



# Community Agenda Glynn County Comprehensive Plan Update 2008

Adopted October 16, 2008

Glynn County Community Development Department

# **Community Agenda**

## **Glynn County Comprehensive Plan Update - 2008**

Glynn County, Georgia

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# Glynn County, Georgia

## Community Vision

### General Vision Statement

*The Glynn County community seeks to maintain the current high quality of life for County residents while continuing to improve the efficiency and competitiveness that drive the County's engine of economic growth and development.*

The quality of life in Glynn County is defined by protections for public health and safety, a high quality natural environment, including clean air and water, the scenic beauty of the natural environment, an affordable cost of living, including affordable housing, good jobs and economic growth, and educational and cultural enrichment opportunities.

Improved efficiency and competitiveness will come from increased efficiency in public services, a well planned strategy for maintaining and extending infrastructure, improved educational opportunities, particularly in public education, and increased collaboration on issues of concern between local governments, non-profits, and private entities.

### Future Development Map

The Future Development Map covers all of Glynn County and defines appropriate character and development types for each part of Glynn County. The Future Development Map divides the County into a series of areas and identified current and proposed future activity centers and major corridors.

Development areas can be broadly grouped into three types: islands, east Glynn, and west Glynn. Island areas include St. Simons Island area (which includes Sea Island and Little St. Simon Island), and Jekyll Island and Blythe Island help to define the unique natural and built environmental features that make these places special. East Glynn areas include Airport and FLETC (Federal Law Enforcement Training Center), Central Glynn, Old Town Brunswick, Blythe Island, and Port of Brunswick. These areas are predominantly urban or suburban in character and policies in these areas are focused on projecting their existing character and/or promoting redevelopment and infill development. Most

of the area west of I-95 is in the West Glynn Development Area. This area is defined by a cluster approach to development that will leave large environmentally sensitive areas undeveloped while concentrating development in clusters or activity centers in order to make efficient use of new or expanded infrastructure.

These areas are defined in depth in the following **Future Development Narrative** section of this Community Agenda.

Current activity centers include the City of Brunswick, the St. Simon's Island Village, and Exits 29 and 36 off of I-95. One of the recommendations of the Community Agenda is that the appearance and function of the current activity centers located off Exits 29 and 36 be improved, as these are key gateways into the Glynn County community. Continued and refined planning for the St. Simon's Island Village area is also recommended.

Activity centers on the western part of Glynn County are important in order to ensure public and private services and employment opportunities for the residents of the western part of the County in order to reduce the number of cross-County vehicular trips.

Three other potential activity centers are sketched for western Glynn County, but these should be considered provisional and should be evaluated at a later date in terms of adequate market demand and public infrastructure for supporting these additional activity centers.

Two primary corridors are identified, the Spur 25 corridor and the US 341 corridor. These corridors are currently the locus of much of Glynn County's commercial development and serve as gateways into the County, the islands, and the City of Brunswick. As such, the function and development of these corridors merits special attention and further study. Issues of concern in these corridors include the need for multimodal access, preserving corridor capacity, and improving the urban design and appearance of these key corridors.

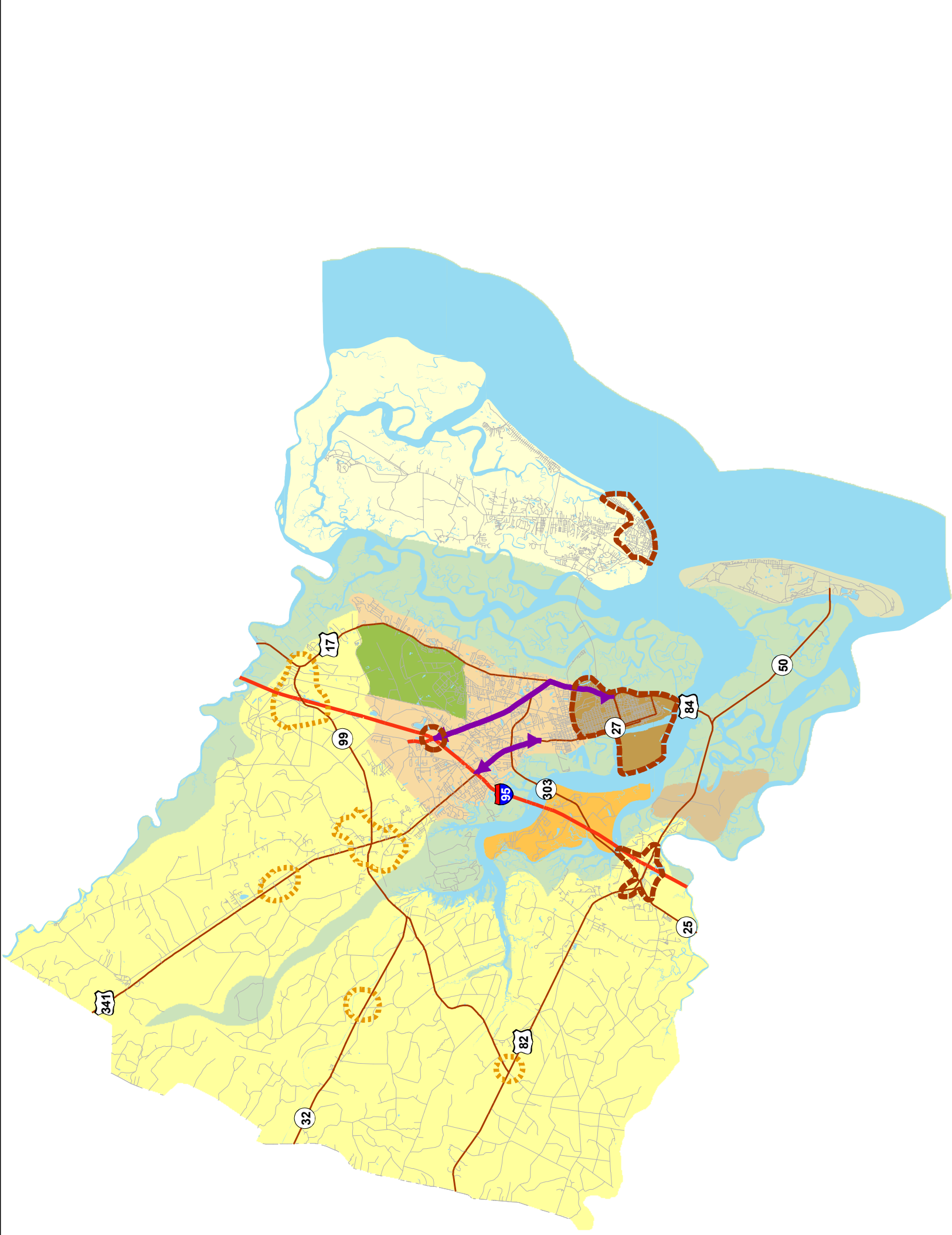


# GLYNN COUNTY FUTURE DEVELOPMENT MAP

- Legend**
- Local Streets
  - Interstate Highway
  - State Highway
  - US Highway
  - Water
  - Corridors
  - Proposed Activity Centers
  - Existing Activity Centers
  - Future Development Areas**
    - Airport and FLETC
    - Blythe Island
    - Central Glynn
    - Islands
    - Jekyll Island
    - Old Towne Brunswick
    - Port of Brunswick
    - West Glynn
    - Wetlands



DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. EDAP and Glynn County, GA assume no liability for the quality, content, accuracy, completeness of the information and other items contained in this map. It is advised that you independently verify important information before use.





## Glynn County, Georgia

### **Development Suitability Map**

Glynn County is currently working on a Development Suitability Map that will serve to guide patterns of development throughout the County. The Development Suitability Map will be a GIS-based, analytic map of the unique conditions of locations throughout the County based upon multiple objective criteria. The criteria which have been used to develop the map thus far include public water availability, soil suitability for roads, the presence of wetlands, location in floodplains, susceptibility to damage from storm surge, and septic soil suitability.

These various criteria have been woven together into a composite development suitability score that will indicate the overall suitability of varying levels of development throughout the County. It is foreseen that this map could be used to guide permitted development types or densities in the undeveloped lands throughout the County as well as identify appropriate development techniques within the Future Development Areas.

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## Future Development Narrative

### Central Glynn Area

#### Future Development Description

The Central Glynn Area consists of the developed areas north of the City of Brunswick, ranging north to the County line and west to Perry Lane Road. The land use of the Central Glynn Area is diverse, with a wide variety of residential, commercial, industrial, and employment activities. Overall, the Central Glynn Area can be characterized as a mixed-use, mature, and mostly developed suburban environment. The Central Glynn Area is the area of the County that is best supplied with infrastructure, including water, sewer, roads, schools, parks, and public safety services.

Commercial activity in the Central Glynn Area focuses on several major arterials. The Colonial Mall at Glynn Place has historically been a major center for commercial development in the County, and additional commercial development is continuing in the vicinity of the mall.

#### Area Vision

Central Glynn will see a wave of public and private investments, renewing its neighborhoods, its commercial corridors, and its community facilities and amenities. From a growth management point of view, Central Glynn is the most suitable land in the County for development, and it already has the lion's share of the County's infrastructure and community facilities. For these reasons, it makes sense for the County to promote redevelopment and revitalization and to continue to support the substantial public and private investments already in place.

#### Recommended Development Patterns

These recommendations should be considered for new development and major redevelopment where they are appropriate to the context of the development.

- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.
- Infill development on vacant sites closer in to the center of the community. These sites, with existing infrastructure in place, are used for new

development, matching character of surrounding neighborhood in lieu of more development on greenfield sites.

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.



- Developments that have easy access to nearby transit, shopping, schools and other areas where residents travel daily.
- Landscaped medians separating traffic lanes.
- Restrictions on the number and size of signs and billboards.
- Structures (shopping, warehouses, offices, etc.) located near street front.
- Traffic calming measures, such as narrower street widths, pedestrian crossings, or rough pavement materials.
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, pedestrian access to neighborhood commercial center.
- Residential development that offers a mix of housing types.
- Addition of new uses to current large commercial sites.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.



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- Shared parking arrangements that reduce overall parking needs.
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- New greenways and pedestrian/bicycle paths to connect residential areas to commercial areas, employment areas, and transit stops.



## Appropriate Land Uses

The Central Glynn Area has numerous benefits for development, including a high level of water, sewer, and road infrastructure and low environmental sensitivity.

Thus, the challenge of the Central Glynn Area is how to accommodate additional infill development and promote redevelopment in a way that is compatible with existing land uses.

- Mixed use development (on existing commercial corridors & major intersections)
- General commercial (on existing commercial corridors)
- Office commercial
- Single family residential

- Multifamily residential (on existing commercial corridors & major intersections)
- Institutional
- Industrial (In existing industrial districts)
- Recreational/conservation land uses

## State Quality Community Objectives

Infill Development Objective: The County will seek to promote infill development in the Central Glynn Area in order to maximize the efficiency of existing infrastructure and address the environmental sensitivity of new development.

Growth Preparedness Objective: The County will seek a balance in providing adequate infrastructure to serve existing development over the extension of infrastructure to serve new development. The threat of flood damage and flood-related threats to health and safety will be mitigated by investing in adequate and well-planned stormwater drainage infrastructure throughout the County.

Housing Opportunities Objective: Glynn County will encourage the construction of private-sector multifamily housing in appropriate locations within Central Glynn. Central Glynn presents the best transportation infrastructure and is close to the greatest number of jobs, and so therefore is the County's most favorable location for affordable workforce housing.

Employment Options Objective: Glynn County will support the expansion of employment opportunities in Central Glynn, particularly those related to designated target industries such as logistics and light industry.

The County will cooperate with the Brunswick-Glynn County Development Authority to bring expanded employment opportunities to the Central Glynn area.

Educational Opportunities Objective: The County will work cooperatively with leaders from the educational, business, and industry sectors to increase educational and job training opportunities in the Central Glynn area.



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Open Space Preservation Objective: The County will protect and preserve adequate greenspace and recreational opportunities for a growing Central Glynn population. Creating and maintaining access to and views of Glynn County's wetlands will be a priority within these efforts.



## Recommended Implementation Measures

Objective	Implementation Measure
<ul style="list-style-type: none"> <li>▪ Infill Development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy A.1: Encourage redevelopment planning in areas that are neglected but well located with regard to infrastructure. Major commercial arterials and gateways will be primary targets for redevelopment planning, as well as other areas that are reaching the end of their useful life under their current land use.</li> <li>▪ Policy A.2: Collaborate with Glynn County Schools to seek rehabilitation, investment, and reform of existing Central Glynn schools in order to promote neighborhood revitalization.</li> <li>▪ Policy A.3: Promote redevelopment and infill that is compatible in design and appearance with existing single family neighborhoods, including regulations with regard to building height and scale.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy A.4: Continue to pursue regularly scheduled transit service connecting major employment centers and destinations.</li> <li>▪ Policy A.5: Support long term planning for additional medical facilities in higher elevation areas that may be less prone to flooding during tropical storm events.</li> <li>▪ Policy A.6: Preserve County control of the Altamaha Canal and invest in its rehabilitation. The canal has the potential to serve multiple functions as a drainage canal, a recreational greenway, and a historic amenity.</li> <li>▪ Policy A.7: Identify and plan for new park opportunities to provide marinas, access to waterways, and wetlands close to existing population centers.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Housing Opportunities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy A.8: Identify proper and/or desired locations for multifamily housing, and conduct rezonings as appropriate to permit multifamily development in these locations.</li> <li>▪ Policy A.9: Conduct a market study to ascertain if the coming supply of multifamily housing of all types - duplexes, townhomes, apartments, condominiums, and senior complexes - is adequate to meet forecast demand.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Employment Options</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy A.10: Support the development of employment centers by the Development Authority in this area with industrial development focused on areas where infrastructure is available.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Educational Opportunities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy A.11: Work with community partners to develop and/or expand technical centers, charter schools, community colleges, and job corps within Central Glynn.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Open Space Preservation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy A.12: Develop a Master Plan for Altamaha Linear Park and market the park as a tourist destination.</li> </ul>

# Glynn County, Georgia

## St. Simons/Sea Islands

### Future Development Description

The St. Simons and Sea Islands Area includes St. Simons Island and the nearby islands of Sea Island and Little St. Simons. St. Simons and Sea Islands provide world-class tourism opportunities and high quality single family residential development in natural surroundings. The natural character of the islands, including beaches, marshes, and ample tree cover, are an essential part of its identity. Small scale restaurants, convenience and boutique shopping areas along the islands lend to the islands' community setting and add to their desirability as tourist destinations. Because most of the suitable land on the islands has been developed, most of the issues facing the islands pertain to redevelopment and infill.

### Area Vision

The St. Simons/ Sea Island Area will be developed in a way that preserves its existing built and natural environments. Key natural resources such as beaches, wetlands, tree cover, and natural areas should be preserved. The marsh edge and marsh views should be protected, and the island's many historic resources should be protected and interpreted.

The current bike paths should be extended into a continuous greenway/parkway system that connects recreational opportunities, protects historic tree cover, and promotes alternative transportation modes.



The extensive tree cover and scenic roadway system should also be preserved. The low-density and highly vegetated character of existing single family areas also needs to be protected from infill development that is not compatible in scale or character. At the same time, Glynn County will work to promote transportation alternatives and manage transportation demand on the island in order to avoid the need for future roadway expansions.

### Recommended Development Patterns

These recommendations should be considered for new development and major redevelopment where they are appropriate to the context of the development.

- Homes, shops, small businesses, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk and height to provide image identification for the center and the surrounding community.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Clustering commercial and mixed use development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Landscaped buffers between the roadway and pedestrian walkways.
- A continuous linked greenway and parkway system, with multiple recreation opportunities and the protection of historic tree canopies. The greenways should include facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Structures (shopping, warehouses, offices, etc.) located near street front, making the corridor more attractive and more pedestrian-friendly.
- Explore options for accessory housing units that provide rental opportunities for small households.
- In the case of new communities, houses should be located near the street, with large front porches that encourage interaction with neighbors.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.

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- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Site plans, building design and landscaping that are sensitive to natural features of the site, including topography and views.
- Infill residential development that preserves natural areas in the front yard and is in scale with nearby residential structures.
- Master planned resort communities with major natural features preserved and connected by pedestrian and bicycle paths.

### Appropriate Land Uses

- Single family residential development
- Small scale commercial development
- Community facilities such as schools, parks, museums, and libraries
- Hotels and resorts
- Master-planned resort communities
- Limited multifamily development in the St. Simons Island village area
- Protected greenspace, wetland, and wildlife habitats



### State Quality Community Objectives

Growth Preparedness Objective: Glynn County will prioritize addressing deficiencies in the water and sewer infrastructure on the island, in accordance with the 2006 St. Simons Island Water Master Plan and the 2006 St. Simons Island Sewer Master Plan. This effort is currently underway and is being coordinated through the Joint Water and Sewer Commission.

Heritage Preservation Objective: Glynn County will encourage the compatibility of infill development and redevelopment on St Simons Island with existing development on the island. Infill development and redevelopment should preserve the character and scale of existing neighborhoods and commercial areas.

Sense of Place Objective: Glynn County will protect the unique sense of place on the islands that is created as a result of their beautiful natural surroundings and their distinctive built environments. The County will promote compatibility of new development with vernacular and historic building designs and will encourage human-scale development which integrates with its natural surroundings.

Transportation Alternative Objective: The County will develop transportation alternatives on St. Simons Island and promote the efficient use of transportation infrastructure on the island by managing transportation demand. These policies will minimize the expense and aesthetic impacts of future transportation improvements on St. Simons and make optimal use of limited roadways and rights of way on the island.



## Recommended Implementation Measures

Objective	Implementation Measure
<ul style="list-style-type: none"> <li>▪ Growth Preparedness</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy B.1: Establish a “repair priority” policy on water/sewer infrastructure. Under this policy, funds from the Brunswick-Glynn County Joint Water Sewer Commission would be used to balance the payment between maintenance and repairs on existing infrastructure and the extension of infrastructure to new places.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Heritage Preservation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy B.2: Develop design standards to ensure the compatibility of residential and commercial infill development and redevelopment.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Sense of Place</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy B.3: Implement an overlay for St. Simons Village area as recommended in the Village Master Plan.</li> <li>▪ Policy B.4: Develop corridor design guidelines for the Demere, Frederica, and Kings Way corridors and conduct design review for developments on these corridors.</li> <li>▪ Policy B.5: Expand the “Village Preservation Area” boundaries and rewrite guidelines to better coordinate the area with the Master Plan objectives.</li> <li>▪ Policy B.6: Develop a tree protection ordinance for the island.</li> <li>▪ Policy B.7: Develop a beach access policy and ocean scenic view preservation policy.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Transportation Alternative</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy B.8: Develop and implement a Transportation Demand Management (TDM) strategy for travel to and along St. Simons Island, possibly with ongoing management by a Transportation Management Agency. Utilize Intelligent Transportation Systems to better manage traffic patterns on the islands. TDM strategies may include promoting alternative transportation and Park and Ride services.</li> <li>▪ Policy B.9: Provide public transit service to and along St. Simons Island. Provide regularly scheduled transit access from the mainland to major destinations on the island, with possible shuttle sub-systems on the island.</li> <li>▪ Policy B.10: Create a traffic management plan for key intersections, including the possible addition of turn lanes or other capacity expansions. The use of round–abouts are also a consideration.</li> <li>▪ Policy B.11: Evaluate the feasibility and impacts of developing alternative vehicular access routes to St. Simons Island.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Open Space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy B.12: Support a greenprint plan for the island including:               <ul style="list-style-type: none"> <li>▪ Priority #1 - Create a Continuous Greenway/Parkway System. Provide multiple recreation opportunities, protect historic tree canopies, and create opportunities for alternate transportation modes.</li> <li>▪ Priority #2 - Protect the Mid-Island History Corridor. Protect and make more visible and accessible the corridor from Ft. Frederica on the west to Harrington Village Creek Landing on the east.</li> <li>▪ Priority #3 - Protect the Marsh Edge. Protect the marsh edge and marsh views throughout the Island through a variety means.</li> <li>▪ Priority #4 - Protect the Historic Village Area. Initiate and help lead a comprehensive process to determine land use, public improvements, and greenspace objectives for this area.</li> </ul> </li> </ul>



# Glynn County, Georgia

## Airport & FLETC Area

### Future Development Description

The Airport & FLETC (Federal Law Enforcement Training Center) Area centers on the Brunswick-Glynn County Airport and surrounding industrial parks located between US 17 and I-95. The predominant character of this area is planned, large scale employment-oriented land uses and economic development land uses, including FLETC and the airport. The Airport & FLETC Area is well located - close to I-95 and in an area that is well served by water and sewer infrastructure. Industrial and employment land uses are clustered, and so their impacts on nearby residential areas are minimized.

### Area Vision

The Airport & FLETC Area will be an area of diverse employment and training opportunities for Glynn County residents of all skill levels. Businesses and economic development initiatives will capitalize upon Glynn County's competitive advantages such as the Port of Brunswick and the Glynn County airport. Industrial districts will be well planned so as not to create land use conflicts with residential growth.



### Recommended Development Patterns

These recommendations should be considered for new development and major redevelopment where they are appropriate to the context of the development.

- Industrial and business parks with mixed uses and attractive landscaping and design features.
- New industry or other major employers located close in to town, making jobs accessible to all residents by way of transit, walking, or bicycling.

- Compatible land use zones in the vicinity of FLETC, to ensure training operations are not impacted by land use conflicts.
- Compatible land use zones in the vicinity of GlynnCo Airport, to ensure flight operations are not impacted by land use conflicts.
- Infill development on vacant sites closer in to the center of the community.
- Driveway consolidation and inter-parcel connections between parking lots.



- Developments that have easy access to nearby transit, shopping, schools and other areas where residents travel daily.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious pavements.
- Transit service connecting major employment centers to residential and commercial areas.

### Appropriate Land Uses

- Larger-scale employment related uses, especially light industrial uses such as assembly, wholesale, and transport.
- Flex space and research and development type business parks.
- Light industrial, transportation, or utilities.
- Transportation related land uses.



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- Institutional land uses such as training and education facilities related to local industry and businesses.
- Residential land uses should be limited to peripheral areas where they will not create land use conflicts with existing or future planned industrial expansion.

The County will promote design standards for the appearance of industrial development in highly visible locations or adjacent to sensitive land uses.

### **State Quality Community Objectives**

Appropriate Business Objective: Glynn County will encourage a diverse economic base with a variety of employment opportunities by promoting the maintenance and growth of industry and manufacturing in the County.

The County will also seek to encourage the continued maintenance and expansion of FLETC and related activities in the County. The County will minimize future land use conflicts by concentrating industrial land uses in current and planned areas of industrial activity. The County will cooperate with the Brunswick- Glynn County Development Authority in its efforts to foster economic development within the County and for the region.

Educational Opportunities Objective: Glynn County is embarking on the development of a charter career technical school, The Golden Isles Career Academy, to expand both educational and employment opportunities for Glynn County high school students. This charter school involves a partnership of local businesses and industry, local educators, and political leaders. The school will combine traditional academic education with vocational and technical training geared towards the needs of local industries. The goals of the new charter school are to expose students to a greater variety of career opportunities while promoting educational opportunities and encouraging students to stay in school.

Environmental Protection Objective: Glynn County will promote industries that do not have an undue impact to the County's water, air, or land resources and will seek to locate industrial activity in areas that are less environmentally sensitive.

## Recommended Implementation Measures

Objective	Implementation Measure
<ul style="list-style-type: none"> <li>▪ Appropriate Business</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy C.1: Cooperate with Development Authority efforts to market to target industries in communications, transportation, general machinery, and high technology.</li> <li>▪ Policy C.2: Coordinate with FLETC management on the long-range facility plan for FLETC, including potential provisions for expansion in anticipation of future needs. Promote transitional land uses between FLETC and surrounding neighborhoods and prevent land use incompatibilities in the vicinity of FLETC that might inhibit the use of the campus for training activities.</li> <li>▪ Policy C.3: Ensure adequate support facilities are in the vicinity of the FLETC campus, including lodging facilities and other suppliers.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Educational Opportunity</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy C.4: Support joint community efforts to develop the new charter career technical school.</li> <li>▪ Policy C.5: Collaborate with Glynn County Schools and the Coastal Georgia Community College to increase educational opportunities within this area, especially opportunities linked to the needs of existing and targeted industries.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Environmental Protection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Policy C.6: Develop “green” standards which describe the characteristics or criteria for desirable industrial development for Glynn County.</li> <li>▪ Policy C.7: Develop design and landscape standards for industrial development that is visible from major corridors or adjoining sensitive land uses.</li> </ul>



# Glynn County, Georgia

## Port of Brunswick Area

### Future Development Area Description

The Port of Brunswick Area consists of Colonel's Island and surrounding industrial lands in the vicinity of the Port of Brunswick located in southern Glynn County and by the City of Brunswick near the mouth of the Turtle River. The area is currently home to port-related facilities, and the rest of Colonel's Island is planned for more port-related facilities such as light industry, warehousing, and transportation uses.

### Area Vision

Port of Brunswick will be used for port-related development that will bring increased employment and business opportunities to Glynn County residents.



### Recommended Development Patterns

- Planned industrial developments with adequate roadway systems to manage the accompanying truck traffic of a major port facility.

### Appropriate Land Uses

- Light industrial uses
- Warehousing and logistics land uses
- Transportation uses related to the Port of Brunswick

### State Quality Community Objectives

Appropriate Business Objective: Glynn County will encourage economic activities related to its special economic asset, the Port of Brunswick. Port traffic has been increasing and forecasts suggest that port activity will continue to grow. The growth of port activity can be one of the primary engines for the continuing economic development of the County.

Glynn County should follow strategies from the Georgia Power economic development assessment to promote the competitiveness of its port and promote port-related development.

The Georgia Power economic development assessment suggests that Glynn County work with regional economic development organizations to identify certified sites for port-related development. Also, the assessment suggests that best practices and benchmarks be identified by comparing economic development activities with other port areas. The final recommended outcome of benchmarking and collaboration on port-related development should be an action plan for port-related development.

Growth Preparedness Objective: Glynn County will ensure adequate infrastructure in the port area to facilitate industrial expansion of the Port of Brunswick and surrounding industrial areas. The County will coordinate through the Brunswick-Glynn County Joint Water and Sewer Commission to provide sewer and transportation facilities to support anticipated industrial and port growth. Transportation improvements will continue as needed to support adequate road, rail, and port access.



**Recommended Implementation Measures**

<b>Objective</b>	<b>Implementation Measure</b>
Appropriate Business	Policy D.1: Collaborate with other counties in the region to take advantage of economic development opportunities associated with the Port of Brunswick, including the selection of preferred sites for port-related development. Policy D.2: Collaborate with the Georgia Ports Authority to establish benchmarks for Port productivity and monitor the effectiveness of the Port relative to those benchmarks.
Growth Preparedness	Policy D.3: Focus on port-related transportation needs when conducting transportation planning efforts.



## Blythe Island Area

### Future Development Area Description

The Blythe Island Area consists of Blythe Island, located along the Turtle River. The southern part of Blythe Island is a Regional Park, while the northern part of the island is single family residential. Blythe Island Park holds one of the few publicly owned boat launch facilities in the County. Blythe Island includes natural areas and suburban residential areas.

### Area Vision

The Blythe Island Area will retain its current neighborhood and conservation character. Blythe Island Regional Park will be better developed to meet the growing recreational demands for water access and other major recreational needs.



### Recommended Development Patterns

These recommendations should be considered for new development and major redevelopment where they are appropriate to the context of the development.

- Low density single family residential development.
- Traditional neighborhood development, with characteristics such as smaller lots, orientation to street, mix of housing types.
- Connections of the island's residential and conservation land uses with pedestrian and bicycle pathways.
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts.
- Traffic calming measures, such as narrower street widths, pedestrian crossings, or rough pavement materials.

### Appropriate Land Uses

- Recreation
- Conservation
- Single family residential land uses

### State Quality Community Objectives

Open Space Preservation Objective: Glynn County will preserve and appropriately develop Blythe Island Regional Park as a prime outdoor recreational amenity.

Environmental Protection Objective: Glynn County will protect Blythe Island's sensitive environments, especially its coastal wetlands and floodplain areas. Protecting the quality of these environments is important to maintaining the current character of the island and will help to enhance the enjoyment of these natural amenities.

Sense of Place Objective: The County will maintain the current residential character of Blythe Island and will discourage incompatible development.

## Recommended Implementation Measures

Objective	Implementation Measure
Open Space Preservation	<ul style="list-style-type: none"> <li>▪ Policy E.1: Develop a Master Plan for Blythe Island Regional Park, which considers the development of additional recreational facilities, access and parking, and areas to be set aside for protection and/or lower-impact uses.</li> <li>▪ Policy E.2: Research the potential long-term demand for marina and boat facilities at Blythe Island and plan expansion of these facilities accordingly.</li> <li>▪ Policy E.3: Create a County-owned tree farm/nursery at Blythe Island Regional Park in order to provide plant material for County properties throughout Glynn County.</li> </ul>
Environmental Protection	<ul style="list-style-type: none"> <li>▪ See Unified Wetlands and River Corridors Policies, K.1-K.7 Page 31</li> </ul>
Sense of Place	<ul style="list-style-type: none"> <li>▪ Policy E.4: Limit the amount of any future commercial development on Blythe Island.</li> <li>▪ Policy E.5: Limit residential densities permitted on the island and ensure that infill residential development is compatible with existing development patterns.</li> </ul>

# Glynn County, Georgia

## West Glynn

### Future Development Area Description

The West Glynn Area consists of most of the land west of I-95. It is currently predominantly in a rural state, but development proposals for this part of the County are being put forth rapidly. The West Glynn area is rural, with scattered, low density residential development and substantial forested areas. There is a pocket of industrial development near the Sterling area.

The West Glynn Area is also defined by environmental constraints including large areas of floodplain, wetlands, and soils that are unfavorable for the construction of roads and/or commercial developments. These conditions can be mitigated by the extension of appropriate infrastructure and by following appropriate development practices, however infrastructure should be extended in a systematic fashion.

### Area Vision

West Glynn will develop as a series of mixed use villages and neighborhood clusters set in a rural environment of resource-based and conservation land uses. Each village and neighborhood cluster will contain commercial and institutional land uses as well as residential, set in a pedestrian-oriented framework with a clear center for community gathering. Strip developments along major arterials and homogenous residential developments will be discouraged.



### Recommended Development Patterns

These recommendations should be considered for new development and major redevelopment where they are appropriate to the context of the development.

- Conservation developments that preserve significant amounts of environmentally sensitive lands and create greenway connections between recreational resources.
- Homes, shops, small businesses, and institutions grouped together in villages or attractive mixed use centers that serve adjacent neighborhoods. Centers are very pedestrian friendly, and include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- Nodal or village developments with buildings clustered at centers, and with clearly defined edges surrounded by open space.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front.
- Residential development that offers a mix of housing types (single family homes, town homes, live/work units, and apartments), densities and prices in the same neighborhood.
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses.
- Enlisting significant site features (view corridors, water features, forests, wetlands, etc.) as amenity that shapes identity and character of the development.
- Site plans, building design and landscaping that are sensitive to natural features of the site.
- Restrictions on the number and size of signs and billboards.
- Landscaped medians separating traffic lanes.
- Traffic calming measures, such as narrower street widths, pedestrian crossings, or rough pavement materials in village and neighborhood centers.
- New development that reflects traditional neighborhood design (TND) principles, such as smaller lots, orientation to street, mix of housing types, and pedestrian access to a neighborhood commercial center.
- Residential development with a healthy mix of uses (corner groceries, barber shops, drugstores) within easy walking distance of residences.



# Glynn County, Georgia

## Appropriate Land Uses

Commercial development and institutional land uses will be needed to serve the growing residential development in this area. Because road connectivity from the southern parts of Glynn County to Central Glynn is limited, mixed use and traditional neighborhood development patterns are also appropriate for this area. Land use patterns in the West Glynn area should be guided by the suitability of lands for development as reflected in the Development Suitability Map.

- Forestry
- Conservation/recreation
- Rural residential
- Single family residential, institutional, and commercial development in villages and neighborhood clusters
- Conservation developments with environmentally sensitive lands set aside as amenities and a variety of integrated residential development offerings.
- Industrial node at Sterling Industrial Park

## State Quality Community Objectives

Growth Preparedness Objective: The County shall make strategic decisions about which growth areas are most appropriate and provide County infrastructure accordingly. The County will endeavor to extend all urban services in a systematic fashion, so that newly developed areas have adequate public facilities before urbanized development occurs.

Traditional Neighborhood Objective: Glynn County will promote Traditional Neighborhood Developments in the West Glynn area. These Traditional Neighborhood Developments will include a variety of housing types, mixed uses, and lands set aside for parks and public facilities.

Housing Opportunities Objective: The County will seek to promote a range of housing choices in large scale developments. Creating a variety of housing types promotes choice, supports life cycle housing, and creates greater opportunities for affordable housing.



Environmental Protection Objective: The County will seek to limit development in wetland areas and floodplain areas, both to protect a quality environment and to prevent threats to property and health. The County shall promote planned unit development or conservation subdivision layouts and flexible site development regulations to encourage the efficient and clustered use of suitable lands for development while minimizing environmental impacts.

Sense of Place Objective: Glynn County will seek to improve and/or protect the appearance of its primary gateway corridors in order to guard the County's image. Key areas of concern include corridors US 341 and US 82 and exit 29 off of I-95.

## Recommended Implementation Measures

Objective	Implementation Measure
Growth Preparedness	<ul style="list-style-type: none"> <li>▪ Policy F.1: Establish a series of community nodes to serve the largely residential development occurring in this area. These nodes may include higher density residential, institutional, and commercial development and will serve as community centers for nearby residential communities.</li> <li>▪ Policy F.2: Plan for compatible and/or transitional land uses around the existing industrial node in the Sterling area.</li> <li>▪ Policy F.3: Develop a transportation strategy for improving connections between West Glynn and the other areas within the County that may include the extension of new arterials into West Glynn.</li> <li>▪ See policies relating to Capital Improvement Planning &amp; Finance, policies M.1-M.8</li> <li>▪ See Policy J.2, County-wide Stormwater Master Plan.</li> </ul>
Traditional Neighborhood	<ul style="list-style-type: none"> <li>▪ Policy F.4: Develop a Traditional Neighborhood Development ordinance.</li> </ul>
Housing Opportunities	<ul style="list-style-type: none"> <li>▪ Policy F.5: Develop a Conservation Subdivision Ordinance or an updated Planned Unit Development Ordinance.</li> </ul>
Environmental Protection	<ul style="list-style-type: none"> <li>▪ Policy F.6: Investigate developing new infrastructure hubs instead of attempting to tie into existing facilities. Research the feasibility of creating a new growth center to guide the direction and location of new development.</li> <li>▪ See Unified Wetlands and River Corridors Policies, K.1-K.7.</li> </ul>
Sense of Place	<ul style="list-style-type: none"> <li>▪ Policy F.7: Develop special area plans/ corridors plans for the US 341 corridor, Exit 36; the US 82 corridor and/or the Exit 29 I-95 interchange and surrounding commercial development.</li> </ul>
Open Space Preservation	<ul style="list-style-type: none"> <li>▪ See Policy K.1, County-wide Greenprint Plan.</li> </ul>

# Glynn County, Georgia

## Development Areas Managed by other Entities

### City of Brunswick

#### Area Description

The City of Brunswick is the historic center of Glynn County, with a history dating back to pre-revolutionary times. The City of Brunswick is also the traditional governmental and cultural center for the region.

As the City of Brunswick is an independent political entity, this plan will not address in depth policies for the Brunswick Area. However as the City of Brunswick is part of Glynn County, intergovernmental collaboration and coordination efforts on planning related issues are important and should be considered part of the Comprehensive Plan.

#### Area Vision

The City of Brunswick will maintain its historic character, will see residential and commercial revitalization, and will remain an important governmental and cultural center for the region.

#### Recommended Development Patterns

- Per the City's Comprehensive Plan

#### Appropriate Land Uses

- Per the City's Comprehensive Plan



## State Quality Community Objectives

Regional Cooperation Objective: Glynn County will seek a cooperative relationship with the City of Brunswick, where both entities work together to promote their mutual interests.

The City of Brunswick is currently embarking upon a major redevelopment effort in the core downtown area. This effort has seen some success, as evidenced by the Liberty Harbor project. Successful redevelopment in the City of Brunswick is in the best interest of Glynn County. Redevelopment in the City of Brunswick will increase the tax base for Glynn County and will help to make the best use of existing regional infrastructure. The historical and cultural attractions within the City of Brunswick increase the desirability of Glynn County as a tourist destination.

Likewise, the City of Brunswick is the traditional center for government functions for the region, including many Glynn County offices. Glynn County could use the support of the City of Brunswick in its current efforts to renovate and maintain its office functions in the City. It is in the best interest of the City of Brunswick to encourage the County to keep its offices in the downtown area, as the County's employees in this area support local businesses.

Sense of Place Objective: The County will strive to promote and protect the historic character of downtown Brunswick with its historic City design including squares, streets, and historic buildings.



## Recommended Implementation Measures

Objective	Implementation Measure
Regional Cooperation	<ul style="list-style-type: none"> <li>▪ Policy G.1: Establish regular channels of communication to help coordinate long term objectives between the City of Brunswick and Glynn County in an effort to prevent future conflicts.</li> <li>▪ Policy G.2: Continue to collaborate on water and sewer availability issues through the joint Brunswick-Glynn County Joint Water and Sewer Commission.</li> <li>▪ Policy G.3: Collaborate with the City of Brunswick on roadway improvements and extension of pedestrian and bicycle facilities in the City and the County.</li> <li>▪ Policy G.4: Collaborate with the City of Brunswick on its redevelopment efforts. Establish a joint task force to investigate the feasibility of a land bank for the rehabilitation of tax delinquent properties.</li> <li>▪ Policy G.5: Collaborate on land use planning and development review to ensure compatible land uses in areas near the boundary between the County and the City.</li> <li>▪ Policy G.6: Pursue the consolidation of services where feasible and beneficial to both parties.</li> </ul>
Sense of Place	<ul style="list-style-type: none"> <li>▪ Policy G.7: Continue to concentrate County government offices in downtown Brunswick. Maintain County-owned historic buildings in the City in accordance with national historic preservation standards.</li> </ul>

# Glynn County, Georgia

## Jekyll Island Area

### Area Description

Jekyll Island is owned and operated by the State of Georgia. The activities on Jekyll Island include recreation, parks, and resort-related activities such as hotels and restaurants. Jekyll Island is currently exploring public-private partnerships with developers to redevelop resort facilities on the island.

As a state-owned entity, policy decisions governing growth and development will be made at the state level by the Jekyll Island Authority. However, Glynn County should participate in Jekyll Island planning decisions that have the potential to affect both entities, such as relating to transportation and environmental issues.

### Area Vision

Jekyll Island will be an attractive and convenient vacation destination for all Georgians and for out of state visitors, and will maintain its unique cultural and natural amenities as part of its attractions.



### Recommended Development Patterns

- Not applicable

### Appropriate Land Uses

- Not applicable

### State Quality Community Objectives

Appropriate Business Objective: Tourism-related development is appropriate for Jekyll Island and Glynn County will seek to promote appropriate and compatible tourism-related development and business opportunities on the island. Glynn County shall collaborate with the Jekyll Island Authority on regional marketing efforts to promote the entire Golden Isles region.

Regional Cooperation Objective: Glynn County will seek a cooperative relationship with the Jekyll Island Authority, where both entities work together to promote their mutual interests. Jekyll Island is an integral part of Glynn County, and both areas are affected by common issues such as transportation, tourism promotion, and environmental impacts. Glynn County and the Jekyll Island Authority will work together to make sure their efforts are mutually beneficial.

# Glynn County, Georgia

## Recommended Implementation Measures

Objective	Implementation Measure
Appropriate Business	<ul style="list-style-type: none"><li>▪ Policy G.8: Support Jekyll Island’s ongoing planning and redevelopment initiatives as appropriate.</li></ul>
Regional Cooperation	<ul style="list-style-type: none"><li>▪ No specific implementation measures proposed.</li></ul>





## Glynn County, Georgia

### **Community Issues and Opportunities**

#### **Universal Quality Education**

One of the most persistent themes of Glynn County stakeholders was the need to improve public education in the County. Stakeholders were concerned both about poor graduation rates and poor levels of workforce readiness in the County. County stakeholders also would like to see increased opportunities for workforce training and better integration between educational opportunities and employment options in the County. The County will seek to improve education across the board, with higher test score, higher graduation rates, and improved workforce readiness for the entire population.

The Glynn county School system has taken the initiative to improve education and is working on the development of the Golden Isles Career Academy. The Georgia Power economic assessment also recommends the formation of a Workforce Commission to study the issue of workforce readiness and propose strategies and solutions for the community to undertake to improve education.

One practical and immediate step the County can take on workforce readiness is to provide an inventory and clearinghouse of all the existing workforce training resources in the County and their offerings. Also, the County can promote planning and coordination between the various agencies offering workforce training and the development authority.

#### **Diverse Economic Development**

Glynn County stakeholders are concerned about the need for diverse employment opportunities to provide a full range of employment options corresponding to various levels of training and skill in the population. While growth of employment in tourist-related industries is welcomed, Glynn County seeks to maintain a diverse economy with varied employment options.

Glynn County benefits from a strong and diverse economy with an unusual combination of economic resources. Key economic resources for the County include the Port of Brunswick, FLETC, and the

County's natural beauty and coastal amenities. Economic development policy should be based on preserving and capitalizing upon the value of these unmatched resources.

In particular, for FLETC, the County should be an active partner in FLETC's facility planning efforts, to ensure that FLETC can continue to thrive in its current location. Likewise, Glynn County should cooperate with the Georgia Ports Authority to promote the effectiveness of the Port of Brunswick and provide adequate infrastructure to support the port and its surrounding industrial land uses. With regard to tourism, the County should strive to protect the unique natural and cultural resources that currently make the Golden Isles a world-class tourist destination. It should be noted that particularly in the area of cultural resources, Glynn County has many interesting resources that are not currently protected and that also lack interpretive facilities to promote tourist activity.

#### **Improved Drainage and Flood Prevention**

Glynn County's low topography and ample water bodies have a drawback - much of Glynn County is prone to flooding. Certain areas of the County have already experienced destructive flooding in recent years. As development moves to increasingly marginal lands, including known floodplains, flooding issues can be expected to worsen unless proactive steps are taken to improve drainage and manage the location of development relative to the floodplain.

Note that land disturbance in floodplains, increased impervious surfaces, and loss of wetlands are all demonstrated to exacerbate flooding problems in downstream areas. Flooding constitutes a threat to human life and property and it is in the interest of Glynn County to take actions to prevent the exacerbation of flooding problems and to mitigate the potential destructive impacts of floods.

Community stakeholders are concerned with increased flooding on the mainland, and there is broad community support for taking proactive measures to mitigate existing flooding and to prevent future flooding through improved drainage methods.



## Glynn County, Georgia

The County should seek both to improved drainage infrastructure and to employ land use planning to discourage intensive floodplain development or disturbance.

Glynn County engineers and other stakeholders recommend that the County develop a County-wide master plan for drainage infrastructure. The new stormwater ordinance helps to mitigate stormwater impacts of new development, but it does not comprehensively address stormwater and flooding issues County-wide. It will be more economical for the County to obtain rights-of-way for drainage if they are planned in advance of ongoing development. If the County pursues a County-wide master plan for drainage, a source of funding will be necessary to finance stormwater projects. Many types of financing are possible, including the use of general revenues; however some communities have employed a stormwater utility fee in order to finance stormwater facilities.

At the same time, Glynn County should seek to regulate the amount and type of development occurring in floodplain areas. Development in floodplain areas disturbs existing drainage patterns and increases the speed and volume of floodwater downstream. Floodplains are also generally environmentally sensitive in other aspects, such as stream buffers or wetlands. Some development can be accommodated in floodplain areas, but on the whole Glynn County should seek to minimize development within its floodplains.

### **Unified Wetlands and River Corridors Policy**

Development of wetland areas and in river corridors in Glynn County is currently governed by Federal and State regulations, but the County does not currently have any County-level regulation of wetlands or river corridors. A major concern among stakeholders was the rapid loss of public access to and public views of wetlands and river areas. Glynn County is unusually rich in both wetlands and river corridors, and scenic views of these resources are among the defining characteristics of the community. As development occurs and as existing marinas change to become private facilities, the general community is losing an

opportunity to preserve views and access to these valued public resources.

Glynn County needs a long term strategy for protecting these amenities and securing public access to wetlands, rivers, and streams. Part of this strategy is in the Development Suitability map currently under development. This map can be used to steer development away from the most sensitive resources.

A County-wide Greenprint Plan could also serve to identify the most valuable environmental resources and plan for recreational access to these resources. Public protection and access to open space would be greatly facilitated by adequate financing. Specific ordinances protecting wetlands and/or river corridors are commonly applied in coastal communities like Glynn County and should be considered.

The Georgia Department of Natural Resources has created model ordinances and procedures for the protection of these resources and the department can help Glynn craft an ordinance that meets its unique needs and concerns. Buffers around sensitive wetlands and river corridors could also serve to enhance environmental protection as well as preserve opportunities for public access.

### **Transportation Infrastructure and Transportation Alternatives**

Traffic congestion is another growing concern for Glynn County. Traffic congestion is exacerbated as the County's population grows and as development becomes more dispersed throughout the County. Glynn County's transportation system is constrained by rivers, marshes, active rail lines, and isolated islands which create "choke points" for transportation flow. For example, St. Simons Island is connected to the mainland by a single causeway, and transportation along the island is limited to a few major roadways with a narrow right of way.

Glynn County completed a Long Range Transportation Plan in 2005 which addressed many of the County's future transportation needs and their financial feasibility. However, transportation plans and land use plans interact and are most effective when coordinated together.



## Glynn County, Georgia

It is recommended that when possible transportation and land use plans be developed together in an integrated fashion.

New or expanded roadways can influence the pattern of future development. Land use can be balanced within distinct areas of the County in order to minimize the demand for long range travel. When new residences, shopping opportunities, and employment locations are balanced within an area, the demand for lengthy automobile trips is reduced and transportation capacity is reserved.

Since the southern and western areas of Glynn County are fast growing, and since they have limited connections with the older, more developed parts of the County, the County should strive for greater land use balance within these areas. This means encouraging a proportionate amount of commercial, employment, and institutional land uses in areas that are expected to undergo rapid residential development. One way to accomplish this is to make a balance of land uses one of the criteria which are used in evaluating planned unit developments over a certain threshold size. Another way is to plan for future concentrations of commercial and employment growth within these fast growth areas.

One particular area of concern for traffic congestion is travel to and along St. Simons Island. As mentioned above, traffic to St. Simons Island is constrained to a single causeway, and traffic on the island is limited to a few major corridors with narrow rights of way. An additional causeway has been proposed to connect to the north end of the island, but there are considerable financial and environmental obstacles to creating a new causeway to the island; however this idea merits further study and analysis. Another factor that exacerbates traffic on the island is the lack of workforce housing on the island. Since most workers on St. Simons Island and Sea Island commute from the mainland, this adds to the traffic on the causeway and on the island.

Transportation Demand Management is the name for a series of related tools that are used to reduce congestion in areas that have limited roadway capacity and limited ability to expand capacity.

Transportation Demand Management involves a host of related strategies, including promoting carpooling, vanpools, park and ride lots, commuter education, and other fees and incentives for managing transportation. In high-employment areas, Transportation Demand Management programs are often run by organizations called Transportation Management Associations. Since the current character of St. Simons Island would be severely altered by widening its current roadway corridors, it is recommended that the County develop a Transportation Demand Management strategy for traffic to and along St. Simons Island.

Another mechanism to address growing traffic congestion is the addition of regular service transit in Glynn County. Like other forms of transportation planning, transit is most effective when land use policies support it. For transit, supportive land use policies are known as “transit-oriented development.” These policies generally promote increased density along transit corridors, as well as increased commercial activity and services in the vicinity of major transit stops. With Glynn County proposing to add a regular transit service, it is recommended that supportive land use policies also be established on transit corridors to make most efficient use of this service.

### **Capital Improvement Planning & Finance**

Glynn County faces both aging infrastructure and the demand for new infrastructure to service new growth and development. In recent years, infrastructure has been financed by SPLOST monies. An annual capital improvement planning process would assist the County in coordinating and managing infrastructure improvement projects.”

As the County has limited capacity in its water and sewer systems to serve new development, expansions of the system should be planned systematically and support the growth management policies developed in this plan. The extension of public facilities such as water and sewer should happen in a phased and coordinated fashion and should be coordinated with the Brunswick-Glynn County Joint Water and Sewer Commission. The Future Development Map and Development Suitability Map for Glynn County should be used to guide the process.





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Infrastructure should not be extended to areas that are not planned for urbanized development. For those areas which are planned for urbanized development, adequate public facilities and infrastructure should be in place before urbanized development is approved.

The new Brunswick-Glynn County Joint Water and Sewer Commission presents an opportunity to share infrastructure for increased efficiency and effectiveness. The City and County must coordinate policies in a variety of areas in order to capitalize on this newly shared infrastructure resource.

A Capital Improvement Plan is an annually updated plan that forecasts available revenues, lists prioritized projects, and estimates programmed capital expenditures for each year. The time horizon is typically between five to seven years. Capital Improvement Planning can help the County to set and coordinate amongst its various infrastructure priorities. Capital improvements can be focused on areas where the County wishes to promote development or redevelopment. Another, related policy that Glynn County can consider is a “repair first” policy for infrastructure. A repair first policy ensures that existing County residents benefit from the taxes they pay to maintain the quality and adequacy of their infrastructure.

If current sources of funding for capital projects should prove inadequate, Glynn County may wish to consider other sources of funds. Other sources of infrastructure finance that have been commonly used in fast growing areas and/or redeveloping include impact fees and tax increment financing.

### **Land Use Guided by Development Suitability**

The central principle of growth management is to funnel growth to the areas that have the highest level of public facilities and the lowest level of environmental constraints. The County’s Development Suitability map will reflect multiple infrastructure and environmental criteria to show the areas which are most suitable for development. Limited infrastructure funds and the need for major repairs to the existing water and sewer systems suggest that infrastructure should be extended to the most suitable land for development first.

Land use policy can also follow the development suitability map by permitting higher densities and intensities on the most suitable lands and lower densities and intensities on the least suitable lands. Some lands, such as federal wetlands, may not be suitable for development at all. Glynn County has already started to pursue a differential density policy with regards to provisions for wetlands area development. In these ways, the Development Suitability map provides guidance for the long term growth and development of the County.

### **Mainland Redevelopment**

Although Glynn County is seeing substantial new development, it has few policies in place to channel new real estate demand into redevelopment. Redevelopment has many benefits for the County and its residents. Redevelopment and infill minimize the cost of new infrastructure, reduce traffic congestion, and preserve environmentally sensitive lands. Redevelopment also has the potential to reinvigorate areas that have suffered from chronic under-investment, such as some parts of the City of Brunswick. Revitalizing existing neighborhoods improves the quality of life of the residents of those neighborhoods, while providing new residential opportunities which are close and convenient to employment, cultural, and shopping options.

The County should consider a number of policies to promote redevelopment. The County may wish to create a redevelopment plan for particular districts that are in decline or where the time for new redevelopment opportunities is ripe. Glynn County can cooperate with the City of Brunswick on promoting its redevelopment efforts. The County may also consider upzoning properties for denser and/or mixed use development in areas that are appropriate for these types of development.

### **Affordable Housing**

The lack of affordable housing is of growing concern for Glynn County stakeholders. The cost of housing cannot be looked at in isolation but should be considered in combination with transportation costs. Most Americans spend more than 40% of their income on housing and transportation costs combined. Often times when workers move to fringe areas to reduce



## Glynn County, Georgia

housing costs, they meet rising transportation costs and therefore do not actually save money in net. The other effect of workers moving to fringe areas is that traffic congestion increases, the County faces increased transportation infrastructure costs, and air pollution is increased. Therefore for workforce housing to be truly affordable, it must have a reasonable proximity to employment locations in the County.

While public funds are useful in facilitating the construction of affordable housing, federal and state funds for housing subsidies are limited and are not likely to increase in the current planning horizon. Therefore one of the best tools Glynn County has to promote the creation of affordable housing is to reduce the burden of regulation on new housing production. In particular, the County can act where reasonable to permit increased residential density and a greater variety of residential options. Development incentives such as density bonuses and property tax abatements can also be used to encourage the production of additional affordable housing units.

Glynn County should make sure there is adequate land to meet the expected demand for all types of multifamily housing, including duplexes, townhomes, apartments, and condominiums. Part of ensuring adequate land supply is to determine the most suitable locations for multifamily housing – generally locations serviced by existing infrastructure and close to existing employment locations. It should be noted that Glynn County is part of a national demographic trend towards more single person households and more two person households without children. Many of these growing household types will desire attached housing, multifamily housing, or small lot single family housing choices, and the County should seek to facilitate the availability of these choices in appropriate locations. In some areas suitable for workforce housing, the County may even wish to consider minimum residential densities to promote the efficient use of land.

### **Preserve and Enhance Quality of Life**

One of the most important functions of the Comprehensive Plan is to preserve and enhance the quality of life for existing residents as the County

continues to grow and develop. As mentioned in other parts of this plan, quality of life is a multifaceted concept, but many of the most important aspects of quality of life in Glynn County correspond to the quality of its natural environment, including clean air and water, scenic views, and the many natural amenities of coastal living. Glynn County residents also prize the affordability and convenience of living in Glynn County, including affordable housing choices (See **Affordable Housing** issue)

New growth and development should occur in such a way that these current values of the Glynn County community are preserved. New development should be compatible with surrounding development in terms of scale and character, and important environmental features should be preserved. Compact development and mixed use development will help to ensure minimal impact to the County's air by transportation patterns. Encouraging development to connect with the County's sewer system or concentrating development into clusters using shared wastewater facilities will help to protect the quality of the County's water resources. Other environmental protections of the County's wetlands, river corridors, and groundwater recharge areas should also be considered.

### **Ensure Public Safety**

One of the most important functions of County government is to ensure public safety. An essential element of public safety is providing an adequate police and fire protection forces with the necessary equipment and facilities; however this is just the beginning of ensuring public safety. Glynn County must also prepare for emergencies and engage citizens in emergency preparedness, especially with regard to the potential threat of a hurricane or tropical storm, which could cause major coastal flooding. The County must also protect citizens from environmental and public health threats by ensuring the quality of its drinking and recreational waters. In terms of transportation, Glynn County must continually strive to improve the safety of its public roadways, bikeways, and pedestrian paths and reduce traffic hazards.



## Glynn County, Georgia

The challenge of providing for and improving public safety is an ongoing effort that will require the efforts and attention of multiple County departments.

### **Implementation Program - Policies**

#### **Universal Quality Education**

Policy H.1: Glynn County will strive to provide educational opportunities for all youth in the County that lead to increased high school graduation rates and improved employment opportunities.

Policy H.2: Glynn County will partner with the Glynn County School system and other public and private sector parties to improve educational and workforce training opportunities.

#### **Diverse Economic Development**

Policy I.1: The County will develop a consolidated source of public facility capacity fees, taxes, site information and agency contacts to be utilized by prospective businesses.

Policy I.2: The County will utilize the Glynn County Geographic Information System (GIS) to organize and depict public infrastructure in a manner readily available to business and agencies.

Policy I.3: The County will seek to identify, preserve, and interpret cultural resources and to promote cultural tourism in the Brunswick and Golden Isles region.

#### **Improved Drainage and Flood Prevention**

Policy J.1: The County shall design and fund a County-wide Master Stormwater Plan. This will allow the County to acquire drainage rights of way as development occurs, minimizing the expense and inconvenience of securing adequate drainage.

Policy J.2: Glynn County will seek to minimize development and disturbance within floodplains to reduce flood hazards to persons and property and to prevent exacerbating flooding and erosion in downstream communities. The County may seek to develop a Floodplain Damage Prevention Ordinance to implement this policy.

Policy J.3: The County shall consider conducting a feasibility study on creating a Stormwater Utility to fund stormwater improvements.

*See Policy K.1: Develop a County-wide Greenprint Plan.*

#### **Unified Wetlands and River Corridors Policy**

Policy K.1: The County shall develop a County-wide Greenprint Plan to make the best use of existing and planned greenspace areas by creating linkages and using greenspace areas for aesthetic, economic, recreational, and environmental functions.

Policy K.2: Glynn County will seek to preserve its wetlands and river corridors in their natural state because of their many important environmental and economic functions and their contributions to quality of life.

Policy K.3: Glynn County will promote public views and access to its waterways, wetlands, marshes, and river corridors.

Policy K.4: The County will investigate developing a Wetlands Protection Ordinance to enhance federal and state protections of wetland resources.

Policy K.5: The County will investigate developing a Groundwater Recharge Area protection ordinance in order to protect the groundwater resources which are the source of potable water for Glynn County and the City of Brunswick. This effort would occur in coordination with the Brunswick-Glynn County Joint Water and Sewer Commission.

Policy K.6: The County will investigate a County-wide inland water-way maintenance plan.

Policy K.7: Glynn County will participate in the development of a Long-Term Water Supply Plan for future use of water resources in the County.





## Glynn County, Georgia

### **Transportation Infrastructure and Transportation Alternatives**

Policy L.1: Glynn County will promote land use patterns with housing developments concentrated close to employment centers and employment located close to residential concentrations in order to reduce the demand for long distance vehicular travel.

Policy L.2: The County will promote land use patterns with housing concentrated close to existing or planned public and private sector services in order to reduce the demand for long distance vehicular travel.

Policy L.3: Glynn County will seek to limit direct access to major arterials that are used for commuting and regional travel patterns in order to preserve their effective capacity and increase vehicular safety.

Policy L.4: Due to limited roadway capacity and the special scenic nature of roadways on St. Simons and Sea Islands, Glynn County shall seek to promote transportation alternatives to and around the islands, including public transit, carpooling, bicycling, walking, and will seek to employ other methods to manage transportation demand without widening existing roadways.

Policy L.5: Glynn County will work with the Georgia Ports Authority to ensure that transportation infrastructure supports the growth of the port and related economic activity.

Policy L.6: Transit oriented development will be promoted along planned transit corridors and at major transit stops in order to promote the effectiveness of planned transit service.

### **Capital Improvement Planning & Finance**

Where appropriate the following policies should be coordinated through the Brunswick-Glynn County Joint Water and Sewer Commission.

Policy M.1: The County may only extend water and sewer infrastructure to those areas of the County that are identified as future urbanized areas (i.e. urban or suburban) on either the Future Development Map or the Development Suitability Map.

Policy M.2: Glynn County shall extend infrastructure systematically and in a coordinated fashion, with water, sewer, roadway, public safety, public school, drainage, and other necessary infrastructure extended to parts of the County in a planned, coordinated, and phased fashion. New urbanized development should not be permitted until adequate infrastructure is in place, whether paid for by the County or by private developers.

Policy M.3: Infrastructure extensions and improvements in the County will take a balanced funding approach: First priority will be given towards serving existing urbanized areas with infrastructure deficiencies and designated growth areas, and second priority will be given comprehensive extensions of improvements to new land in a phased and coordinated fashion.

Policy M.4: The County shall develop an annual Capital Improvement Program to set County-wide priorities for the repair and extension of infrastructure.

Policy M.5: The County will define standards for adequate public facilities for urbanized development and update these standards as necessary to correspond to infrastructure innovations. The definition of adequate public facilities shall include criteria for roads, water, sewer, parks, schools, police and fire protection.

Policy M.6: Glynn County will evaluate the feasibility and need for impact fees for infrastructure and capital impacts necessary to serve major new developments.

Policy M.7: Glynn County will promote the use innovative water and sewer technologies that protect the environment as an alternative to expensive expansions of capital facilities.

Policy M.8: The County shall seek to negotiate a joint access agreement with Glynn County Schools for school recreational facilities. The County will promote the use of public schools as community centers for the entire community.



## Glynn County, Georgia

### **Land Use Guided by Development Suitability**

Policy N.1: Glynn County shall create a Development Suitability Map, which shall be used to permit different residential densities depending upon underlying development suitability of the land under consideration.

Policy N.2: The County will consider developing a County-wide Greenprint Plan based upon preserving and protecting those lands identified as least suitable for development in the Development Suitability Map.

Policy N.3: Glynn County will revise land conservation policies to provide more protection, with incentives such as tax exemptions.

Policy N.5: The County will explore updates to County subdivision regulations to reflect the Georgia Department of Natural Resource's Green Growth Guidelines.

### **Mainland Redevelopment**

Policy O.1: The County will seek to promote redevelopment and infill development in predominantly developed areas through special area plans, regulatory enhancements and flexibility, and financial incentives.

Policy O.2: The County will work with the City of Brunswick to promote neighborhood revitalization and expedited transfer of dilapidated and tax delinquent properties in the City to private, non-profit, or public entities that will redevelop or renovate these properties.

### **Affordable Housing**

Policy P.1: The County shall promote the development of affordable workforce housing in proximity to major concentrations of employment in the County.

Policy P.2: Glynn County will support and encourage new private developments that provide low to moderate income housing opportunities within areas of available urban services.

Policy P.3: The County shall investigate the feasibility and value of development regulations that establish

design criteria for a mix of commercial and multi-family developments.

### **Preserve and Enhance Quality of Life**

Policy Q.1: The County will establish an ongoing historic preservation program which includes researching eligibility for the National Register for historic properties and recommending the establishment and protection of historic districts.

Policy Q.2: Glynn County finds that its trees and especially its Live Oaks are a valuable natural resource, providing important benefits including improved air quality, reductions of heat islands, and scenic benefits. The County shall investigate and facilitate discussion on the merits of a Tree Protection Ordinance to protect this valued natural resource in the County.

Policy Q.3: The County will seek to better utilize existing passive recreational areas for the enjoyment of residents particularly Gascoigne Bluff and Mallory Parks.

### **Ensure Public Safety**

Policy R.1: Glynn County will expand public safety and corrections facilities and cluster them into concentrations to limit negative land use impacts.

Policy R.2: Glynn County shall provide for the long-range hiring of sufficient Sheriff and Police Department personnel to serve the projected growth in Glynn County's population.

# Glynn County, Georgia

## **Implementation Program – Long Term and Ongoing Activities**

### **Universal Quality Education**

- Promote ongoing planning and coordination between the various workforce training and economic development agencies in the County.
- Work with community partners to develop and/or expand technical centers, charter schools, community colleges, and job corps within Central Glynn.
- Maintain a clearinghouse and inventory of workforce training options available in the County.

### **Diverse Economic Development**

- Partner in FLETC's facility planning efforts and in managing surrounding land uses.
- Include the Georgia Ports Authority on major planning efforts, particularly planning efforts related to transportation infrastructure.
- Collaborate with other counties in the region to take advantage of economic development opportunities associated with the Port of Brunswick, including the selection of preferred sites for port-related development.
- Cooperate with Development Authority efforts to market to target industries in the communications, transportation, general machinery, and high tech sectors

### **Improved Drainage and Flood Prevention**

- Monitor and record flooding events and property damage from flooding events in a GIS database.

### **Unified Wetlands and River Corridors Policy**

- Research and maintain a knowledge base on best practices for wetland and river corridor management for coastal communities to refine wetland and river corridor policies as needed.
- Enforce soil conservation laws to minimize the negative impacts of agriculture, land development and other human activities on streams, rivers and other waterways.
- The Glynn County Water and Sewer Department shall ensure compliance with federal and state effluent discharge standards.

- Consider hiring development review staff dedicated to enforcing environmental regulations and ordinances and with adequate training in these types of enforcement issues.
- Enforce health, on-site sewage and groundwater recharge requirements.

### **Transportation Infrastructure and Transportation Alternatives**

- Monitor traffic volumes and establish a database of traffic volumes and congestion information for Glynn County's major roadways.
- Promote transportation alternatives to Glynn County residents by conducting educational and awareness campaigns.

### **Capital Improvement Planning & Finance**

- Develop standards for adequate public facilities for all types of infrastructure and update these standards accordingly as infrastructure innovations occur.
- Develop a Capital Improvement Program on an annual basis for the planning of infrastructure upgrades and extensions.

### **Land Use Guided by Development Suitability**

- Continue to develop and refine development suitability criteria and update the Development Suitability Map accordingly on a regular basis.
- Continue to develop Geographic Information Systems (GIS) to support County missions and functions.

### **Mainland Redevelopment**

- Pursue collaborations with the City of Brunswick on developing mechanisms and institutions for promoting neighborhood revitalization and the redevelopment of dilapidated and tax delinquent properties.
- Continually identify and plan for areas of the County that are appropriate for redevelopment and infill development.

### **Affordable Housing**

- Continue to pursue federal and state funds to subsidize the construction and rehabilitation of affordable housing for Glynn County residents.





## Glynn County, Georgia

- Continue to utilize existing development regulations and procedures to implement safe, healthy, and varied housing alternatives in the County.
- Evaluate available housing rehabilitation programs and implement those that are appropriate
- Encourage the rehabilitation of the housing stock in Glynn County and the City of Brunswick.

### **Preserve and Enhance Quality of Life**

- Continue to support the clean-up of existing hazardous waste sites and the prevention of new pollution.
- Encourage the conservation of energy and natural resources by residents of the County by promoting efficient use of water, energy, and the minimization of the waste stream.
- Administer and enforce subdivision regulations, building codes, zoning ordinance requirements.
- Implement of Greenspace program as adopted by County.
- Assist in the restoration of County-owned historic properties.
- Continue closure and post-closure activities on discontinued land fills.
- Continue programs to beautify the SPUR 25 and Highway 17 Corridor.
- Assist in public educational programs regarding solid waste techniques and regulations.
- Provide handicap-accessible passive recreational opportunities throughout Glynn County.
- Provide reliable public beach access on St. Simons Island.
- Maintain, improve, and extend bike paths and sidewalks on St. Simons Island and the mainland.

### **Ensure Public Safety**

- Maintain state-of-the-art automation of case management in the Police and Fire Departments.
- Ensure that Fire Department equipment is in compliance with national standards and codes.
- Continue to seek appropriate funding for traffic safety programs.



## Glynn County, Georgia

### **Implementation Program**

#### **Short Term Work Program**

The Short Term Work Program is a five year plan for implementing the most urgent pieces of the Community Agenda. This Short Term Work Program applies to the years 2008-2012. Every project is represented by a line item, and the line item include a project definition, applicable Future Development Areas for the project, estimated implementation timing, responsible party for implementation, an order-of-magnitude cost estimate, and proposed funding sources. Some ongoing projects are listed as occurring in every year. Many projects are listed with multiple responsible parties as they necessarily involve coordination and collaboration.

Projects are grouped into the following categories: General Planning, Land Use, Natural and Historic Resources, Economic Development, Housing, and Community Facilities. Generally capital improvement projects are not included in the Short Term Work Program (These are usually developed separately for the Capital Improvement Plan), however certain capital improvements are included in the following schedule.

Likewise, items from the Short Term Work Program are not usually included as policies, however particularly important policy initiatives may be mentioned in both the Short Term Work Program as well as the list of Implementation Policies above.

**GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY  
2007 - 2012**

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>GENERAL PLANNING</b>									
All	Develop a Development Suitability Map to guide intensity and density of development		X				Comm Dev	Staff	
All	Develop a county-wide Greenprint Plan to make the best use of existing and planned greenspace areas by creating linkages and using greenspace areas for aesthetic, economic, recreational, and environmental functions.		X				Comm Dev, consultant	\$150,000	County, TPL, SSI Land Trust
Airport & FLETC	Collaborate on a long term master plan for FLETC and the surrounding area to anticipate and prevent land use conflicts.		X				Comm Dev, FLETC	Staff	
Central Glynn	Create corridor redevelopment plan for Spur 25			X			Comm Dev, consultant	\$80,000	County
West Glynn	Plan for compatible and/or transitional land uses around the existing industrial node in the Sterling area.			X			Comm Dev	Staff	
Central Glynn	Create special area plan for the Exit 29 area				X		Comm Dev, consultant	\$80,000	County
West Glynn	Develop a special area plan for the US 341 corridor					X	Comm Dev, consultant	\$80,000	County
West Glynn	Develop a special area plan for the US 82 corridor					X	Comm Dev, consultant	\$80,000	County
All	Update Comprehensive Plan STWP only - full update due 2017)					X	Comm Dev, consultant	\$150,000	County, DCA
All	Develop Capital Improvements Program and update annually	X	X	X	X	X	Dev. Svcs. Team, Admin, CICC	Staff	



GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY  
2007 - 2012

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>LAND USE</b>									
SSI	Develop and expand SSI village overlay	X					Comm Dev, consultant	Staff	
West Glynn	Develop a Conservation Subdivision Ordinance or updated Planned Unit Development Ordinance.	X					Comm Dev	Staff	
SSI	Develop residential infill ordinance for SSI		X				Comm Dev	Staff	
West Glynn	Plan for a series of potential community nodes to serve the largely residential development occurring in this area.		X				Comm Dev	Staff	
All	Feasibility Study for Impact Fees to fund Infrastructure			X			Comm Dev, consultant	\$35,000	County
All	Development regulations will be revised to establish standards which address buffering, landscaping requirements and consideration of the removal of trees. Develop design and landscape standards for industrial development that is visible from major corridors or sensitive land uses.				X		Tree Board, Comm Dev	Staff	
All	Update county subdivision regulations to reflect the Georgia Department of Natural Resource's Green Growth Guidelines.				X		Comm Dev	\$130,000	County
All	Develop a Groundwater Recharge Area protection ordinance.					X	Comm Dev	Staff	
All	Development regulations shall be adopted that establish design criteria for commercial and multi-family developments.					X	Comm Dev, consultant	\$50,000	County
SSI	Develop corridor design guidelines for the Demere, Frederica, and Kings Way corridors					X	Comm Dev, consultant	Staff	
All	Administer and enforce subdivision regulations, building codes, zoning ordinance requirements.	X	X	X	X	X	Comm Dev	Staff	Fees, County

GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY  
2007 - 2012

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>NATURAL AND HISTORIC RESOURCES</b>									
All	Establish a long term historic preservation program involving researching eligibility for National Register Nominations and the establish of historic districts.		X	X	X		Comm Dev, Coastal Georgia Historic Society	Staff	
All	Designation of Historic Districts. Prepare and adopt regulations for Historic Districts.				X	X	Comm Dev, Coastal Georgia Historic Society	Staff	County, DNR/HPD
All	Develop a Wetlands Protection Ordinance based on Georgia DNR standards.		X				Comm Dev, CGRDC	Staff	
All	Marsh Encroachment Study		X				Comm Dev	\$50,000	County, Coastal Incentive Grant
All	Implementation of Marsh Study findings		X	X	X	X	Comm Dev	\$100,000	County, Coastal Incentive Grant
SSI	Develop SSI tree protection ordinance	X					Comm Dev	Staff	County
All	Update the Floodplain Damage Prevention Ordinance.		X				Comm Dev, CGRDC	Staff	
SSI	Develop a beach access policy and ocean scenic view preservation policy.			X			Comm Dev	Staff	
Central Glynn	Develop plan for preservation of Altamaha Canal; develop a Master Plan for Altamaha Linear Park				X	X	Comm Dev, Public Works	Staff; \$150,000	
Central Glynn	Preserve county control of the Altamaha Canal and invest in its rehabilitation.	X	X	X	X	X	Comm Dev, Parks	Unknown	
All	Develop a Tree Protection Ordinance.					X	Comm Dev	Staff	
All	Assist in the restoration of County-owned historic properties.	X	X	X	X	X	Facil Mgmt	TBD	County, DNR/HPD, DCA
All	Consider hiring development review staff dedicated to enforcing environmental regulations and ordinances		X	X	X	X	Comm Dev	\$60,000 annual	County, development fees
All	Continue closure and post-closure activities on discontinued land fills	X	X	X	X	X	Pub Wks, Engineering, Administration	Staff	County, grants

**GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY  
2007 - 2012**

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>ECONOMIC DEVELOPMENT</b>									
All	Develop transportation studies to resolve parking and other problems limiting economic development. Special study of US 17 from I-95 to Brunswick.	X					BATS	\$20,000	County, GDOT
All	Utilize Glynn County GIS to organize and depict infrastructure in a manner easily available.		X				GIS, Dev Svcs Team	Staff	County
All	Develop a consolidated source of public facility capacity, fees, taxes, site information and agency contacts.		X	X			Dev Svcs Team, Facil Mgmt	Staff	County, DCA
All	Develop "green" standards which describe the characteristics or criteria for desirable industrial development for Glynn County.					X	Comm Dev, Dev Authority	Staff	County
All	Cooperate with Development Authority efforts to market to target industries in communications, transportation, general machinery, and high tech	X	X	X	X	X	Bd of Comm	\$1.55 mil	County
All	Continue to support the clean-up of existing hazardous waste sites and the prevention of new pollution.	X	X	X	X	X	Comm Dev	Staff	
All	Collaborate with other counties in the region to take advantage of economic development opportunities associated with the Port of Brunswick, including the selection of preferred sites for port-related development.	X	X	X	X	X	BWKEDA, Comm Dev	Staff	BWKEDA
Port of Brunswick	Collaborate with the Georgia Ports Authority to establish benchmarks for Port productivity and monitor the effectiveness of the Port relative to those benchmarks.	X	X				GPA, BWKEDA	Staff	BWKEDA
Central Glynn	Work with community partners to develop and/or expand technical centers, charter schools, community colleges and job corps within Central Glynn.	X	X	X	X	X	Glynn Co. Schools, Bd of Comm, Comm Dev	Staff	
Airport & FLETC	Support joint community efforts to develop the new charter career technical school.	X	X	X	X	X	Glynn Co. Schools, Bd of Comm, Comm Dev	Staff	



GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY  
2007 - 2012

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>HOUSING</b>									
All	Administer regulations to ensure housing quality	X	X	X	X	X	Comm Dev	Staff	County, fees
All	Revise and implement new ordinance requirements as needed.	X	X	X	X	X	Comm Dev	Staff	Fees
All	Evaluate available housing rehabilitation programs and implement those that are appropriate	X	X	X	X	X	Bd. Of Comm	Staff	County, DCA
All	Enforce health, on-site sewage and groundwater recharge requirements.	X	X	X	X	X	Comm Dev, Bd of Health	Staff	County, fees
Central Glynn	Encourage rehabilitation of the housing stock in Glynn County	X	X	X	X	X	To Be Determined	Staff	County, DCA

GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY

2007 - 2012

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>COMMUNITY FACILITIES</b>									
<b>Information Technology/Geographic Information Systems</b>									
All	IT/GIS - Fly County - update aerial orthophotography						GIS	\$60 - 80,000	County
All	IT/GIS - Continue to develop Geographic Information Systems (GIS) to support County mission.	X	X	X	X	X	GIS	Staff	County, DCA
All	IT/GIS Keep the County's Records Retention Program in compliance with the standards of the Georgia Department of Archives and History.	X	X	X	X	X	Clerk, Admin	Staff	County
<b>Public Safety</b>									
All	PS - Maintain the state-of-the-art automation of case management in the Police and Fire Departments.	X	X	X	X	X	Police/Fire	TBD	County
All	PS - Ensure that Fire Department equipment is in compliance with national standards and codes.	X	X	X	X	X	Fire	TBD	County, GEMA, FEMA
All	PS - Public Safety Vehicles - Police Cars	X	X	X	X	X	Public Works/Fleet	\$3.05 mil	SPLOST 4 (Tier 1)
<b>Transportation - Transit and Demand Management</b>									
SSI	Evaluate the feasibility and impacts of developing a second causeway to St. Simons Island.		X				BATS	Staff	County, BATS
West Glynn	Develop a transportation strategy for improving connections between West Glynn and the other areas within the County that may include the extension of new arterials into West Glynn.	X	X				BATS	Staff	County, BATS
SSI	Evaluate opportunities for public transportation with a focus on transportation to and along SSI.	X	X	X			GDOT, Pub Wks, Engineering, Comm Dev	Staff	federal, state & county
SSI	Create a traffic management plan for key intersections along SSI.		X				BATS	Staff	County, BATS
SSI	Develop and implement a Transportation Demand Management (TDM) strategy for travel to St. Simons Island.			X			BATS	Staff	County, BATS

GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY

2007 - 2012

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Transportation - Roads</b>									
All	TR - Initiate a program for traffic counts to identify traffic growth trends		X				Pub Wks, GIS	TBD	County, BATS
Central Glynn	TR - Continue programs to beautify the SPUR 25 and Highway 17 Corridor.	X	X	X	X	X	Pub Wks, Engineering, Comm Dev	TBD	County, GDOT
All	TR - Seek appropriate funding for traffic safety programs.	X	X	X	X	X	Pub Wks, Engineering, Comm Dev	Staff	County, GDOT
All	TR - BATS TIP - County road safety projects	X	X	X	X	X	GDOT, Pub Wks, Engineering, Comm Dev	\$500,000	County
<b>Stormwater Management (Drainage)</b>									
All	SM - Master County Drainage Plan		X	X			Pub Wks, Engineering	\$80,000	County
All	Feasibility Study for Stormwater Utility		X	X			Pub Wks, Engineering	\$80,000	County
All	SM - Storm Drains Improvement/Upgrade				X	X	Pub Wks, Engineering	\$500,000	SPLOST 4 (Tiers 2&3)
All	SM - Develop NPDES II Plan (as required by US EPA)		X	X			Pub Wks, Engineering	\$80,000	County
All	SM - Implement NPDES II Plan (as required by US EPA)		X	X	X	X	Pub Wks, Engineering	TBD	County, fees, grants
<b>Solid Waste</b>									
All	SW - Assist in public educational programs regarding solid waste techniques and regulations.	X	X	X	X	X	Utilities	\$50,000	County, grants
All	SW - Implement a new Solid Waste and Waste Reduction System - Pay As You Throw (PAYT)			X			Utilities	Staff	County



**GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY**

2007 - 2012

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Parks &amp; Recreation</b>									
Blythe Island	Develop a Master Plan for Blythe Island Regional Park, which considers the development of additional recreational facilities, access and parking, and areas to be set aside for protection and/or lower-impact uses.		X	X			Comm Dev, Parks, consultant	\$250,000	County, fees
Blythe Island	Research the potential long-term demand for marina and boat facilities at Blythe Island and plan expansion of these facilities accordingly.			X			Comm Dev, Parks, consultant	\$30,000	County
All	Consider the feasibility of a county-owned tree farm/nursery at Blythe Island Regional Park in order to provide plant material for county properties throughout Glynn County.			X			Comm Dev, Parks	Staff	
Blythe Island	PR - Blythe Island Park Improvements			X	X	X	Parks	\$325,000	SPLOST 4 (Tiers 2&3)
All	Negotiate a joint access agreement with Glynn County Schools for school recreational facilities. Encourage schools to be developed for multiple purposes and to serve as community centers.			X			Comm Deve, Parks, Glynn Co Schools	Staff	
All	Develop a plan for marinas, boat access, access to waterways, and wetlands close to existing population centers		X				Parks, consultant	\$50,000	County
SSI	PR - Construct reliable beach crossovers, fishing piers, floating docks and boat ramps in County parks where appropriate.		X	X	X		Public Works, Facil Mgmt, & Parks	TBD	County, GDOT, FLWC
All	Implement a county-wide inland marina/boat ramp program.			X	X	X	Pub Wks, Engineering, Comm Dev	TBD	
All	PR - Provide handicap-accessible passive recreational opportunities throughout Glynn County.	X	X	X	X	X	Facil Mgmt.	Staff	County, GDOT
SSI	PR - Provide reliable public beach access on St. Simons Island	X	X	X	X	X	Facil Mgmt.	TBD	County, GDOT, FLWC
SSI	PR - Maintain bike paths and sidewalks on St. Simons Island and the mainland	X	X	X	X	X	Public Works	Staff	County, GDOT

GLYNN COUNTY SHORT TERM WORK PROGRAM SUMMARY  
2007 - 2012

Development Area	Project or Activity	2008	2009	2010	2011	2012	Responsible Party	Cost Estimate	Funding Source
<b>Utilities</b>									
SSI	Ut - SSI Sewer Rehab/Upgrade		X	X	X		JWSC	\$1.61 mil	SPLOST 3, GEFA I, enterprise fund
SSI	Ut - SSI Water Rehab/Upgrade		X	X	X		JWSC	\$325,000	enterprise fund
SSI	Ut - East Beach W/S		X	X			JWSC	\$2.066 mil	SPLOST 3, enterprise fund, & SPLOST IV
All	Develop long term water supply plan.		X	X			JWSC	Staff	
SSI	Ut - Watershed Assessment SSI		X				JWSC	\$125,000	enterprise fund
SSI	Ut - SSI - New WWTP (North End)			X	X		JWSC	\$4.5 mil	SPLOST 4
All	Ut - Watershed Assessment MLS			X			JWSC	\$125,000	enterprise fund
All	Ut - W/S Mainland Upgrade				X	X	JWSC	\$4 mil	SPLOST 4
West Glynn	Investigate developing new infrastructure hubs instead of attempting to tie into existing facilities. Research the feasibility of creating a new growth center to guide the direction and location of new development.					X	Comm Dev, JWSC	Staff	
All	Ut - Lift Stations Upgrade	X	X	X	X	X	JWSC	\$5,914,804	SPLOST 3 & 4, GEFA II

**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
<b>GENERAL PLANNING</b>					
Update Comprehensive Plan (full update)		X			In process; anticipate complete and adopt by October, 2008
Mapping and data collection phase of Comprehensive Plan Update	X				Completed 2007
Transportation Plan as a portion of the Comprehensive Plan Update	X				L RTP completed October 2005 as basis for Transportation Element
Community Input Process of the Comprehensive Plan Update		X			Process started June, 2006; to be complete upon adoption of Plan
Plan formulation Phase of the Comprehensive Plan Update	X				Completed
Neighborhood/Area Plans based on the Comprehensive Plan Update				X	Where identified, these will be undertaken after completion of Plan
Implement annual CIP and STWP Update Process				X	Currently remaining with five-year updates
Prepare Solid Waste Plan as element of Comprehensive plan update.	X				Completed
Evaluate opportunities for public transportation.		X			Feasibility study updated 2004; Currently working on plan for implementation
<b>ECONOMIC DEVELOPMENT</b>					
Support continuation of existing economic development agencies.		X			Continuing to provide technical assistance to Development Authority and other agencies
Develop transportation studies to resolve parking and other problems limiting economic development.		X			Studies have focused on general problems
Utilize Glynn County GIS to organize and depict infrastructure in a manner easily available.		X			Continuing to develop data and pursue analysis
Develop a consolidated source of public facility capacity, fees, taxes, site information and agency contacts.				X	To be done after Comp Plan Update completed
<b>HOUSING</b>					
Administer regulations to ensure housing quality		X			Monitoring new construction
Revise and implement new ordinance requirements as needed.		X			Revising development ordinances and building code as indicated
Evaluate available housing rehabilitation programs and implement those that are appropriate		X			Housing rehab being done under CDBG
Enforce health, on-site sewage and groundwater recharge requirements.		X			Enforcing all applicable regulations
Encourage rehabilitation of the housing stock in Glynn County.		X			Implementing program through CDBG
Identify blighted neighborhoods.	X				Done as part of CDBG

**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
<b>COMMUNITY FACILITIES</b>					
<b>General Government Facilities</b>					
GGF - Locate a site and prepare designs for a new Public Works facility		X			Continuing to review demand for new facility
GGF - Complete interior renovations to Historic Courthouse	X				Completed 2004
GGF - Complete renovation of Brunswick Library	X				Completed 2004
GGF - Construct Jail overflow facility		X			Design phase currently underway
GGF - Addition to New Courthouse				X	No action
GGF - Public Health Facility	X				Completed 2005
GGF - Seek funding for a new County Health Department.	X				Funding secured; project completed 2005
GGF - Oglethorpe Convention Center		X			Site partially cleared; design underway by City
GGF - Casino Renovation	X				New Casino found to be not feasible for renovation; Old Casino renovated; completed 2006
GGF - Animal Control Incinerator	X				Completed 2006
GGF - Office Park Upgrade		X			In process
GGF - Demere Annex Upgrade	X				Not feasible for renovation; building demolished.
GGF - Development Services Building - preliminary design		X			In planning stage
<b>Information Technology/Geographic Information Systems</b>					
IT/GIS - Continue to develop Geographic Information Systems (GIS) to support County mission.		X			Continuing process
IT/GIS Keep the County's Records Retention Program in compliance with the standards of the Georgia Department of Archives and History.		X			Continuing process
IT/GIS - Plan and develop document imaging system linked to GIS		X			Project in planning phase
IT/GIS - Fly County - update aerial orthophotography		X			LIDAR mapping in process



**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
<b>Public Safety</b>					
PS - Fire Maintenance Complex		X			Under development
PS - Maintain the state-of-the-art automation of case management in the Police and Fire Departments.		X			Continuing process
PS - Ensure that Fire Department equipment is in compliance with national standards and codes.		X			Continuing process
PS - Complete 800 MHz Communications System, E-911 System, Fire Station on New Cate Road, and Public Safety Complex	X				Completed
PS - Public Safety Vehicles - <b>Police Cars</b>		X			Continuing process
PS - Public Safety Complex (Phase II)/Fire Administration		X			Under development
PS - Tactical Support Vehicle				X	Pending funding availability
PS - Pumper #11 Replacement				X	Pending funding availability
PS - Ladder Truck				X	Pending funding availability
PS - Fire Station #2	X				Completed 2005
PS - Pumper #8 Replacement	X				Completed 2004
<b>Transportation - Roads</b>					
TR - Initiate a program for traffic counts to identify traffic growth trends		X			Counts being collected
TR - Airport Road		X			Near completion
TR - Miscellaneous Road Improvements		X			Program in process
TR - Chapel Crossing Road - design and construction		X			Under design
TR - Old Jesup Road - design and construction		X			Under design
TR - Dirt Road Paving		X			Ongoing program
TR - Continue programs to beautify the SPUR 25 and Highway 17 Corridor.		X			Ongoing program
TR - Seek appropriate funding for traffic safety programs.		X			Ongoing program
TR - BATS TIP - Sidney Lanier Bridge Replacement	X				Completed 2003
TR - BATS TIP - Sidney Lanier Bridge removal	X				Completed 2006
TR - BATS TIP - US 17 Widening, Torras to Spur 25	X				Completed 2003
TR - BATS TIP - Jekyll Causeway bridges	X				Completed
TR - BATS TIP - Paving projects on US and SR routes		X			Ongoing program
TR - BATS TIP - Safety projects on US and SR routes		X			Ongoing program
TR - BATS TIP - Perry Lane Road improvements - design & construction		X			Under design
TR - BATS TIP - Spur 25 Extension Phase I	X				Completed 2005

**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
TR - BATS TIP - Spur 25 Extension Phase II		X			Portion completed as part of development; remainder under design
TR - BATS TIP - County road paving projects		X			Ongoing program
TR - BATS TIP - Pedestrian/Bikeway improvements		X			Update of Bike/Ped Plan to be done in 2008-09
TR - BATS TIP - County road safety projects		X			Ongoing program
Transportation - Airports - Glynco Jetport					
TAGJ - Commercial Terminal Improvements (construction)	X				Completed June 29, 2005
TAGJ - Construct Commercial Terminal Entrance Road Improvements (construction)	X				Completed June 29, 2005
TAGJ - Runway Joint/Crack Seal & Slab Repairs	X				Completed November 15, 2006
TAGJ - Apron Joint/Crack Seal & Slab Repairs	X				Completed April 20, 2007
TAGJ - Replace Airfield Electrical Vault & Generator; Install Ramp Lights for General Aviation Area; Raise Airport Beacon; Replace Airfield Guidance		X			Underway
TAGJ - Replace Runway Vacuum Sweeper; Replace Airport ARFF Vehicle	X				Completed
TAGJ - Construct West General Aviation Area		X			Under Design
TAGJ - Overlay Terminal Area Access Roads (East)	X				Completed May, 2006
TAGJ - Overlay Terminal Area Access Roads (West)	X				Completed May, 2006
TAGJ - Construct ARFF Maintenance Building Access Road		X			Under Design
TAGJ - Airfield Drainage Improvements		X			Under Design - Construction to begin 2009
TAGJ - Landside Drainage Improvements				X	Project not pursued at this time
TAGJ - Reimbursement for Land Acquisition - 100 acres +/- [East & Northeast Quadrants]			X		Awaiting future funding
TAGJ - Airport Access Roads (ARFF)			X		Awaiting future funding
TAGJ - Commercial Terminal Improvements (design only)	X				Project completed
TAGJ - Construct Commercial Terminal Entrance Road Improvements (design only)	X				Project completed
TAGJ - Emergency Communications System	X				Project completed
TAGJ - T-Hangar Taxiway Widening and Extension	X				Project completed

**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
TAGJ - Glynco Terminal Improvement	X				Project completed
----- Transportation - Airports - McKinnon -----					
TAM - Extend & Overlay Parallel Taxiway "A" (design only)	X				Project completed
TAM - Extend & Overlay Parallel Taxiway "A" (construction)	X				Project completed
TAM - Taxiway Extension & Overlay for Hangars (Southeast) - (construction)		X			Under design
TAM - Rehabilitate Midfield Taxiway (construction)	X				Project completed
TAM - Demolish & Replace Airport Beacon Tower	X				Project completed
TAM - Rehabilitate Terminal Apron - Phase 1 (design only)	X				Project completed
TAM - Rehabilitate Terminal Apron - Phase 1		X			Construction to begin September 2008
TAM - Ramp Lights for General Aviation Ramp		X			Under design
TAM - Rehabilitate Runway 16/34 Connecting Taxiways			X		Awaiting future funding
TAM - Rehabilitate Terminal Apron - Phase 2 (design only)		X			Under design
TAM - Rehabilitate Terminal Apron - Phase 2		X			Under design
TAM - Rehabilitate Terminal Apron - Phase 3 (design only)		X			Under design
TAM - Rehabilitate Partial Parallel Taxiway to Runway 16/34			X		Awaiting future funding
TAM - Repair Auto Parking Near G/A Terminal & G/A Terminal Renovation			X		Awaiting future funding
TAM - Install EMAS for Departure End of Runway 4 (design only)			X		Awaiting future funding
TAM - Install EMAS for Departure End of Runway 4 (construction)			X		Awaiting future funding
TAM - Expand Terminal Area apron to the Southeast - Phase 1		X			Under design
TAM - Rehabilitate Runway 16/34			X		Awaiting future funding
TAM - Rehabilitate Terminal Apron - Phase 3		X			Under design
TAM - Extend Partial Parallel Taxiway "A" (north end)			X		Awaiting future funding

**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
TAM - Expand Terminal Area Apron to the Southeast - Phase 2		X			Under design
TAM - Airfield Drainage Improvements		X			Under design
TAM - Install GPS Precision Approach Equipment			X		Awaiting future funding
TAM - Taxiway Improvements for Skylane Corporate Hangar Area		X			Under design
TAM - Rehabilitate and Strengthen Runway 4/22 & Obstruction Clearing	X				Project completed
TAM - Taxiway Extension & Overlay for Hangars (Southeast) - (design only)	X				Project completed
TAM - Rehabilitate Midfield Taxiway (design only)	X				Project completed
TAM - Replace Fence on Retreat Avenue	X				Project completed
TAM - Airport Master Plan			X		Awaiting future funding
----- Stormwater Management (Drainage) -----					
SM - Master County Drainage Plan		X			Project planning underway; will start after LIDAR
SM - Frederica Cross Drains		X			Completed for Lawrence Road
SM - Misc. Drainage & Road Improvements		X			Ongoing
SM - Storm Drains Improvement/Upgrade		X			Ongoing
SM - Develop NPDES II Plan (as required by US EPA)	X				Completed 2004
SM - Implement NPDES II Plan (as required by US EPA)		X			Ongoing
----- Solid Waste -----					
SW - Assist in public educational programs regarding solid waste techniques and regulations.		X			Ongoing - "Keep Brunswick Golden Isles Beautiful", continues to coordinate educational programs.
SW - Implement a new Solid Waste and Waste Reduction System - Pay As You Throw (PAYT)		X			BOC implemented curbside residential pick-up.
----- Parks & Recreation -----					
PR - Completion of North Glynn Rec Facilities			X		The \$2.5M approved by the voters in SPLOST IV Tier II/III was spent before the county got to this project.
PR - Thalman Renovation			X		Thalman Community Building was leveled. See Status #1 .
PR - Fancy Bluff Improvement			X		The \$2.5M approved by the voters in SPLOST IV Tier II/III was spent before the county got to this project.
PR - Neptune Park Improvements		X			Underway
PR - Blythe Island Park Improvements	X				Electrical improvements made



**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
PR - Provide bicycle and pedestrian transportation access along Altamaha Boulevard.	X				Phase II completed (Note: now named Harry Driggers Boulevard).
PR - Provide handicap-accessible passive recreational opportunities throughout Glynn County.	X				Improvements completed
PR - Provide reliable public beach access on St. Simons Island		X			Ongoing
PR - Maintain bike paths and sidewalks on St. Simons Island		X			Ongoing
PR - Construct reliable beach crossovers, fishing piers, floating docks and boat ramps in County parks where appropriate.		X			As required by Building Maintenance.
PR - Ballard Park	X				Improvements completed
PR - Selden Park	X				Improvements completed
PR - North Glynn Regional Park	X				Improvements completed
PR - North St. Simons Regional Park				X	This was a concept that has never been pursued by the county.
PR - Ballard School Gym	X				Improvements completed
----- Utilities -----					
Ut - SSI WWTP (Consent Order)	X				Improvements completed
Ut - Mallory Well	X				Improvements completed
Ut - Lift Station Retrofit	X				Improvements completed
Ut - Hydrant replacements	X				Improvements completed
Ut - SSI Sewer Rehab/Upgrade	X				Improvements completed
Ut - SCADA	X				Improvements completed
Ut - East Beach W/S		X			Underway
Ut - Pier/Village W & S Rehab		X			Underway
Ut - Rehabilitation of Elevated Tanks	X				Improvements completed
Ut - Lift Stations Upgrade	X				Improvements completed

**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

<b>Project or Activity</b>	<b>Completed</b>	<b>Underway</b>	<b>Postponed</b>	<b>Not Accomplished</b>	<b>Comments/Recommendations</b>
Ut - Exit 29 Operations Building	X				Improvements completed
Ut - Manhole Rehabilitation	X				Improvements completed
Ut - Fancy Bluff Well/Tank	X				Improvements completed
Ut - Mainland Miocene Well/Tank		X			Underway
Ut - SSI Water Rehab/Upgrade		X			Underway
Ut - Lower Floridan Lawrence Road Well	X				Completed
Ut - Airport Storage Tank	X				Completed
Ut - Vacuum Truck		X			Underway
Ut - SSI - New WWTP (North End)				X	Project not undertaken
Ut - TV Unit/Truck		X			Underway
Ut - Exit 29 WWTP Upgrade		X			Underway
Ut - W/S Mainland Upgrade		X			Underway
Ut - Watershed Assessment MLS		X			W/S Master Plan Project Underway
Ut - Watershed Assessment SSI	X				Completed
----- Jekyll Island Authority -----					
JIA - N. Isl. Impr., SCADA, Miocene Conv.	X				Completed
JIA - W/W Plant Improvement	X				Completed
JIA - Waste Water Infrastructure	X				Completed
JIA - Storm Drains	X				Completed
JIA - Road Resurfacing	X				Completed

**GLYNN COUNTY SHORT TERM WORK PROGRAM  
REPORT OF ACCOMPLISHMENTS 2002 - 2007**

Project or Activity	Completed	Underway	Postponed	Not Accomplished	Comments/Recommendations
<b>NATURAL AND HISTORIC RESOURCES</b>					
Review Historic Survey and consider update.		X			Underway
Designation of Historic Districts.			X		issue deferred for later consideration
Prepare and adopt regulations for Historic Districts.			X		issue deferred for later consideration
Assist in the restoration of County-owned historic properties.			X		issue deferred for later consideration
Prepare "Part V" environmental ordinances for wetlands, groundwater recharge areas, and designated river corridors			X		to be completed after Plan Update
Participate in preparation of TMDL (Total Maximum Daily Load) Implementation Plans for impaired waters)			X		TMDL plans not prepared
Implement of Greenspace program as adopted by County		X			Done; ongoing
Determine the specific deed status of County properties.			X		no activity except as needed
Maintain a tree canopy on County property.		X			tree maintenance policies prepared by Tree Committee
Continue closure and post-closure activities on discontinued land fills		X			Ongoing
Prepare "Development Opportunities" map to manage new development.		X			Ongoing
Marsh Encroachment Study			X		no activity
Continuation of Marsh Encroachment Study, as needed			X		no activity
Implementation of Marsh Study findings			X		no activity
<b>LAND USE</b>					
Update Land Development Code		X			Ongoing
Administer and enforce subdivision regulations, building codes, zoning ordinance requirements.		X			Ongoing



## Glynn County, Georgia

### **Implementation Program – Supplemental Plans**

**Where appropriate the County shall incorporate measures identified in the following supplemental plans that are in keeping with the goals of the Comprehensive Plan:**

#### **Georgia Power Economic Development Assessment**

This economic development assessment was developed for the Brunswick-Glynn County Development Authority in consultation with Georgia Power. This assessment includes industrial analysis and marketing and development strategy for business recruitment for Glynn County. Many of the recommendations from this document have been incorporated into the Community Agenda. The economic development assessment plan is discussed in detail in the Community Assessment section of the Comprehensive Plan.

#### **BATS 2005 Long Range Transportation Plan**

This is a 25-year transportation plan undertaken by the Brunswick Area Transportation Study group for Glynn County that includes a list of cost-feasible transportation projects planned for the region. Transportation projects must be part of this plan in order to receive federal funding. This plan is discussed in detail in the Community Assessment section of the Comprehensive Plan.

#### **2006 St. Simons Island Water Master Plan and the 2006 St. Simons Island Sewer Master Plan**

These plans evaluate current water and sewer infrastructure on St. Simons Island and make recommendations for near term improvements to meet basic level of service needs for water and sewer on St. Simons Island.

#### **St. Simons Island Village Master Plan**

This is a Master Plan for the St. Simons Island Village area. The plan includes proposed changes to land use, parking strategies, and proposed improvements to the public realm and public facilities associated with the Casino.

#### **St. Simons Island Greenprint Plan**

The St. Simons Island Greenprint Plan is a land conservation and environmental resource protection plan developed on behalf of the St. Simons Island Land Trust.

The plan identifies major conservation issues and objectives, outlines conservation strategies, identifies target areas for preservation, and details implementation actions in a 5 year plan.

In addition, The Solid Waste Management Plan (SWMP) was recently updated and developed in coordination with the Comprehensive Plan Update. The plan reflects the County's goal to maintain efficient operations to the benefit of its residents.





## Glynn County, Georgia

### **Proposed Plans**

**The following plans are proposed in the Community Agenda as potential policy enhancements or elaborations to the policies contained in the Agenda. Where appropriate the County shall incorporate measures that are in keeping with the goals of the Comprehensive Plan:**

#### **County-Wide Greenprint Plan**

A County-wide Greenprint Plan would map and identify the County's most valuable natural resources and outline strategies for their protection. The environmental, cultural, and economic values of these natural resource lands would be outlined and better defined. Strategies to improve public and recreational access to and public views of natural resource lands would also be incorporated into the plan.

#### **County-Wide Stormwater Master Plan**

A County-wide stormwater master plan would identify a series of major drainage ways and waterways that could serve as the drainage infrastructure for the entire County. Necessary lands to be set aside for drainage infrastructure would be identified and specific stormwater projects would be outlined with cost estimates provided.

#### **Long Term Water Supply Plan**

A long term water supply plan would explore current trends and projections for water use based on population and economic growth projections. Based on these projections, alternatives would be developed for future water supplies with costs and benefits estimated for each alternative. Environmental impacts of current water use and water conservation alternatives would also be explored. Results of the long term water supply plan might include major infrastructure investments to secure future water supplies.

#### **St. Simons Island Traffic Management and Transportation Demand Management Plan**

Based on current traffic volumes and projected trends, the adequacy of the current transportation system on St. Simons Island would be evaluated and a series of alternatives for managing increased traffic growth developed.

Current and future levels of service for different roadways segments and intersections could be forecast.

From this study, a variety of proposed transportation improvements or transportation demand management strategies would be recommended for managing forecast increases in traffic congestion.

#### **Special Area Plans/Redevelopment Plans**

Special area plans and/or redevelopment plans are planning efforts for specific sub-areas of the County of particular concern. These areas could include current or emerging activity centers, gateways, major corridors, or areas with evolving land use conflicts. Each special area plan would focus on a specific geography and the most pressing issues facing that geography, up to and including land use changes, infrastructure, real estate market demand, urban design, transportation, and natural and cultural resources.

#### **Altamaha Canal Master Plan**

This plan would develop a strategy for capitalizing upon the Altamaha Canal as a recreational, cultural, and drainage infrastructure resource. The plan would include identifying County or publicly owned portions of the Altamaha Canal. Potential public access points and connections to existing recreational and cultural facilities would be identified. Drainage and recreational improvements would be recommended and cost estimates for these improvements developed.

#### **Blythe Island Regional Park Master Plan**

A Master Plan for Blythe Island Regional Park would include an assessment of current use and potential uses of the park. Natural and recreational resources would be inventoried. The Master Plan would include an illustrated map for the future development of the park, including areas identified for natural resource preservation and areas for the development of additional recreational facilities. A list of improvement projects with an accompanying budget would be developed as part of the Master Plan.




## Glynn County, Georgia

### **FLETC Facility Master Plan**

A Master Plan for FLETC would include an inventory of current buildings and their uses and a forecast of future needs for buildings and other facilities. Based on this forecast, a physical plan would be developed that would incorporate the need for indoor space, the optimal use of outdoor space, and the design of circulation patterns. Design guidelines might also be developed. Land use impacts of FLETC on the surrounding community and vice versa would also be considered.

# GLYNN COUNTY FUTURE DEVELOPMENT MAP

## Legend

-  Local Streets
-  Interstate Highway
-  State Highway
-  US Highway
-  Water
-  Corridors
-  Proposed Activity Centers
-  Existing Activity Centers
- Future Development Areas**
-  Airport and FLETC
-  Blythe Island
-  Central Glynn
-  Islands
-  Jekyll Island
-  Old Towne Brunswick
-  Port of Brunswick
-  West Glynn
-  Wetlands



DISCLAIMER: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and its accuracy is NOT warranted. EDAW and Glynn County, GA assume no liability for the quality, content, accuracy, completeness of the information and other items contained in this map. It is advised that you independently verify important information before use.

