residential uses. The purpose of this area is to provide for an orderly transitional space from agricultural to urban areas and to suppress urban sprawl while protecting the natural amenities of the area.

Multifamily – This category is for areas featuring a diverse array of residential districts in which dwellings containing two or more units are allowed. The purpose of this area is to provide a higher-density option for residential development while encouraging a stable and healthy living environment protected from encroachment of uses that would be detrimental to its character.

Mixed Use – This category is applied at the discretion of the community and features areas in planned development with land being considered for a variety of uses. The purpose of this area is to allow communities and developers the flexibility to decide the highest quality use case(s) for the area without the burden of strict zoning requirements.

Commercial – This category is for areas featuring business- uses including retail sales, office, service, and entertainment facilities. These businesses could be located in a single use building or grouped together in a shopping center or office building. The purpose of this category is to provide non-industrial businesses with the ability to serve customers and operate a wide range of sales and service facilities.

Industrial – This category is reserved for areas featuring manufacturing facilities, processing plants, warehousing and wholesale trade facilities, mining and mineral extraction activities, and other industrial uses. The purpose of this area is to provide industrial facilities with sufficient open areas and access to infrastructure necessary for healthy operations.

| Land Use

Public/Institutional - This category is for areas featuring public and semi-public uses. The purpose of this area is to provide certain governmental and institutional entities with the ability to conduct official business that serves the public.

Little Cumberland Island (Camden Only) – This category is for the area consisting of the entirety of Little Cumberland Island to preserve its unique ecological features.

Parks, Recreation, and Conservation – This category is for areas established to preserve and control development of certain land, marsh, and water areas. The purpose of this area is to protect the historical and ecological significance of Coastal Georgia to provide current and future residents the opportunity to enjoy its unique recreational and environmental benefits.

Manufactured Housing (Kingsland Only) – This category is for areas designed to meet the needs of mobile home residents either on individual lots or as a part of a larger “Mobile Home Park”. The purpose of this area is to provide a sound and healthy environment to protect mobile home residential areas from encroachment by incompatible uses.



6. Housing

Housing Stock and Availability

Housing Cost

Cost Burdened Housing

Job to Housing Balance

Housing

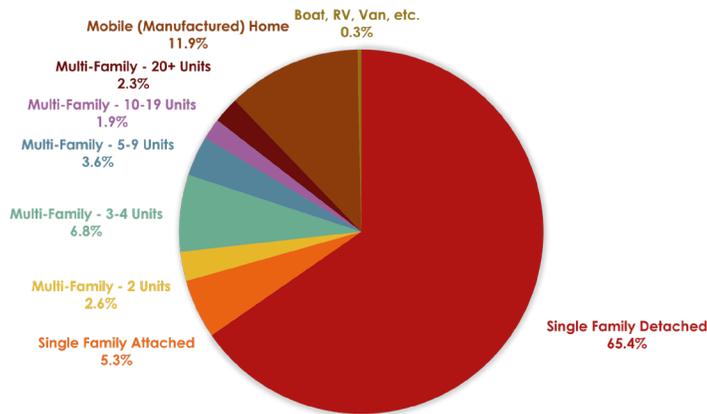
Housing demand is driven by the economic and demographic conditions of the community. Number of households, household size, and home types are influenced by the market demand created by the culture of the community, job opportunities, and income. Camden County and its cities are seeing significant population growth that calls for housing that serves each member of its population.

This section provides tables and figures to illustrate the current housing conditions in Camden County as a whole. Combined with stakeholder input, these conditions lead to housing being addressed as a priority area in the community work program

6.1 Housing Stock and Availability

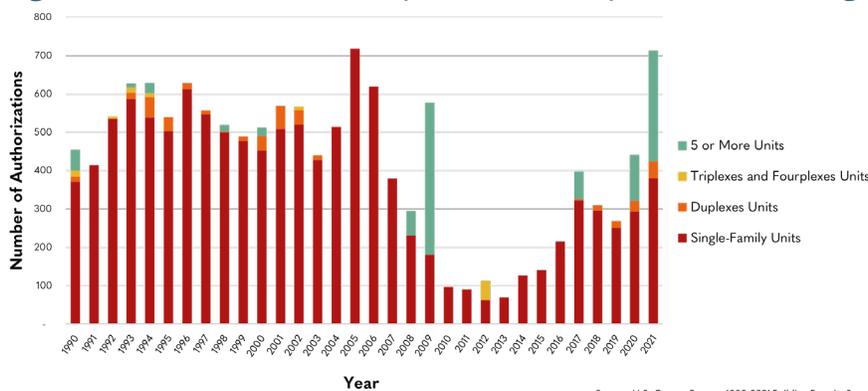
Between 2010 and 2020, Camden County has seen an 8.2 percent increase in housing units, with the City of Kingsland and City of St. Marys contributing over half of all housing stock. According to the American Community Survey 5-Year Estimates, 70.7 percent of housing units in the County are single family, with 65.4 percent of housing units being single family detached. Since 2020, the housing stock made up of multifamily housing units has been increasing.

Figure 6.1.1: Camden County Housing Units by Type



Source: U.S. Census Bureau, American Community Survey (ACS) 2016-2020 5-year Estimates

Figure 6.1.2: Camden County New Privately Owned Housing Unit Authorizations



Source: U.S. Census Bureau, 1990-2021 Building Permits Survey

Housing

During steering and stakeholder committee meetings, as well as in the community survey, opinions on housing types were varied. Many agreed that housing options would need to be more diverse in order to accommodate the population growth.

However, there was less support for large-scale multifamily complexes, particularly over 20 units. Community members in the cities advocated for less traditional housing alternatives like accessory dwelling units, live/work units, and main street residential/commercial units.

There are over 22,000 housing units in Camden, with 11.5 percent unoccupied. Of the housing units, 1.7 percent are non-primary residences.

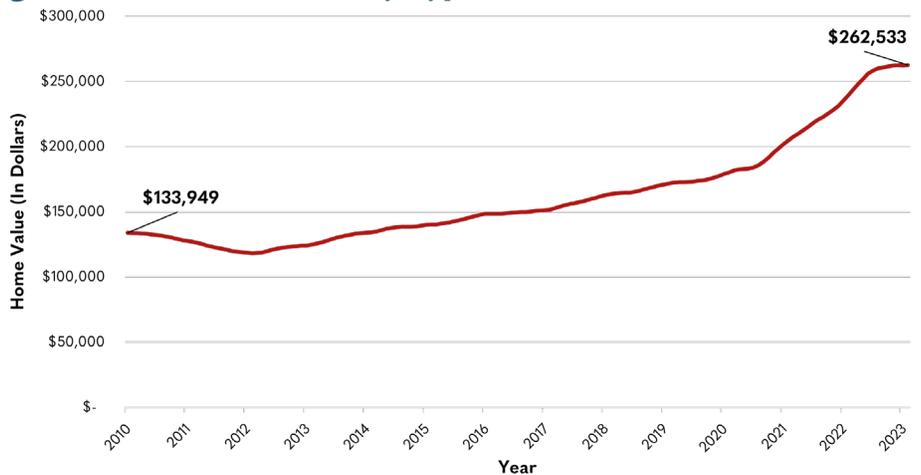
Table 6.1.1: Camden County Housing Units				
	Camden County (Total)	Camden County Unincorporated Areas	Kingsland	St. Marys
2010	20,611	6,922	6,153	6,954
2015	21,366	6,702	6,667	7,384
2020	22,303	7,056	6,702	7,947
2010-2020 Growth Rate	8.2%	1.9%	8.9%	14.3%

Source: U.S. Census Bureau, 2006-2020 American Community Survey 5-Year Estimates

6.2 Housing Cost

Since 2010, housing values in Camden have nearly doubled, with 2010 typical cost at \$133,014 and 2023 numbers at \$260,398, according to the Zillow Home Value Index and as shown in Figure 6.2.1. Homes in St. Marys tend to have the highest average value, but Kingsland has higher typical rent prices, shown in Table 6.2.1.

Figure 6.2.1: Camden County Typical Home Value



Source: Zillow Housing Research Data, 2010-2023 Zillow Home Value Index

Table 6.2.1: Camden County Housing Costs			
	Camden County	Kingsland	St. Marys
Typical Home Value	\$260,398	\$256,954	\$269,029
Typical Observed Market Rate Rent	\$1,651	\$1,710	\$1,679
Source: Zillow Housing Research Data, January 31st, 2023, Zillow Home Value Index/Zillow Observed Rent Index			

6.3 Cost Burdened Housing

Cost-burdened housing is identified as households spending more than 30 percent of their income on housing costs and utilities. Severely cost-burdened households spend greater than 50 percent of their income on housing costs and utilities. In Camden as a whole, 15.3 percent of households are cost burdened, and 12.0 percent are severely cost burdened. The housing cost burden is higher in Kingsland and St. Marys and 4.7 to 12.0 percent greater for households that rent.

Table 6.3.1: Camden County Housing Cost-Burden by Location			
	Camden County	Kingsland	St. Marys
Cost-Burdened (30%-50% of income dedicated to housing costs)	15.3%	16.6%	15.5%
Severely Cost-Burdened (>50% of income dedicated to housing costs)	12.0%	13.4%	13.5%
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates			

Table 6.3.2: Camden County Housing Cost-Burden by Tenure			
	Non-Mortgagors	Mortgagors	Renters
Cost-Burdened (30%-50% of income dedicated to housing costs)	4.4%	16.2%	20.9%
Severely Cost-Burdened (>50% of income dedicated to housing costs)	2.3%	8.9%	20.9%
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates			

6.4 Job to Housing Balance

Job to housing balance is a measure used by planners and government officials to guide development. It indicates whether there is enough housing for employees and sufficient jobs in residential areas. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75. From 2016 to 2020 Camden had a jobs-housing ratio of 0.90, down from 1.2 for the 2010-2016 period.

Table 6.4.1: Camden County Jobs-Housing Balance	
Camden County Estimates	
Population	53,960
Employment	20,100
Housing Units	22,303
Households	20,032
Average Household Size	2.62
Employment/Population Ratio	0.37
Employment/Housing Unit Ratio	0.90
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; U.S. Bureau of Labor Statistics, 2020 Local Area Unemployment Statistics	



7. Transportation

Roads and Highways
Railroads, Trucking, Port Facilities, and Airports
Alternative Modes of Transportation
St. Marys Transportation

Transportation

Transportation priorities and policies identified within the comprehensive plan have a direct impact on all elements of the plan and are significant in shaping the County and its cities. Commercial and industrial developments are more likely to settle along major highways and interstates to provide easy access and lower transportation costs. Alternative forms of transportation, particularly biking and walking, are attractive to residential developments.

7.1 Roads and Highways

Interstate 95 (I-95) is the main highway that runs through Camden County and is classified as a Rural and Urban Interstate Principal route. I-95 is a six-lane interstate facility and serves as the primary north-south corridor in the region. I-95 connects Camden to Florida, as well as the northern counties in the region. I-95 is the most heavily traveled road in the county and is essential for transportation needs as well as commercial and industrial development.

US-17 is an essential minor arterial route in Camden. It is a two-lane route that provides access to the northern counties of the region up to Chatham County. US-17 is often used as an alternative north-south route for local travel to avoid traffic on I-95. US-17 also provides a scenic route through Camden and is essential for hurricane evacuations.

7.2 Railroads, Trucking, Port Facilities, and Airports

Railroad freight operations are active in the southeastern portion of Camden County. CSX Transportation connects in Jacksonville and maintains the line along US-17 from Florida north to Kingsland. Rail traffic into the County comes from Florida, as tracks north of Kingsland are out of service.

St. Marys Railroad operates a spur from the CSX line in Kingsland into central St. Marys and the NSB Kings Bay. The St. Marys line splits just east of the SR 40/St. Marys Road intersection. The harbor in the County is located at the former Gilman Paper Mill site. Nearly 50 acres of the former Gilman Paper mill site is planned to be converted into a boat manufacturing plant and marina near the corner of Osborne and Meeting Street.

Camden County no longer has a public airport but is interested in investigating the feasibility of one in the future.

7.3 Alternate Modes of Transportation

When considering alternate modes of transportation in Camden County, it is important to recognize that while commuting by car is the most popular form of transportation at over 90 percent, the 2020 American Community Survey 5-year estimates indicate that 643 Camden households (2.7 percent) do not have access to a vehicle and 5,055 (21.5 percent) have access to only one vehicle. Furthermore, rising housing costs have forced workers to live further away from economic centers, increasing the cost of transportation. Meeting the transportation needs of residents for Camden County means providing viable affordable alternatives for commuters.

Camden County and its municipalities are continuing to work on developing a series of interconnected multi-use paths that afford residents and tourists the opportunity to safely explore, exercise, and commute throughout the County, without the need for a vehicle. These paths consist of eight to ten-foot maintained paths featuring some form of horizontal (e.g. curbs, landscape buffers) or vertical (e.g. bollards, trees) separation from existing vehicle traffic so as to accommodate people on foot, in wheelchairs, on bicycles, or in any other form of non-motorized vehicle. Such paths already exist along the SR-40 Spur and Point Peter Rd in St. Marys, along the Laurel Island Parkway in Kingsland, and in the communities of Woodbine and White Oak as part of the Georgia Coast Rail Trail utilizing repurposed rail infrastructure now that rail traffic in the county terminates north of Kingsland. Further development of multi-use paths is anticipated along developing corridors such as Colerain Rd and Winding Rd.

Two long distance, designated, non-motorized routes currently transit Camden County: US Bike Route 1 (USBR 1) and the East Coast Greenway (ECG). These are both interstate routes stretching from Florida to Maine along the eastern seaboard of the United States with the primary purpose to connect communities and provide non-motorists the ability to safely traverse this populated corridor. USBR 1 currently follows US-17 from the Florida border in the south to the border with Glynn County in the north. The East Coast Greenway design requirements call for a series of traffic-separated, multi-use paved trails of at least 8 feet. While the current route largely follows US-17, an envisioned route would begin at the St. Marys waterfront and utilize many of the existing and proposed multi-use paths within the County to provide users of the route a low-stress environment in which to travel.

Public transit in Camden County is currently provided by the Coastal Regional Commission of Georgia's Transportation Department which operates a series of demand-response, advance registration coaches for residents in the region to use. Fares vary depending on the itinerary and service is available to all residents for any purpose. In previous plans as well as during the stakeholder meetings for this plan, interest was raised in providing more enhanced transportation services for residents, particularly workforce residents that would otherwise not be able to afford to live and work in Camden County. A pilot program operated by the Coastal Regional Commission for the City of St. Marys ran a semi-regular bus service in early 2018 but was discontinued due to low ridership. Future planning around providing some form of regular service public transit system within Camden County would come as the result of a multi-jurisdictional long range transportation plan with cooperation from its municipalities.

Transportation in St. Marys

7.4 Transportation in St. Marys

This section will seek to address the current and future development of transportation infrastructure and its use within St. Marys and the surrounding areas.

7.4.1 Transportation Network

St. Marys' transportation network is developed around three unique geographic aspects. St. Marys is influenced by the natural environment. The city sits on a small, low-lying peninsula jutting out between the St. Marys and Crooked Rivers with significant portions of its land being undevelopable salt marsh. SR 40 acts as the principal arterial for residents and visitors alike, going east from Exit 3 off I-95 through midtown and becoming Osborne Street before terminating by the waterfront downtown. Many of the smaller arterials and collector roads within the city link into SR 40. Almost all residents will use this road to get to or from downtown and many will use it as part of their commute every day.

Secondly, St. Marys is influenced by its neighbors, Kingsland and NSB Kings Bay. The City shares its peninsula most directly with NSB Kings Bay, by far the largest employer in the county and base of operations for the Atlantic-based Ohio-class submarines. The only currently open entrance to the base can be found on its west side near the intersection of Kings Bay Rd and SR 40 spur, the two roads most traveled by those employed by the base. St. Marys' closest other neighbor is that of the municipality Kingsland. The two cities share many similarities from their similar size of around 18,000 residents to the roadways they rely on like SR 40, Laurel Island Pkwy, and I-95. Both are home to many of those people and families employed by NSB Kings Bay. As such, the transportation networks of the two cities are incredibly intertwined.

Lastly, St. Marys is influenced by its access points. The City receives its most direct access to the outside world via I-95 at Exit 1 and indirectly through Kingsland at Exits 3 and 6. From this, the larger metropolitan areas of Jacksonville and Brunswick are only 40 minutes away by car. In addition to automobile access, the City contains several water access points as well. There are currently three public boat ramps used by residents and visitors alike. One by the waterfront downtown, another nearby off Meeting St, and the final one on the very northernmost extreme of the city by Crooked River State Park feeding into the Crooked River itself. The City maintains a small marina on the waterfront in the St. Marys River for travelers to dock at which also serves as the staging ground for the ferry service to Cumberland Island National Seashore located approximately 5 miles east of the City. The City itself is only a couple of miles upstream from the Cumberland Sound and the Atlantic Intracoastal Waterway, a series of interconnected inland waterways serving the Eastern Seaboard of the United States by providing boaters a relatively safe, unobstructed route to traverse up and down the coast without having to enter the open Atlantic Ocean.

7.4.2 Bicycle and Pedestrian Infrastructure

In addition to the motorized transportation system, St. Marys has a developing system of infrastructure built specifically with non-motorized transit in mind. The downtown waterfront is home to a wide multi-use path allowing residents and tourists, such as those waiting for the ferry to visit Cumberland Island National Seashore, the opportunity to park their cars and walk to restaurants and shops nearby. Downtown is connected with a rather robust series of sidewalk paths in and around St. Marys Elementary School. The rest of the community is home to several multi-use paths off Point Peter Rd and SR 40 Spur. Just outside city limits is the multi-use path along the Laurel Island Pkwy traveling west through Kingsland. There is also Crooked River State Park at the northern end of the community featuring several popular walking trails.

The East Coast Greenway also runs through the area. Currently the existing route bypasses St. Marys and instead follows US-17 through Kingsland, however, an envisioned route put forward by the ECG organization would utilize a hypothetical semi-regular ferry service from Fernandina Beach, Florida to St. Marys. This would have the route starting in Georgia from the St. Marys waterfront along St. Marys and Dilworth Streets, up the existing multi-use path on Point Peter Rd to Commerce Park. The path would then take the multi-use path on the SR 40 Spur to Winding Rd before finally meeting up with the Laurel Island Pkwy to continue on towards US-17.

The biggest need for the community with regards to non-motorized transit would be to address the lack of any pedestrian infrastructure along Kings Bay Rd, particularly by the hospital. Attention should also be paid to connecting Sugarmill Elementary School to the northern marsh side communities it serves to allow students to safely travel to school on foot. There are a number of crossings on Winding Road as the school currently sits on the south side of the road while most of the residential developments can be found on the north side. In addition to these specific examples, newly developing communities in and around midtown and Commerce Park should be provided with safe and accessible bicycle and pedestrian infrastructure that connects with the existing non-motorized transit network of St. Marys. The community can also look to adopt "Complete Streets" policies guiding urban development with a focus on accommodating all types of motorized and non-motorized transit to aid in these developments.

To accommodate the envisioned route of the ECG through the community, additional 8-to-10-foot multi-use paths are needed along Winding Rd, Douglas Dr, Dilworth St, and St. Marys St W. Furthermore, additional planning work will need to be accomplished by the City to establish a ferry service between St. Marys and Fernandina Beach and the type of private/public partnership and support necessary to make the route feasible.

Transportation in St. Marys

7.4.3 Traffic

Traffic statistics are measured using the Annualized Average Daily Traffic (AADT) figures released by the Georgia Department of Transportation every year. As of 2021 Interstate 95 is the most traveled road in the St. Marys area with 60,000 to 70,000 vehicles passing daily. The next most trafficked roads are predictably the arterial and collector roads already mentioned, SR-40, St. Marys Rd, and Kings Bay Rd.

Truck traffic is mostly limited to the major arterials and only comprise more than 5 percent of the AADT on I-95 as well as parts of St. Marys Rd, the SR-40 Spur by NSB Kings Bay entrance, and the North River Causeway connecting Point Peter to the rest of St. Marys. By comparison, truck traffic is relatively low in the residential areas of downtown, Colerain Rd, and Winding Rd.

Table 7.4.3.1 showcases the traffic volume numbers observed on the busiest roads as of 2021 and compares them to the projected 2041 traffic numbers. For roads with multiple measurements from different parts along the road, the highest trafficked section was used.

Road Name	2021 AADT	2041 AADT (Projected)	2021-2041 Projected Growth	Projected Growth Rate
I-95	70,500	124,000	53,500	76%
SR-40	17,100	27,900	10,800	63%
SR-40 Spur	11,900	13,100	1,200	10%
Colerain Rd	7,880	11,300	3,420	43%
Point Peter Rd	3,420	5,520	2,100	61%
St. Marys Rd	12,000	15,100	3,100	26%
Kings Bay Rd	12,400	15,600	3,200	26%
Winding Rd	3,770	5,630	1,860	49%

Source: Georgia Department of Transportation, 2021 Traffic Geodatabase

Over the next 20 years, it is expected that I-95 will remain the most trafficked road in the area with a projected AADT of 124,000, an increase of 76%. SR-40, Colerain Rd, Point Peter Rd, and Winding Rd are all expected to increase their average daily volume of vehicles by over 40 percent as well. This broadly falls in line with expected residential development patterns in the future. Large tracts of Point Peter as well as the areas surrounding Colerain and Winding Rd are currently zoned for "Planned Development".

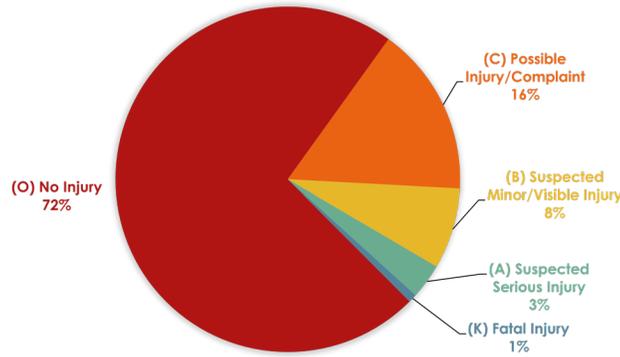
The biggest needs for St. Marys relating to traffic is continuing to monitor changing commuting patterns as development takes place in and around Commerce Park and midtown. Currently SR-40 is the only major road connecting downtown and Commerce Park to the rest of the community and while today's traffic demand is easily met, improvements to Douglas Dr and its intersection with SR-40 Spur could help alleviate any future concerns and provide residents of Point Peter an alternate route into midtown.

Transportation in St. Marys

7.4.4 Collisions

According to the Georgia Electronic Accident Reporting System and Numetric, between 2013 and 2021, St. Marys recorded 1,005 vehicle collisions. Of these, 277 (27.6 percent) resulted in a potential injury including eight that were fatal.

Figure 7.4.4.1: St. Marys Vehicle Collisions by Severity, 2013-2021



Source: Georgia Electronic Accident Reporting System, Numetric 2013-2021

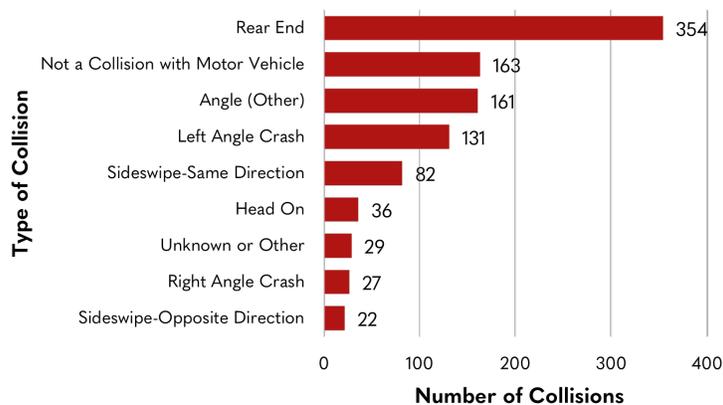
Over half (577) of reported collisions were considered “Intersection-related” meaning they took place at or near the intersection of two public roads. The intersections with the highest occurrence of collisions are as follows:

- 7.1 SR-40 and SR-40 Spur – 66 collisions
- 7.2 St. Marys Rd and SR-40 – 62 collisions
- 7.3 St. Marys Rd and Colerain Rd – 46 collisions
- 7.4 Kings Bay Rd and Colerain Rd – 45 collisions
- 7.5 Kings Bay Rd and Lake Shore Dr – 41 collisions

These five intersection sites represent approximately a quarter of all collisions within St. Marys from 2013 to 2021.

Broken down by types of collisions, the most common collision type was a “rear end” with just over one in three incidents being classified as such. Incidents involving only one vehicle such as when the motorist loses control of the vehicle, accounted for one in six incidents as did “Angle (Other)” most commonly called a “T-bone”. The remaining third of collisions were made up of side sweeps, right angle crashes, left angle crashes, and head on collisions.

Figure 7.4.4.2: St. Marys Vehicle Collisions by Type, 2013-2021



Source: Georgia Electronic Accident Reporting System, Numetric 2013-2021

Transportation in St. Marys

7.4.5 Commuting

The vast majority (93 percent) of St. Marys non-military residents commute to work by car, either by themselves (83 percent) or as a part of a carpool (10 percent) according to the U.S. Census Bureau's American Community Survey 2020 5-year Estimates. Five percent are estimated to work from home and so the share of St. Marys residents commuting to work via other non-motorized means is less than two percent.

Table 7.4.5.1: St. Marys Commuting Types, 2020		
Means of Commuting	Number	Share
Car (alone)	6,469	83.4%
Car (carpool)	784	10.1%
Public transportation	-	0.0%
Walk	-	0.0%
Taxicab	-	0.0%
Motorcycle	15	0.2%
Bicycle	86	1.1%
Walked	-	0.0%
Other means	11	0.1%
Worked from home	391	5.0%
Total	7,756	100.0%
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates		

Approximately 191 (2.5 percent) of commuting households do not have access to any vehicles to get to work and another 1,982 (25.6 percent) are single vehicle households.

Table 7.4.5.2: St. Marys Number of Vehicles Available for a Working Household, 2020		
Number of Vehicles	Number	Share
No vehicles available	191	2.5%
1 vehicle available	1,982	25.6%
2 vehicles available	3,004	38.7%
3 or more vehicles available	2,579	33.3%
Total	7,756	100.0%
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates		

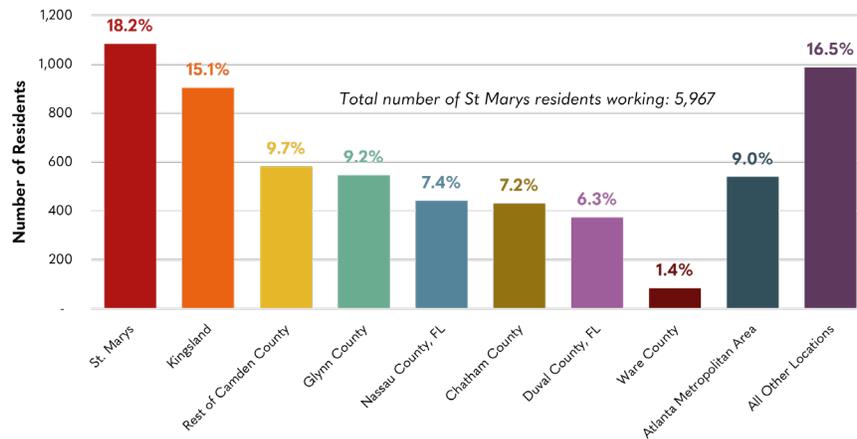
Transportation in St. Marys

St. Marys does not currently have a public transit system for its citizens to use. In place of this, the Coastal Regional Commission operates its coach services in the area. These trips are point to point and are required to be scheduled in advance on a first come, first serve basis.

The Census Bureau estimates that roughly half of commuters from St. Marys take, on average, between 10 to 20 minutes to reach their place of work and the mean travel time as of 2020 is 20.4 minutes.

The Census Bureau’s 2019 Longitudinal Origin-Destination Employment Statistics reports that the vast majority of non-military St. Marys workers do not live within the City limits. Instead, roughly three out of four commute from elsewhere in the region with the largest sources being Kingsland, the rest of Camden County, and Glynn County.

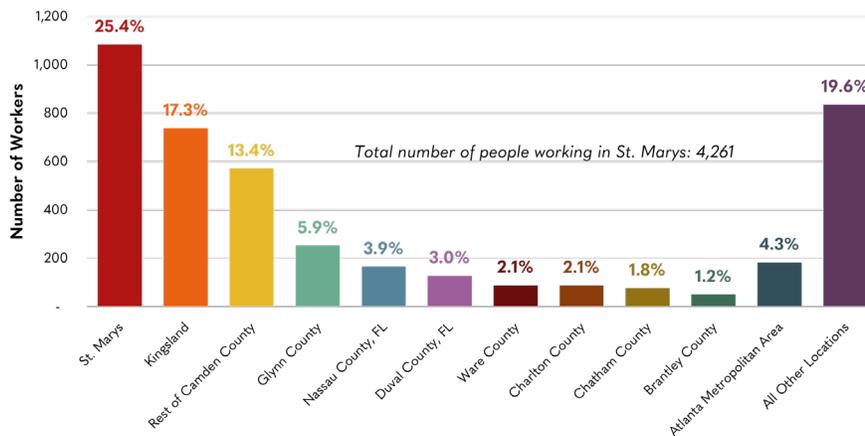
Figure 7.4.5.1: Where do St. Marys Residents Work? 2020



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

Roughly four out of five residents of St. Marys that do work, do so outside the city limits. The largest receivers of St. Marys talent being Kingsland, the rest of Camden County, and Glynn County.

Figure 7.4.5.2: Where do St. Marys Workers Live? 2020



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



8. Economic Development

Employment
Economic Inequality

Economic Development

Economic development creates the conditions for economic growth and improved quality of life by expanding capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, and responsibly produce and trade valuable goods and services. Resilient economic development requires effective, collaborative institutions focused on an economic environment that is able to anticipate, respond, and rebuild after an economic shock.

8.1 Employment

Figure 8.1.1 provides the percentages of Camden County workforce employment by industry. Over a third of the County is employed in the federal government industry, both military and non-military. Trade, transportation, utilities, and education and health services make up the next largest industries for Camden.

Figure 8.1.1: Camden County Employment by Industry

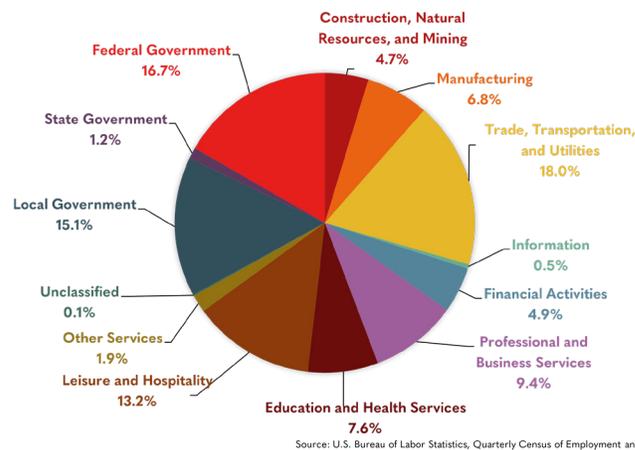


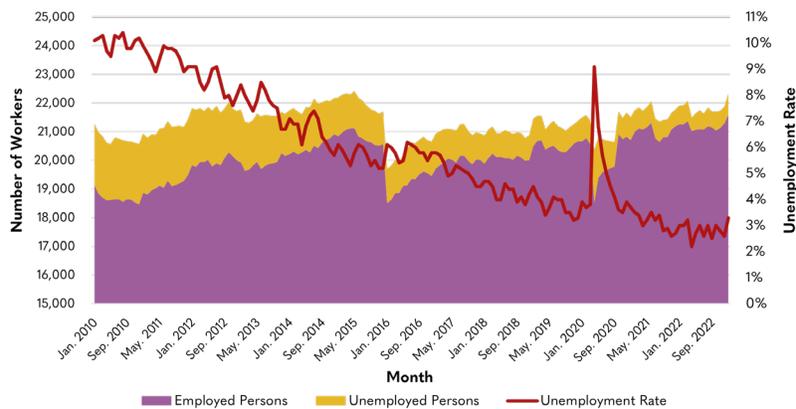
Table 8.1.1: Camden County Occupation Type (Civilian)			
Occupation Type	2010	2015	2020
Management, Business, Science, and Arts	27.7%	33.1%	33.8%
Services	20.3%	19.3%	16.6%
Sales and Office	26.7%	25.7%	22.7%
Natural Resources, Construction, and Maintenance	13.0%	10.8%	11.7%
Production, Transportation, and Material Moving	12.3%	11.0%	15.2%
Source: U.S. Census Bureau, 2006-2020 American Community Survey 5-Year Estimates			

Table 8.1.2 shows the Camden County labor force classes. In 2020, 61.5 percent of workers were classified as private wage and salary workers, a 2.7 percent increase from 2015. Government workers made up 24.8 percent of workers, a 3.6 percent increase from 2015.

Table 8.1.2: Camden County Class of Labor Force			
Class of Worker	2010	2015	2020
Private Wage and Salary Workers	58.6%	58.8%	61.5%
Self-Employed Workers	5.5%	3.2%	2.9%
Private Not-for-Profit Wage and Salary Workers	4.5%	5.0%	5.0%
Government Workers	26.0%	28.4%	24.8%
Unpaid Family Workers	5.4%	4.5%	5.8%
Source: U.S. Census Bureau, 2006-2020 American Community Survey 5-Year Estimates			

Unemployment in Camden County has been steadily declining in the last decade, except for early 2020 during the global pandemic. As of January 2023, the unemployment rate in Camden is three percent.

Figure 8.1.1: Camden County Employment by Industry



Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics 2010-2023

Table 8.1.3 shows the employment locations of Camden County residents. Nearly 60 percent of the Camden workforce is employed outside of the county with top areas including Glynn, Chatham, Nassau, and Duval Counties.

Table 8.1.3: Camden County Labor Force Employment Locations	
Location of Employment	Share of Labor Force
Camden County, GA	40.6%
Glynn County, GA	12.3%
Chatham County, GA	7.0%
Nassau County, FL	7.0%
Duval County, FL	5.7%
Fulton County, GA	2.8%
Charlton County, GA	1.6%
Gwinnett County, GA	1.5%
Ware County, GA	1.5%
Cobb County, GA	1.2%
All other Locations	18.8%
Source: U.S. Census Bureau, 2019 LEHD Origin-Destination Employment Statistics	



9. Broadband Services

Broadband Services

Access to broadband internet is one of the most crucial elements for a community looking to grow their economy, develop their workforce, and improve the overall quality of life for residents. Interest has already been shown in attracting new types of high-tech and advanced industries to the area by taking advantage of the relatively young and educated workforce. These types of industries and the workers they employ have come to expect fast, reliable internet service and will seek out areas that can provide it. Camden County and its municipalities can investigate the need for a broadband model ordinance to address any potential inadequacies in their current broadband network and apply to be designated as a Broadband Ready Community. A map of the broadband services can be found in Appendix A.

In 2018, Georgia launched the Georgia Broadband Deployment Initiative with the intent to promote the deployment of broadband services in areas considered “unserved”, meaning those areas not meeting the minimum required internet speeds of 25 Mbps download and 3 Mbps upload. According to the June 2022 Georgia Department of Community Affairs Broadband Availability Map, the cities of Kingsland and St. Marys have broadband coverage at over 99 percent of locations served. The unincorporated areas of Camden County have a lower rate of coverage with 78.8 percent of locations served. Most of the unserved areas in Camden County can be found in land designated as “Rural” or “Rural Residential” on the future land use map located on the western and northern parts of the County. Some of these locations, such as Cumberland Island National Seashore, have substantial logistical challenges to accessing broadband.



10. Resilience

Coastal Resilience
Community Resilience

Resilience

Camden County has celebrated natural areas and sensitive ecosystems that provide a unique landscape for residents and visitors. During the public engagement process, natural areas and resources were often mentioned as an aspect of Camden County that gave residents a sense of place and pride in their communities. Stakeholders expressed concern over the preservation and protection of the sensitive areas that give Camden its unique character.

Resilience is the capacity of any system to withstand threats and recover from those threats efficiently and effectively. Resilience can pertain to nearly any field or discipline. Community resilience is reliant on all aspects of the community and measured by how well community systems respond to adverse events. Economic diversification, equity and social justice, public health, and income equity all impact the overall resilience of Camden County. For a more holistic approach, these aspects of resilience are included throughout plan elements and the Short-Term Work Plan (STWP). Maps for coastal resilience can be found in Appendix A.

10.1 Coastal Resilience

Coastal communities, like Camden County, are particularly vulnerable to the changing environmental landscape brought on by threats like climate change, urban development, and natural disasters. Storm surge, sea level rise, and tidal inundation create challenges for residents. Community education on these threats is important and affects where residents choose to live, what they build, and how they protect their property. Planning for coastal hazards, both on the part of local governments and residents, increases safety, reduces property loss, protects historic and natural character, and lessens the disruption to economic development.

Camden County is located in the Lower Coastal Plain region of Georgia. Its highest point is 98 feet above sea level and has an average elevation of 13 feet. Camden is also home to several waterbodies, including Crooked River, Cumberland River, and St. Marys River. Cumberland Island is a barrier island off Camden's coastline. It is home to Cumberland Island National Seashore, a major cultural and natural asset for the County.

Sea level rise is expected to have a significant impact on Camden County. Sea level rise stresses both natural and human systems by increasing vulnerability and decreasing the ability of the systems to combat disruptions and recover. Impacts of sea level rise are expected to be shoreline erosion, storm and flood damages, increased flood frequency, changes to the distribution of wetlands, and saltwater intrusion into habitats and groundwater. The USACE has run models to predict sea level rise along the coast with three estimates of future rise. Camden County's closest National Ocean Service gauge is in Fernandina Beach, Florida. Data collected at the Fernandina Beach gauge suggests an estimated 0.39 foot increase for the USACE low scenario, 1.84 feet for the USACE intermediate scenario, and 6.46 feet for the USACE high scenario, all by 2120.

Sea level rise threatens infrastructure and property throughout the County. Identifying at-

risk areas and understanding the severity of potential impacts improves the minimization of consequences. Assessments for sea level rise impacts for development projects can be a useful tool for building a more resilient Camden County. Preventative measures including updated building codes will be a more cost-effective approach than response efforts to damages.

Camden County is a part of the Community Rating System, an incentive program that encourages floodplain management practices beyond the minimum requirements set by the National Flood Insurance Program. Insurance rates are discounted to reflect reduced flood risk. Discussions with residents revealed that flooding and drainage are big concerns across the County. Residents showed interest in proposing ordinances that would mitigate flooding issues.

10.2 Community Resilience

Certain populations are hit the hardest by disruptions. Vulnerable populations require extra planning on behalf of local government agencies to ensure the safety of all residents during disaster events.

Vulnerable populations include young children, the elderly, those facing poverty, and those without reliable means of transportation. Table 10.2.1 shows the vulnerable populations, based on age, for Camden County, Kingsland, and St. Marys. The over age 65 group continues to grow across Camden County. Adults over the age of 65 are more likely to encounter aging related diseases or more advanced chronic conditions that can impede their mobility and access to care.

Table 10.2.1: Camden County Vulnerable Populations

	Camden County		Kingsland		St. Marys	
Year	Under Age 5	Over Age 65	Under Age 5	Over Age 65	Under Age 5	Over Age 65
2015	7.6%	10.6%	8.7%	8.3%	8.8%	11.2%
2020	7.1%	13.2%	7.1%	9.5%	8.0%	14.3%

Source: U.S. Census Bureau, 2011-2020 American Community Survey 5-Year Estimates

Table 10.2.2 shows that the percentage of households in Camden without access to a vehicle increased from 2015 to 2020, with the most significant change seen in St. Marys, with a 1.9 percent increase. Transportation access can affect all aspects of life, particularly access to employment and educational opportunities. This is exacerbated further by a lack of pedestrian infrastructure in parts of Camden County and the cities, which has been identified as a priority need. Households without access to a vehicle are especially vulnerable during disturbance events like hurricanes, which may require evacuation, and become dependent on other sources for transportation, like government organizations or neighbors.

Table 10.2.2: Camden County Income and Poverty Statistics						
	Camden County		Kingsland		St. Marys	
Year	Median Household Income	Poverty Rate	Median Household Income	Poverty Rate	Median Household Income	Poverty Rate
2015	\$52,473	12.8%	\$57,449	8.9%	\$50,703	14.3%
2020	\$60,594	14.9%	\$53,368	16.5%	\$66,033	16.4%
Source: U.S. Census Bureau, 2011-2020 American Community Survey 5-Year Estimates						

Table 10.2.3 shows the income and poverty statistics for Camden, Kingsland, and St. Marys for 2015 and 2020. The poverty rate has risen in all three, with Kingsland seeing a decrease in median income. Residents experiencing poverty are more exposed to environmental risk factors and are less able to invest in risk-reducing actions. Locations with increased risk like flooding tend to offer more affordable housing.

Table 10.2.3: Camden County Percent of Households without Access to a Vehicle			
Year	Camden County	Kingsland	St. Marys
2015	1.8%	2.1%	0.6%
2020	2.7%	2.4%	2.5%
Source: U.S. Census Bureau, 2011-2020 American Community Survey 5-Year Estimates			

The Economic Development Administration defines economic resilience as “the ability of a region or community to anticipate, withstand, and bounce back from shocks and disruptions, which includes both natural and human disasters”. Communities with unequal distribution of wealth are less resilient to economic shock, making recovery efforts more difficult. The Gini Index is a tool that calculates the level of income inequality a community faces based on the difference between the observed cumulative income distribution and the ideal equal income distribution. A coefficient of zero is considered perfect equality and one is considered extreme inequality. A higher Gini coefficient indicates a smaller amount of people hold a higher proportion of wealth. Since 2015, the Gini coefficients for the County, Kingsland, and St. Marys have all increased creating larger separations in wealth as shown in Table 10.2.4 below.

Table 10.2.4: Camden County Economic Inequality (Gini Index)			
Year	Camden County	Kingsland	St. Marys
2015	0.4026	0.3741	0.4135
2020	0.4276	0.4632	0.4192
Source: U.S. Census Bureau, 2011-2020 American Community Survey 5-Year Estimates			



11. Community Work Plan

Report of Accomplishments
2023-2027 Short Term Work Program

Community Work Plan

The community work plan is a collection of action items to aid in addressing the needs and opportunities found earlier in the plan. These items include policies, ongoing efforts, short and long-term efforts, funding identification, and opportunities for collaboration.

Report of Accomplishments

The Report of Accomplishments is an update of the 2018 Comprehensive Plan's work program, identifying the status of each action item.

Camden County

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Population Growth						
Guide new development according to existing infrastructure	2018-2022	Planning and Development	Staff Time	General Fund	Ongoing	
Economic Development						
Coordinate with and support local development organizations, such as the Chamber, Joint Development Authority, etc.	2018-2022	Administration	Staff Time	General Fund	Ongoing	
Inventory and promote natural, historic, cultural and recreational resources that will promote Camden County as a tourist destination.	2018-2022	Planning and Development	Staff Time	General Fund	Ongoing	Inventory still in progress and has been added to the current work plan.
Adopt and implement community appearance ordinances - for landscaping, litter and design control, corridor management, and the clean-up of dilapidated properties, etc.	n/a	Planning and Development	Staff Time	General Fund	Not Accomplished	Design control aspect was not well received by community. Stricter litter and beautification efforts have been added to the current work plan.
Housing						
Refer to Housing Inventory of Unincorporated Camden County (2005) to encourage affordable housing.	2018-2022	Planning and Development, Strategic Planning	Staff Time	General Fund	Ongoing	A new housing study was done more recently, and the efforts to promote affordable housing are ongoing.

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Explore potential developers to coordinate with to build affordable housing.	2018-2022	Planning and Development, Administration	Staff Time	General Fund	Ongoing	
Encourage reduction of the number of mobile homes by making affordable housing an option.	2018-2022	Administration, Strategic Planning	Variable	Federal and State Funds, General Funds	Ongoing	
Explore programs available for affordable housing.	2018-2022	Administration, Strategic Planning	Staff Time	General Fund	Ongoing	
Natural and Cultural Resources						
Adopt Georgia Historic Preservation Division's model ordinance requiring the protection of locally designated historic properties and districts.	n/a	Planning and Development, Strategic Planning	Staff Time	General Fund	Not Accomplished	No historic properties were found to be applicable for a model ordinance.
Apply for the National and State Register of Historic Places Designation for buildings of historic significance.	n/a	Planning and Development, Strategic Planning	Staff Time	General Fund	Not Accomplished	No historic properties were found to be applicable for a historic designation.
Adopt Georgia Historic Preservation Division's model design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.	n/a	Planning and Development, Strategic Planning	Staff Time	General Fund	Not Accomplished	No historic properties were found to be applicable for a historic designation.
Adopt corridor overlay districts for prominent roads in the County require the preservation of existing trees in landscaped buffers.	2020	Planning and Development	Staff Time	General Fund	Completed	
Survey and inventory natural and cultural resources within the County.	2018-2022	Planning and Development	Staff Time	General Fund	Ongoing	
Protect any previously undisturbed marsh hammocks.	2018-2022	Planning and Development	Variable	Property owner's participation, grants	Ongoing	
Require or provide incentives for new development to conserve and protect open space and greenspace within subdivisions	2018-2022	Planning and Development	Variable	General Fund	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Look for opportunities to complete connections to the Coastal Georgia Greenway and research possible funding	2019	Planning and Development, PSA	Variable	Federal and State Funds, General Funds	Completed	
Community Facilities and Services						
Implement a five-year capital improvements program, a long-range program for developing or improving public facilities that brings predictability to the extent of public facility expansions	2022	All Departments	Staff Time	General Fund	Ongoing	
Prepare a long-range Parks & Recreation Master Plan	2019	PSA	Staff Time	General Fund	Completed	
Explore co-locating community facilities, i.e., sheriff and fire departments, as well as meeting spaces for training, voting, etc.	2018-2022	Administration, Strategic Planning	Staff Time	General Fund	Completed	
Conduct a location-needs study for community facilities for future development	n/a	Strategic Planning	n/a	General Fund	Not Accomplished	Facilities master plan was not feasible based on cost.
Future Fire Station #20	n/a	Strategic Planning		Impact fees, SPLOST	Not Accomplished	Found to not be needed based on demand at the time, but are continuing to explore fire station needs.
Future Fire Training Tower		Strategic Planning	n/a	Impact fees, SPLOST	Postponed	Postponed to 2027 contingent upon SPLOST. Will be included in CIE update.
Purchase a fire engine	2018-2022	EMS/Fire Rescue	\$500,000	General Fund	Completed	
Purchase a ladder platform	n/a	EMS/Fire Rescue	n/a	General Fund	Not Accomplished	Cost too high.
Purchase a tanker	2018-2022	EMS/Fire Rescue	\$400,000	General Fund	Completed	
Purchase a heavy vehicle for Fire	n/a	EMS/Fire Rescue	n/a	General Fund	Not Accomplished	Found to not be needed.
Maintain ISO rating for 4	2018-2022	EMS/Fire Rescue	Staff Time	General Fund	Completed	
Purchase library collection materials	n/a	Strategic Planning	n/a	Impact fees, General Fund	Postponed	Has been moved to CIE.
Manager future water system	2018-2022	Planning and Development	Variable	General, SPLOST	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Build new ditches to facilitate increased stormwater management.	2018-2022	EMS/Fire Rescue	Staff Time	General Fund	Ongoing	Maintaince is ongoing, and updates are expected to finish in 2024.
Continue strategic planning for water and sewer needs	2018-2022	Administration, Strategic Planning, EMS, Planning and Development	Staff Time	General Fund	Ongoing	
Transportation						
Construct roads with consideration to fire, police, and other emergency services for future developments	2018-2022	Public Works	Variable	General Fund, DOT Funds	Ongoing	
Purchase paver and add staff to Public Works Department accordingly	n/a	Administration, Public Works	n/a	General Fund	Not Accomplished	Has been more cost efficient to lease paver and contract out staff.
Pave un-paved roads	2018-2022	Public Works	Variable	General Fund, SPLOST	Completed	
Increase staff capacity for Road Department to meet needs beyond maintenance.	2018-2022	Public Works	Staff Time	General Fund	Ongoing	
Intergovernmental Coordination						
Continue coordinated emergency planning efforts with Naval Submarine Base Kings Bay	2018-2022	Administration, Fire Rescue, EMA	Staff Time	General Fund	Ongoing	
Coordinate with Chamber and other entities as the County becomes a Metropolitan Statistical Area; will need to create a Metropolitan Planning Organization	2018-2022	Administration, Strategic Planning, Planning and Development	Staff Time, Chamber, JDA, Cities	General Fund	Ongoing	
Coordinate infrastructure and communication improvements with surrounding counties - Brantley, Charlton, Glynn, Wayne, etc. - as need or desired	2018-2022	Administration, Strategic Planning, Planning and Development	Staff Time	General Fund, GEMA	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Work in conjunction with neighboring jurisdictions to implement the Joint Comprehensive Plan	2018-2022	Administration, Strategic Planning, Planning and Development	Staff Time	General Fund	Ongoing	
Continue coordinating with City of Kingsland on Fire Services Agreement	2018-2022	Administration, Fire Rescue	Staff Time	General Fund	Ongoing	
Implement Public Safety Communications Plan (public works, school board, sheriff, police, fire, EMS) with Cities	2018-2022	Public Safety	\$30,000,000	General Fund, Bonds, Grants	Ongoing	
Implement County-wide initiative for water	2018-2022	Administration	Staff Time	General Fund, GEFA	Ongoing	
Coordinate emergency planning services with the Cities	2018-2022	Public Safety	Staff Time	General Fund	Ongoing	

Report of Accomplishments

Kingsland

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Development Patterns						
Draft a small area/corridor plan for the area west of I-95 along Highway 40 toward downtown	2018	Planning and Development	Staff Time	General Fund	Completed	
Adapt Zoning Ordinance to current opportunities/issues	2018-2022	Planning and Development	Staff Time	General Fund	Ongoing	
Zoning Ordinances for Tiny Housing	n/a	Planning and Development	Staff Time	General Fund	Postponed	Postponed to be included in new plan.
Encourage development in line with best practices	2018-2022	Planning and Development	Staff Time	General Fund	Ongoing	
Develop West Kingsland, Lakes, May Creek, and Summerfield Drainage Plan	2018-2022	Public Works	Staff Time	Grant Funding and General Fund	Ongoing	
Economic Development						
Support the Downtown Development Association's Program and Activities	2018-2022	City	Staff Time	General Fund DDA Fund	Ongoing	Employed new DDA Director, working on downtown corridor overlay district, support downtown events
Draft Economic Development implementation plan that includes a strategy that supports Space Port Camden	n/a	City	Staff Time	General Fund	Postponed	Space Port Camden no longer viable.
Promote a development plan for Exit 6	2018-2022	City	Staff Time	General Fund	Ongoing	
Promote a redevelopment plan for Exit 3	2018-2022	City	Staff Time	General Fund	Ongoing	
Continue downtown revitalization activities as part of economic development efforts	2018-2022	City	Staff Time	General Fund	Ongoing	
Coordinate with and support other local development organizations such as the JDA, Camden Partnerships, and St. Marys	2018-2022	City	Staff Time	General Fund	Ongoing	Support continues with several joint projects.
Draft Downtown Overlay District	2018-2022	City/KdA	Variable	General Fund	Ongoing	Currently working on addressing, zoning, and design.
Work with Gateway CID to develop Exit 3 attraction	2018-2022	City/GCID	Staff Time	General Fund	Ongoing	DA has been approved. Sports field agreement has been approved by CID.

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Housing						
Draft a small area revitalization plan for MLK Boulevard	n/a	City	Staff Time	General Fund	Not Accomplished	
Draft a small area revitalization plan for North and South Orange Avenue	n/a	City	Staff Time	General Fund	Not Accomplished	
Create a county-wide land bank and inventory property to identify sites appropriate for redevelopment	n/a	City/CCJDA	Staff Time	General Fund	Postponed	Will be included in future discussion with the County.
Natural and Cultural Resources						
Continue the practice of encouraging developers to provide for open space in their developments that links together into a publicly accessible open space network in the PD zones.	2018-2022	City and Developers	Staff Time	General Fund	Ongoing	
Apply for the National and State Register of Historic Places designation for buildings of historic significance.		DDA	Staff Time	General Fund	Completed	
Adopt corridor overlay districts for prominent roads in the City; require the preservation of existing specimen trees in landscaped buffers.		City	Staff Time	General Fund	Completed	
Adopt a tree ordinance	n/a	City	Staff Time	General Fund	Not Accomplished	Is being reconsidered and will be included in current plan.
Adopt a River Corridor Protection Ordinance	n/a	Corp of Engineers	Staff Time	Corp of Engineers	Not Accomplished	Not applicable do not have a river.
Evaluate results of historic preservation programs	2018-2022	City	Staff Time	General Fund	Completed	
Continue to support the annual Catfish Festival	2018-2022	City	Staff Time	General Fund	Ongoing	
Community Facilities and Services						
Maintain a capital improvements plan	2018-2022	Municipal Utilites	Staff Time	Enterprise and GEFA Funds	Ongoing	
Update capital improvement projects listed in Short Term work Program	2018-2022		Staff Time	Enterprise and GEFA Funds	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Maintain water and sewer master plan	2018-2022	Public Works	\$650,000	General Fund	Ongoing	
Maintain map of the water and sewer system	2018-2022	GIS and Planning	Staff Time	General Fund	Ongoing	
Refurbish old water lines in the downtown area	2018-2022	Public Works	\$1,000,000	SPLOST and General Funds	Ongoing	
Replace dilapidated sanitary sewers in downtown and old city areas	2018-2022	Public Works	\$2,000,000	SPLOST	Ongoing	
Participate in drafting of the Coastal Greenway Plan	2019	Planning	\$200,000	Grant Funding and General Fund	Completed	
Fire Brush Truck	2021	Fire Dept	\$150,000	SPLOST	Completed	
Fire Rescue Headquarters Station #3 Additions and Renovations	n/a	Fire Dept	\$1,000,000	SPLOST and General Funds	Postponed	
Replace Fire Station #1	n/a	Fire Dept	\$900,000	General Fund	Not Accomplished	Not a Kingsland fire station.
Expand water treatment/storage facilities	2018-2022	Municipal Utiliites	Staff Time	Enterprise and GEFA Funds	Ongoing	
Continue to upgrade life stations	2018-2022	Municipal Utiliites	Staff Time	Enterprise and GEFA Funds	Ongoing	
Fire Station 4 facility expansion - Phase II	2018-2022	Fire Dept	\$650,000	General Fund	Ongoing	SPLOST 8 Project
100' Platform Fire Truck	2020	Fire Dept	\$1,000,000	SPLOST and General Funds	Completed	
New Police Headquarters	2018-2022	Police Dept	\$2,000,000	SPLOST	Ongoing	
Breathing Apparatus	2019	Fire Dept	\$200,000	Grant Funding and General Fund	Completed	
Build North, west, and east sewer force mains	2018-2022	Municipal Utiliites	Variable	Enterprise and GEFA Funds, SPLOST	Postponed	Currently focusing on rehabilitation of existing facilities, but will revisit in the future.
Upgrade water plants	2022	Municipal Utiliites	Variable	Enterprise and GEFA Funds	Completed	
Develop a regional water/wasterwater testing lab	n/a	Municipal Utiliites	Variable	General Fund	Not Accomplished	
Loader with Quick Attachments	2022	Public Works	Variable	SPLOST	Completed	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Grader	n/a	Public Works	\$130,000	SPLOST	Not Accomplished	Leasing equipment was determined to be more cost effective.
Mini Excavator	2023	Public Works	\$99,000	SPLOST	Completed	
Roller	n/a	Public Works	\$80,000	SPLOST	Not Accomplished	Leasing equipment was determined to be more cost effective.
Dump Truck	2022	Public Works	\$100,000	SPLOST	Completed	
Garbage Truck/Rear Loader	2022	Public Works	\$270,000	Enterprise Fund	Completed	
Limb Wagon	2022	Public Works	\$150,000	Enterprise Fund	Completed	
Replace comupter servers	2022	IT	Variable	General Fund	Completed	
Server Update	2021	IT	\$65,000	General Fund	Completed	
Archive Facilitiy	2018-2022	City Clerk	Variable	General Fund	Ongoing	
Email billing statements		Finance	Variable	Enterprise Fund	Not Accomplished	Unable to determine cost feasibility.
Replace touch read meters with AMR Radio Read	2018	Finance	Variable	GEFA Loand and Grant Funds	Completed	
Upgrade to InCode V. 10	n/a	Finance	Variable	General Fund	Postponed	Postponed to 2024
Intergovernmental Coordination						
Coordinate emergency planning services with the County, St Marys, and Woodbine	2018-2022	County and Cities	Staff Time	General Fund	Ongoing	
Work in conjunction with neighboring jurisdictions to implement the Joint Comprehensive Plan	2018-2022	County and Cities	Staff Time	General Fund	Ongoing	
Continue mutual aid agreements (fire, police, building inspection, code enforcement, etc.)	2018-2022	County and Cities	Staff Time	General Fund	Ongoing	
Update Comprehensive Plan in 2022, or sooner if major changes occur or new trends develop in conjunction with other jurisdictions.	2018-2022	County and Cities	Staff Time	General Fund	Ongoing	
Transportation						
Implement Rails to Trails recommendations, such as a multi-use path	2018-2022	PSA	Variable	PSA Funds	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Connect Colerain Road to Highway 40, via Camden Woods Parkway	2018-2022	City	Variable	SPLOST and TAD	Ongoing	Completed surveying phase of project.
Boone Street Extension Phase III from end of Phase II to Mariners Landing	2018-2022	City	\$2,000,000	SPLOST and TAD	Ongoing	
Implement recommendations for the Downtown Master Plan	2018-2022	City	Staff Time	General Fund	Ongoing	
Widen Colerain/Laurel Island Parkway to four lanes from SR 40 west to Kings Bay Road in St. Marys	2022	County/GDOT		GDOT/County	Ongoing	Project underway.
Extend Woodbridge Road to Colerain-St. Marys Road	2022	Developer	Variable	Private	Completed	
Replace Street Signs	2018-2022	Public Works	Variable	SPLOST	Ongoing	
Sidewalks	2018-2022	Public Works	\$300,000	SPLOST/LMIG	Ongoing	
Gross Rd 4-Laning	n/a	Public Works	Variable	SPLOST	Not Accomplished	Currently not financially feasible.
May Creek Culvert Replacement	2022	Public Works	\$80,000	SPLOST/FEMA	Completed	
Lakes Blvd East Extension	n/a	Public Works	Variable	SPLOST/Private	Postponed	Postponed due to funding, but will be included in next work plan.
Update Joint Comprehensive Transportation Plan	n/a	County/Cities	Staff Time	General Fund	Not Accomplished	Updates done through County.

Report of Accomplishments

St. Marys

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Land Use						
Codify the recommendations from the JLUS study through creation of an overlay district within 3,000 feet of the Subbase.	2018-2022	CD	Unknown	General Fund	Completed	
Implement the findings of the Joint Land Use Study (JLUS)	2018-2022	CD	Unknown	General Fund	Completed	
Create with the County a land bank according to State legislation.	2018-2022	City, Kingsland, County	Unknown	General Fund	Ongoing	
Develop design standards for Midtown Renaissance commercial corridor and incorporate in zoning code.	2018-2022	CD	Unknown	General Fund	Ongoing	
Incentivize infill residential development and allow for mixed use in downtown St. Marys.	2018-2022	CD	Unknown	General Fund	Ongoing	
Create form based zoning in downtown St. Marys.	2018-2022	CD	Unknown	General Fund	Not Completed	Community did not support initiatives to accomplish action item.
Reduce minimum lot sizes in downtown.	2018-2022	CD	Unknown	General Fund	Ongoing	
Add specific family friendly entertainment uses to appropriate zoning classifications.	2018-2022	CD	Unknown	General Fund	Ongoing	
Ensure that development on the previous Mill Site and at the airport are coordinated with the SUBASE leadership.	2018-2022	CMO	Unknown	General Fund	Completed	
Perform a market study for the St. Marys Airport property to determine the highest and best use and to establish appropriate zoning.	2018-2022	CD & DASM	Unknown	DOD Grant	Completed	
Review and update the City's codes and development standards to ensure that future development does not adversely impact the environment.	2020-2021	CD	Unknown	General Fund	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Incentivize the reuse or redevelopment of existing commercial/industrial buildings over the development of new properties, where appropriate.	2020-2021	CD, DDA & DASM	Unknown	General Fund	Ongoing	
Work with public and private entities to develop the aquaculture industry in St. Marys including identifying harvesting locations and support facilities including the Weed Street location.	2022	DASM & Volunteers	Unknown	Donations, Coastal Incentive Grant (CIG) grant	Ongoing	
Work with the owner(s) of the Kings Bay Village to update and redevelop the site.	2022	CD	Unknown	General Fund	Ongoing	
Study feasibility of SUBASE fence line relocation to address Cumberland Harbor tower.	2022	Joint Land Use Study Committee	Unknown	DOD Grant	Not Completed	Coordination with NSB Kings Bay determined this action item to be infeasible.
Population Growth						
Create upper-story housing incentives in downtown.	2018-2022	CD	Unknown	General Fund	Ongoing	
Utilize innovative planning, zoning and funding solutions to provide affordable, quality housing for eligible civilian and military households.	2018-2022	CD	Unknown	General Fund	Ongoing	
Support Georgia Initiative for Community Housing program by providing board member(s) to increase opportunities to implement housing initiatives and further affordable housing development.	2018-2019	City	Unknown	General Fund	Ongoing	
Expand current drainage system maintenance program.	2020-2021	PW	Unknown	SW Utility	Ongoing	
Support initiatives and projects that promote mixed age communities via a special use for independent living elderly facilities in the R1 zone.	2018-2022	CD	Unknown	General Fund	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Update Water, Sewer, and Stormwater Master plans. These plans should consider the built- out conditions that would potentially result from the proposed zoning ordinance updates.	2022	PW	Unknown	W&S Fund	Completed	
Determine the feasibility of recruiting one or more grocery stores to under-served areas	2022	DDA	Unknown	General Fund	Ongoing	
Develop a plan to annex islands of unincorporated Camden County that currently receive City services at little to no cost.	2022	CMO	Unknown	General Fund	Ongoing	
Encourage and support development of continuing care communities.	2018-2022	City	Unknown	General Fund	Ongoing	
Economic Development						
Implement planned downtown improvements in accordance with the CIP.	2018-2022	PW & MS	Unknown	General Fund, DOT, 319 Grant	Completed	
Update design standards and development ordinances to address community interconnectivity as development occurs.	2018-2019	CD	Unknown	General Fund	Ongoing	
Review and revise the existing permit and license fee structure, including alcohol licensing, to support new and existing restaurants.	2018-2019	CD & CMO	Unknown	General Fund	Ongoing	
Implement a blight tax on properties to encourage compliance with property maintenance standards.	2018-2019	CD	Unknown	General Fund	Not Completed	A legal review determined this action item to be illegal.
Adopt a formal landscaping ordinance to improve the aesthetics and stormwater design of new development and redevelopment.	2018-2019	CD	Unknown	General Fund	Ongoing	
Create a plan to revitalize mid-town. This plan should include events and activities in this area to increase activity, create demand, and foster investment.	2020-2021	CD, DDA & DASM	Unknown	DDA, General Fund, Grants	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Work with Kingsland, Camden County, and State officials to support construction of the planned technical college in Kingsland.	2020-2021	CD	Unknown	SPLOST	Completed	
Consider and budget for business incentives including tax abatement, reduced/waived fees, etc.	2020-2021	DDA	Unknown	General Fund, DDA, Grants	Ongoing	
Develop partnerships to support historical tourism and related businesses.	2022	DDA	Unknown	General Fund	Ongoing	
Market opportunities to host conventions, sports activities, etc.	2018-2022	PSA	Unknown	PSA	Ongoing	
Support the "Keep It in Camden" and "EDIMADIC" campaigns	2018-2022	City	Unknown	General Fund	Ongoing	
Investigate, encourage and support diversification in marina opportunities.	2018-2022	City, Investors	Unknown	General Fund, Property Owner	Ongoing	
Design and implement the completion of St. Marys Street at the waterfront.	2018-2022	City	Unknown	General Fund, Property Owner, Grants	Ongoing	Initial project has been completed. An additional sea wall attached to the site is planned.
Identify what steps the City could take to recruit eco-tourism businesses to St. Marys.	2022	MS & DDA	Unknown	General Fund	Ongoing	
Better utilize a revolving loan fund for economic development.	2022	DDA & DASM	Unknown	General Fund, DDA, Grants	Ongoing	
Update the Economic Diversification of Camden County Strategic Report and consider development of a new countywide Comprehensive Economic Development Strategy.	2022	CMO, Camden County, JDA	Unknown	General Fund	Ongoing	
Natural and Cultural Resources						
Develop a long-term plan for Orange Hall that will ensure its restoration and continued operation.	2018-2022	City Council	Unknown	General Fund, Charitable Donations	Ongoing	
Acquire and permanently protect low-lying wetland areas as a flood storage areas.	2018-2022	CD	Unknown	SW Utility	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Adopt the Coastal Stormwater Supplement to reduce flooding and ensure that stormwater runoff does not cause pollution of the coastal marshlands.	2020-2021	CD	Unknown	General Fund	Ongoing	
Develop partnerships that enhance St. Marys heritage such as oral histories, pictures, etc. and find innovative ways to exhibit those projects to residents and visitors.	2022	Volunteers, CVB	Unknown	General Fund	Ongoing	
Implement the Stormwater Master Plan.	2018-2022	City	Unknown	General Fund, GEFA	Ongoing	
As determined feasible and upon the request of property owners, submit nomination to expand National Register and local historic district.	2018-2022	City	Unknown	General Fund, Grants	Ongoing	
Establish a National Historic Landmark site at the Point Peter, War of 1812 encampment.	2018-2022	City, NPS	Unknown	General Fund, Grants	Ongoing	
Establish a Veteran’s memorial for all wars and all services at an appropriate location.	2018-2022	City	Unknown	General Fund, Grants, NPS	Ongoing	
Support efforts to inventory Ft. Tammany and artifacts from the area.	2018-2022	NPS	Unknown	General Fund, Grants, NPS	Not Completed	Identified to be not the responsibility of the City.
Investigate and Implement new Gateway welcome structures at the various entryways to the City.	2018-2022	City	Unknown	General Fund, Grants	Ongoing	
Community Facilities and Services						
Provide RV opportunities (storage and parks) as special use in defined areas.	2018-2022	CD	Unknown		Ongoing	
Make public buildings, parks, and city facilities Wi-Fi enabled.	2018-2022	IT	Unknown	General Fund	Ongoing	
Explore the option for joint ventures for technologies (consolidated IT) with other cities and Camden County.	2018-2022	CMO	Unknown	General Fund	Completed	
Work to maximize docking opportunities along the St. Marys Waterfront, including the Gateway Marina project.	2018-2019	DDA, CD & PW	Unknown	Grants	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Update and modernize programming at the Senior Center to significantly increase the number of seniors served daily.	2018-2019	Senior Center	Unknown	General Fund	Ongoing	
Streamline business licensing and permitting process.	2020-2021	CD	Unknown	General Fund	Ongoing	
Create a Parks & Recreational Services Master Plan with the PSA and regional partners based on a regional market assessment that takes into account SUBASE programming and interest to expand youth activities.	2020-2021	CD, PSA, Camden County	Unknown	General Fund	Completed	
Consider the possibility of using city operated facilities and finding partners to house a supervised and structured community center for youth that can provide entertainment and life-skills training.	2020-2021	CD	Unknown	General Fund	Ongoing	
Identify funding for implementation of Tabby Trail.	2020-2021	CD & Bicycle Committee	Unknown	Grant Fund	Ongoing	
Develop partnerships with regional health organizations to develop trail network.	2020-2021	DDA & CD	Unknown	General Fund	Completed	
Consider the use of LED lighting to improve visibility in downtown neighborhoods and promote long-term cost savings and energy efficiency.	2022	PW & City Council	Unknown	General Fund	Ongoing	
Investigate a mobile farmers market program that utilizes a food truck to provide opportunities to purchase healthy foods in under served areas.	2022	CVB & MS	Unknown	General Fund	Ongoing	
Update the City's hardware and software for efficiency and security.	2018-2022	IT	Unknown	General Fund	Ongoing	
Expand the City's GIS capabilities and services.	2018-2022	CD & CMO	Unknown	General Fund	Ongoing	
Continue to annually prioritize the many suggestions of the RSVP and include the most appropriate and financially feasible suggestions in its annual work-plan.	2018-2022	MS & DDA	Unknown	DDA	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Apply for WaterFirst designation so that the City will be more competitive for grants and eligible for a discount on Georgia Environmental Finance Agency (GEFA) loans interest rates.	2018-2022	PW	Unknown	W&S Fund	Ongoing	
Maximize benefits of the Community Rating System program to minimize impact of Federal Emergency Management Agency (FEMA) flood insurance rate increases on property owners by achieving a CRS rating of 5.	2018-2022	CD	Unknown	General Fund	Ongoing	
Continue to implement the JLUS recommendations.	2018-2022	All Departments	Unknown	General Fund	Not Completed	Removed duplicate work program Item.
Conduct a staffing needs assessment for all city departments.	2018-2022	HR	Unknown	General Fund	Ongoing	
Establish a Comprehensive Resource Allocation and Capital Improvement Plan (CIP) to implement a prioritized Master Plan incorporating specified activities in the Master Plan. Plan should include all resources; financial, staff, consultant, citizen appointee utilization, equipment/facility use, maintenance and replacement.	2018-2019	CD, PW, SMPD, Finance, HR, SMFD & CMO	Unknown	General Fund	Ongoing	
Develop and implement a transparent reporting apparatus and review process for St. Marys' boards and committees, which provides City Council and management a functional oversight system for tracking and auditing City priorities, policies, programs and projects.	2018-2019	City Council	Unknown	N/A	Ongoing	
Work with Camden County, Kingsland, Woodbine, the JDA, and the Chamber of Commerce to effectively market the next SPLOST referendum.	2018-2019	CMO	Unknown	General Fund	Completed	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Develop a prioritized CIP for making stormwater repairs recommended in the Resiliency Study and Stormwater Master Plan.	2018-2019	PW	Unknown	SW Utility	Ongoing	
Hire such personnel as may be needed to inspect and enforce ordinances and regulations implementing the plan.	2020-2021	CD	Unknown	General Fund	Completed	
Perform an evaluation of all relevant ordinance (signs, landscaping, tree, etc.) and determine if updates are needed to support the goals and visions of this plan.	2020-2021	CD	Unknown	General Fund	Ongoing	
Consider adoption of a stormwater utility to fund needed stormwater improvements.	2020-2021	City Council	Unknown	Reserves	Completed	Determined not necessary.
Coordinate with the National Park Service Foundation Statement for the future of the Park and Concessions at the park.	2018-2022	City	Unknown	General Fund	Ongoing	
Public Services						
The Police Department should develop strategies to strengthen the community outreach program.	2018-2022	MPD	Unknown	General Fund	Ongoing	
Install green infrastructure (GI)/low impact development (LID) practices to address stormwater runoff quantity and quality.	2018-2022	PW & DDA	Unknown	SW Utility	Ongoing	
Continue coordinated emergency management response with SUBASE Kings Bay and Camden County.	2018-2022	SMFD & SMPD	Unknown	General Fund	Ongoing	
Use NOAA sea level study findings in future required updates to the Camden County Joint Comprehensive Plan.	2018-2022	CD	Unknown	General Fund	Completed	
Consider instituting Accident and Incident Recovery Fees for emergency response services performed by the City's Fire Department.	2018-2019	CMO	Unknown	General Fund	Not Completed	A legal review determined this action item to be illegal.

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Improve communications with citizens through regular and meaningful updates to the website and Facebook, increased use of online services and expanded use of GIS. Develop alternative methods of reaching citizens without technology access.	2018-2019	All Departments	Unknown	General Fund	Ongoing	
Develop specific golf cart regulations and education materials that allow for use on designated streets.	2018-2019	CD	Unknown	General Fund	Completed	
Participate in a county-wide resiliency plan that is consistent with the County Plan and National Incident Management	2020-2021	SMPD, SMFD & CMO	Unknown	CIG	Ongoing	
Support efforts of the local hospital and nonprofit agencies working to increase mental health services in Camden County.	2022	CD	Unknown	General Fund	Ongoing	
Prioritize and install tide gates/flaps on stormwater outfalls below mean high tide	2020-2021	PW	Unknown	SW Utility	Ongoing	
Transportation						
Implement the Gateway landscaping plan for St. Marys Road at Exit 1.	2018-2022	CMO	Unknown	LMIG	Ongoing	
Review and update 2005 Camden County Bicycle and Pedestrian Study.	2018-2022	CD & Bicycle Committee	Unknown	General Fund, Grants	Ongoing	Incorporate into new Master Trails Plan.
Expand the DDA facade grant program through matching funds.	2018-2022	DDA	Unknown	General Fund, Grants	Ongoing	
Work with SUBASE Kings Bay and regional partners to cooperatively address additional traffic within the navigable channels.	2018-2022	City, Coast Guard, & USACOE	Unknown	General Fund	Ongoing	
Perform a financial assessment of the City's water and sewer debt to determine if refinancing is a viable option.	2018-2022	CMO	Unknown	General Fund	Completed	
Identify and map all known City rights of way and easements.	2018-2022	CD	Unknown	General Fund	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Work with the Navy and local and State development authorities to enhance usage of the rail access as part of the Mill Site and airport property development while assuring that sufficient safety and traffic concerns are met.	2018-2022	CMO	Unknown	General Fund	Ongoing	
Seek grants for trails and other features that provide low-impact access to the coastal environment.	2018-2019	CD	Unknown	General Fund	Ongoing	
Evaluate and implement a partnership of the City of St. Marys and SUBASE Kings Bay to initiate limited gate opening and operation.	2018-2019	CMO	Unknown	TBD	Not Completed	Coordination with NSB Kings Bay determined this action item to be infeasible.
Explore alternative funding sources and options with the County, the CRC, private transportation agencies (university, hospital, SUBASE, etc.), or private rideshare providers to provide alternative transportation in under- served areas.	2018-2019	PSA & EVM	Unknown	General Fund	Ongoing	
Modify existing golf cart ordinance to meet the goals outlined in the Multi-Modal Transportation Plan.	2020-2021	CD	Unknown	General Fund	Completed	
Consider SR 40/Osborne Road improvements, including implementation of raised and landscaped median, improved bicycle and pedestrian facilities, wayfinding signage, and landscaping.	2020-2021	CD	Unknown	General Fund, GDOT, FTA	Ongoing	
Coordinate with GDOT on safety and operational issues recommended in the Multi- Modal Transportation Study.	2020-2021	CD	Unknown	General Fund	Ongoing	
Upgrade intersection of St. Marys Road and SR 40/Osborne Road to incorporate Gateway elements.	2020-2021	CD	Unknown	General Fund/ SPLOST	Ongoing	
Consider participation in a multi-jurisdictional Camden County Long Range Transportation Plan.	2020-2021	CD	Unknown	General Fund	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Adopt access management techniques (i.e. inter-parcel access roads, and corridor planning) to maintain Level of Service for limited access state routes (under SUBASE review), while providing property owners and City tax digest the highest and best use of property.	2020-2021	CD	Unknown	General Fund	Not Completed	Identified as not the responsibility of the City.
Explore options to correct the current connectivity issues in established areas including Brant Creek and Shadowlawn.	2020-2021	CD	Unknown	General Fund	Completed	
Implement a comprehensive wayfinding signage plan.	2022	CD	Unknown	Grant	Ongoing	
Upgrade crossings and access to Crooked River, Mary Lee Clark, and Sugar Mill Elementary Schools, as outlined in the Multi-Modal Transportation Study.	2022	CD	Unknown	General Fund / SPLOST	Ongoing	
Consider local safety projects for submittal to GDOT for funding through the lump sum safety program.	2022	CD	Unknown	GDOT	Ongoing	
Relocate Douglas Drive to directly connect to North River Causeway and create a new intersection of Douglas Drive at Point Peter Road.	2019-2022	City	Unknown	General Fund	Completed	
Construct a multiuse path/marsh walk from St. Marys Street to the Aquatic Center through existing marsh.	2019-2022	City, GDOT	Unknown	General Fund, Grants	Ongoing	
Conduct a downtown parking study.	2020-2022	City	Unknown	General Fund	Ongoing	
Explore reducing the speed limit on the North River Causeway.	2019-2022	City	Unknown	General Fund	Completed	
Explore with GDOT reducing the speed limits on Spur 40, etc.	2019-2022	City, GDOT	Unknown	General Fund, GDOT	Completed	
Participate in the exploration of creating Rails to Trails.	2019-2022	City, SMRR property owner, GDOT	Unknown	General Fund, SMRR property owner, GDOT	Ongoing	

Report of Accomplishments

Action	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Work with GDOT to provide a multiuse path along Osborne Road with bridge widening at Dark Entry Creek.	2019-2022	City, GDOT	Unknown	General Fund, GDOT	Ongoing	
Work with GDOT and GEMA to implement emergency evacuation routes as soon as possible.	2019-2022	City, GDOT	Unknown	General Fund, GDOT, GEMA	Ongoing	

Short Term Work Plan

Camden County

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Community Resilience								
Identify target flood areas and create a flooding and drainage action plan.		x				Planning and Development	TBD	TBD
Establish Green Infrastructure and Stormwater Management ordinances to reduce flood hazards.		x				Planning and Development	Staff Time	General Fund
Investigate and apply for coastal resilience funding opportunities.	x	x	x			Planning and Development	Staff Time	General Fund
Encourage conservation subdivisions for new housing developments, and review current open space subdivision ordinance for best practices.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Consider sea level rise in future infrastructure investments and site developments.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Continue to pursue grants for stormwater and drainage improvements, like the Hazard Mitigation Grant through GEMA.	x	x	x	x	x	Planning and Development, Emergency Management	Staff Time	General Fund
Require or provide incentives for new development to conserve and protect open space and greenspace within subdivisions		x	x	x	x	Planning and Development	Staff Time	General Fund
Economic Development								
Develop an Industry Marketing Strategy to entice desirable industries to move to Camden County.		x				Adminstration	TBD	TBD
Explore the feasibility of a general aviation airport.			x			Adminstration	TBD	TBD
Form partnerships with educational institutions to develop apprenticeships, internships, STEM camps, and promote increased technology utilization in middle and high school classrooms.	x	x				Chamber of Commerce, School Board	Staff Time	General Fund
Natural and Cultural Resources								
Survey and inventory natural and cultural resources within the County.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Continue efforts to promote natural, cultural, historic, and recreational resources.	x	x	x	x	x	Planning and Development, Chamber of Commerce	Staff Time	General Fund

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Apply for Georgia Outdoor Stewardship Program Grant to further develop greenspaces and trails for recreational opportunities.			x			Planning and Development	Staff Time	General Fund
Protect any previously undisturbed marsh hammocks	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Housing								
Pursue state funding for income reflective attainable housing, such as CHIP and the Rural Workforce Housing Fund.			x			Planning and Development	Staff Time	General Fund
Guide housing development towards designated infill areas with existing infrastructure.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Community Facilities and Services								
Implement litter and beautification ordinances.	x					Planning and Development	Staff Time	General Fund
Guide new development according to existing infrastructure	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Identify growing population clusters that are in need of expanded infrastructure.	x					Planning and Development	Staff Time	General Fund
Identify areas and expand provision of public water to areas of the county that currently rely on wells.	x	x	x	x	x	Planning and Development, Public Works	TBD	TBD
Explore the need for a new fire station and possible locations.				x		Fire Rescue, EMS	Staff Time	General Fund
Investigate the need for a Broadband Model Ordinance to reduce obstacles to broadband infrastructure investment				x		Planning and Development	Staff Time	General Fund
Transportation								
Increase County's "Safe Route to Schools" partnership level and apply for "Safe Routes to School" funds.		x				Planning and Development, Public Safety, School Board	Staff Time	General Fund
Identify locations and funding opportunities that could support the installation of a multi-use path.		x				Planning and Development	TBD	TBD
Intergovernmental Coordination								
Enhance government social media outlets to inform communities about community services, community projects, and enhance public participation in government.	x	x	x	x	x	Administration	Staff Time	General Fund

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Establish regular-scheduled joint meetings with city governments to address long-range needs.	x	x	x	x	x	Planning and Development, Administration	Staff Time	General Fund
Continue emergency planning efforts with Kings Bay.	x	x	x	x	x	Emergency Management	Staff Time	General Fund
Coordinate with and support local development organizations, such as the Chamber, Joint Development Authority, etc.	x	x	x	x	x	Administration	Staff Time	General Fund
Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.	x	x	x	x	x	Administration	TBD	TBD

Short Term Work Plan

Kingsland

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Community Resilience								
Identify target flood areas and create a flooding and drainage action plan.		x				Planning and Development	TBD	TBD
Establish Green Infrastructure and Stormwater Management ordinances to reduce flood hazards.		x				Planning and Development	Staff Time	General Fund
Adopt a conservation subdivision ordinance.	x	x	x			Planning and Development	Staff Time	General Fund
Consider sea level rise in future infrastructure investments and site developments.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Investigate and apply for coastal resilience funding opportunities.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Economic Development								
Repurpose vacant store fronts through partnerships with downtown business owners of vacant buildings.			x	x	x	DDA	TBD	TBD
Form a Redevelopment Corridor Agency.		x				Administration	Staff Time	General Fund
Target reinvestment and redevelopment towards areas vacant, declining, or underutilized sites or buildings.			x	x	x	Planning and Development, DDA	Staff Time	General Fund
Promote a development plan for Exit 6.	x	x	x	x	x	Administration	Staff Time	General Fund
Promote a redevelopment plan for Exit 3.	x	x	x	x	x	Administration	Staff Time	General Fund
Continue downtown revitalization activities as part of economic development efforts.	x	x	x	x	x	Administration, DDA, Planning	Staff Time	General Fund
Draft downtown overlay district.	x	x	x	x	x	DDA, Planning	Staff Time	General Fund
Natural and Cultural Resources								
Adopt a tree ordinance.		x				Planning and Development	Staff Time	General Fund
Continue to support City festivals and program such as the Catfish Festival and Mardi Gras.	x	x	x	x	x	Administration	Staff Time	General Fund
Apply for Georgia Outdoor Stewardship Program Grant to further develop greenspaces and trails for recreational opportunities.	x	x				Planning and Development	Staff Time	General Fund
Housing								

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Guide housing development towards designated infill areas with existing infrastructure.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Adopt zoning ordinances to allow for alternative forms of housing such as tiny homes, accessory dwelling units, live/work units, or main street residential/commercial units.			x			Planning and Development	Staff Time	General Fund
Pursue state funding for income reflective attainable housing.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Community Facilities and Services								
Guide new development according to existing infrastructure.	x	x	x	x	x	Planning and Development	Staff Time	General Fund
Identify growing population clusters that are in need of expanded infrastructure.	x					Planning and Development	Staff Time	General Fund
Transportation								
Identify locations and funding opportunities that could support the installation of a multi-use path.		x				Planning and Development	Staff Time	General Fund
Partner with CRC and GDOT on a transportation study to target high traffic areas.			x	x	x	Planning and Development, Administration	TBD	TBD
Intergovernmental Coordination								
Enhance government social media outlets to inform public on community services, community projects, and enhance public participation in government.	x	x	x	x	x	Administration	Staff Time	General Fund
Establish regular-scheduled joint meetings with city and county governments to address long-range needs.	x	x	x	x	x	Administration	Staff Time	General Fund
Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.	x	x	x	x	x	Administration	Staff Time	General Fund

Short Term Work Plan

St. Marys

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Land Use								
Create with the County a land bank according to State legislation.	X	X	X	X	X	City, Kingsland, County	Unknown	General Fund
Develop design standards for Midtown Renaissance commercial corridor and incorporate in zoning code.	X	X	X	X	X	CD	Unknown	General Fund
Incentivize infill residential development and allow for mixed use in downtown St. Marys.	X	X	X	X	X	CD	Unknown	General Fund
Reduce minimum lot sizes in downtown.	X	X	X	X	X	CD	Unknown	General Fund
Add specific family friendly entertainment uses to appropriate zoning classifications.	X	X	X	X	X	CD	Unknown	General Fund
Review and update the City's codes and development standards to ensure that future development does not adversely impact the environment.	X	X				CD	Unknown	General Fund
Incentivize the reuse or redevelopment of existing commercial/ industrial buildings over the development of new properties, where appropriate.	X	X	X	X	X	CD, DDA & DASM	Unknown	General Fund
Work with public and private entities to develop the aquaculture industry in St. Marys including identifying harvesting locations and support facilities including the Weed Street location.					X	DASM & Volunteers	Unknown	Donations, Coastal Incentive Grant (CIG) grant
Work with the owner(s) of the Kings Bay Village to update and redevelop the site.					X	CD	Unknown	General Fund
Propose adding an expiration date requirement to new Planned Developments			X			City	Unknown	General Fund
Population Growth								
Create upper-story housing incentives in downtown.	X	X	X	X	X	CD	Unknown	General Fund
Utilize innovative planning, zoning and funding solutions to provide affordable, quality housing for eligible civilian and military households.	X	X	X	X	X	CD	Unknown	General Fund
Support Georgia Initiative for Community Housing program by providing board member(s) to increase opportunities to implement housing initiatives and further affordable housing development.	X	X				City	Unknown	General Fund
Expand current drainage system maintenance program.			X	X		PW	Unknown	SW Utility

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Support initiatives and projects that promote mixed age communities via a special use for independent living elderly facilities in the R1 zone.	X	X	X	X	X	CD	Unknown	General Fund
Determine the feasibility of recruiting one or more grocery stores to under-served areas					X	DDA	Unknown	General Fund
Develop a plan to annex islands of unincorporated Camden County that currently receive City services at little to no cost.	X					CMO	Unknown	General Fund
Encourage and support development of continuing care communities.	X	X	X	X	X	City	Unknown	General Fund
Economic Development								
Update design standards and development ordinances to address community interconnectivity as development occurs.	X	X				CD	Unknown	General Fund
Review and revise the existing permit and license fee structure, including alcohol licensing, to support new and existing restaurants.	X	X				CD & CMO	Unknown	General Fund
Adopt a formal landscaping ordinance to improve the aesthetics and stormwater design of new development and redevelopment.	X	X				CD	Unknown	General Fund
Create a plan to revitalize mid-town. This plan should include events and activities in this area to increase activity, create demand, and foster investment.	X	X	X			CD, DDA & DASM	Unknown	DDA, General Fund, Grants
Consider and budget for business incentives including tax incentives, reduced/waived fees, etc.	X					DDA	Unknown	General Fund, DDA, Grants
Develop partnerships to support historical tourism and related businesses.					X	DDA	Unknown	General Fund
Market opportunities to host conventions, sports activities, etc.	X	X	X	X	X	PSA	Unknown	PSA
Support the "Keep It in Camden" and "EDIMADIC" campaigns	X	X	X	X	X	City	Unknown	General Fund
Investigate, encourage and support diversification in marina opportunities.	X	X	X	X	X	City, Investors	Unknown	General Fund, Property Owner
Identify what steps the City could take to recruit eco-tourism businesses to St. Marys.	X					MS & DDA	Unknown	General Fund
Better utilize a revolving loan fund for economic development.					X	DDA & DASM	Unknown	General Fund, DDA, Grants
Pursue federal, state, local, and private grant funding opportunities for the purpose of redeveloping aging infrastructure and developing new infrastructure where appropriate	X	X	X	X	X	City, CRC	Unknown	General Fund

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Update the Economic Diversification of Camden County Strategic Report and consider development of a new countywide Comprehensive Economic Development Strategy.					X	CMO, Camden County, JDA	Unknown	General Fund
Finish selling off the remaining properties for the redevelopment of Commerce Park	X	X				City, JDA	Unknown	General Fund
Design and implement the completion of St. Marys Street at the waterfront.	X	X	X			City	Unknown	General Fund
Natural and Cultural Resources								
Develop a long-term plan for Orange Hall that will ensure its restoration and continued operation.	X	X	X	X	X	City Council	Unknown	General Fund, Charitable Donations
Acquire and permanently protect low-lying wetland areas as a flood storage areas.	X	X	X	X	X	CD	Unknown	SW Utility
Adopt the Coastal Stormwater Supplement to reduce flooding and ensure that stormwater runoff does not cause pollution of the coastal marshlands.	X					CD	Unknown	General Fund
Develop partnerships that enhance St. Marys heritage such as oral histories, pictures, etc. and find innovative ways to exhibit those projects to residents and visitors.					X	Volunteers, CVB	Unknown	General Fund
Implement the Stormwater Master Plan.	X	X	X	X	X	City	Unknown	General Fund, GEFA
As determined feasible and upon the request of property owners, submit nomination to expand National Register and local historic district.	X	X	X	X	X	City	Unknown	General Fund, Grants
Establish a National Historic Landmark site at the Point Peter, War of 1812 encampment.	X	X	X	X	X	City, NPS	Unknown	General Fund, Grants
Establish a Veteran’s memorial for all wars and all services at an appropriate location.	X	X	X	X	X	City	Unknown	General Fund, Grants, NPS
Investigate and Implement new Gateway welcome structures at the various entryways to the City.	X	X	X	X	X	City	Unknown	General Fund, Grants
Community Facilities and Services								
Provide RV opportunities (storage and parks) as special use in defined areas.	X	X	X	X	X	CD	Unknown	
Make public buildings, parks, and city facilities Wi-Fi enabled.	X	X	X	X	X	IT	Unknown	General Fund

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Work to maximize docking opportunities along the St. Marys Waterfront, including the Gateway Marina project.	X					DDA, CD & PW	Unknown	Grants
Update and modernize programming at the Senior Center to significantly increase the number of seniors served daily.	X	X				Senior Center	Unknown	General Fund
Streamline business licensing and permitting process.	X					CD	Unknown	General Fund
Consider the possibility of using city operated facilities and finding partners to house a supervised and structured community center for youth that can provide entertainment and life-skills training.			X	X		CD	Unknown	General Fund
Identify funding for implementation of Tabby Trail.	X	X	X	X	X	CD & Bicycle Committee	Unknown	Grant Fund
Consider the use of LED lighting to improve visibility in downtown neighborhoods and promote long-term cost savings and energy efficiency.					X	PW & City Council	Unknown	General Fund
Investigate a mobile farmers market program that utilizes a food truck to provide opportunities to purchase healthy foods in under served areas.	X					CVB & MS	Unknown	General Fund
Update the City's hardware and software for efficiency and security.	X	X	X	X	X	IT	Unknown	General Fund
Expand the City's GIS capabilities and services.	X	X				CD & CMO	Unknown	General Fund
Continue to annually prioritize the many suggestions of the RSVP and include the most appropriate and financially feasible suggestions in its annual work-plan.	X	X	X	X	X	MS & DDA	Unknown	DDA
Apply for WaterFirst designation so that the City will be more competitive for grants and eligible for a discount on Georgia Environmental Finance Agency (GEFA) loans interest rates.	X	X	X	X	X	PW	Unknown	W&S Fund
Maximize benefits of the Community Rating System program to minimize impact of Federal Emergency Management Agency (FEMA) flood insurance rate increases on property owners by achieving a CRS rating of 5.	X	X	X	X	X	CD	Unknown	General Fund
Conduct a staffing needs assessment for all city departments.	X	X	X	X	X	HR	Unknown	General Fund
Establish a Comprehensive Resource Allocation and Capital Improvement Plan (CIP) to implement a prioritized Master Plan incorporating specified activities in the Master Plan. Plan should include all resources; financial, staff, consultant, citizen appointee utilization, equipment/facility use, maintenance and replacement.	X	X				CD, PW, SMPD,	Unknown	General Fund

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Develop and implement a transparent reporting apparatus and review process for St. Marys’ boards and committees, which provides City Council and management a functional oversight system for tracking and auditing City priorities, policies, programs and projects.	X	X				City Council	Unknown	N/A
Develop a prioritized CIP for making stormwater repairs recommended in the Resiliency Study and Stormwater Master Plan.	X	X				PW	Unknown	SW Utility
Perform an evaluation of all relevant ordinance (signs, landscaping, tree, etc.) and determine if updates are needed to support the goals and visions of this plan.		X				CD	Unknown	General Fund
Coordinate with the National Park Service Foundation Statement for the future of the Park and Concessions at the park.	X	X	X	X	X	City	Unknown	General Fund
Reevaluate the need for a broadband model ordinance to address potential inadequacies in the current broadband network					X	City	Unknown	General Fund
Pursue federal, state, local, and private grant funding opportunities to support beautification efforts along Osborne St/SR 40	X	X	X	X	X	City	Unknown	General Fund
Investigate the redevelopment or reuse of the city pool in Remembrance Park to provide additional recreational opportunities	X					City	Unknown	General Fund
Public Services								
The Police Department should develop strategies to strengthen the community outreach program.	X	X	X	X	X	MPD	Unknown	General Fund
Install green infrastructure (GI)/low impact development (LID) practices to address stormwater runoff quantity and quality.	X	X	X	X	X	PW & DDA	Unknown	SW Utility
Continue coordinated emergency management response with SUBASE Kings Bay and Camden County.	X	X	X	X	X	SMFD & SMPD	Unknown	General Fund
Improve communications with citizens through regular and meaningful updates to the website and Facebook, increased use of online services and expanded use of GIS. Develop alternative methods of reaching citizens without technology access.	X					All Departments	Unknown	General Fund
Participate in a county-wide resiliency plan that is consistent with the County Plan and National Incident Management System for disaster response, recovery and redevelopment.					X	SMPD, SMFD & CMO	Unknown	CIG
Support efforts of the local hospital and nonprofit agencies working to increase mental health services in Camden County.					X	CD	Unknown	General Fund

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Prioritize and install tide gates/flaps on stormwater outfalls below mean high tide		X	X			PW	Unknown	SW Utility
Provide more funding for code enforcement to ensure housing standards are met	X	X	X	X	X	City	Unknown	General Fund
Transportation								
Implement the Gateway landscaping plan for St. Marys Road at Exit 1.	X	X	X	X	X	CMO	Unknown	LMIG
Review and update the 2005 Camden County Bicycle and Pedestrian Study through the creation of a new Master Trails Plan	X	X	X	X	X	CD & Bicycle Committee	Unknown	General Fund, Grants
Expand the DDA facade grant program through matching funds.	X	X	X	X	X	DDA	Unknown	General Fund, Grants
Work with SUBASE Kings Bay and regional partners to cooperatively address additional traffic within the navigable channels.	X	X	X	X	X	City, Coast Guard, & USACOE	Unknown	General Fund
Identify and map all known City rights of way and easements.	X	X	X	X	X	CD	Unknown	General Fund
Work with the Navy and local and State development authorities to enhance usage of the rail access as part of the Mill Site and airport property development while assuring that sufficient safety and traffic concerns are met.	X	X	X	X	X	CMO	Unknown	General Fund
Seek grants for trails and other features that provide low-impact access to the coastal environment.	X	X	X	X	X	CD	Unknown	General Fund
Explore alternative funding sources and options with the County, the CRC, private transportation agencies (university, hospital, SUBASE, etc.), or private rideshare providers to provide alternative transportation in under- served areas.	X					PSA & EVM	Unknown	General Fund
Consider SR 40/Osborne Road improvements, including implementation of raised and landscaped median, improved bicycle and pedestrian facilities, wayfinding signage, and landscaping.		X	X	X		CD	Unknown	General Fund, GDOT, FTA
Coordinate with GDOT on safety and operational issues recommended in the Multi- Modal Transportation Study.		X	X	X		CD	Unknown	General Fund
Upgrade intersection of St. Marys Road and SR 40/Osborne Road to incorporate Gateway elements.		X	X	X		CD	Unknown	General Fund/ SPLOST

Short Term Work Plan

Action	2023	2024	2024	2026	2027	Responsible Party	Cost Estimate	Funding Source
Consider participation in a multi-jurisdictional Camden County Long Range Transportation Plan.					X	CD	Unknown	General Fund
Implement a comprehensive wayfinding signage plan.					X	CD	Unknown	Grant
Upgrade crossings and access to Crooked River, Mary Lee Clark, and Sugar Mill Elementary Schools, as outlined in the Multi- Modal Transportation Study.		X				CD	Unknown	General Fund / SPLOST
Consider local safety projects for submittal to GDOT for funding through the lump sum safety program.					X	CD	Unknown	GDOT
Construct a multiuse path/marsh walk from St. Marys Street to the Aquatic Center through existing marsh.		X	X	X	X	City, GDOT	Unknown	General Fund, Grants
Conduct a downtown parking study.	X	X	X			City	Unknown	General Fund
Participate in the exploration of creating Rails to Trails.		X	X	X	X	City, SMRR property owner, GDOT	Unknown	General Fund, SMRR property owner, GDOT
Work with GDOT to provide a multiuse path along Osborne Road with bridge widening at Dark Entry Creek.		X	X	X	X	City, GDOT	Unknown	General Fund, GDOT
Work with GDOT and GEMA to implement emergency evacuation routes as soon as possible.		X	X	X	X	City, GDOT	Unknown	General Fund, GDOT, GEMA
Investigate and adopt relevant Complete Street policies to improve the safety of non-motorized transit within the city	X	X	X	X	X	City	Unknown	General Fund



Appendices

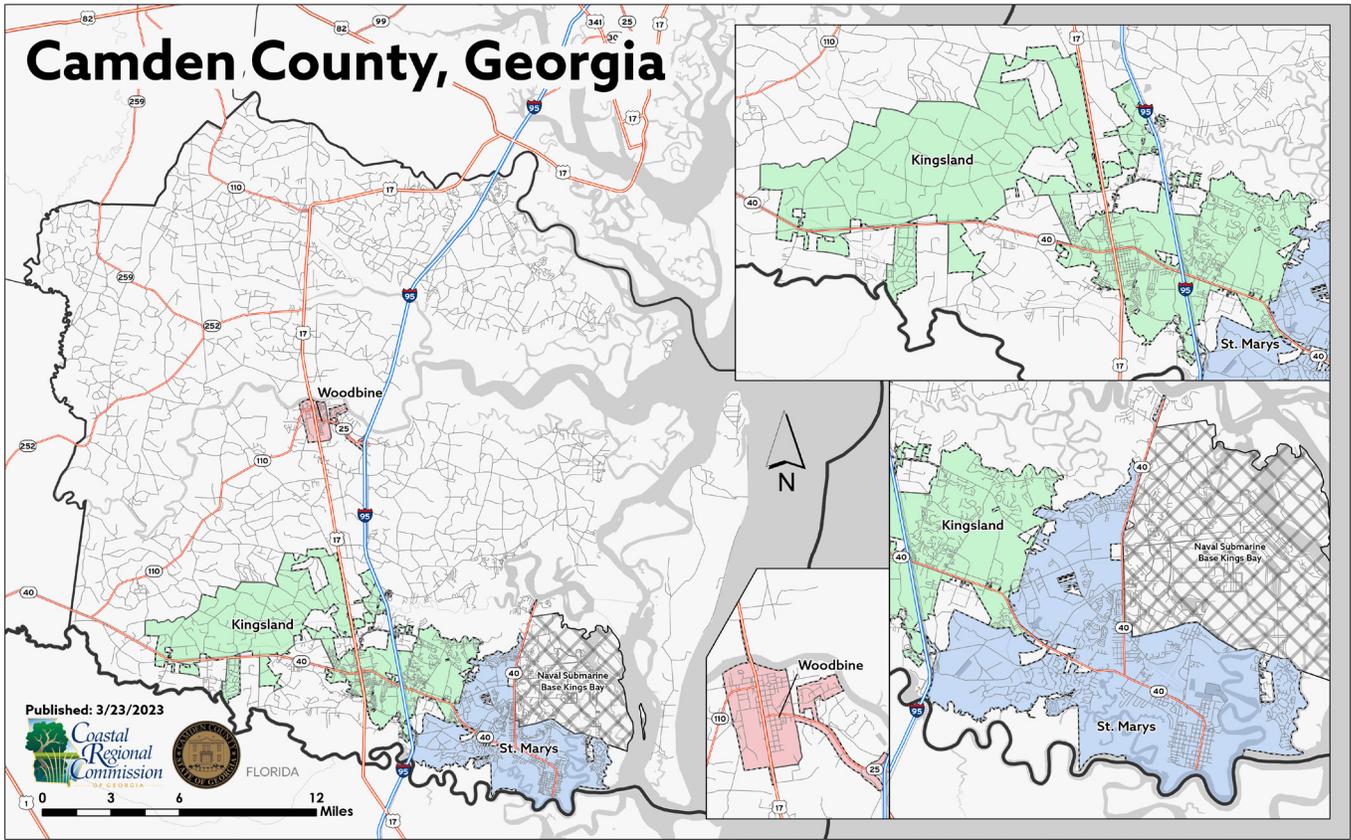
A - Maps

B - Public Engagement

C - Survey Questions

D - Character Area Images

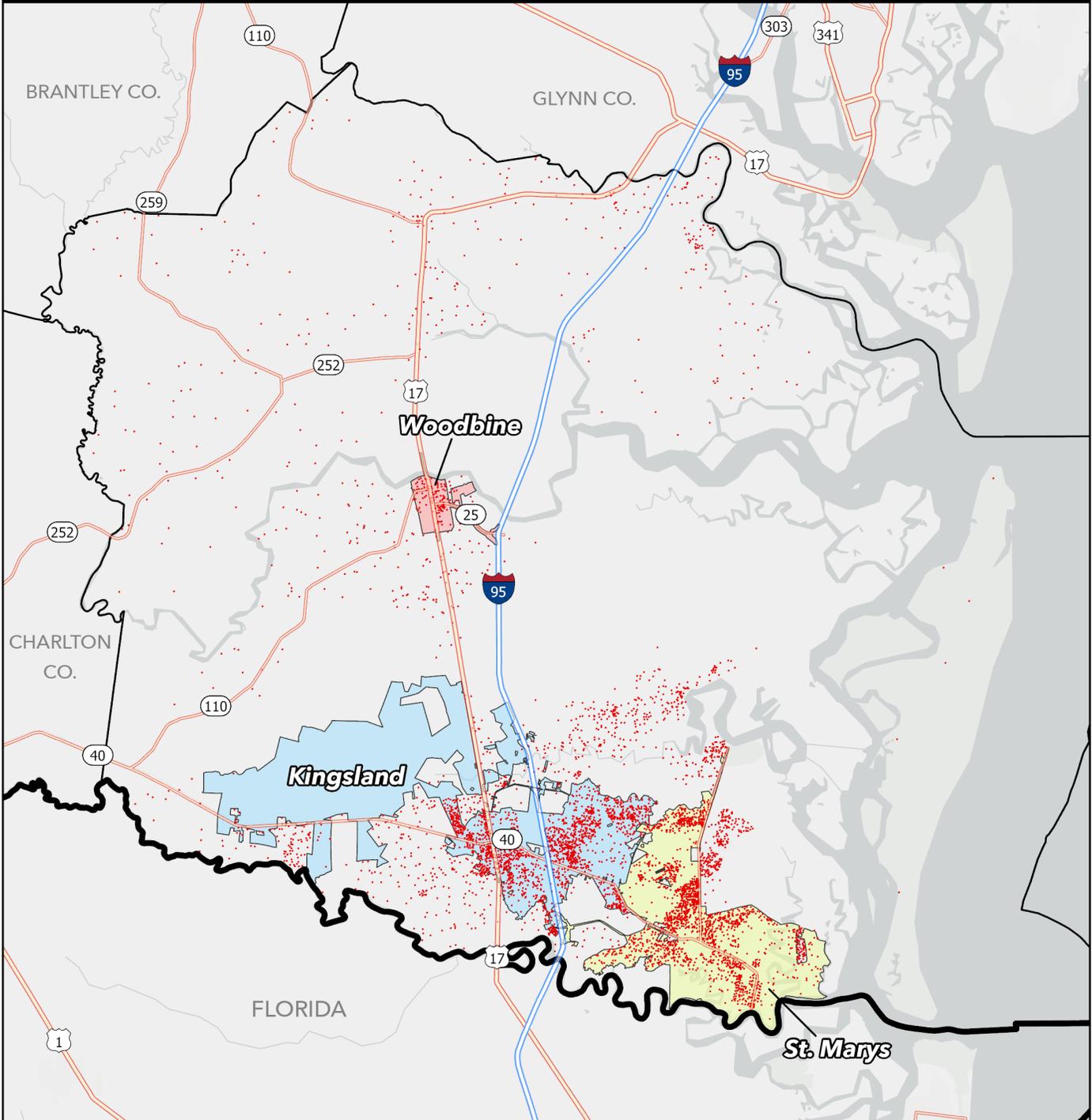
Appendix A - Maps



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Camden County Population Density 2020

(2020 US Census Block Data)



Population Distribution

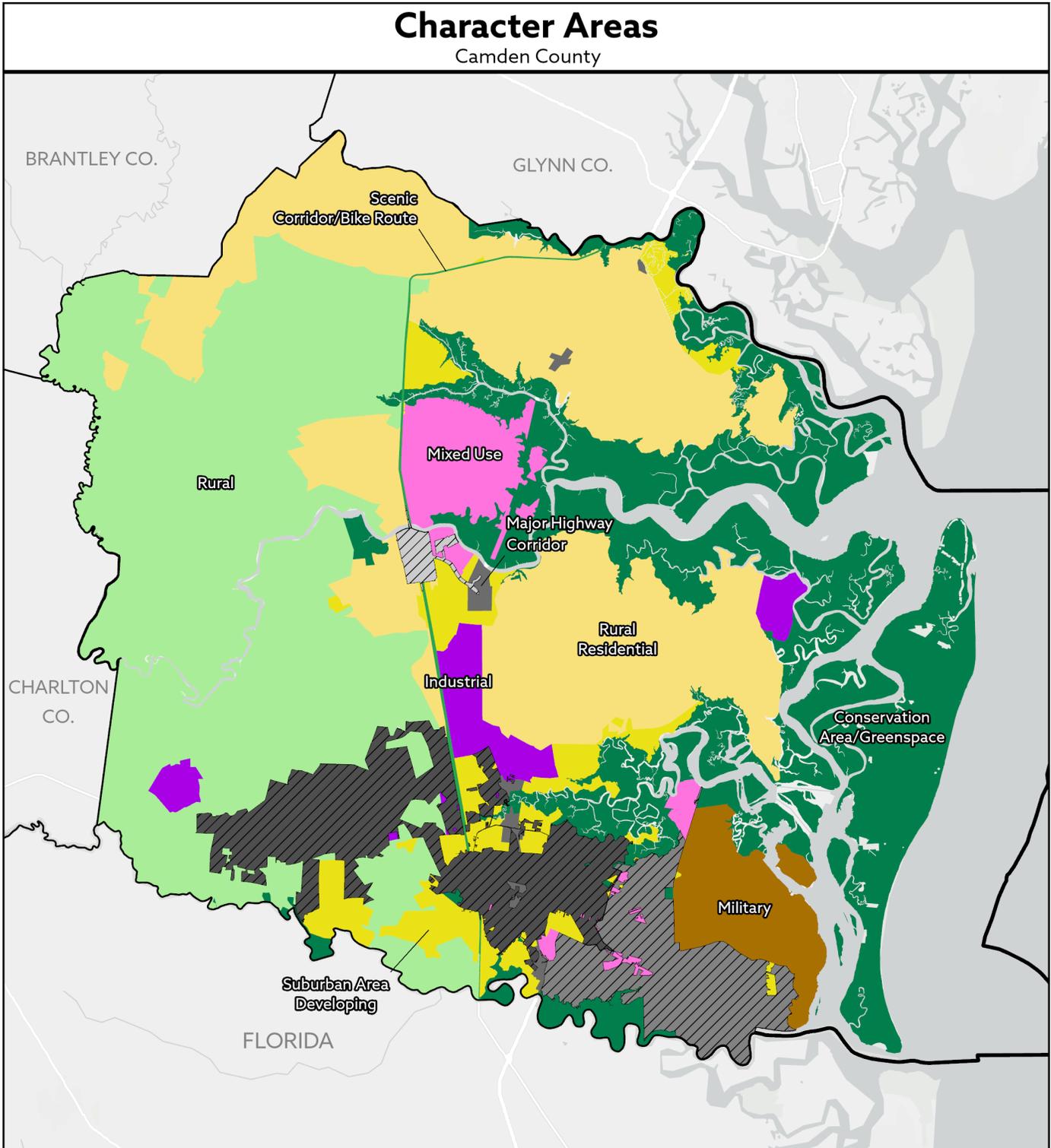
- Kingsland
- St. Marys
- Woodbine
- One Dot = Ten People

1:300,000

Published: 7/5/2022



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Character Area

- Rural
- Scenic Corridor/Bike Route
- Conservation Area/Greenspace
- Rural Residential
- Suburban Area Developing

- Mixed Use
- Industrial
- Major Highway Corridor
- Military

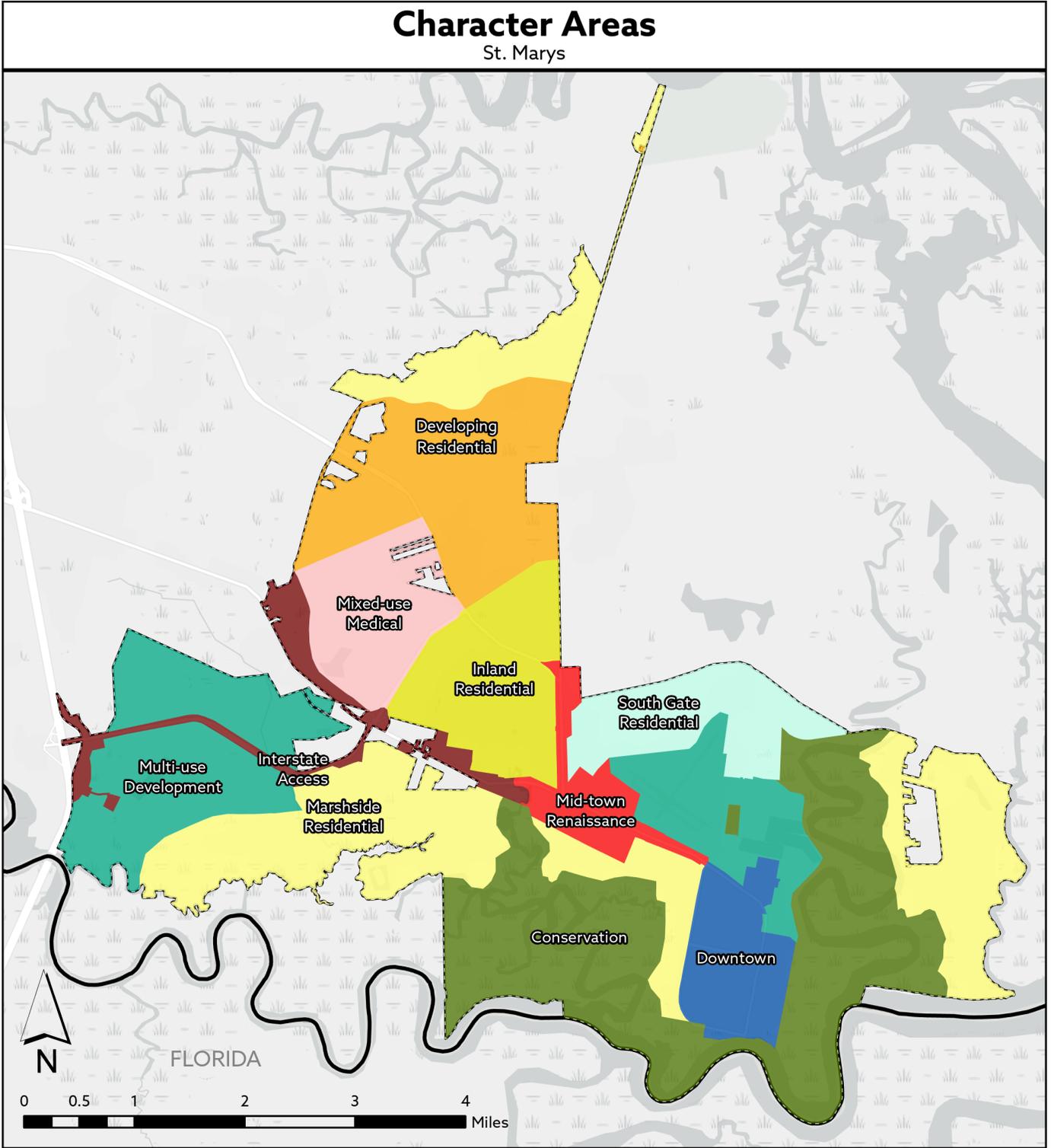
1:300,000

- County Boundary
- Kingsland
- St. Marys
- Woodbine

Published: 5/30/2023



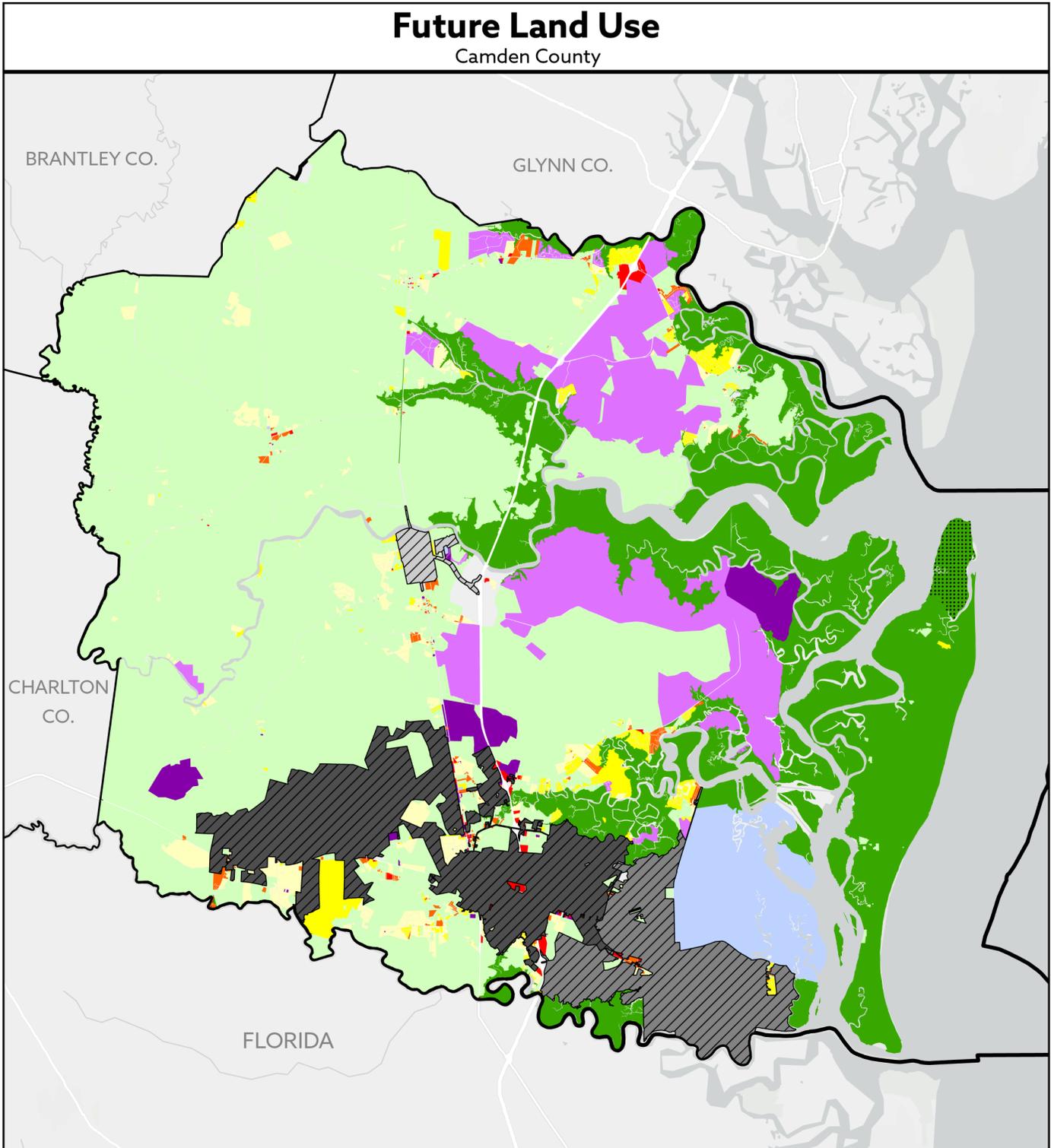
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Character Areas 1:80,000 Published: 3/23/2023

County Boundary	Downtown	Mid-town Renaissance
St. Marys City Limits	Inland Residential	Mixed-use Medical
Conservation	Interstate Access	Multi-use Development
Developing Residential	Marshside Residential	South Gate Residential

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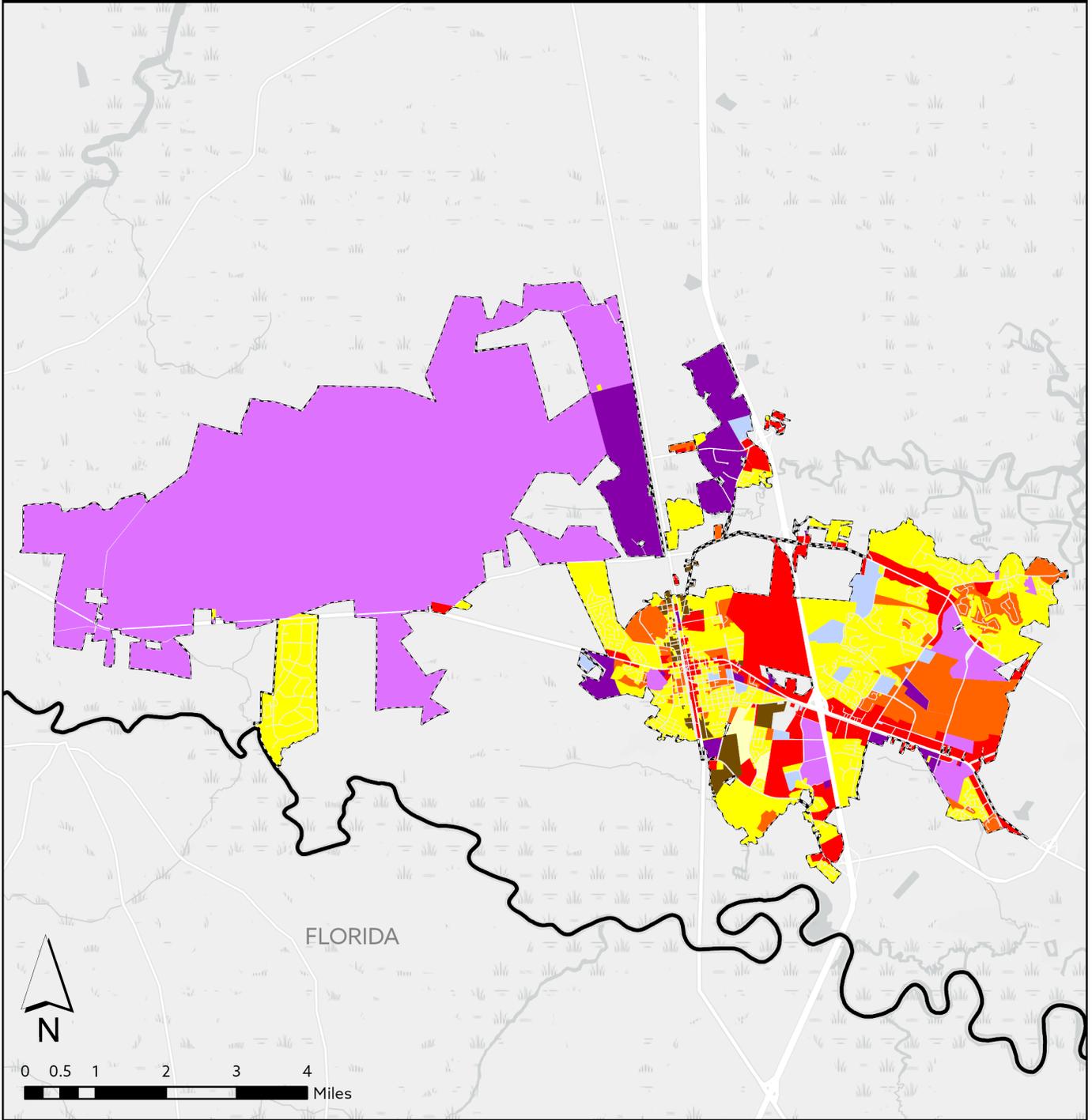


Land Use 1:300,000 Published: 3/23/2023

Rural	Commercial	Parks, Recreation, and Conservation	County Boundary
Rural Residential	Industrial	Little Cumberland Island	Kingsland
Residential	Public/Institutional		St. Marys
Multi-Family	Mixed Use		Woodbine

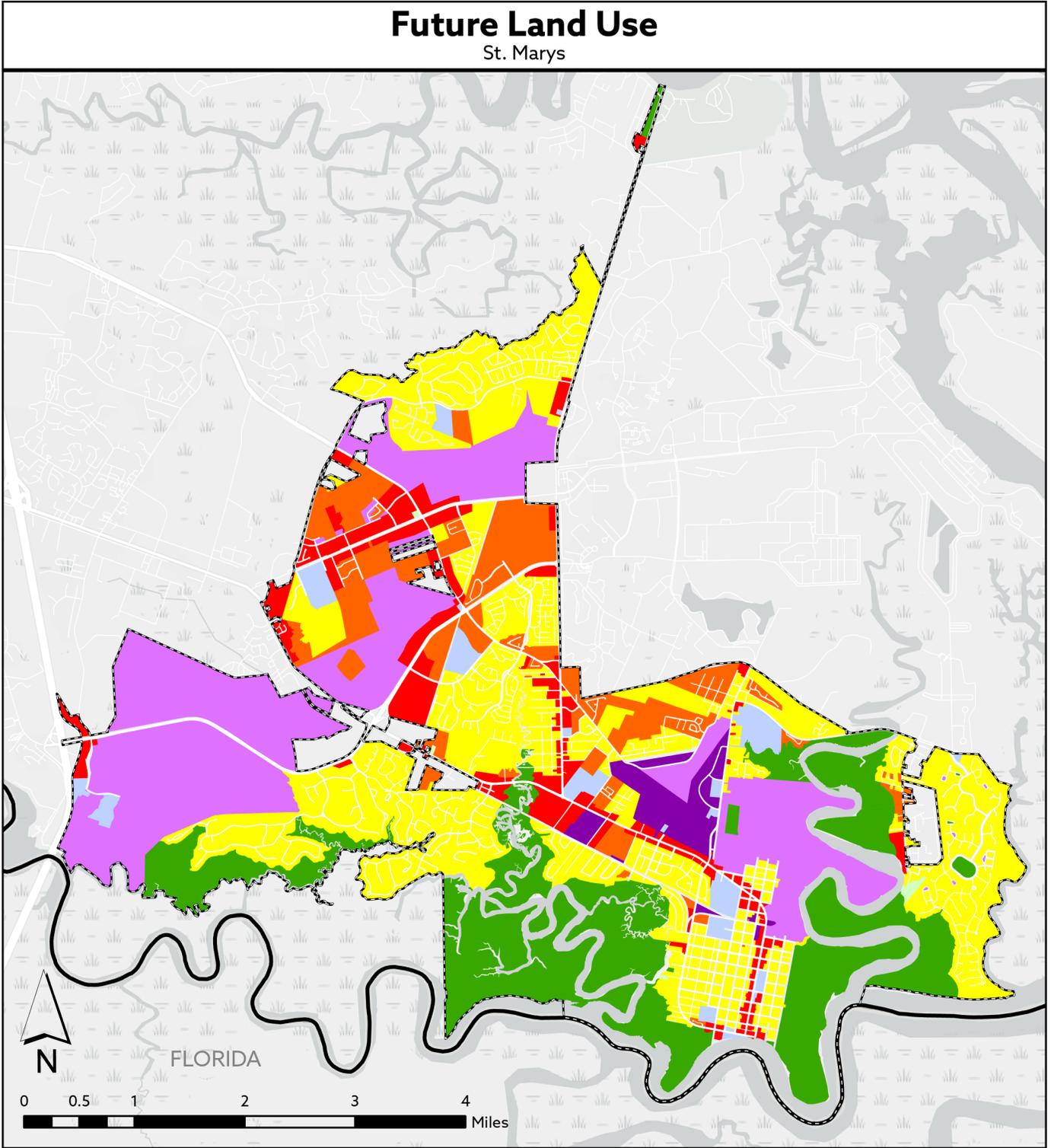
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Future Land Use Kingsland



Future Land Use		1:130,000	Published: 4/12/2023
 Rural Residential	 Commercial	 County Boundary	
 Residential	 Industrial	 City Limits	
 Multi-Family	 Public/Institutional		
 Manufactured Housing	 Mixed Use		

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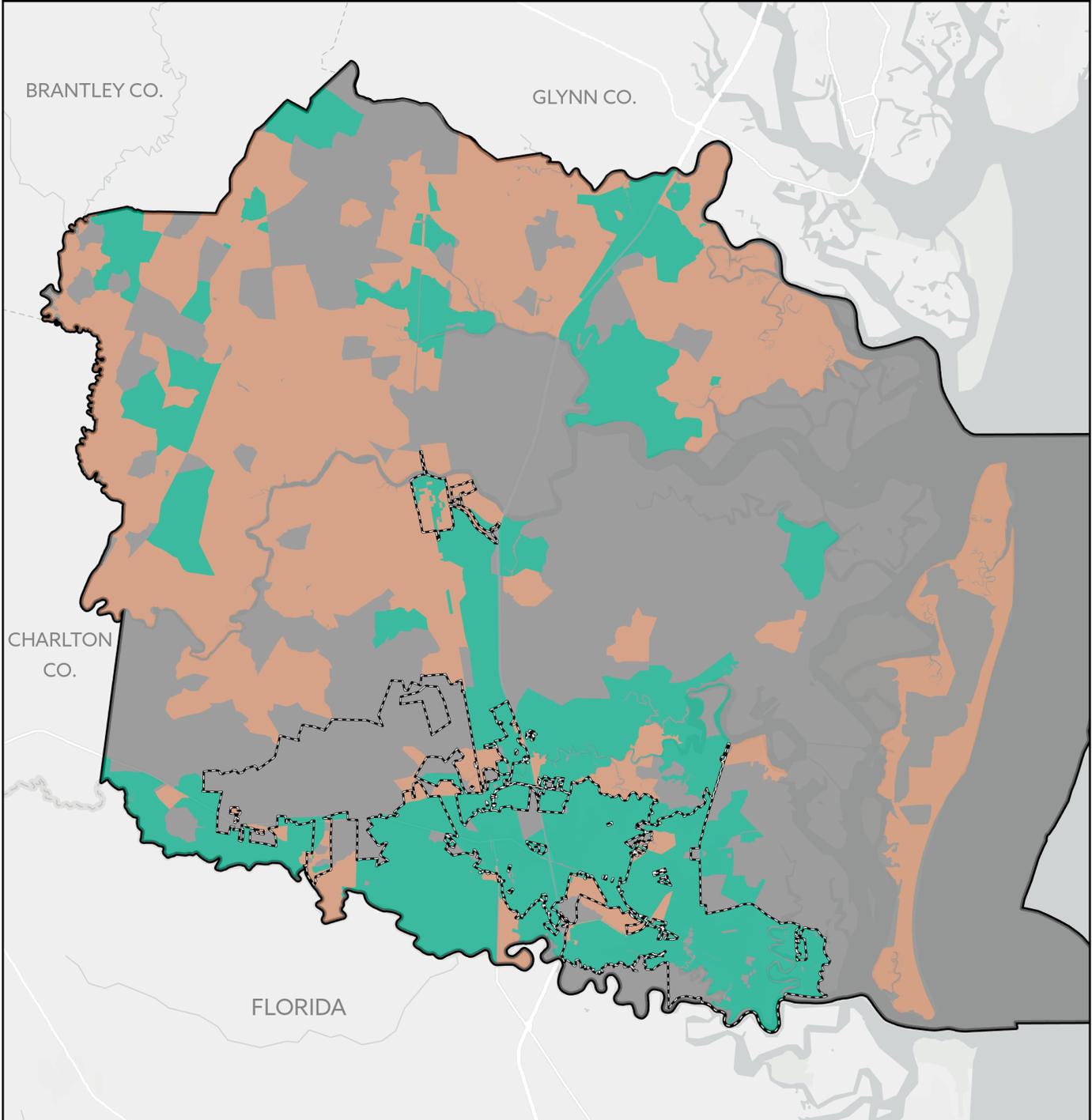


Future Land Use		1:80,000	Published: 3/23/2023
 Rural	 Industrial	 County Boundary	
 Residential	 Public/Institutional	 St. Marys City Limits	
 Multi-Family	 Mixed Use		
 Commercial	 Parks, Recreation, and Conservation		

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Broadband Access, 2022

Camden County



Legend

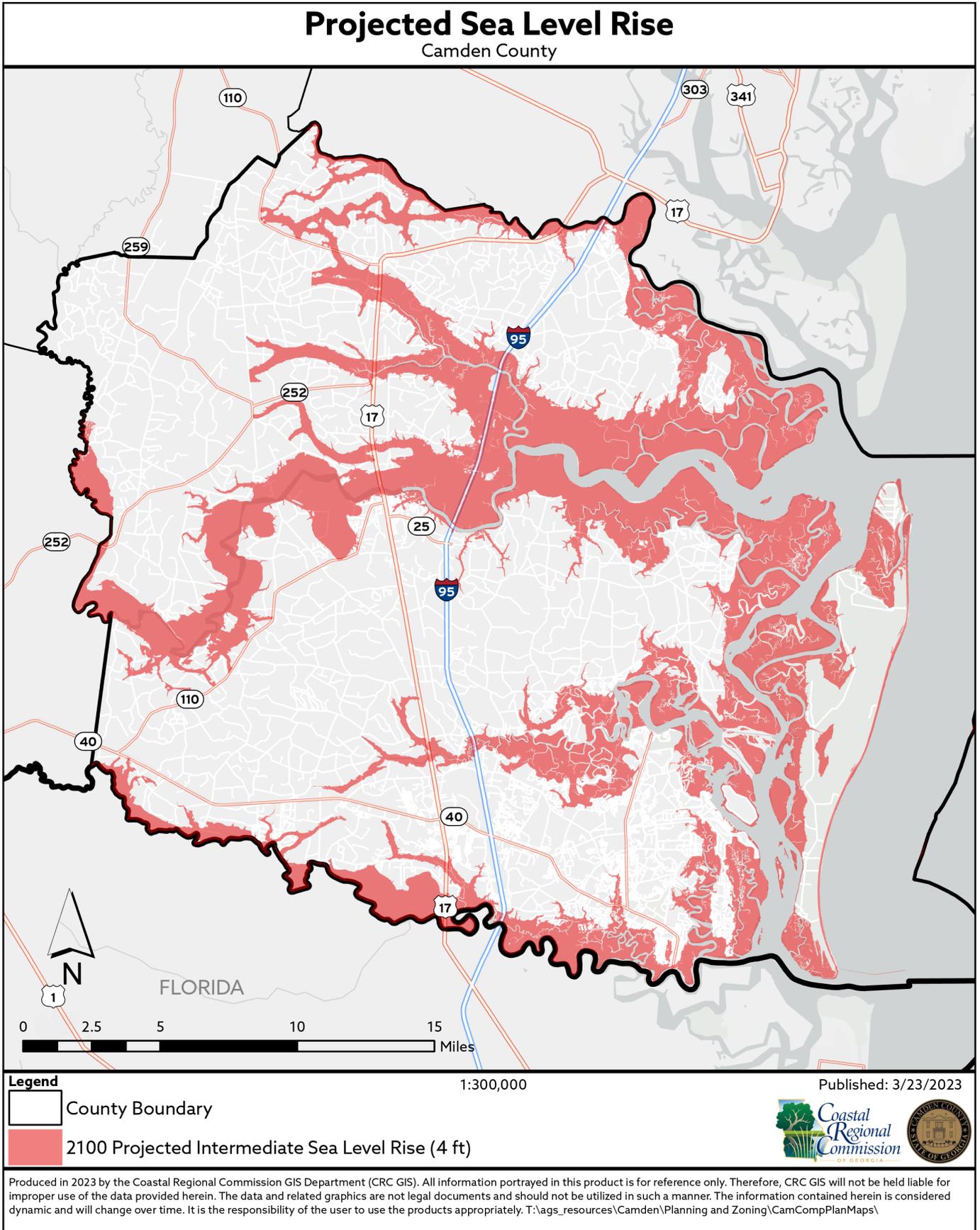
- Camden Municipalities
- No Locations
- Served (Over 80% of locations served)
- Unserved (Under 80% of locations served)

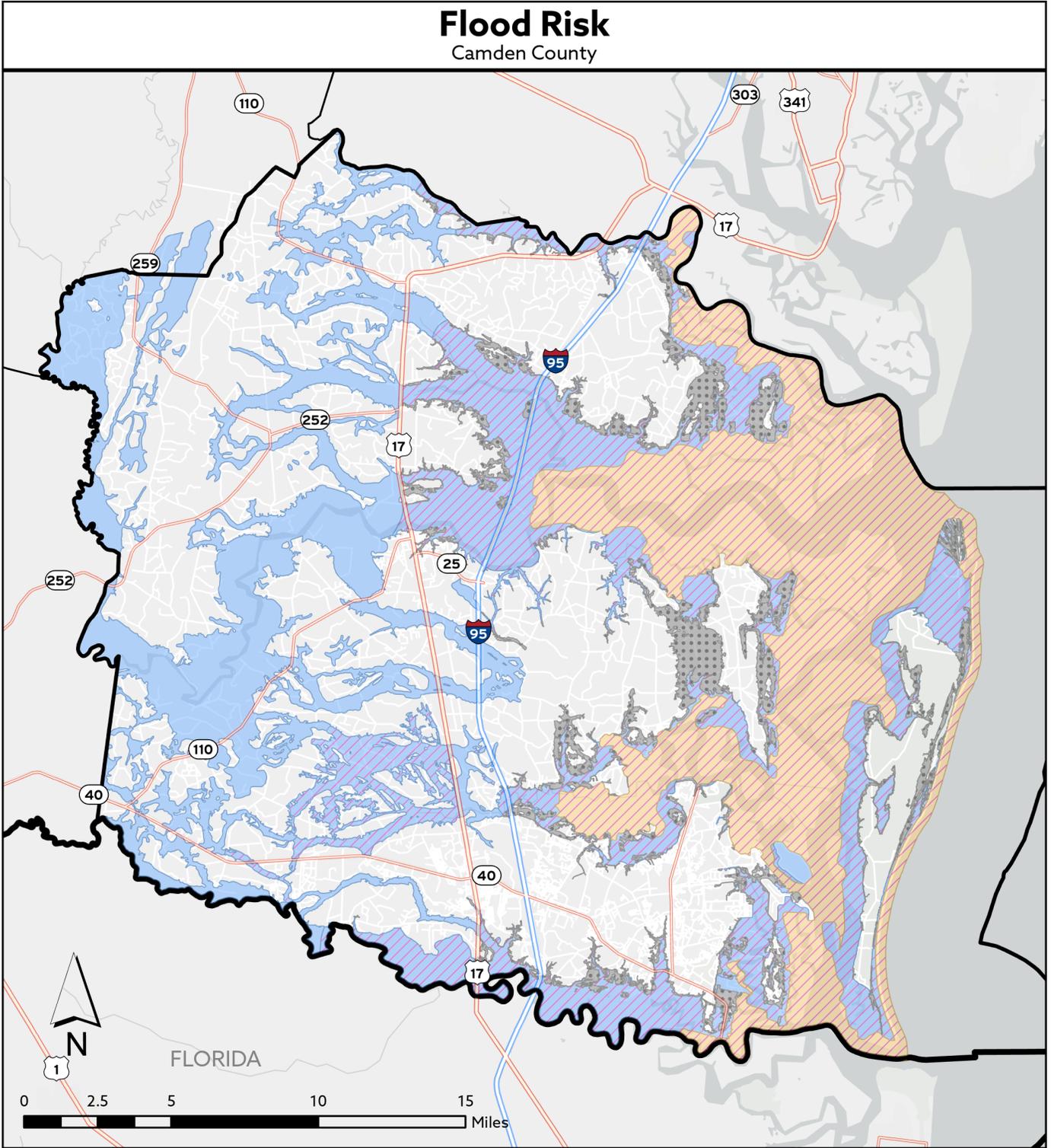
1:300,000

Published: 3/22/2023



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Flood Risk Camden County

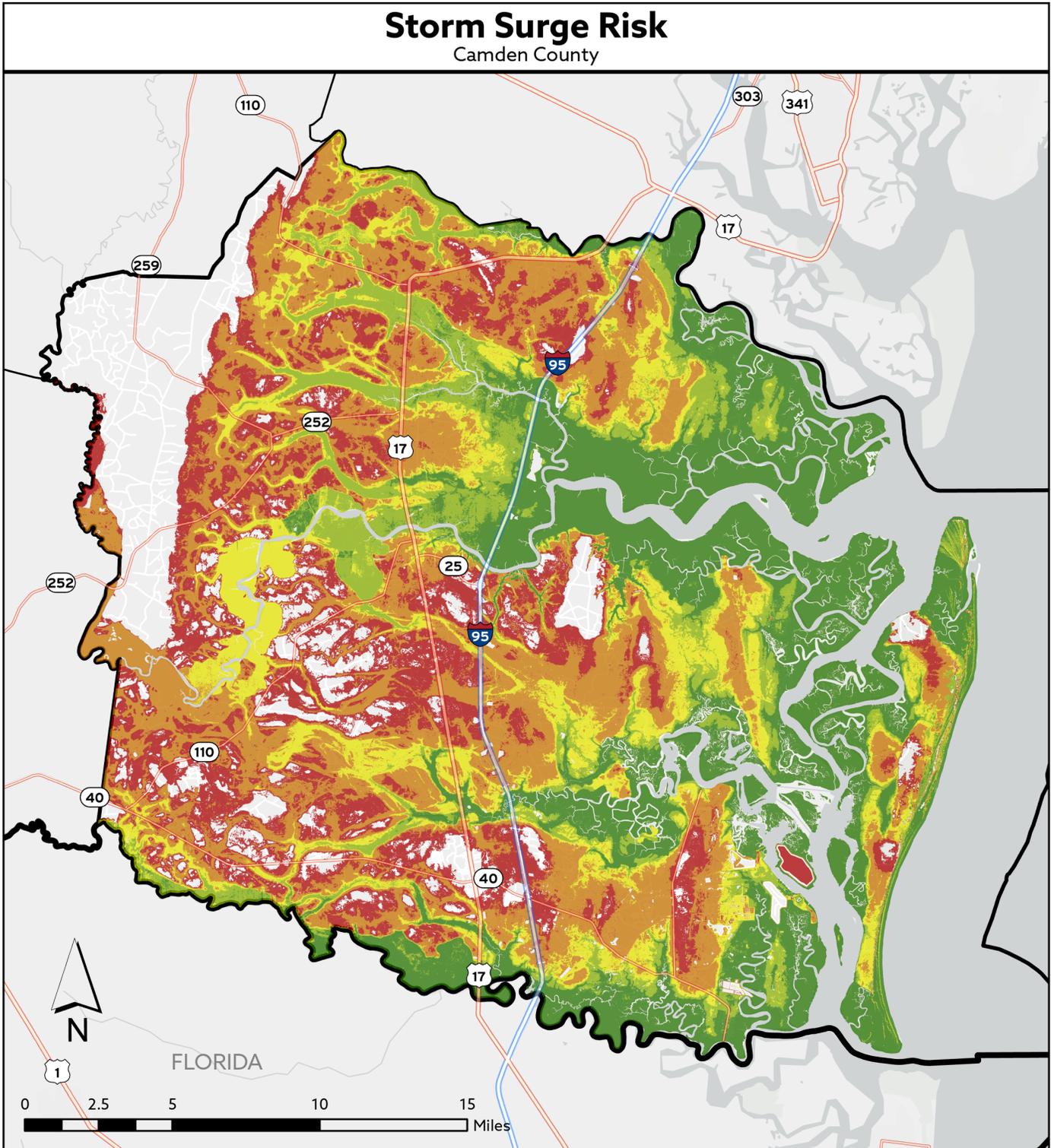
1:300,000

Published: 3/23/2023

- Flood Zone**
- Flood Zone A
 - Flood Zone AE
 - Flood Zone VE
 - Flood Zone X (Shaded)
 - County Boundary



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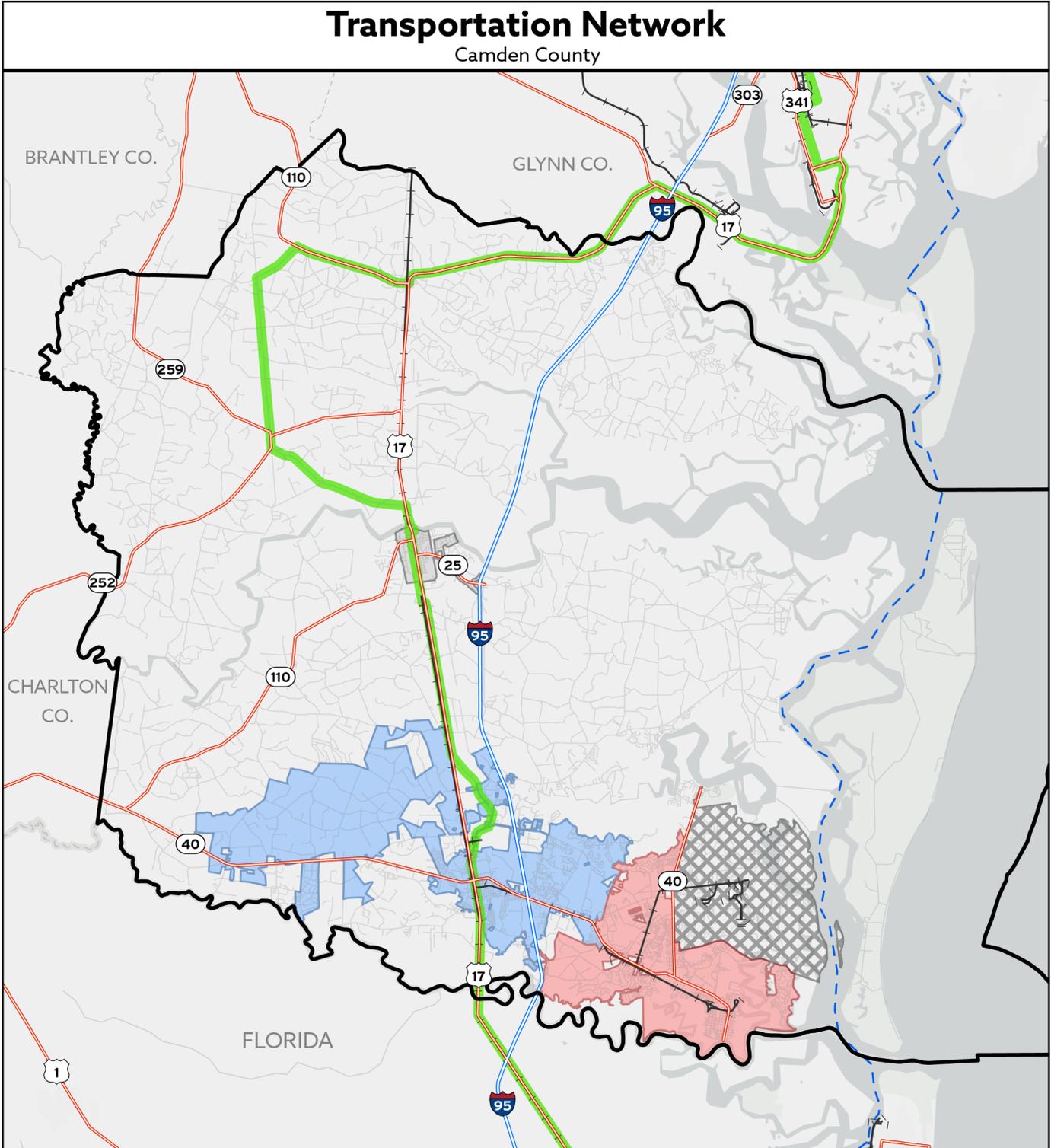
Storm Surge Risk
 Category 1
 Category 2
 Category 3
 Category 4
 Category 5
 County Boundary

1:300,000

Published: 3/23/2023



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Legend

- | | | |
|----------------|---------------|--------------------------------|
| Kingsland | Interstate | Railroads |
| St. Marys | US Highway | Atlantic Intracoastal Waterway |
| Woodbine | State Highway | East Coast Greenway |
| Military Areas | Local Roads | |

1:300,000

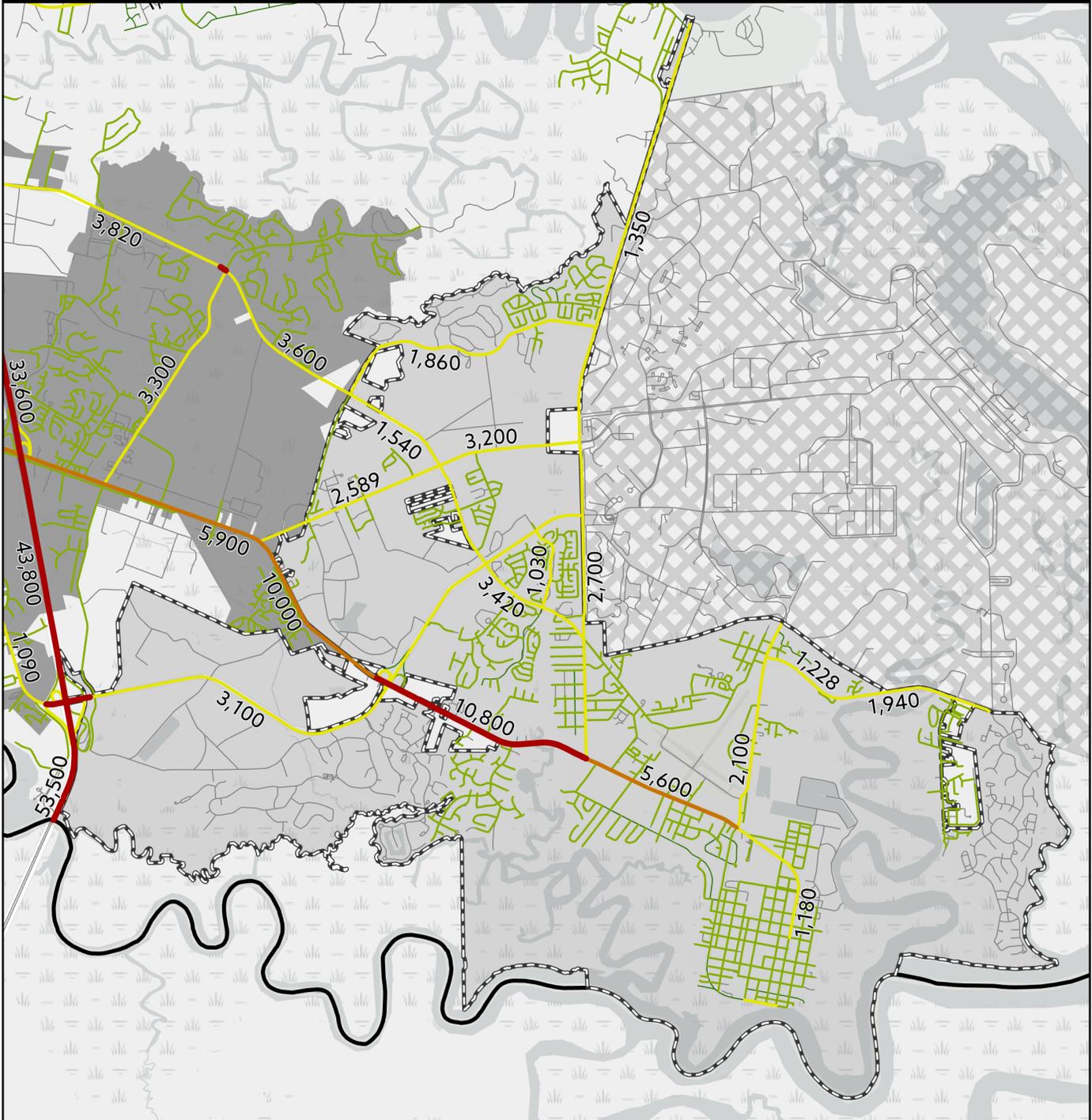
Published: 3/21/2023



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Projected Change in Vehicle Traffic, 2021-2041

St. Marys



2021-2041 Change in Annualized Average Daily Traffic Numbers (AADT) 1:80,000

Published: 3/28/2023

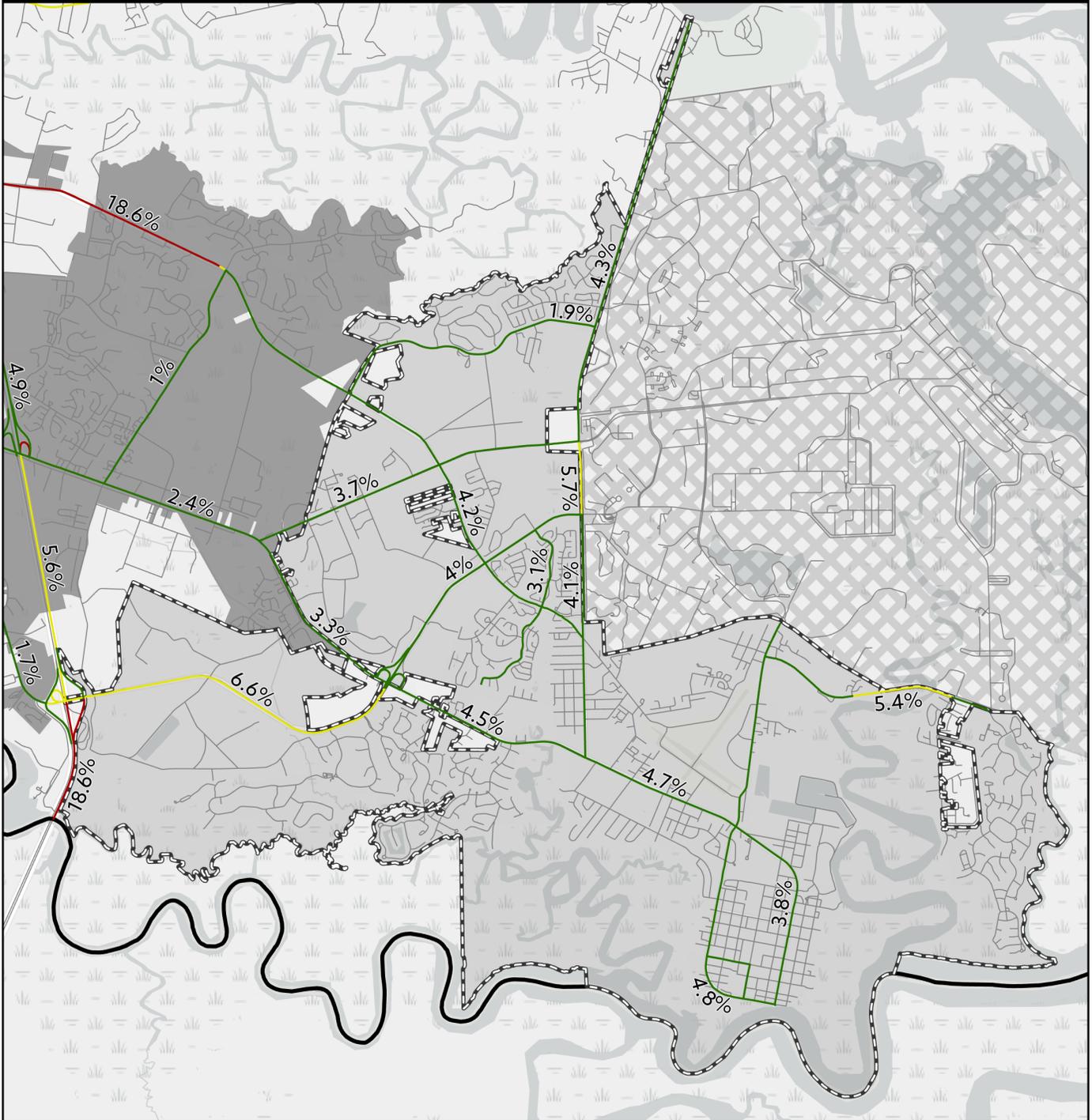
- <500 more vehicles
- 500 - 1,000 more vehicles
- 1,000 - 5,000 more vehicles
- 5,000 - 10,000 more vehicles
- >10,000 more vehicles
- County Boundary
- Kingsland
- Military Areas
- Traffic Numbers Not Available
- St. Marys



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Truck Traffic, 2021

St. Marys



% Truck Usage on Roads with >1,000 AADT 1:80,000

- <5% Truck Utilization
- 5% - 10% Truck Utilization
- >10% Truck Utilization
- County Boundary
- Kingsland
- St. Marys
- Military Areas

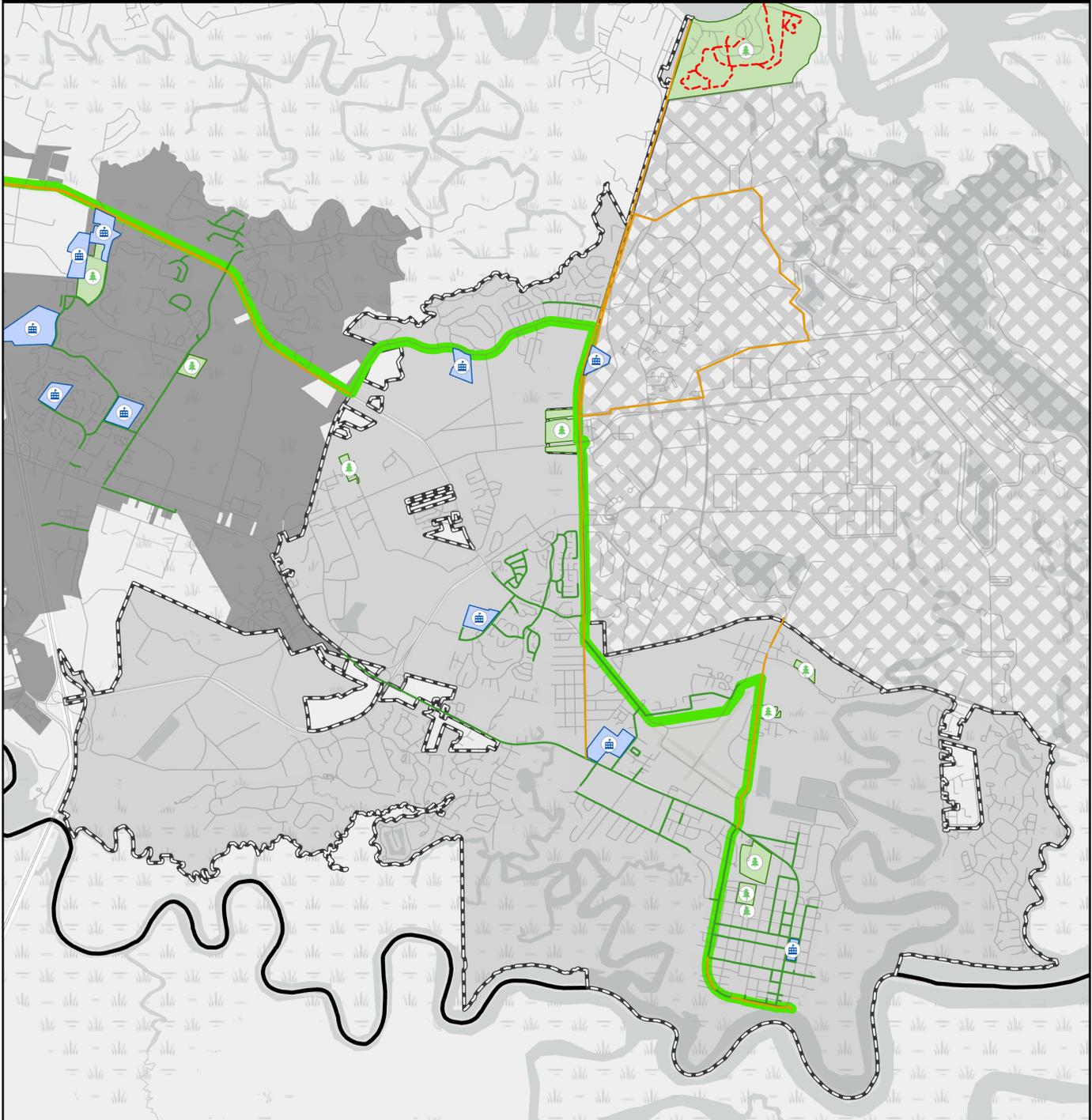
Published: 3/28/2023



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Bicycle and Pedestrian Infrastructure

St. Marys



Legend

1:80,000

Published: 3/29/2023

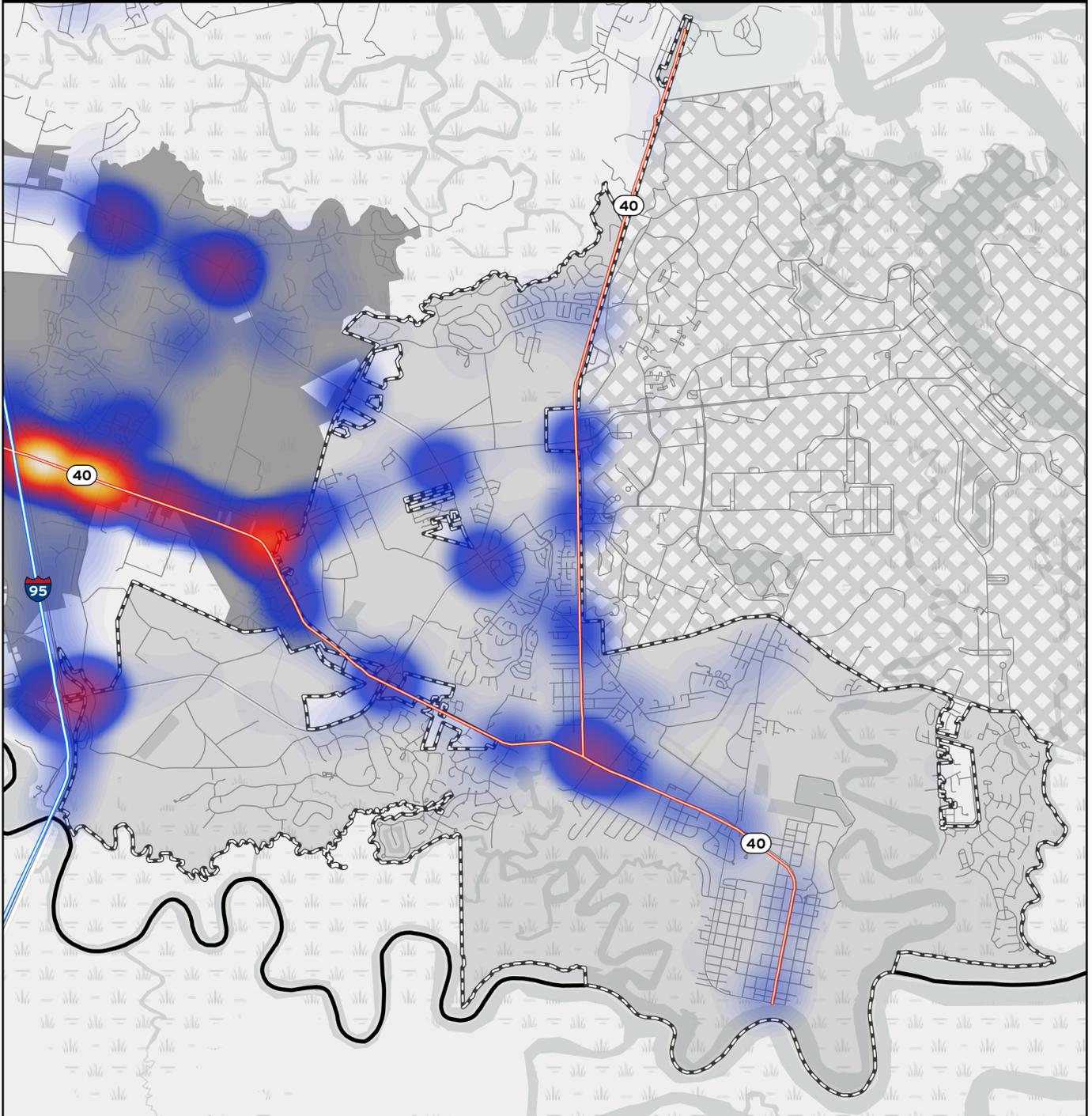
- County Boundary
- Military Areas
- Existing Multi-Use Path
- Sidewalks
- Schools
- Existing Trail
- Local Roads
- Kingsland
- Parks
- East Coast Greenway Envisioned Route
- St. Marys



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Vehicle Collisions Featuring Injuries, 2013-2021

St. Marys



Legend

- Kingsland
- Interstate
- Local Roads
- Sparse to Dense
- St. Marys
- US Highway
- Military Areas
- County Boundary
- State Highway

1:80,000

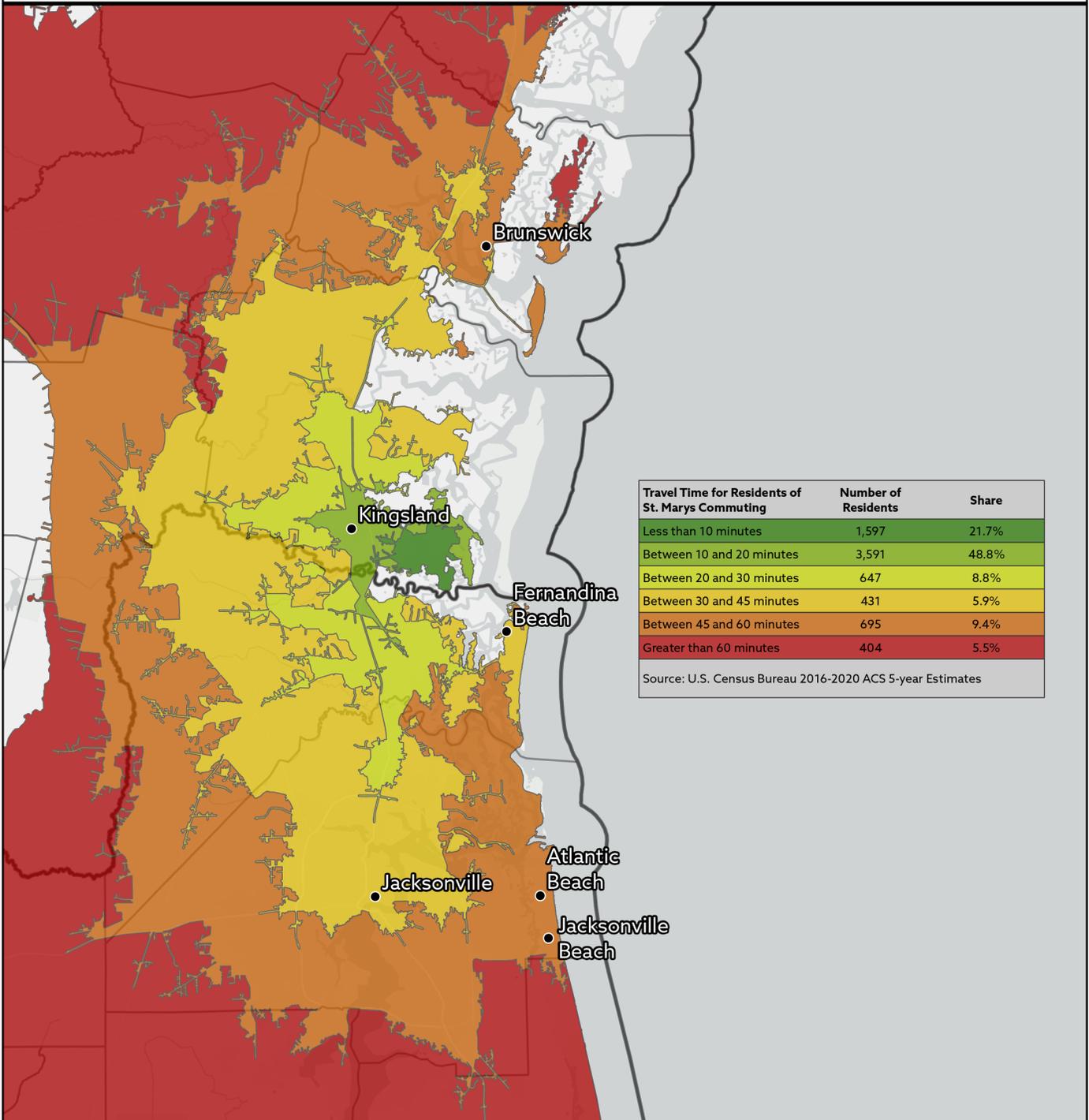
Published: 3/29/2023



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Travel Time to Work, 2020

St. Marys Civilian Residents



Travel Time for Residents of St. Marys Commuting	Number of Residents	Share
Less than 10 minutes	1,597	21.7%
Between 10 and 20 minutes	3,591	48.8%
Between 20 and 30 minutes	647	8.8%
Between 30 and 45 minutes	431	5.9%
Between 45 and 60 minutes	695	9.4%
Greater than 60 minutes	404	5.5%

Source: U.S. Census Bureau 2016-2020 ACS 5-year Estimates

Travel Time from St. Marys

1:800,000

Published: 3/29/2023

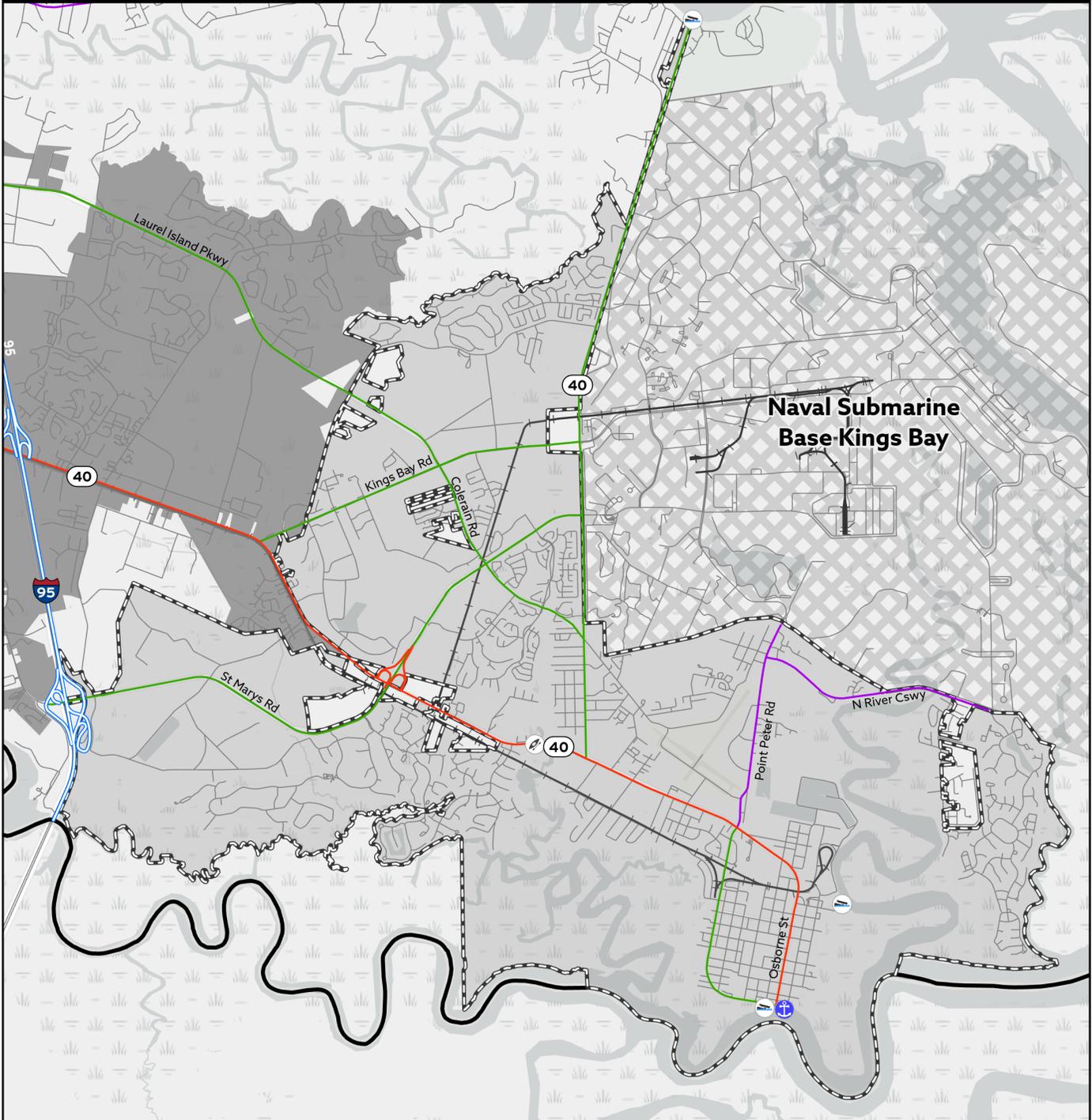
- Less than 10 minutes
- 10 - 20 minutes
- 20 - 30 minutes
- 30 - 45 minutes
- 45 - 60 minutes
- Greater than 60 minutes
- Cities with more than 10,000 people



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Transportation Network

St. Marys



Legend

1:80,000

Published: 3/30/2023

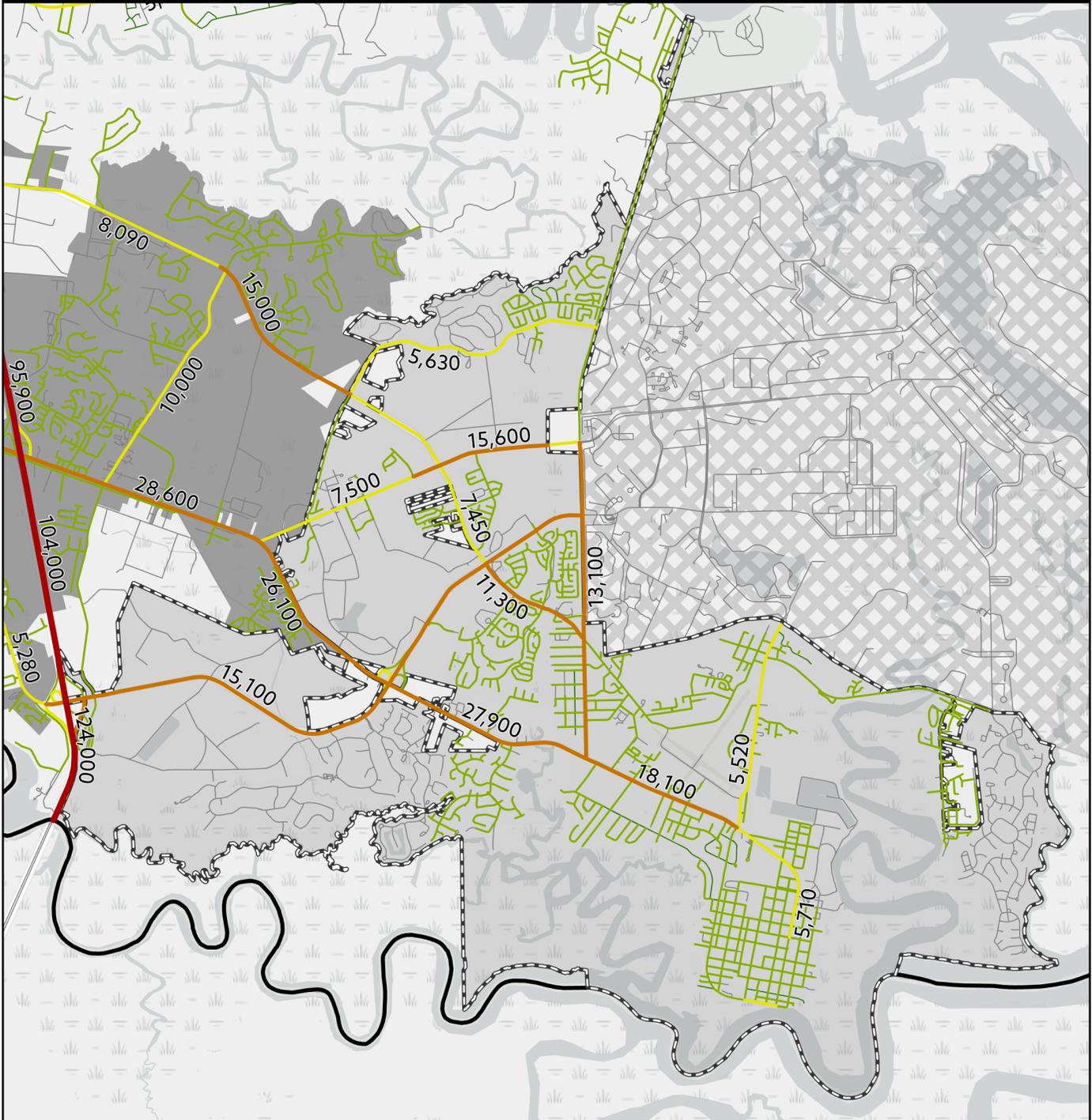
- County Boundary
- Interstate Highway
- Major Collector
- Boat Ramp
- Military Areas
- Kingsland
- Principal Arterial
- Local Roads
- Kayak
- St. Marys
- Minor Arterial
- Railroads
- Marina



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Projected Vehicle Traffic, 2041

St. Marys



2041 Estimated Average Daily Traffic Numbers (AADT)

- <1,000 vehicles
- 1,000 - 5,000 vehicles
- 5,000 - 10,000 vehicles
- 10,000 - 50,000 vehicles
- >50,000 vehicles
- Traffic Numbers Not Available

1:80,000

- County Boundary
- Kingsland
- St. Marys
- Military Areas

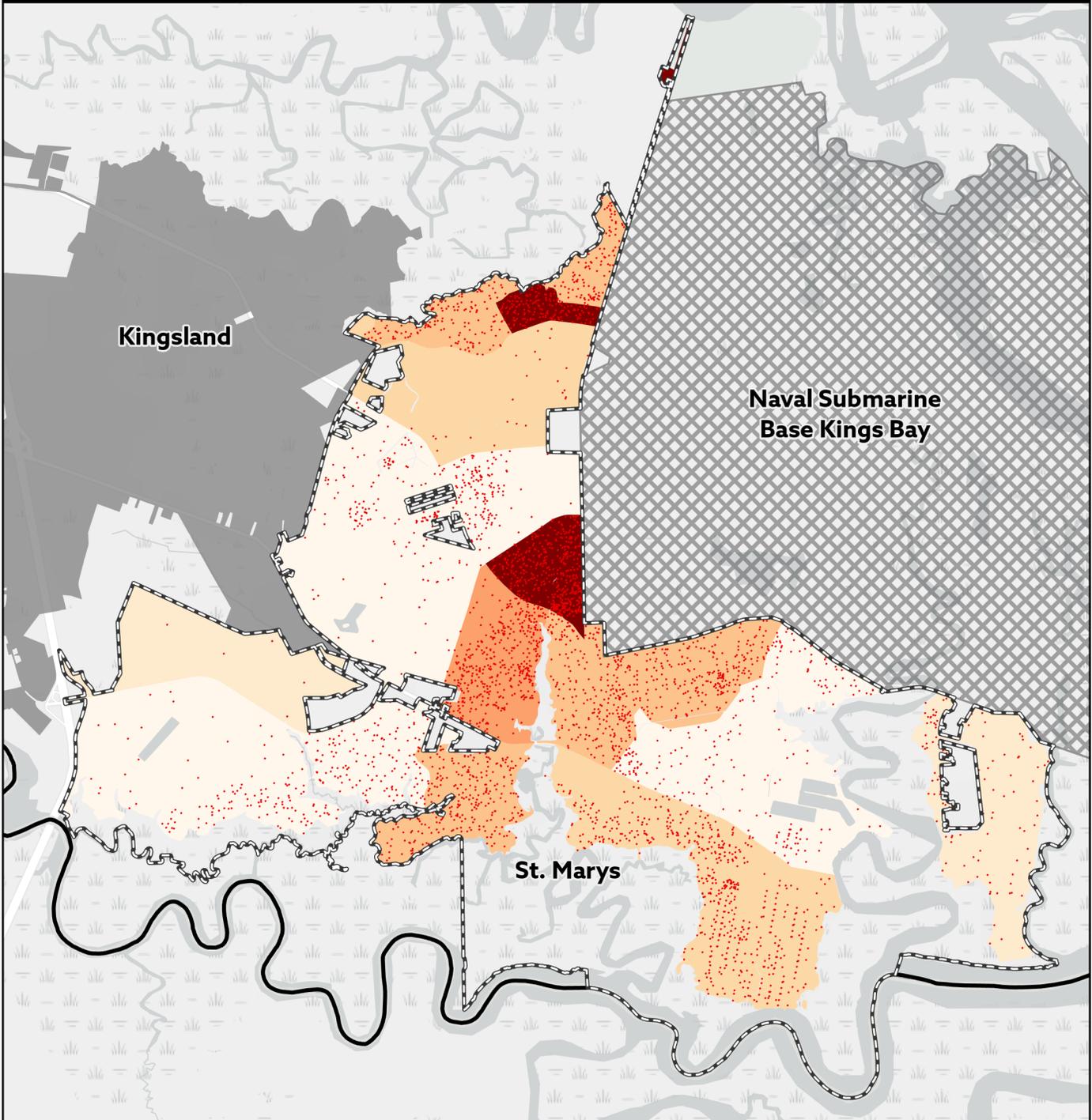
Published: 3/28/2023



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Population Density, 2020

St. Marys



Population Density (Persons per sq mile)

1:80,000

Published: 3/28/2023

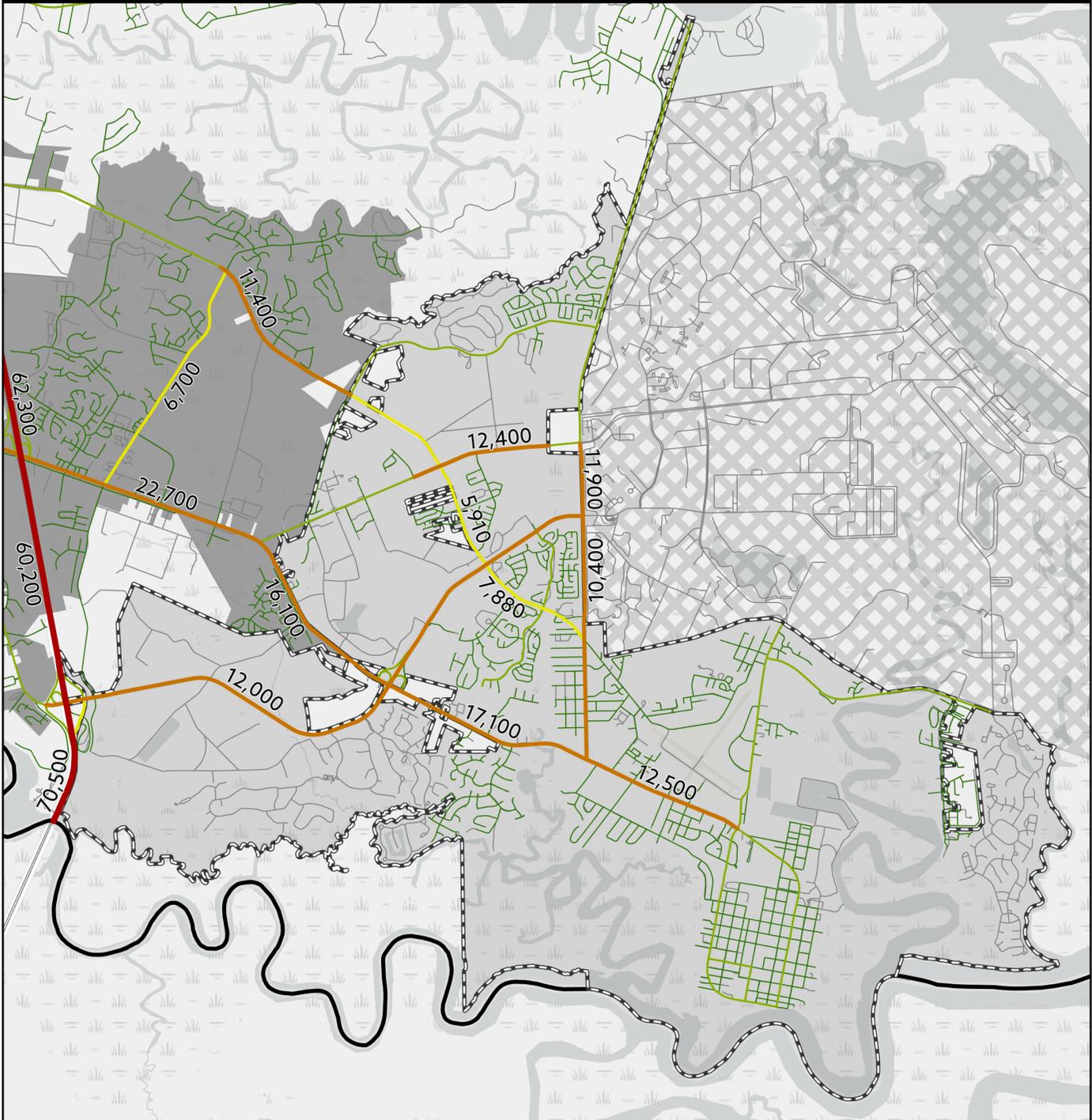
<500	1,500 - 2,000	3,000 - 3,500	Kingsland	Military Areas
500 - 1,000	2,000 - 2,500	3,500 - 4,000	St. Marys	Population
1,000 - 1,500	2,500 - 3,000	>4,000	County Boundary	1 Dot = 5 People



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Vehicle Traffic, 2021

St. Marys



2021 Annualized Average Daily Traffic Numbers (AADT)

- <1,000 vehicles
- 10,000 - 50,000 vehicles
- 5,000 - 10,000 vehicles
- 1,000 - 5,000 vehicles
- >50,000 vehicles
- Traffic Numbers Not Available

- 1:80,000
- County Boundary
 - Kingsland
 - St. Marys
 - Military Areas

Published: 3/28/2023



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Appendix B - Public Engagement

Kingsland Public Hearing Advertisement 6.16.22

Thursday, June 16, 2022

Tribune & Georgian

5A



Submitted photos
Julie Streit, center, was the lone Camden County resident who participated in Leadership Southeast Georgia 2022.

Leadership Southeast Georgia 2022 program concludes

Leadership Southeast Georgia, a professional development and leadership program held throughout 10 coastal counties, concluded its 2022 programming with a focus on regional health and infrastructure. The participant group consists of regional leaders from business, professional and civic organizations selected to participate in a five-month course of ongoing personal and professional growth to build connections and learn collaboration skills that empower them to improve the region.

Day one of the fifth and final session began in Savannah with a welcome from Savannah Mayor Van Johnson and Chatham County Board of County Commissioners Chairman Chester Ellis. The group then toured the Waters College of Health Professions building at Georgia Southern University's Armstrong Campus before a panel presentation by local stakeholders in public health. The afternoon session included a private tour of Enmarket Arena, and a dinner was held at Trustees Garden with a discussion with Charles Morris about cooking healthy.

A morning presentation from a panel of experts at Georgia Ports Authority opened the second day's session, as infrastructure took center stage. The class members also toured the port and presented their group capstone projects. After lunch, a boat tour with speakers from local industry, development and tourism sectors closed out the day.

On Friday morning, the participants completed a final collaboration exercise before the graduation ceremony at Thomas & Hutton. Ellen Bolch, President and CEO of THA Group, delivered a keynote speech to the graduates, who received their plaques and certificates immediately following.

Camden County real-estate agent Julie Streit was one of the graduates of the leadership class. Other class members included Chris Barr, Darrell Bozman, Karen Bogans, Cherise Cartright, Dialo Cartright, Shari Edenfield, Mandy Edwards, Alisha Erves, Kristin Fulford, Peyton Fuller, Ronnie Hall, Nick Harty, Col. Manuel Ramirez, Jen Roberts, John Robertson, Jason Smith, DJ Spisso, Travis Stegall, Joe Tallent, Gena Taylor, Jessica Thomas, Sam Tostensen, Nick Westbrook and Tre Wilkins.

To learn more about Leadership Southeast Georgia, visit lsega.com.

Submitted by Leadership Southeast Georgia

Learn basics of herb gardening to add bursts of flavor

Herb gardening is popular amongst gardeners, and even those who don't consider themselves gardeners often enjoy dabbling in herb gardening. Herbs can be grown indoors or out, in pots or beds, at any skill level. Fresh herbs can add bursts of flavor to food or beverages, be used in teas, used medicinally or used as home decoration and potpourri.



Jessica Warren
All Things Extension



Submitted photo
Growing herbs at home can be a simple, but effective way to add new flavors to your meals.

Herbs are non-tropical plants, of which leaves or stems are used as flavoring, medicine or fragrance. They can be distinguished from spices, which are usually the products of roots, seeds, bark or fruits of tropical plants. Herbs prefer well drained, loamy to sandy soil with a pH range of about 6 to 7.5, and only require moderate fertilization. A soil test is best to amend properly for pH and nutrient needs. Herbs generally require at least six hours of sunlight, and you will find that raised beds and natural mulch help herbs to flourish by improving drainage and soil temperatures.

Herbs are propagated from seed, stem cuttings, division and layering. Direct seeding in the spring can be successful, but seeding is more successful if begun indoors in late winter. It's important to use clean flats, which are deep enough to give the root area a proper amount of space for growth. Fill the container with moistened mix and firm the surface. Make shallow indentations, and sow the seed evenly at the same depth given on the package. Most seeds are planted at a depth about twice their diameter. Very small seeds should be simply pressed gently into the surface of the soil and barely covered.

After planting, lightly water the surface and place the container in a warm, well-lit area or under fluorescent lights, not in direct sunlight. When the seedlings have two or three leaves, the cut just below a node where a leaf joins a stem, remove the lower leaves, dip the cut end in rooting compound and insert the cuttings into the potting medium past the first leaf node. The medium should be kept slightly warm and moist until cuttings have rooted, usually about three to six weeks.

Herbs that form clumps with many fibrous roots can be divided. Simply slice through a section of the mass with a shovel, or dig up the entire plant, split the mass and replant the divisions. Water well after transplanting to promote root-to-soil contact for quick re-establishment. Herbs that can be propagated by division generally benefit from being dug up and divided every few years.

Layering is another simple method of propagation. To propagate by layering, bend a portion of a stem to contact the soil, pinning it in place until rooted, then remove and plant the rooted portion. Layering can be done in the spring or summer. If done in late summer, the plant can be left over the winter and transplanted the following spring.

Herbs can be grown indoors if the right amounts of sun and moisture are provided. Herbs need to receive at least four to six hours of sunlight each day. Don't assume herbs near windows automatically receive enough light for growth. Herbs will grow tall and spindly in inadequate light. Rotate the plants periodically so that all sides receive enough light and pinch them back to promote bushiness. Plants grown indoors will generally not grow as fast as those grown outdoors, and there will not be as many leaves to harvest. Water herbs only when they are dry. If the soil feels at all moist 1 inch below the surface, do not water the plant. Over-watering increases the chance of disease and may eventually block necessary oxygen to the roots.

Herbs grow well in urns, hanging baskets, strawberry pots and other containers as long as the light, moisture and fertility requirements are met. Use a good lightweight, well-drained artificial soil mix, not garden soil, for container-grown herbs. Since container-grown herbs do not have access to surrounding soils, they are more likely to dry out quickly. They must be watered regularly, sometimes daily. Containers should have drainage holes so excess water can escape. Regularly empty any water in the saucers under containers to prevent roots from deteriorating. Uniform monthly fertilizing keeps herbs lush, but be careful to avoid fertilizer build-up.

Herbs grown for foliage may be harvested at any time; though, the essential oils are most concentrated just prior to blooming. The seedheads of herbs grown for their seeds, such as fennel and dill, may be collected soon after seeds have reached maturity. Herbs are best collected in the late morning, rinsed quickly and air dried. Drying or freezing will preserve them.

The ideal conditions for drying herbs is a warm, dry, dark, well-ventilated place. The simplest method is to tie herb stems together in small bunches and hang the bunches upside down from a rod or rafter. The bunches should not touch so that air can freely circulate around them. Herbs to be dried for seed collection can be enclosed in large paper bags with holes cut into the sides for air circulation. Herbs may be dried in a gas oven at very low temperature, about 100 degrees F (electric ovens cannot usually be set at this temperature). Strip the leaves from the stems and place them in a single layer on a wide, flat sheet or pan. With the door of the oven ajar, the herbs should dry sufficiently in about three to five hours. Stir herbs gently every 30 minutes during the drying process. Store herbs away from heat out of direct light. If moisture forms on the inside of the storage container, re-dry the herbs.

Herbs are prepared for freezing by a quick rinsing, then by shaking off the excess moisture and patting the leaves dry. Remove the leaves from the stems, put in labeled freezer bags and store in the freezer. An alternative method is to drop the leaves into ice trays, fill with water and freeze. The quality of frozen herbs will usually begin to deteriorate after about three to six months, and strong-flavored herbs, such as chives and rosemary, may affect other foods in the freezer and should be stored in freezer jars.

Herbs don't have to have their own containers or beds (except anything in the mint family, including lemon balm – these plants will take over your landscape if not controlled). They can easily and beautifully integrate into your landscape and flower beds. Herbs can add scent, texture and bloom variety to the landscape, and many can make attractive edging plants. Many of our common herbs are also strong pollinator attractants. Luckily some of our herbs that are easiest for beginners are also some of the most beloved. This list includes mints, basil, oregano, sage and chives.

Jessica Warren is the extension agent for Camden County. To learn more, call the office at 912-976-2219, send an email to jwarren@uga.edu or visit extension.uga.edu/county-offices/camden.html.

Saint Jude Novena

May the Sacred Heart of Jesus be Adored, Glorified, Loved and Preserved throughout the world now and forever! Sacred Heart of Jesus, Pray for us. Saint Jude worker of miracles, Pray for us. Saint Jude helper of the hopeless, Pray for us. Say this 9 times a day, by the 8th day your prayer will be answered. It has never been known to fail. Publication must be promised. "Thank You Saint Jude" for granting my petition.

R.A.B.

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**JOINT CAMDEN COUNTY
COMPREHENSIVE PLAN UPDATE**

June 27, 2022 • 6:00 PM

City Council Chamber at City Hall
107 South Lee Street, Kingsland, GA 31548

You are invited to participate in the planning process for the future of Kingsland. This is your opportunity to share ideas, voice concerns, and describe your vision for Kingsland. In addition, the Coastal Regional Commission Planning Staff will be present to introduce the planning process. Kingsland encourages all interested parties to take part in this process. The first meeting will take place on June 27, 2022, at 6:00 PM. It will be held at City Hall in the City Council Chambers. Citizens who are unable to attend but would like to provide comments regarding the plan can contact Hannah Mendillo, Regional Planner, at hmendillo@crcc.ga.gov.

**PITCHING SHUTOUTS
SINCE 1928**

We threw out our first pitch 94 years ago, and we've been striking out pests ever since.

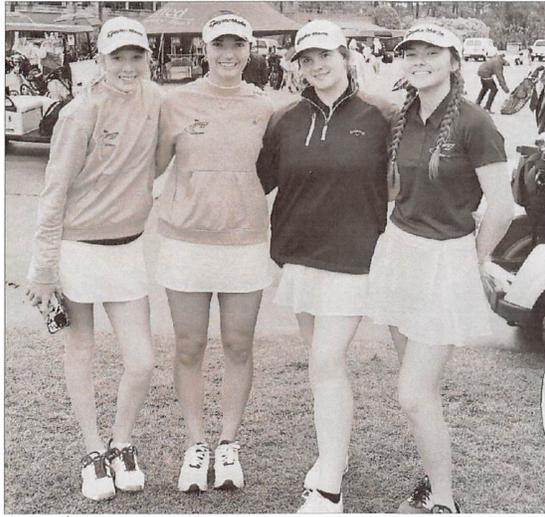
In fact, their record against the Yates-Astro team is a perfect 0 for 94.

Yates-Astro
Termite & Pest Control
912-265-1577
www.Yates-Astro.com

10

Tribune & Georgian

Thursday, March 9, 2023



Camden County High golfers Georgia Blount, Sara Parker, Mia Prendergrast and Samantha Askins teed it up last Saturday at the Red Terror Cup on Jekyll Island.

Girls golfers compete at Jekyll tourney

The Camden County High girls golfers sent two two-player teams to the Red Terror Cup last Saturday on Jekyll Island. The tournament at the Indian Mounds course welcomed 70 pairs from 28 schools around the state. For Camden, Georgia Blount and Sara Parker teamed for a 74 in the scramble format, and Samantha Askins and Mia Prendergrast canceled an 89.

Lambert duos posted the best two scores, a 60 and 64, and a North Oconee tandem was a shot back at 65. CCHS has a scheduled match today against Ware at Osprey Cove.



Alexis Staklinski (top photo) and Kiyah Fuller competed for Camden County High last weekend.

Gymcats place fourth at South Forsyth meet

Andy Diftenderfer
andy@tribune-georgian.com

Competing against three state champion teams, the Camden County High Gymcats posted a fourth-place 103-454 last Saturday at a South Forsyth meet.

Janifer Tate scored a 34.6 in the all-around, with marks of 9.3 on the vault, 8.7 on the balance beam, 8.5 on the floor exercise, and 8.1 for the bars. Katie Tate garnered a 33.7 all-around, with scores of 9.0 on vault, 7.7 on bars, 8.7 on floor, and 8.3 on bars. The beam mark was Jennifer Tate's second qualifying score, and the vault mark her first. Katie Tate's vault result was her first qualifying score.

Alexis Staklinski's 9.0 on vault was her first qualifying score, and Lillie Barnes' 9.0 on bars her second. Staklinski also posted 8.3 on floor, and Barnes 8.4 on beam. Kiyah Fuller scored 7.7 on bars and 7.3 on floor, Sarah Garrett 8.15 on beam and 7.6 on bars, Jamie Walker 7.8 on floor and 7.3 on beam, and Addi Spencer 8.5 on vault. The Gymcats will compete Saturday in Cartersville and March 17-19 in Buford.



FCA Classic Church Trophy winners representing Three Rivers Church are Chad Lee (left) and pastor Mark Lang (center). Brad Tippins, area director of FCA of Camden and Charleston County, is at right.

DeZouche FCA tourney welcomes golfers

Twenty-seven teams teed it up at the Ryan DeZouche Memorial FCA Golf Tournament Feb. 18 at Osprey Cove. Griffin Blount, Caleb Allen, Gabe Williams and Robert Williams won with a 44 score. They received a round of golf at the TPC and FCA "Influence" prints. The second-place gross team included Jonathan Blount, Sherwood Cooke Jr., Jammie Lett and Madison Melton, also at 44. The tiebreaker was the back-nine score. The team received a \$200 cash prize.

Mark Lang, Wes Richards, Dean Ballard and Chad Lee won the second flight with a 48 and won a round of golf at Sanctuary Cove. Representing Three Rivers Church, the four also won the FCA Classic Church trophy. With a 49, Jack Yarbrough, Timmy Cannon and Mark Stewart won the third flight and received a round of golf at Osprey Cove. Ken Wiechert, Phil Shepardon, Joe Ferritino and Tom Ward took the fourth flight with a 56 and



First place in the gross division were (from left) Robert Williams, Gabe Williams, Griffin Blount and Caleb Allen. They are with Lisa James, FCA board chair.

won a round of golf at Heritage Oaks. Madison Melton (fourth hole), Paul Gonsenza (seventh hole), Thomas Masano (11th hole) and Chris Yonz (17th hole) won closest-to-the-pin honors and Nik Schueplach won the longest-drive prize. The annual event is held in memory of Ryan DeZouche, a 2009 graduate of Camden County High and a standout golfer for the school. He served as an FCA leader, and his parents, Cheryl and Fred DeZouche, have been faithful supporters of the FCA.

Wildcats fall to Bradwell, Colquitt

A non-region decision and a Region 1-7A result went against the boys soccer Wildcats last week. On the road, Anthony Penko scored for the third straight match Feb. 28 at Bradwell Institute, but the Tigers scored two late goals

for the 3-1 win. Penko scored midway through the first half off a Gabriel Geronimo corner kick, and the sides went to intermission deadlocked, 1-1. Visiting Colquitt scored a 3-0 region win last Friday in Kingsland, getting all three goals in the second half.

Keeping You on the Water!

Downhead MARINE

1000 Burns St. • Kingsland, GA 29558
812-729-3751 • www.downheadmarine.com

Weekly Tide Chart

This Week's Tide

	HIGH TIDE		LOW TIDE	
	AM	PM	AM	PM
3/9 Thurs.	9:06	9:24	3:15	3:25
3/10 Fri.	9:40	9:58	3:54	4:00
3/11 Sat.	10:17	10:38	4:34	4:37
3/12 Sun.	—	12:01	6:17	6:18
3/13 Mon.	12:27	12:52	7:07	7:07
3/14 Tues.	1:25	1:51	8:05	8:06
3/15 Wed.	2:30	2:56	9:14	9:17

TIDES CALCULATED FOR OUTER BAR

Cumberland Wharf: Cumberland River add 40 min. St. Marys: entrance add 15 min. Crooked River Entrance add 1 hr. 23 min. St. Marys: St. Marys River add 1 hr. 21 min. Choptank: St. Marys River add 2 hr. 10 min. Horseshoe Bend add 2 hr. 19 min. Dover (Bluff) add 1 hr. 10 min. Satilla Cove add 1 hr. Choptank Creek add 25 min. Satilla River: Todd Creek Entrance add 40 min.

JOINT CAMDEN COUNTY COMPREHENSIVE PLAN UPDATE

March 27, 2023 • 6:00 PM
City Council Chamber at City Hall,
107 South Lee Street, Kingsland, GA 31548

The City of Kingsland City Council will hold a public hearing on Monday, March 27, 2023 during their 6:00 PM regular meeting in the City Council Chamber at City Hall, 107 South Lee Street, Kingsland, GA.

There will be a public hearing to announce the 40-Day Public Review for the Joint Camden County Comprehensive Plan Update, which will start March 23, 2023.

The purpose of this hearing is to brief the community on the process that was used to develop the Joint Camden County Comprehensive Plan and inform the public on the remaining participation opportunities available.

Citizens who are unable to attend but would like to provide comments regarding the plan can contact Hannah Mendillo, Regional Planner, at hmendillo@crc.gov.

Appendix B - Public Engagement

St. Marys Public Hearing Advertisement 3.16.23

Thursday, March 16, 2023

Tribune & Georgian

9B



On the first row, from left, are Kylie Brooks, Paisley Bennett, Selena Nieves; second row, Kennedy Brown, Jessica Tavel, Amelia Black, Ayla Finigan, Scie Poir-ell, Paisley Gatch, Evelyn Williams, Izzy Simbras, Mayana Lujan; back row, Kira Grady, Camryn Smith, Lauren Keener, Alyssa Elliott, Allison English, Johari Jones, Abigail Davis, Kayson Pratt, Brittany Curzio, Savannah Quinn, Olivia Hayward, Crystal Hurt.

Xcel Gold, Silver teams place second at Kupets meet

Andy Dillendorfer
andy@tribune-georgian.com

The Camden PSA Xcel Gold and Xcel Silver teams each placed second and Camden gymnasts placed third or better in 38 events March 4-5 at the 13th Annual Kupets Pink Invitational in Savannah. The meet welcomed more than 3,200 gymnasts from 17 states, and has donated more than \$125,000 to breast cancer awareness charities.

Xcel Gold
Savannah Quinn and Paisley Bennett each won twice, and Kayson Pratt and Alyssa Elliott each one for Camden.

Quinn was top three in all five events, with firsts for the vault (9.7) and all-around (37.62), second for both the balance beam (9.275) and floor exercise (9.25), and third on the uneven bars (9.375). Pratt won the all-around (37.5) with the help of seconds for vault (9.35), bars (9.45), beam (9.45) and floor (9.25).

In addition to wins for bars (9.55) and beam (9.475), Bennett was the all-around runner-up (36.675) and fifth on the floor (9.0). Elliott won the floor (9.325), placed fifth for both the vault (9.35) and all-around (36.425), and seventh on the beam (9.15).

Allison English posted third on bars (9.15), fifth on vault (9.0), fifth in the all-around (36.2), and sixth on beam (9.15). In addition, Mayana Lujan was third on vault (9.4), ninth on beam (9.0), and seventh in the all-around (36.25). Kylie Brooks third on vault (9.15) and fourth on bars (8.725); Camryn Smith fifth on bars (9.0) and eighth on vault (9.0); Lauren Keener eighth on beam (8.75), and Evelyn Williams eighth on bars (8.725).

Xcel Silver
Kennedy Brown won four events, Sadie Powell two, and Abigail Davis and Ayla Finigan one apiece. Brown won the vault (9.75), bars (9.8) and floor (9.4) in her all-around win (38.2). She scored 9.25 on the balance beam for fourth. First on the vault (9.5) and beam (9.625) was Powell, who also placed second in the all-around (37.45) and third on the bars (9.425). Davis won the vault (9.5) and registered 10th on the bars (9.05). Finigan added third on the bars (9.45) and seventh in the all-around (36.85) to her vault victory (9.55). Paisley Gatch took second on the beam (9.55), third on both the vault (9.425) and all-around (37.125), and eighth on the bars (9.25). Third on the vault (9.5) was Amelia Black, also 10th in both the floor (8.65) and all-around (35.075). Also for Camden, Johari Jones placed fourth on the beam (9.45), sixth on the floor (9.2), and seventh in the all-around (36.85); Jessica Tavel fifth on bars (9.35), sixth on floor (9.2), and 10th for both the vault (9.1) and all-around (36.55); and Selena Nieves third on bars (9.425), fourth on floor (9.25), sixth on beam (9.35) and seventh in the all-around (36.975).

Andy Dillendorfer
@tribune & Georgian

LEGAL ADVERTISEMENTS

make immediate payment to the undersigned.
NOTICE TO CREDITORS AND BENEFICIARIES
IN THE PROBATE COURT OF CAMDEN COUNTY, GEORGIA
All creditors of the Estate of Kenneth Edward Isler, deceased, late of Camden County, Georgia, are hereby notified to render in the hands of the undersigned all claims and demands against said estate on or before the 17th day of February, 2023.
Estate #2022931
KIMBERLY J. DONAHUE, Executor of the Estate of Joyce Masdy Bost, deceased.

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NOTICE TO CREDITORS AND BENEFICIARIES
IN THE PROBATE COURT OF CAMDEN COUNTY, GEORGIA
All creditors of the Estate of Adam Nathaniel, deceased, late of Camden County, Georgia, are hereby notified to render in the hands of the undersigned all claims and demands against said estate on or before the 17th day of February, 2023.
Estate #2022931
KIMBERLY J. DONAHUE, Executor of the Estate of Adam Nathaniel, deceased.

NOTICE TO CREDITORS AND BENEFICIARIES
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NOTICE TO CREDITORS AND BENEFICIARIES
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Estate #2022931
KIMBERLY J. DONAHUE, Executor of the Estate of Adam Nathaniel, deceased.

Joint Camden County Comprehensive Plan 2023-2027

Appendix B - Public Engagement

Camden County Public Hearing Advertisement 6.16.22

gpn16

**Camden County Planning
& Development
107 North Gross Road,
Suite #3**

**Kingsland, GA 31548
NOTICE OF PUBLIC HEARING
COUNTY COMPREHENSIVE**

PLAN UPDATE:

The Camden County Board of Commissioners will hold a Public Hearing on Tuesday, June 7, 2022 during their 6:00 PM regular meeting in the Government Services Building, located at 200 East 4th Street, Second Floor, Commissioners Chambers, Woodbine, Georgia. There will be a public hearing to kick off the County Comprehensive Plan process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process.

Information submitted is available for public review at the Planning & Development Office located at 107 North Gross Road, Suite 3, Kingsland, Georgia 31548.

Note: Pursuant to O.C.G.A. 36-67-A-3, all parties who have made campaign contributions to any member of the Camden County Board of Commissioners in excess of Two Hundred Fifty Dollars (\$250.00) within two years immediately preceding the filing of this request, and who desires to appear at the meeting in opposition to the application, shall at least five (5) days prior to the hearing, file a campaign contribution report with the Camden County Planning & Development Office.

As set forth in the American with Disabilities Act of 1992, Camden County does not discriminate on the basis of disability, and will assist citizens with special needs, given proper notice (seven working days). For information, please call (912)729-5603.

1T 5-19-2022
#705069

Camden County Public Hearing Advertisement 3.9.23

Bobcats topple Jane Macon, St. Francis on diamond

The St. Marys Middle-base team won last week's Camden County Public Hearing Advertisement 3.9.23. The Bobcats struck for two road wins last week at Jane Macon and St. Francis.

On the mound, Jason Wilcox allowed 11 hits and fanned five over six-and-two-thirds innings. Adam Maysonnet scored three runs and drove in two in the third. Mason Jones scored three in the third and two each in the fifth and seventh.

Georgia fishing forecasts supply great information

Want to better ensure your fishing success at your local waterway? Georgia Department of Natural Resources' Wildlife Resources Division (WRD) fisheries biologists and technicians annually update the fishing forecasts for 31 Georgia reservoirs and 19 rivers, and they are available in one location at GeorgiaWildlife.com/fishing-forecasts. For even more fishing tips, check out the weekly Fishing Blog post at GeorgiaWildlife.com/fishing-forecasts/fishing. For more information on fishing in Georgia, visit GeorgiaWildlife.com/fishing-forecasts.

LEGAL ADVERTISEMENTS

negotiate, amend or modify the terms of the bond... The site will be provided to the power of sale... The site will be provided to the power of sale... The site will be provided to the power of sale...

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Legal Deadline Monday 4:00 p.m.

Appendix B - Public Engagement

Steering Stakeholder Meeting #1



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	Camden Joint Plan - Steering #1	Date:	8/24/22	Location:	Camden Planning Dept
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Name	Title	Organization	Email
Lannie Brant	County Commissioner	Camden County	Distict 1 R Co. Camden. GA.
Kenneth Hughes	Costm Directr	st marys	khughes@stmarysgea.gov
Justin Geedy	Assistant Development Dir	St. Mary's	jgeedy@stmarysgea.gov
Alan Ramer	Planning Comm 5	Camden County	alramer@co.camden.ga.us
Joey Jacobacci	Planning Director	Camden County	jacobacci@co.camden.ga.us
Scott Kimball	Planning & Zoning Director	Kingsland	skimball528@yahoo.com
Tonya Harvey	City of Kingsland		tharvey@KingslandGeorgia.com
Lee Spell	City Manager	Kingsland	lspell@KingslandGeorgia.com
Chris Cox	Public Works Eng	St. Marys	ccox@stmarysgea.gov
Cindy Daniels	Planning Coord	Camden Co	cdaniels@co.camden.ga.us

Appendix B - Public Engagement

Steering Meeting #2



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: Camden Comp Plan Steering Date: 11/16/22 Location: Camden County Planning

Name	Title	Organization	Email
Joey Jacobacci	Planning Director	Camden County	jacobacci@co.camden.ga.us
Cindy Daniels	Planning Coord	" "	cdaniels@co.camden.ga.us
Lee Spell	City Manager	City of Kingsland	lspell@kingslandgeorgia.com
Tonya Harvey	City of Kingsland	CVB Director	tharvey@kingslandgeorgia.com
ROBBIE CHEEK	planning commission	Camden Co.	ROBBIE.CHEEK@ESGENGINEERINGINC.COM
Alan RAIMER	Planning Commission	Camden Co.	alanraimer@yahoo.com
TREVOR READLICK	Commissioner, Dist. 3	CCBOC	trevor@readlickconstruction.com

Appendix B - Public Engagement

St. Marys Stakeholder Meeting #1



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	Camden Comp Plan	Date:	10/18/22	Location:	St. Marys
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Name	Title	Organization	Email
Hannah Mendillo	Regional Planner	CRC	hmendillo@crc.ga.gov
Wiley King	ST. MARYS PLANNING Comm	CITY OF ST. MARYS	wking105@eds.net
Les Warner	Planning Comm.	City of St. Marys	leslie.warner@rc@gmail.com
Lloyd Street	Atlantic Self Broker	Private Sector	lloyd@atlanticselfbroker.com
Russ Byrd	Community Planning Liaison Officer CRCA	NSB KB	Russell.I.Byrd@navy.mil
Tamy Sheehor	Volunteer		tykayh@comcast.net
Sally Lassit	Volunteer		Sally.lassit@comcast.net
Melvin Taylor	Volunteer	Private	Melvin.D.Taylor@gmail.com
Terry Handreth	Sounder Bikes		Terry@camdenbikes.ca

Appendix B - Public Engagement

St. Marys Stakeholder Meeting #2



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: 2nd St. Marys Comp Plan Stakeholder Mtg Date: 12/6/2022 Location: 406 Osborne St, St. Marys GA

Name	Title	Organization	Email
Wiley King	PLANNING COMMISSION	CITY OF ST. MARYS	wbking105@eds.net
Lloyd Strait	Broker/owner	Atlantic Salt Realty	lloyd@atlanticsaltrealty.com
Les Warner	Planning	City of St. Marys	lesliewarner59@gmail.com
Russ Byrd	CPLO	NSB KIB	Russell, I. Byrd Navy. M.I
TAVYA GRAEBROOK	JDA		tgraebrack@comcast.net
Melvin Taylor	Worker parent	Home Dad	Melvin. D.Taylor@gmail.com
Terry Handreth	owner	ST MARYS JDA	Terry@camdenbilkes.com

Appendix B - Public Engagement

St. Marys Stakeholder Meeting #3



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	3rd St. Marys Stakeholder Meeting	Date:	1/24/2023	Location:	St. Marys City Hall
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Name	Title	Organization	Email
Tanya Ginzberg			
Ruth Bess			
Terry Landreth			
Jay Lassiter			
Lloyd Street			
Wiley King			

Appendix B - Public Engagement

Camden County Stakeholder Meeting #1



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	Camden Come Plan	Date:	10/20/22	Location:	Camden County
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Name	Title	Organization	Email
Hannah Mendillo	Regional Planner	CRC	hmendillo@crc.ga.gov
Lili High	Executive Director	Habitat	lili.high@hfh.camden.org
Cindy Daniels	Planning & Dev Coord	Planning & Dev	cdaniels@co.camden.ga.us
ELVIS RANDOLPH		North Camden Actn.	elvisrandolph@bellsouth.net
Gregory Reed			gregreed7252@icloud.com
Martin A. Turner			Mturner734@gmail.com
Matt Johnson			poj@tds.net
Laurie Breat	Camden Co.	Bd. of Comm.	
Shalana McNamee	Public Works	BOC	sdmcmamee@co.camden.ga.us

Appendix B - Public Engagement

Camden County Stakeholder Meeting #2



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	Camden Comp Plan	Date:	11/28/22	Location:	200 E 4th St, Woodbine
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Name	Title	Organization	Email
Lili Hsu	Executive Director	Habitat for Humanity	lili.hsu@hke.org
Joey Yarbacc	Planning Director	Camden	
Alan Rainer	Planning Comm OS	Camden	alanrainer@gdco.com
Shalera Mohamed	Director	Camden	shalera@co.camden.ga.us
Cindy Daniels	Planning Coord	"	cdaniels@cc.camden.ga.us
Martina A. Turner	Comm. Elect	Camden	mturner734@gmail.com
Charles N White	EMPA Director	"	cwhite@co.camden.ga.us

Appendix B - Public Engagement

Camden County Stakeholder Meeting #3



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	Camden Comp Plan	Date:	1/24/23	Location:	Camden County
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Name	Title	Organization	Email
Lili High	Executive Director	Habitat	
Joey Jacobacci	Planning Director	Camden County	
Cindy Daniels	Planning Board	"	
Shalana Mohammed	Public Works Director	" "	
Braquey Reed	Citizen		
ELVIS BRANDON	Citizen		
Martin Turner	Comm.	Camden County	

Appendix B - Public Engagement

Kingsland Stakeholder Meeting #1



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	Kingsland Stakeholder #1	Date:	10/11/22	Location:	Kingsland Welcome Center
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Name	Title	Organization	Email
Paul Chamberlin	DDA Chairman	KDDA	paul.e.chamberlin@gmail.com
Jolene Andersen	DDA vice chair	KDDA	joleneanderson@gmail.com
Ronald Sawyer	Pres. DDA	Sawyer & Associates	rhs@sawyerandassociates.com
Bryant Shepard	Kingsland Pt 2 Chur		shepardrhs@hotmail.com
Angela Halliwell	Business Owner	The Making on Lu	TheMakingonLu@yahoo
Terry Landreth	Camden SA	Chairman	Terry@camdenbikes.com
JAMES D. MCCARTER	Dir Student Services	Camden BOE	jmccarter@camden.k12.ga.us
W.H. Gross	pres.	W.H. Gross Const	whgross@whgross.com
Mike Sares	Pastor	The Harbor	mike.sares@harborrwc.com
Brian Piker	Pastor	FBC Kingsland	Brianp@Kingslandfbc.org
Katherine Dixon	Kid Tourism Bd DFCS Bd	→	kdixon@cumberlandgas.org
C.B. Yadav	Guru		chandra.yadav@gmail.com

Appendix B - Public Engagement

Kingsland Stakeholder Meeting #2



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: Camden Joint Comp Plan Date: 11/30/22 Location: Kingsland Welcome Center

Name	Title	Organization	Email
Mike SaneS	Pastor, The Harbor	Church	Mike.SaneS@harborwc.com
Rick Evans	Chief of Police	Kingsland PD	revans@kingslandga.gov
STEVEN SAENZ	STATE REP. DIST 180	State House / Camden Connector	steven.saenz@house.ga.gov
Angela Halliwell	Makery on Lee	Business Owner	thema.keryonlee@gahw.com
Bryant Shepard	P&Z Chair	Kingsland	shepardchS@hotmail.com
Bill Gross	Business	WtGross Const.	wtgross@wtgross.com
Genson Dwy	Mayor	Kingsland	gdwy@kingslandgeorgia.com

Appendix B - Public Engagement

Kingsland Stakeholder Meeting #3



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: Kingsland Comp Plan Mtg. 3 Date: 1/30/2023 Location: Kingsland Welcome Center

Name	Title	Organization	Email
Terry Landreth	owner	Camden Bicycle	Terry@camdenbikes.com
L Bryant Shepard	P+2 Chair	City of Kingsland	shepardcbhs@hotmail.com
Katherine Dixon	owner	Cumberland Home Health + HDS	dixonzkh@tds.net
Rick Evans	Chief of Police	Kingsland P.D.	revans@kingslandga.gov
Bill Gross	owner	WLGross Const.	wlgross@wlgross.com
Martin A. Turner	Chamber of Commerce	same	mturner734@secchurch.com

Appendix C - Survey Questions

Kingsland Stakeholder Meeting #3

Camden County Comprehensive Plan Community Survey

1. Where do you live?

- St. Marys
- Kingsland
- Woodbine
- Unincorporated Camden County
- Kings Bay
- I'm not sure if I live within city limits
- Other

2. What is your zip code?

Appendix C - Survey Questions

Kingsland Stakeholder Meeting #3

3. How long have you lived in Camden County?

- Less than one year
- 1-5 Years
- 5-10 Years
- 10-20 Years
- 20+ Years

4. Where do you work?

- St. Marys
- Kingsland
- Woodbine
- Kings Bay
- Unincorporated Camden County
- I am retired
- I am currently unemployed
- Other

Appendix C - Survey Questions

Kingsland Stakeholder Meeting #3

5. Do you rent or own your place of residence?

- I rent
- I own
- My home is outside of Camden County

6. How old are you?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 or Older

7. What are the best parts of your community?

Appendix C - Survey Questions

Kingsland Stakeholder Meeting #3

8. What challenges does your community have to overcome?

9. What are the biggest impacts on your quality of life?

Appendix C - Survey Questions

Kingsland Stakeholder Meeting #3

10. Please rate your satisfaction with each of these aspects of your community:

	Satisfied	Somewhat satisfied	Somewhat dissatisfied	Dissatisfied	Not applicable
Trash Pickup	<input type="radio"/>				
Parks and Recreation	<input type="radio"/>				
Drainage/Flooding	<input type="radio"/>				
Cleanliness of Public Spaces	<input type="radio"/>				
Public Water and Sewer	<input type="radio"/>				
Fire Services	<input type="radio"/>				
Law Enforcement	<input type="radio"/>				
Code Enforcement	<input type="radio"/>				
Condition of Infrastructure (Streets, lights, etc)	<input type="radio"/>				
Housing Development and Opportunities	<input type="radio"/>				
Economic Development and Opportunities	<input type="radio"/>				

Appendix C - Survey Questions

Kingsland Stakeholder Meeting #3

11. If you would like to elaborate on any of your responses to the previous question please do so here:

12. What do you do for fun in Camden County?

13. What things would you love for Camden County to have?

14. Please provide any additional thoughts on the future of Camden County:

15. If you would like to receive updates about the planning process and invitations for future involvement, please share your email below, so we can add you to our mailing list.

Appendix D - Character Area Images

Camden County

Rural Residential



Conservation Area/Greenspace



Rural



Industrial



Mixed Use



Appendix D - Character Area Images

Camden County

Scenic Corridor/Bike Route



Suburban Area Developing



Major Highway Corridor



Military



Appendix D - Character Area Images

St. Marys

Conservation



Downtown



Inland Residential



Interstate Access Corridor



Appendix D - Character Area Images

St. Marys

Marshside Residential



Midtown Renaissance



Mixed Use Medical



Multi Use Development



Appendix D - Character Area Images

St. Marys

South Gate Residential

