

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **Glynn County, GA**

RC: **CRC**

Submittal Type: **Comprehensive Plan Adoption**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **10/16/23**

Date Submittal Initially Received by RC: **10/11/23**

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

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Glynn County Comprehensive Plan

2023

**GLYNN COUNTY BOARD OF COMMISSIONERS
GLYNN COUNTY, GEORGIA**

Adoption: October 5, 2023
Resolution: #R-50-23

At the regular meeting of the Glynn County Board of Commissioners, held in the Glynn County Historic Courthouse, 2ND Floor Commissioners' Meeting Room, 701 "G" Street, Brunswick, Georgia, there were present:

Wayne Neal, Chairman, District 3
Walter Rafolski, Vice-Chairman, At Large Post 2
Sammy Tostensen, Commissioner, District 1
Cap Fendig, Commissioner, District 2
David Sweat, Commissioner, District 4
Allen Booker, Commissioner, District 5
Thomas B. Clark, Commissioner, At Large Post 1

On the motion of Commissioner Rafolski, which carried 6-0 with Commissioner Tostensen out of the room at the time of the vote, the following resolution was adopted:

**A RESOLUTION BY THE GLYNN COUNTY BOARD OF COMMISSIONERS ADOPTING THE
GLYNN COUNTY COMPREHENSIVE PLAN (2023)**

WHEREAS, Glynn County has prepared a 2023 Update to the Comprehensive Plan in accordance with the Rules of the Georgia Department of Community Affairs Minimum standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), and

WHEREAS, the Glynn County Board of Commissioners selected a committee of Stakeholders composed of a cross-section of the community, and

WHEREAS, the Stakeholders Committee met regularly over a five-month period to identify goals, objectives, and strategies to guide the future of the community, and

WHEREAS, Glynn County staff met regularly over a nine-month period to review the feedback received during the Community Engagement process and prepare the goals, objectives, and strategies to guide the future of the community, and

WHEREAS, Glynn County staff assembled the recommendations of community stakeholders and prepared such other documents in the Comprehensive Plan format required by the Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), and

WHEREAS, Chapter 110-12-1 of the Georgia Department of Community Affairs Local Planning Requirements requires that the Glynn County Board of Commissioners approve the document entitled Glynn County Comprehensive Plan prior to forwarding it to the Coastal Regional Commission and the Georgia Department of Community Affairs, and

WHEREAS, the Glynn County Comprehensive Plan was prepared according to the Standards and

Procedures for Local Comprehensive Planning (Chapter 110-12-1) effective March 1, 2014, and established by the Georgia Planning Act of 1989, and includes the County's certification that consideration was given to both the Regional Water Plan and the Georgia Department of Natural Resources Rules for Environmental Planning Criteria as provided in Section 110-12-1-.02(3) of the above mentioned Standards and Procedures in preparing the Plan, and

WHEREAS, on August 17, 2023, the County transmitted the Glynn County Comprehensive Plan to the Coastal Regional Commission and the Georgia Department of Community Affairs for official review; and

WHEREAS, the Plan has been found by the Georgia Department of Community Affairs to be in compliance with the above-mentioned Minimum Standards and Procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE GLYNN COUNTY BOARD OF COMMISSIONERS, that the Glynn County Comprehensive Plan (2023) is hereby approved and adopted.

BE IT FURTHER RESOLVED that the County staff be directed to provide a copy of this adoption resolution within seven (7) days of this adoption of the approved Plan to the Coastal Regional Commission, and to publicize the availability of the adopted Plan as public information by posting the Plan on the County's website. ADOPTED this 5th day of October, 2023

Approved and adopted by the Glynn County Board of Commissioners this the 5th day of October, 2023.

**GLYNN COUNTY BOARD
OF COMMISSIONERS**

By:



WAYNE NEAL, CHAIRMAN

ATTEST:



RONDA VAKULICH, COUNTY CLERK



Acknowledgements

We would like to thank all those who participated in and assisted with the development of the Glynn County 2023 Comprehensive Plan. The content of this plan is the result of a months long process involving the Glynn County staff, stakeholders and representatives, planning meetings and workshops. The plan was further enhanced by the generous input provided by members of the public at public hearings, public listening sessions, and through the online survey. We are extremely grateful for the support we received during the process and look forward to the implementation of this plan.

Glynn County Board of Commissioners

Sammy Tostensen, *District 1*
Cap Fendig, *District 2*
Wayne Neal, *District 3*
David Sweat, *District 4*
Allen Booker, *District 5*
Bo Clark, *At-Large Post 1*
Walter Rafolski, *At-Large Post 2*

Stakeholder Committee

Jones Hooks, *Jekyll Island Authority*
Bill Austin, *EDA*
Erin Vaughn, *Golden Isles Assoc of Realtors*
Lance Sabbe, *Forward Brunswick*
Walter Rafolski, *BATS / Commissioner*
Andrew Burroughs, *Brunswick / Glynn JWSC*
George Ragsdale, *Glynn County Resident*
Robert Ussery, *Island Planning Commission*
Sherrye Gibbs, *Mainland Planning Commission*
Tony Robinson, *Glynn Environmental Coalition*
Ken Durand, *Weyerhaeuser Company*
Ralph Staffins, *Chamber of Commerce*
Sam McPherson, *Local Agricultural Interests*

Jamie McCurry, *Georgia Port Authority*
Eddy Sams, *Board of Education*
Darren West, *Glynn County Resident*
Lericia Harris, *Glynn County Resident*
Josiah 'Jazz' Watts, *Glynn County Resident*
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Executive Summary

Glynn County, the Stakeholder Committee and the Coastal Regional Commission worked together to prepare the Glynn County 2023 Comprehensive Plan update. Comprehensive planning is an important tool for promoting strong and healthy communities in the State of Georgia. Comprehensive plans are centered around a vision and a set of goals that express a desired future. Through the vision, goals, and works plans, Glynn County intends to utilize this Plan to continue to create a thriving community.

Glynn County is a coastal community that prides itself on good stewardship of the Golden Isles, inviting all to responsibly experience the distinctive environment coastal Georgia offers. The community's quality of life, character, culture, and natural beauty are enhanced and protected by its residents. The County envisions a future of economic resilience by supporting diversification and fostering the development of environmentally responsible industries that provide robust job opportunities for workers of all educational backgrounds. The County works to preserve the environment and natural habitats that the residents of Glynn County identify as a key reason to live and work there.



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Appendix B	Report of Accomplishments
Appendix C	Public Participation Program
Appendix D	Data Assessment

LIST OF ACRONYMS

- ACS – American Community Survey
- BATS – Brunswick Area Transportation Study
- BGCDA- Brunswick and Glynn County Development Authority
- BGJWSC – Brunswick-Glynn County Joint Water and Sewer Commission
- BJCC – Brunswick Job Corps Center
- BOC – Board of County Commissioners

Contents

BOE- Glynn County Board of Education
COB – City of Brunswick
CPTC – Coastal Pines Technical College
CRC- Coastal Regional Commission
CVB – Golden Isles Convention and Visitors Bureau
CWP – Community Work Program
DCA – Department of Community Affairs
DNR – Georgia Department of Natural Resources
FLETC – Federal Law Enforcement Training Center
GCEMA – Glynn County Emergency Management Agency
GCGIS – Glynn County GIS Department
GCPW – Glynn County Public Works
GDOT – Georgia Department of Transportation
GICA- Golden Isles Career Academy
GIS – Geographic Information Systems
GPA – Georgia Ports Authority

HUD – U.S. Department of Housing and Urban Development
MPO – Metropolitan Planning Organization
MTP – Metropolitan Transportation Plans
PD – Planned Development
SBR – State Bicycle Routes
SR – State Route
SPLOST – Special Purpose Local Option Sales Tax
SSLT – Saint Simons Land Trust
SWOT – Strengths, Weaknesses, Opportunities, Threats Analysis





1. Introduction

Introduction

Glynn County has developed this updated Comprehensive Plan (Plan) to plot the future course for the unincorporated County, while recognizing and preserving the unique characteristics of the island communities and mainland. This Comprehensive Plan is intended to celebrate what is special about Glynn County, while also encouraging the kind of economic revitalization that will improve the quality of life for the County's residents. This document is supplemented by four appendices:

Appendix A: Maps, which provides geographic information system (GIS) data to support the elements of this document,

Appendix B: Report of Accomplishments, which is a detailed status report of the 2018 Community Work Program,

Appendix C: Public Participation Program, which summarizes the results of the public input received during this process, and

Appendix D: Data Assessment, which includes an analysis of Census and other demographic information. Furthermore, the Brunswick Area Transportation Study (BATS) Metropolitan Transportation Plan should be considered a companion document to this Comprehensive Plan.



| 1. Introduction

1.1 Purpose

In the interest of providing healthy and successful communities that are vital to the State's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning activities through the Georgia Planning Act of 1989. The State has given authority to the Department of Community Affairs (DCA) to set the minimum standards for local comprehensive planning and to provide oversight of the planning processes. The purpose of the minimum standards is to provide a framework for development, management, and implementation of local comprehensive plans.

The purpose of comprehensive planning at the community level is to bring together all sectors within the County, including residents, the business community, and non-profit organizations to develop a strategy with the intent to make Glynn County an attractive place to invest, conduct business, and raise a family. A comprehensive plan is intended to provide policy direction and guidance for elected officials, appointed officials, and the public to inform the decision-making processes. This Plan articulates the County's vision for the future and creates a roadmap for residents, property owners, investors, businesses and industries, and interested parties in the County's plans and goals. The Plan is also intended to assist in recognizing the need for, and the subsequent implementation of, important economic development and revitalization initiatives. Finally, maintaining the Comprehensive Plan allows the County to maintain its Qualified Local Government status, making the County eligible for selected state funding and permitting programs.

1.2 Planning Scope

In this Plan, Glynn County addresses the elements required by DCA's minimum standards and procedures and exceeded these requirements by conducting additional analysis on other planning elements. The following required elements are included in the County's 2023 Comprehensive Plan: community goals, needs and opportunities, broadband, and community work program.

As a community that has adopted a zoning ordinance and is also a member of a Metropolitan Planning Organization, Glynn County is required to adopt a comprehensive plan that addresses land use and transportation. The County also addresses the planning elements of housing, economic development, and coastal resiliency. In addition, resiliency, community wellness, intergovernmental coordination, natural, cultural, and historic resources are considered throughout this document.

In preparing this Plan, Glynn County has addressed and exceeded the minimum planning elements required by DCA. The findings of the plan will inform updates to zoning and subdivision ordinances as well as other development codes that will begin immediately after adoption of this plan and will be a key tool for implementation of the recommendations contained herein.



The Cloister: Sea Island Resort

2. Background

Background

Located on Georgia's southeastern coast, Glynn County's 585 square miles comprises the City of Brunswick, St. Simons Island, Little St. Simons Island, Sea Island, Jekyll Island collectively known as the Golden Isles, and the unincorporated mainland between the Little Satilla River to the south and the Altamaha River to the north. Brunswick, the county seat, is the only incorporated area in Glynn County.



2. Background

2.1 History of Glynn County

On February 5, 1777, Glynn County was established as the seventh of the eight original counties in Georgia. The County was named in honor of John Glynn, an attorney and a member of the British House of Commons who supported the cause of the American colonies. The County continued to grow with the annexation of Jekyll Island and St. Simons Island in 1789; although, the County did give up some inland area in 1805 when some of its western lands were transferred to Wayne County.

Human habitation in the Golden Isles dates to nearly 5,000 years ago, made evident by coastal shell rings and middens which were common among complex hunter-gatherer communities indigenous to coastal Georgia. At the time of Spanish arrival, the Guale and Mocame tribes of the Timucuan people populated the area. Later the area was visited by Franciscan and Dominican missionaries who constructed missions on the Golden Isles. The extensive environmental resources and accessibility of the area brought trappers and explorers as well.

The area is also known as the Land of Five Flags, indicating the five countries and regions that have claimed the land since 1526. Spain settled the area in the early 1500s followed by the French for a brief period before coming under Spanish rule again until the early 1700s when England proclaimed ownership. Following the American Revolution, the American flag appeared briefly prior to the Civil war when the state of Georgia joined the confederate forces. Since 1862, the state and Golden Isles have been part of the United States. The name "Golden Isles" was first referenced in a letter from a noble Scotsman who referred to the area's rich natural resources and beauty.

2.1.1 Brunswick

In 1738 an English planter named Mark Carr arrived with the regiment of General James Oglethorpe and established a tobacco plantation near present-day Brunswick named Plug Point. Carr built several tabby homes but later agreed to exchange his plantation land for holdings elsewhere when the Royal Colonial

Provincial Council chose the area for their planned City of Brunswick, one of the earliest developments in Glynn County. Brunswick was laid out in 1771 as a gridwork of parks, squares, and boulevards like that of Savannah, Georgia, and designated as the county seat in 1797. In 1836, construction began on the Brunswick-Altamaha Canal to transport goods between Brunswick and the Altamaha River. Today, the canal remains a prominent historical landmark of Glynn County.

One of Georgia's most renowned poets, Sidney Lanier, visited Brunswick in the 1870s. Lanier was inspired by the area's live oak trees, marshes and ocean. A historical landmark known as Lanier's Oak has been designated to honor Lanier at the location that inspired his poem, "The Marshes of Glynn", among others.

2.1.2 St. Simons Island

In 1736, General Oglethorpe authorized the construction of Fort Frederica, now part of the Fort Frederica National Monument, to serve as a military settlement and protect the southern boundaries of the colonies against Spanish invasion from Florida. Oglethorpe's troops later left the island after defeating Spanish invaders in the Battle of Bloody Marsh and Battle of Gully Hole Creek in 1742, successfully ending Spanish efforts to invade Georgia. The area went into decline after this and was not an active part of the American Revolution.

A Coast Guard Station was built in 1936 on the island. The crew staffing the station were an essential part of the war effort, including saving the lives of men on two American ships torpedoed by a German U-boat just thirteen miles off the coast of St. Simons Island. Starting in 1943, the shipyards began building large cargo vessels nearly 450 feet in length called Liberty Ships. These boats traversed the Atlantic and Pacific oceans carrying supplies for the war efforts.

During this time and afterwards, lands were cultivated for rice and cotton crops by enslaved Africans who made up the unique Gullah culture, a vibrant community that still exists today. Cotton, for a time, experienced a boom, although its cultivation too eventually declined, and the area suffered

2. Background

economically until the Georgia Land and Lumber Company based its operations on the island in the 1870s. Its establishment provided the economic foothold for the growth and development of the island into what it is today.



Historic Coast Guard: Coastal Georgia Historical Society

2.1.3 Sea Island

Sea Island was largely inaccessible until the building of the causeway in 1926. This attracted Howard Coffin who purchased the land as an exclusive retreat which he named The Cloister. The island has continued its trademark of serving as a private resort for the affluent and famous since, including its hosting of the 30th G8 Summit of world leaders in 2004.

2.1.4 Little St. Simons Island

Little St. Simons Island was originally purchased by Phillip Berolzheimer for its stands of cedar trees to make pencils. The owner built a small lodge on the island, and it was soon renowned for its wildlife and natural beauty. The island, which boasts 11,000 acres of undeveloped coastal wilderness and seven miles of natural beach, is now a private conservation with limited visitor capacity.

2.1.4 Jekyll Island

Originally colonized by the French and Spanish, this island was later occupied by English colonists and given its present-day name by General James Oglethorpe in 1733 to honor English statesman Sir Joseph Jekyll, a political friend and investor. Beginning

in the late 1800s until the early 1940s, the island was used as a hunting club and private retreat known as the Jekyll Island Club by wealthy industrialists, prominent business people and their families. During World War II (1941–1945), the club closed, and the State of Georgia later purchased the Island in 1947 and formed Jekyll Island State Park. The park is now managed by the Jekyll Island Authority.

2.2 People of Glynn County

In support of this Comprehensive Plan, a demographic study was conducted to identify trends in population, housing, employment, and community health. The full demographic study, which is summarized here, can be found in **Appendix D**.

2.2.1 Population

In 2021, the population of unincorporated Glynn County was estimated to be 69,599, with 18,535 residing on St. Simons Island, Jekyll Island, and Sea Island. Based on county population projections by the Georgia Governor’s Office of Planning and Budget, unincorporated Glynn County could expect to see as much as 104,997 residents by 2060. This projected growth throughout unincorporated Glynn County presents several challenges related to county services, infrastructure, impacts to community resources, and overall quality of life that must be considered in future planning.

In 2021, the these islands had 14,020 housing units, but only 8,491 were classified in the census as occupied. St. Simons Island’s prominence as a vacation destination with low vacancy rates of rentals during peak tourism season and the substantial percentage of reported vacant units, likely resulted in an over-estimation of resident population that was reported in the 2021 Census (17,250). Population distribution is mapped and shown in **Appendix A**.

In Glynn County, 25 percent of residents have a high school diploma or an equivalent GED as their highest level of education. Nearly 35 percent attended some college or earned an associate degree, and 30 percent have a bachelor’s degree or higher.

2. Background

Graduation rates in Glynn County high schools have risen in the last decade from 81 percent in 2012 to 95 percent in 2022. Glynn County's graduation rates are higher than the statewide high school graduation rate of 84 percent as of 2022.

2.2.2 Economic Development

The County is home to a broad range of industries including paper manufacturing, wood products, food processing, auto processing, metal fabrication, chemical processing, beverage distribution, aviation, and shipping. Glynn County's location allows access to products and services through major highways and interstates, a jetport, two Class I railway lines (CSX and Norfolk Southern), and the Georgia Ports Authority (GPA). Tourism is a billion-dollar industry in the Golden Isles. The two largest employers in the County are the Glynn County School System and the Sea Island Company. Other major employers include Southeast Georgia Health System, Port of Brunswick, the Federal Law Enforcement Training Center (FLETC), Georgia Pacific Cellulose, and King and Prince Seafood.

The 2021 Quarterly Census of Employment and Wages shows leisure and hospitality are the leading employment industry for Glynn County at 21 percent, followed closely by the trade, transportation, and utilities category at 20 percent. These industries are likely to continue growing due to the Golden Isles' attraction as a tourism destination and the County's position as a growing port for the State of Georgia.

The Census' OnTheMap Data analyzes the inflow and outflow of workers for Glynn County. According to 2020 data, 10,106 residents work outside of Glynn County while 13,828 workers live outside of Glynn County but are employed in Glynn County. An additional 20,664 live and work in Glynn County.

2.2.3 Community Health

Health-related topics were explored through the County Health Rankings and Roadmaps Program. The two major categories are health outcomes and health factors. Health outcomes are a measure

of how long people live (length of life) and how healthy people feel (quality of life). Health factors represent what influences the health of a county and are predictive of future health. These rankings are based on five measures: health behaviors, clinical care, social, economic, and physical environment factors. Each of these have multiple factors used to calculate a county's health, and a select number of these factors are presented in the data assessment to show strengths and weaknesses of a county. Glynn County is ranked in the higher middle range (50 to 75 percent) for health outcomes and health factors amongst Georgia's Counties. Overall, Glynn County has a better health rating than most of its neighboring counties.

2.3 Plan Coordination

Several separate but relevant planning initiatives have been completed by and for Glynn County in recent years. As such, they have been integrated into the comprehensive plan development process. The plans listed below were reviewed, and the applicable goals, opportunities, and action items were extracted and included within this document.

2. Background

Table 2-1 Glynn County Existing Plans

Plan	Summary
2018 Glynn County Comprehensive Plan	Prepared by EDAW, Inc., for Glynn County, Georgia, this study serves as a blueprint for physical growth and development in the County over a twenty-year time span. Outlined are measures that will ensure the maintenance of the County's current high quality of life, efficiency and competitiveness that fuels economic growth and development. The study broadly groups future development areas while providing detailed information on the current and proposed future activity centers and major corridors for various areas within each group. Numerous recommendations were made regarding future development patterns and appropriate land uses. The 2013 Short Term Work Program was also reviewed as part of this effort, and updated in the Report of Accomplishments included in Appendix B .
Glynn County Urban Redevelopment Plan for Community Redevelopment Area	Prepared by the Glynn County Community Development Department in 2012. The Urban Redevelopment Plan delineated boundaries of areas proposed for redevelopment, to include St. Simons Island and North City of Brunswick, and provides ten major components for the urban redevelopment of these areas. The plan identified areas of the County that have population concentrations greater than 15 percent that fall below the Federal Poverty Level. These areas are designated as blighted and targeted to receive focused resources to improve conditions. Glynn County Urban Redevelopment Plan for Community Redevelopment Area
2045 Metropolitan Transportation Plan	This plan was prepared for the BATS Metropolitan Planning Organization (MPO) in 2020. Metropolitan Transportation Plans (MTPs) are federally mandated for metropolitan areas, with populations exceeding 50,000 within the urbanized area. The 2045 MTP document provides an extensive overview of the importance of a long-range transportation plan, its vision, goals, objectives, as well as strategies that will aid in the implementation of these goals through the horizon year of 2045. The 2045 MTP highlights what future population and employment growth looks like for the county given its existing land use conditions and transportation system performance. The BATS 2045 MTP is fiscally constrained, based on projections of federal, state, and local funding for transportation. Projects include roadway improvements, bridge maintenance and upgrades, safety improvements, and multimodal infrastructure improvements. 2040 Metropolitan Transportation Plan
Bike and Multipurpose Trail Study	Prepared by RS&H for Glynn County, Georgia in 2016, the Bike and Multipurpose Trail Study was designed to identify gaps in Glynn County's existing bicycle and pedestrian network and establish a comprehensive list of recommended projects and initiatives. These recommended projects were intended to support alternative modes of transportation, as well as improved and additional recreational opportunities, to residents and visitors of Glynn County, City of Brunswick, and St. Simons Island. Findings from the study indicated that many individuals would consider walking or biking more if improved facilities were available. Recommendations included the implementation of various facility types, as well as major and minor trail networks alongside development corridors. Bike and Multipurpose Trail Study

2. Background

Table 2-1 Glynn County Existing Plans

Plan	Summary
<p>Glynn County Zoning and Land-use Study /St. Simons Island Carrying Capacity Study</p>	<p>Prepared by RS&H for Glynn County, Georgia in 2015. St. Simons Island has historically experienced extensive development pressures. The ongoing economic recovery has resulted in the reemergence of development pressure to the Island, coupled with a lack of understanding regarding the magnitude of vested development densities. To define and quantify the perceived threats to health, safety, and welfare for citizens residing on St. Simons Island, a 90-day development moratorium was instituted by the Glynn County Board of Commissioners (BOC), with the requirement that a study be conducted to fully understand the ramifications of the development on the Island. This plan provides a detailed report of the Island’s existing conditions, quantifies vested development densities based on the best available data, and provides a thorough assessment of proposed development impacts. While there is some disagreement as to the exact number of future units that could be constructed based on current vested development rights, this plan makes it clear that there would be severe impacts to island infrastructure and resources were this buildout scenario to come to fruition.</p> <p>Glynn County Zoning and Land-use Study/St. Simons Island Carrying Capacity Study</p>
<p>St. Simons Island Sector Area Study</p>	<p>This study is included in the 2045 Brunswick Area Transportation Study Metropolitan Transportation Plan (2045 BATS MTP) planning effort to focus on the specific needs and potential solutions for the mobility challenges facing the island area within the larger BATS study area. Transportation infrastructure improvements on St. Simons Island have not kept up with the growing pace of development, requiring the 2045 BATS MTP provide a more in-depth look at the transportation needs of this area. Implementation of the recommendations outlined in this study supports the 2045 BATS MTP goals of meeting the mobility needs of the community, fostering economic growth, and enhancing travel and tourism.</p> <p>St. Simons Island Sector Area Study</p>
<p>Brunswick Golden Isles Airport Masterplan</p>	<p>Prepared by RS&H in 2017, the Brunswick Golden Isles Airport Masterplan outlines clear guidelines for general aviation expansions and land use alternatives as well as all future development of the airport. Given the airport’s current needs and conditions, the establishment of mixed fleet separation between general aviation and the aircraft maintenance repair and overhaul facility over a time frame of twenty years was suggested as a more fiscally responsive approach. Key recommendations from this study include the grouping of facility requirements into primary and secondary elements, according to their specific functional value to the airport, and proposed development in five areas, estimated to cover approximately 620 acres of land.</p> <p>Brunswick Golden Isles Airport Masterplan</p>

2. Background

Table 2-1 Glynn County Existing Plans

Plan	Summary
<p>Georgia Ports Authority, State of the Brunswick Port</p>	<p>Georgia Ports Authority’s 2017 fact sheet report on the Port of Brunswick gives a concise overview of the type and quality of service provided by Colonel’s Island, Mayor’s Point, and East River terminals. It discusses the need for more infrastructure, interstate access, rail services, and expansion. The Port of Brunswick serves more than 60 auto and heavy equipment manufacturers and is ranked number one for new import vehicles in the United States according to this report.</p> <p>2022 Brunswick State of the Port</p>
<p>2016 BGJWSC Water and Sewer Masterplan Update</p>	<p>Prepared for Brunswick–Glynn County Joint Water and Sewer Commission (BGJWSC) by Applied Technology & Management in association with Four Waters Engineering. This report provides a descriptive overview of the purpose and existing conditions of the water and sewer systems in Brunswick–Glynn County. Existing and future conditions were outlined in four areas of Glynn County, including the North Mainland, the City of Brunswick, the South Mainland, and St. Simons Island. Prioritized recommendations included replacement of infrastructure determined to be insufficient for current or future needs.</p> <p>2016 BGJWSC Water and Sewer Masterplan Update</p>



3. Community Engagement

Community Engagement

Glynn County has developed this Comprehensive Plan to plot the future course for the unincorporated County, while recognizing and preserving the unique characteristics of both the island and mainland communities. This Plan is intended to celebrate what is special about Glynn County, while also encouraging the kind of economic revitalization that will improve the quality of life for the County's residents. To accomplish this, a robust public engagement strategy was implemented.

3.1. Stakeholder Committee Process

Through the community engagement process, the Stakeholder Committee came together to identify priority goals, strategies, and action items that have been incorporated into this Plan and, most importantly, informed the prioritization of the community work plan action items.

A total of five individual steering committee meetings were held throughout the planning process. The date of the meetings and topics covered are summarized below.

Table 3-1 Stakeholder Committee Meetings

Event	Date	Topic
Meeting 1	February 13, 2023	This meeting was to inform the stakeholder committee of their purpose in the planning process. The 2018 visions and goals were introduced and discussed.
Meeting 2	March 22, 2023	The committee reviewed the vision and goals from the 2018 Comprehensive Plan. This meeting also included a presentation on the current state of Glynn County through data.
Meeting 3	April 26, 2023	This meeting focused on determining the strengths, weakness, threats, and opportunities for Glynn County. The county's goals were also finalized.
Meeting 4	May 24, 2023	This meeting focused on updating the character areas map from the 2018 Comprehensive Plan.
Meeting 5	June 22, 2023	This meeting focused on reviewing the revisions to the character areas map discussed at the previous meeting and updating the community work program.

| 3. Community Engagement

3.2. Public Hearings and Listening Sessions, Planning Commission Workshops

The DCAs minimum planning standards require two public hearings be held throughout the comprehensive planning process, at the beginning and end of the planning process. In addition to the required public hearings, Glynn County held other public meetings related to the Plan. Below is a summary of the topics discussed at each public meeting. Stakeholder meetings were also open to the public with chances for public comment at specific times in each meeting.

- Public Hearings

A public hearing was held on January 17, 2023, at a regularly scheduled Glynn County Board of Commissioners (BOC) meeting. The Coastal Regional Commission delivered a presentation that introduced the comprehensive planning process, the purpose of updating the plan, and what the County hopes to gain by going through this process. The presentation discussed the minimum planning requirements as defined by the DCA, the general benefits of planning, and opportunities the County will use to engage and involve residents and other key players in the community.

A second public hearing was held on August 17, 2023, at a regularly scheduled Glynn County BOC meeting. Interested parties were provided the opportunity to provide final comments before Commissioners voted to transmit the Comprehensive Plan draft to the Coastal Regional Commission and Department of Community Affairs for regional and state review.

- BOC Stakeholder Committee Nominations – January 19, 2023
- Mainland Planning Commission Work Session – May 2, 2023
- Island Planning Commission Work Session – May

16, 2023

- Public Listening Sessions
 - o April 7, 2023
 - o June 17, 2023
 - o July 11, 2023

3.3. Community Survey

A community survey was developed to gain feedback from residents, business owners, and other interested parties. The survey, which was available online and in hard-copy format, provided opportunities for participants to offer opinions on topics such as land use, economic development, County services, community aesthetics, priorities, housing, quality of life, and other planning related topics. The survey was open from mid-February through June 30, 2023, and 950 respondents completed the survey.

Of the 950 respondents, 98 percent consider Glynn County their primary residence, 52 percent report that they work or own a business in Glynn County, 56 percent live on St. Simons Island, 41 percent in Brunswick, and three percent in unincorporated mainland, Jekyll Island, or outside of Glynn County as shown in the figure in **Appendix A**.

The top three reasons why respondents live, work or own property in Glynn County were as follows:

1. The natural environment, including access to the beach, marshes, and water, as well as the general beauty of the area.
2. The small-town community feel the area has retained and the friendliness of their community.
3. The many types of cultural and historic sites in Glynn County that create a rich and unique history.

Conversely, the top three concerns of Glynn County residents are listed below:

1. Safety associated with rising homelessness and crime.
2. Transportation as it pertains to poor infrastructure

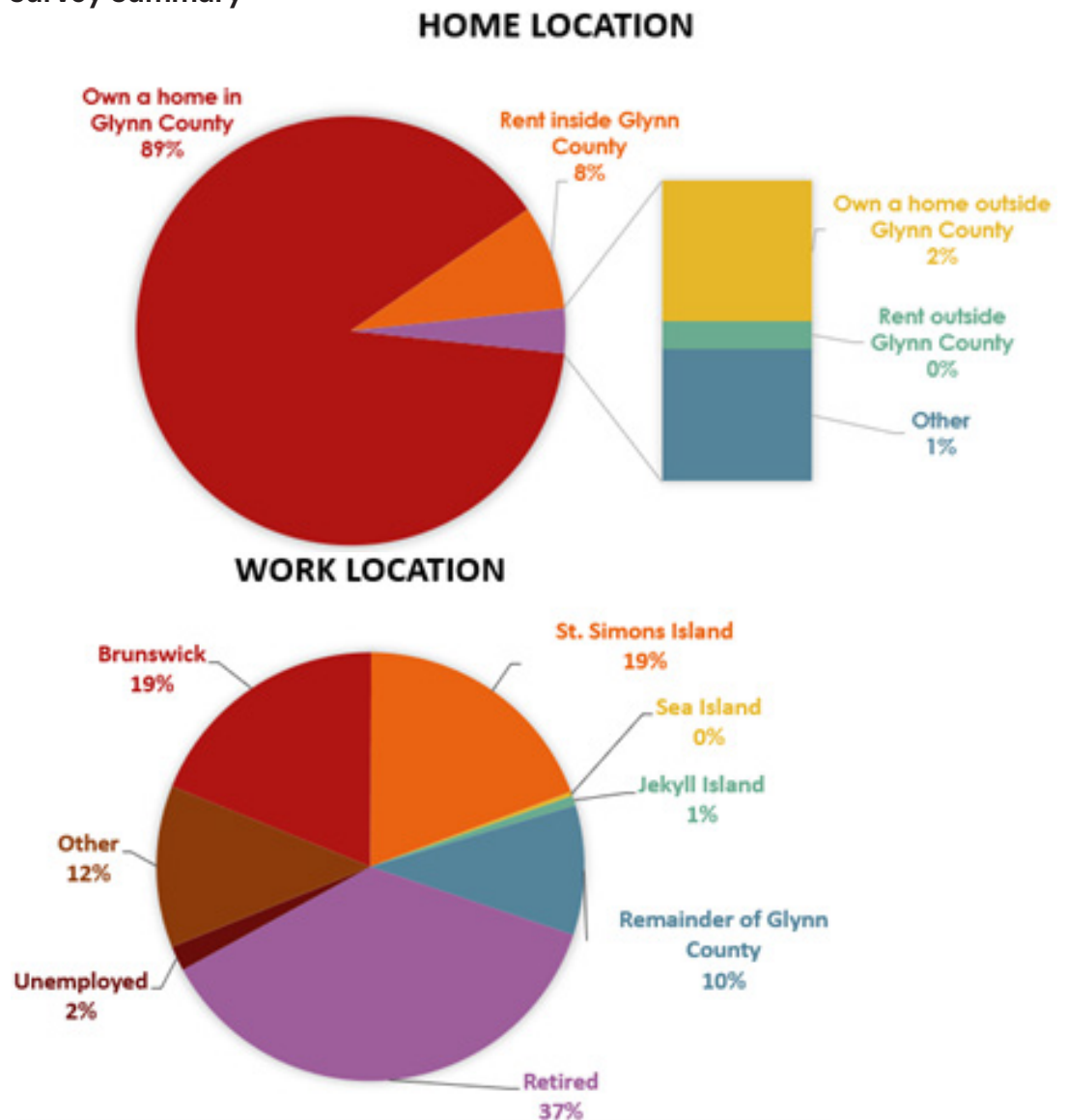
3. Community Engagement

causing traffic congestion, lack of public transit, and the need for additional bike lanes, trails, and better sidewalk systems.

3. Development, planning and approving the right kind of development to foster growth toward Glynn County's goals.

A complete summary of the survey results is included in **Appendix C**.

Figure 3-1 Glynn County Survey Summary





4. Vision and Goals

Vision and Goals

This section of the Comprehensive Plan presents the desired direction for Glynn County's growth and quality of life over the next ten years and beyond. The County has adopted the following vision to guide future development and decision making.

4.1 Vision Statement

"Glynn County is a thriving coastal community that prides itself on the good stewardship of our beautiful Golden Isles, inviting all to responsibly experience the distinctive environment coastal Georgia offers. The community's quality of life, character, culture, and natural beauty are enhanced and protected by its residents.

We envision a future of economic resilience through the diversification of our local economy and by fostering the development of environmentally responsible industries that provide robust job opportunities for workers of all educational backgrounds.

It is the intent of the community to ensure new and existing residents will benefit from the equitable economic success of the County and become interwoven into the community's close-knit social and cultural fabric."



4. Vision and Goals

4.2. Goals and Policies

4.2.1 Diverse Economic Development

Support the development or expansion of a variety of businesses and industries that are valuable for the community, have long-term sustainability, provide linkages to other economic activities in the region, minimize impact on county resources and the environment, and create job opportunities that meet the needs of the local workforce. Identify innovative tools to enhance and expand the skills of our workforce and foster innovative approaches to attracting a variety of businesses and industries.

1. Provide economic incentives (and remove economic disincentives) to attract new environmentally friendly businesses and industries while also encouraging the expansion and retention of existing businesses and industries.
2. Encourage the redevelopment and enhancement of existing commercial and industrial areas within our community, including vacant and underutilized sites or buildings.
3. Improve county processes to achieve efficiency, simplification, and superior customer service.
4. Foster redevelopment and revitalization of mainland areas that have suffered from chronic underinvestment. Revitalizing existing commercial areas and neighborhoods improves the quality of life of residents while providing new retail and employment opportunities.
5. Work with the Golden Isles Development Authority, the Golden Isles Convention and Visitors Bureau (CVB), the Brunswick Golden Isles Chamber of Commerce (Chamber), and other key business partners to provide leadership for new business recruitment and current business retention and expansion.
6. Work with community partners to develop and/or expand technical centers, charter schools, colleges, Glynn County Career Academy, and Brunswick Job Corps.

7. Utilize the technical and intellectual resources of Glynn County residents by providing ample resources, incentives, and opportunities to increase the civic participation of volunteers.

4.2.2 Efficient Land Use Guided by Development Suitability

Manage growth by encouraging development in areas of the County that have sufficient public facilities, available infrastructure capacity, and reduce the impacts on environmental resources. The County should require new development to reduce growth impact on public infrastructure and preserve open space through the conservation of agricultural, forestry, recreational and/or conservation uses. However, extending public infrastructure should be considered when in support of affordable workforce housing.

1. Administer and enforce subdivision regulations, building codes, and zoning ordinance requirements.
2. Consider the impacts of new development and redevelopment on existing infrastructure systems prior to approval.
3. Protect existing infrastructure investments by encouraging development and redevelopment where sufficient infrastructure capacity already exists.
4. New land uses should protect the environment, preserve historical and cultural resources, consider high flood risk areas, and conserve meaningful open space.
5. Work with the BGJWSC to focus on infrastructure investment by maintaining and upgrading existing facilities, as opposed to expanding to new areas. Doing so will maximize capacity to serve development, at a cost that the rate payers can accept and with fees that do not discourage economic growth.
6. Provide adequate staffing for the County Community Development Department and support

4. Vision and Goals

programs for the professional development of County staff and training for Planning Commissions.

7. Make land use decisions that support redevelopment in appropriate locations on the mainland.

4.2.3 Transportation Options

Work with the BATS and the City of Brunswick to gain an understanding of regional transportation needs, challenges and opportunities for all community residents and tourists, and coordinate transportation and land use decision-making within the County. Foster alternatives to auto-oriented transportation by providing connectivity through facilities for walking, biking, and transit.

1. Consider the impact on traffic flow for all new development, including commercial and residential expansion.
2. Support opportunities to provide alternative modes of transportation, including public transit and multi-use trails/sidewalks.
3. Develop golf cart rules and regulations to ensure their safe use and limit their impact on traffic flow on St. Simons Island.
4. Ensure sufficient dockage and facilities for recreational and commercial boating in partnership with nautical businesses and other governmental authorities.
5. Recognize the growing need for workforce transportation solutions that allow workers to commute safely and reliably without needing to own a car.
6. Improve and maintain a transportation system that will implement a Complete Streets policy and minimize detrimental environmental impacts.

7. Continue active participation in the BATS at all levels, including Policy Committee, Technical Committee, and Citizens Advisory Committee, to ensure transportation issues are communicated and future infrastructure investments reflect the needs of the community.

4.2.4 Community Safety and Preparedness

Ensure the community's safety by striving to provide exceptional police and fire protection and being prepared for emergencies, including natural disasters: hurricanes, tropical storms, sea level rise, and king tide flooding. Continue to learn from the experience of past emergencies and improve upon county procedures and programs.

1. Plan and prepare for natural disasters and recovery from hazards including hurricanes, tornados, storm surge, and sea level rise.
2. Make appropriate, proactive infrastructure investments to accommodate planned growth, and address the impact of storm surge and sea level rise.
3. Consider the impacts of sea level rise and increasing storm intensity when adopting local ordinances and making land use decisions.
4. Coordinate with regional agencies on projects that foster resiliency to coastal hazards.
5. Ensure residents, businesses, and developers undertake improvements or new projects that protect their property from floods or other natural disasters.
6. Ensure public safety, fire safety, and emergency response services have sufficient staffing levels and state-of-the-art capital and technological resources that meet national standards.
7. Recognize the growing concern around crime and work with all sectors of the community to find ways to intervene early and deter criminal behavior.

4. Vision and Goals

8. Work with local law and code enforcement agencies to ensure existing laws and ordinances are enforced.

4.2.5 Resource Management

Promote the sustainable use of the County's natural resources and identify and protect our coastal environment for future generations by protecting water quality, managing stormwater runoff, promoting energy efficiency, encouraging green building practices, utilizing appropriate waste management techniques, fostering water conservation and reuse, and providing protection of greenspace and environmentally sensitive areas.

1. Protect the unique natural and cultural resources that currently make the Golden Isles a world-class tourist destination.
2. Consider impacts on infrastructure, wildlife habitats, environmentally sensitive areas, and valuable historic, archaeological, or cultural resources when making land use decisions regarding new development and redevelopment projects.
3. Encourage low impact development that protects wildlife and preserves riparian buffers, the floodplain, beaches, natural topography, and tree canopy.
4. Maximize access to and use of the County's Recreation and Parks services and facilities.
5. Continue to support the clean-up of existing hazardous waste sites and prevention of new pollution.

4.2.6 Regional Cooperation

Foster an atmosphere of cooperation with neighboring jurisdictions as well as regional, state, and federal agencies to address shared needs through adequate funding, legislative, and technical assistance.

1. Seek opportunities to share services and facilities with neighboring jurisdictions when mutually beneficial.

2. Work jointly with neighboring jurisdictions to develop solutions for shared regional issues.

3. Work collaboratively with BGJWSC when approving development projects, identifying future capital investments, and securing funding.

4. Promote maximum cooperation among all public safety, emergency response, and law enforcement officials across the county, city, and other agencies (e.g., health system, schools, and colleges, FLETC, DNR, etc.) to reduce duplication, speed interventions, and maximize efficiencies.

5. Provide input to other public entities in our area when they are making decisions that are likely to have an impact on our community or our plans for future development.

6. Coordinate with the FLETC on maximizing the opportunity for students to experience Glynn County. Coordination should also be sought for infrastructure projects that can impact both parties.

4.2.7 Housing Opportunities

Provide a range of safe and healthy housing types, sizes, costs, and densities for all income levels and lifestyles. In addition to attracting new workforce housing development, the existing housing stock should satisfy and maintain a livable status for both owners and tenants.

1. Encourage development of housing options that include affordable housing.

2. Accommodate a diverse population by encouraging a compatible mixture of housing types, densities, and costs in new neighborhoods.

3. Allow for and encourage innovative residential construction such as accessory dwelling units, tiny

4. Vision and Goals

homes, and other types of missing middle¹ housing.

4.2.9 Education

Improve the education and training opportunities already available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions.

Make education and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, and pursue life ambitions.

1. Expand and improve local educational institutions or programs.
2. Provide access to other institutions in the region
3. Coordinate with local economic development programs and industries to ensure an adequately trained and skilled workforce.

4.2.8 Community Health

Ensure all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and diverse work opportunities.

1. Provide services to support the basic needs of disadvantaged residents.
2. Institute programs to foster better health and fitness.
3. Provide residents the opportunity to improve their circumstances in life and fully participate in the community.

4.2.10 Quality of Life

Maintain the quality of life and high standards of living residents have come to expect from living on the coast.

¹ The term “missing middle” describes diverse housing options that fit between single-family detached homes and mid-to-high rise apartment buildings.

1. Provide various recreational and entertainment opportunities.
2. Invest in disadvantaged communities that are experiencing blight.
3. Preserve the existing natural environment.
4. Promote beautification and streetscape improvements where needed.



5. Needs and Opportunities

Needs and Opportunities

This section provides the list of needs and opportunities Glynn County has identified through this planning process. It is the intention of the County to address the needs or opportunities listed herein through corresponding implementation measures in the community work program in Section 11.0. This list was developed with assistance from the stakeholder committee through a strengths, weaknesses, opportunities, and threats (SWOT) analysis, evaluation of demographic and economic information summarized in **Appendix D**, analysis of the Department of Community Affairs' Quality Community Objectives, and review of the public input received through numerous public listening sessions and a community survey, summarized in **Appendix C**.



| 5. Needs and Opportunities

5.1. Economic Development

The County's goal of diverse economic development states the County should support the development or expansion of a variety of businesses and industries that are valuable for the community, have long-term sustainability, provide linkages to other economic activities in the region, minimize impact on county resources and the environment, and create job opportunities that meet the needs of the local workforce. This goal also includes a directive for the County to use innovative tools, work to enhance and expand the skills of our workforce, and foster innovative approaches to attracting a variety of businesses and industries. The needs and opportunities identified in support of the economic development planning element and the County's goals are listed below.

5.1.1 Business and Industry Recruitment and Retention

- Glynn County needs a unified economic development marketing strategy.
- The County needs to address crime before it becomes a deterrent to economic growth.
- There needs to be sufficient water and sewer infrastructure capacity and competitive rates and tap fees.
- Invest in technology to attract desirable industries.
- The County and Brunswick Glynn County Development Authority (BGCD) should seek out aeronautical-related industries associated with the airports.
- Seek more state/federal funding for the Brunswick Port.
- The County needs a diverse economy that is not overly dependent on tourism or any one industry.
- Encourage the location of fine dining, non-chain restaurants on the mainland.

- Work with the BGCD, the CVB, the Chamber of Commerce and other key business partners to provide leadership for new business recruitment and current business retention and expansion.

- Support installation of a fiber-optic backbone and the latest information technology to attract businesses/industry.

- Improve aesthetics at gateway exits on I-95.

5.1.2 Skilled Workforce of County Residents

- The County needs a skilled workforce (including young adults) to draw industry.

- Improve the technical college system and coordinate with local industries, career academy, and job corps so talented students stay and get work locally.

- Utilize the technical and intellectual resources of volunteers.

- To attract and retain a talented workforce, promote Glynn County BOC as an employer of choice.

- Glynn County should work with local and regional school systems, colleges, and universities on employee development programs and to identify interns and prospective future employees.

5.1.3 Jobs

- More living wage jobs are needed.

- More opportunities for young professionals are needed in the County.

5.1.4 Tourism as an Economic Driver

- Work to identify and encourage the most advantageous types of tourism for the County.

- Waterfront commercial development in

5. Needs and Opportunities

Brunswick would be a regional asset.

- Support the City in their efforts to develop the waterfront to support tourism.

5.2. Land Use

The County's goal of efficient land use guided by development suitability directs the County to manage growth by encouraging development in areas of the County that have sufficient public facilities, available infrastructure capacity, and that reduce the impacts on environmental resources. Public infrastructure expansion should be considered when in support of the construction of affordable workforce housing.

The needs and opportunities identified in association with the land use planning element and the County's goals are listed below.

5.2.1 A New Approach to Land Use

- Continue to preserve greenspace and other conservation areas where possible.
- Maintain updated information related to vested developments approved for construction.
- The County needs a plan to address the amount of future development approved through planned developments (PD) on St. Simons Island, as well as the difficulty in administering the various PDs.
- More progressive and creative mixed-use developments are desired on the mainland.
- Focus commercial development on St. Simons Island at the three existing commercial nodes, but identify opportunities for modest, neighborhood scale commercial development on the north end of St. Simons Island.
- County needs to update zoning ordinance to better manage growth.
- Encourage redevelopment of vacant and under-utilized commercial structures.

- Adequate public facilities and infrastructure should be in place before development is approved.
- Adopt policies to encourage redevelopment on the mainland.
- Create a plan to guide redevelopment of areas on the mainland in need of revitalization.

5.2.2. Effective Development Regulations

- A more efficient process for rezoning and development review and approval is needed.
- Updated development regulations are needed to prevent negative impacts on community resources.
- Ensure any new development or redevelopment on St. Simons Island does not outpace the capacity of island infrastructure.

5.2.3. Resource Preservation

- Ensure the historic African American Community in Harrington and other similar cultural resources are not threatened by future development.
- Glynn County should continue to regulate in development in the floodplain.
- Regulations are needed to guide infill development.
- The County should take steps to protect the tree canopy from being impacted by new development where possible.

5.3. Housing

A Housing element is required for Community Development Block Grant Entitlement Communities, and optional but encouraged for all other local governments. While reviewing and analyzing data included in **Appendix D**, developing the needs and opportunities, and identifying action items in the community work program related to housing, the following factors were considered to evaluate the

5. Needs and Opportunities

adequacy and suitability of existing housing stock to serve current and future community needs. These factors included housing types and mix, condition and occupancy, local cost of housing, cost-burdened households in the community, jobs-housing balance, housing needs of special populations, and availability of housing options across the life cycle.

The County's goal for housing opportunities is intended to encourage a range of safe and healthy housing types, sizes, costs, and densities for all income levels, which should provide options for a variety of lifestyles. The needs and opportunities below were identified in association with the housing planning element and the County's goals.

5.3.1. Housing Options on the Mainland

- Encourage affordable housing on the mainland, where reasonable, by permitting increased residential density and a greater variety of residential options where there is adequate water and sewer infrastructure capacity.
- Identify suitable locations for multifamily housing on the mainland— generally locations serviced by existing infrastructure and close to existing employment locations.
- Development incentives such as density bonuses and property tax abatements could also be used to encourage the production of additional affordable housing units.
- Redevelop existing residential areas that have experienced disinvestment.
- Make residential water and sewer rates and tap fees accessible to all so as not to disincentivize affordable residential development.
- Focus new development in areas with existing water and sewer infrastructure capacity.
- Aging in place, transitional, assisted living housing is needed to serve the aging.
- Consider changes to the current zoning ordinance to lessen the restrictions placed on medium and

higher density residential zones. Such changes should include reducing parking minimums, reducing minimum setbacks, reducing minimum lot sizes, increasing maximum density allowed, and increasing maximum height limits to match commercial zones.

5.3.2. Appropriate Residential Development on St. Simons Island

- Identify opportunities for existing long-term rental units on St. Simons Island to serve the island workforce.
- Affordable housing is needed for young families and the island workforce.
- Allow new development in areas only with available water and sewer infrastructure capacity.
- A reduction in the density of approved future residential development is needed so that infrastructure and resources are not pushed past capacity should be considered.

5.3.3. Improve Existing Housing Stock

- Better understanding of the quality of housing in the County is needed.
- Preservation standards for historically relevant housing is needed, as is an inventory of historically relevant housing.
- Property maintenance standards should be enforced, and blighted homes must be addressed.

5.4 Natural, Historic and Cultural Resources

The County's goal of resource management encourages the sustainable use of the County's natural resources and protection of our coastal environment for future generations by protecting water quality, managing stormwater runoff, promoting energy efficiency, encouraging green building practices, utilizing appropriate waste management

5. Needs and Opportunities

techniques, fostering water conservation and reuse, and providing protection of greenspace and environmentally sensitive areas. Glynn County should consider developing a long-term strategy for protecting historic and cultural amenities and securing public access to wetlands, rivers, and streams.

The needs and opportunities that were identified in association with the County's goals are listed below.

5.4.1. Resource Protection

- More investment is needed to protect and maintain community resources.
- Continue regulating tree canopy during all phases of development, including the planning, construction, and post construction phases.
- The County should consider adopting regulations to protect groundwater recharge areas in west Glynn County.
- Identify opportunities to preserve greenspace.
- Protect migratory bird habitat, as birding provides significant opportunities for eco-tourism.
- Protect the unique natural and cultural resources that currently make the Golden Isles a world-class tourist destination.
- Enforce rigorous anti-littering ordinances.
- Encourage preservation of working forests rather than conversion to residential development, where possible.
- Consider working with partners to expand lands under conservation in the Lower Altamaha River Corridor and protect undeveloped lands along the Little Satilla River Corridor.
- Expand protections for riparian buffers to better protect water quality where possible.

5.4.2 Providing Access

- Identify opportunities to create pocket parks and community gardens in urbanized areas of the County.
- Provide more and expand existing beach facilities and events.

- Improve access to the historic Altamaha Canal by completing the Harry Driggers Blvd. multi-use path and connecting it to the Canal Crossing commercial area.

- There needs to be better connectivity between greenspaces and greenways within the County.

- Take steps to promote responsible beach usage.

- Maximize access to and use of the County's recreation and parks services and facilities.

5.4.3 Celebrate Community Resources

- Preserve historic landscapes and natural resources as inherently valuable as well as for the purpose of supporting tourism.

- Provide signage and interpretive facilities to promote and educate the public about historical features.

5.5 County Facilities, Services and Infrastructures

Many of the County's goals, including diverse economic development, efficient land use guided by development suitability, and resource management address the needs and opportunities listed below. Similarly, many of the County's other goals rely on County facilities, services, and infrastructures.

5.5.1 Water and Sewer Infrastructure Improvements

- Water and sewer infrastructure improvements are needed.

- Allow shallow wells for irrigation.

- Additional mechanisms for BGJWSC to fund improvements is needed.

- Continued and ongoing repair and replacement of water and sewer assets is necessary.

- Consider additional opportunities for County

5. Needs and Opportunities

and City to share costs with BGJWSC for ongoing infrastructure improvements and maintenance, when appropriate.

- Continue to identify and address infrastructure gaps within the urbanized mainland to promote redevelopment and infill development of unserved areas.

5.5.2 Increase Public Awareness

- More public awareness and promotion of County facilities.
- Promote public safety and disaster prevention measures as well as mediation and mitigation measures.
- Improve communication from County through email, social media, websites, and other digital resources.

5.5.3 Expansion of County Services

- Provide additional services for seniors, including day facilities and adult day care for dementia.
- Cultural and recreational resources and facilities that appeal to all age groups are needed.
- Focused police services are needed to address crime on the mainland.
- Identify ways to provide improved services for veterans.
- Leverage strong non-profit community to address county needs.
- Support improvements to the library system.
- Identify leading-edge technology that can improve services to the public and response capabilities from County government.
- Streamline County permitting and licensing services.
- Fully fund Fire and Emergency Medical Services,

wherever possible.

- A sense of community for people living on St. Simons Island should be fostered by the County.
- Provide code enforcement with the resources and ability to identify and address nonconforming land uses within the County.

5.5.4 County Facility Improvements

- The County needs more boat ramps with washdown facilities.
- Improve and expand the network of sidewalks, bike paths and multi-use trails.
- Develop a plan for and fund improvements to drainage infrastructure.
- More parking is needed in the Village area of St. Simons Island.
- Direct additional financial resources to the maintenance of public buildings, public parks, and other public spaces.
- Consider beneficial ways to use available county property such as parks, community gardens, etc. to enhance community ownership and investment in improvement efforts.

5.6 Resiliency

The County's goal of community safety and preparedness promotes the safety of the community by providing exceptional police and fire protection and being prepared for natural and human-caused emergencies. Much of unincorporated Glynn County is located on barrier islands, back barrier islands, and low-lying coastal areas which are subject to coastal flooding, king tides, hurricanes, sea level rise, and other coastal hazards.

The needs and opportunities identified in association with the coastal resiliency planning element and the County's goals are listed below.

5. Needs and Opportunities

5.6.1 Understand and Mitigate Impacts of Sea Level Rise

- A better understanding of the local impacts of sea level rise and other coastal hazards is needed.
- Protect marsh buffers to allow for marshes to migrate inland as sea level rises.
- Develop a plan for retreating from flood-prone areas accordingly.
- Ensure that the County's land development ordinances consider the impacts of sea level rise.
- Promote the use of living shorelines to implement natural materials for shoreline stabilization in relevant coastal areas experiencing high levels of erosion that threatens property and infrastructure.

5.6.2 Floodplain Management

- Provide assistance to properties subject to flooding.
- Utilize the new flood map to promote purchase of flood insurance.
- Better maintain storm drainage systems to reduce the chances of future flooding.
- Preserve floodplains, marshlands, and other low-lying areas to mitigate the impacts of coastal flooding, sea level rise, hurricanes, and king tides.

5.6.3 Coastal Emergency Preparedness

- An alternative evacuation plan for St. Simons Island is needed if the F. J. Torras Causeway is impassable.
- Continue to utilize and update the emergency operation plan for critical infrastructure with BGJWSC.
- Coordination with Glynn County Emergency Management Agency on resiliency projects is desirable.

- Review and make improvements as needed to building codes to ensure that new construction can withstand coastal hazards.
- A dedicated emergency management shelter for critical workforce is needed.
- The County should protect the existing beaches from the impacts of coastal storms.
- Enhance emergency evacuation methods, practices, and performance.

5.7 Intergovernmental / Interagency Cooperation

The County's goal of regional cooperation is intended to foster an atmosphere of cooperation with neighboring jurisdictions as well as regional, State and federal agencies to address shared needs through adequate funding, legislation and technical assistance.

The needs and opportunities that were identified in association with the intergovernmental /interagency cooperation goal and regional cooperation quality community objective are listed below.

5.7.1 Improved County and City Relations

- There is a perception of a lack of transparency in local government.
- Improved cooperation, understanding, and sharing of resources between the City of Brunswick and the County is needed.

5.7.2. Regional Agency Coordination

- All county agencies should leverage this new Plan for guidance in regulating and supporting future development.
- Work to better coordinate with the Glynn County Health Department for new development projects on septic systems and individual wells.

5. Needs and Opportunities

- Glynn County should cooperate with the Georgia Ports Authority to promote the effectiveness of the Port of Brunswick and provision of adequate infrastructure to support the port and its surrounding industrial land uses.

5.7.3. FLETC Relationship

- Better integrate the FLETC into the Glynn County community.
- The County should be an active partner in the FLETC's facility planning efforts, to ensure that the FLETC can continue to thrive in its current location.

5.7.4 Improved Efficiency and Access to Resource

- Work closely with other governmental authorities to minimize duplication of services, enhance integration of services, and identify opportunities for shared success.
- An intergovernmental approach to addressing crime is needed.
- Promote maximum cooperation among all public safety, emergency response and law enforcement officials, across the county, city, and other jurisdictions (e.g., health system, schools and colleges, FLETC, DNR, etc.) to reduce duplication, speed interventions, and maximize efficiencies.
- Leverage relationships with elected officials to improve access to State and federal resources.
- Provide opportunities for public involvement.

5.8 Community Health

The County's goal of community health is intended to ensure that all community residents, regardless of age, ability, or income, receive critical goods and services, safe and clean neighborhoods, and diverse work opportunities during all stages of life.

The needs and opportunities that were identified

in association with the community health planning element and the County's goals are listed below.

5.8.1. Adequate Medical Services

- Recognize the importance of access to quality health care services as a valuable component of economic development and livability.
- Ensure equitable access to emergency medical services and health care services.

5.8.2. Support for Vulnerable Populations

- Support the provision of mental health services and facilities.
- Provide services for the aging population, specifically adult daycare, senior centers, and assisted living.
- Program(s) are needed to address generational poverty.

5.9 Transportation

A transportation element is required for any local government jurisdiction that is included within a Metropolitan Planning Organization (MPO). The BATS is currently the MPO for Glynn County and is responsible for addressing transportation planning within the urbanized area surrounding and including Brunswick. The County's goal of transportation options is intended to provide an understanding of regional transportation needs, challenges and opportunities for all community residents and tourists and coordinate transportation and land use decision-making within the County. Focus was also given to expanding access for alternatives to auto-oriented transportation by providing connectivity through facilities for walking, biking, and transit.

The needs and opportunities that were identified in association with the 2045 Metropolitan Transportation Plan and the County's goals are listed below.

| 5. Needs and Opportunities

5.9.1. Traffic

- Coordinate with BATS to develop strategies for addressing current traffic concerns on heavily traveled roads.
- Identify additional parking facilities for St. Simons Island and Sea Island.

5.9.2. Support for Alternative Transportation Methods

- Investigate the possibility of a ferry service between the islands and the mainland for tourist and workforce accessibility.
- Continue to expand the non-motorized transportation network of Glynn County and, particularly on the mainland, work to connect existing infrastructure to commercial centers.
- Recognize the importance of providing adequate workforce transportation options to supply workers with easy access to businesses and shops.
- Improve bicycle and pedestrian safety infrastructure at high accident intersections.





6. Land Use

Land Use

Glynn County has a zoning ordinance that is subject to the Zoning Procedures Law and is required to address land use as part of the comprehensive planning process. This chapter includes three sections: a) review of existing land use, b) character areas, and c) a future land use strategy.



6. Land Use

6.1 Related Goals

- Diverse economic development
- Efficient land use guided by development suitability
- Transportation options
- Resource management
- Housing opportunities
- Quality of life

6.2 Existing Land Use Analysis

6.2.1 Mainland Glynn County

An existing land use analysis was conducted for unincorporated Glynn County using the zoning layer managed by the Glynn County GIS Department, resulting in a zoning-based existing land use map. The data was further broken down by geographic areas of interest so a similar analysis could be performed for St. Simons Island, Sea Island, and the remainder of Glynn County. Several parcels throughout the County are classified as “null.” These parcels mainly consist of docks and marinas over water and thus were not included in this analysis.

The land use analysis in this section was completed using a combination of GIS analysis and aerial

imagery examination. **Table 6-1** below summarizes the current land use breakdown in those areas of Glynn County not a part of St. Simons Island or Sea Island. An existing land use map for Glynn County can be found in **Appendix A**.

Based on the zoning data, a sizable portion of land use in unincorporated Glynn County is classified as agriculture/forestry at approximately 54 percent. The second most prevalent use is parks/recreation/conservation at 19 percent, followed by mixed use/planned development at approximately 13 percent, single family residential at nine percent, and undeveloped at eight percent. All other uses account for a relatively small percent of total acreage within this geographic area. Since such a significant percentage in mainland unincorporated Glynn County is classified as agriculture/forestry, the data was assessed with this acreage excluded.

The area southwest of Highway 99 in west Glynn County is largely undeveloped and faces less pressure for future development due to the lack of water and sewer infrastructure. Most development in mainland unincorporated Glynn County has occurred in the areas adjacent to Hwy. 341, Hwy. 17, Hwy. 25, Hwy. 82, and the Interstate 95 corridor. This is true for residential, commercial, and industrial development. Of the over 19 percent of total area within mainland unincorporated Glynn County that is

Table 6-1 Glynn County Mainland Land Use

Mainland Glynn County	Percent	Percent Excluding Agriculture / Forestry
Agriculture/Forestry	54.2%	--
Parks/Recreation/Conservation	19.5%	42.6%
Mixed Use/Planned Development	13.7%	30.0%
Industrial	5.5%	11.9%
Public/Institutional	3.5%	7.5%
Low Density Residential	2.7%	5.9%
Medium-High Intensity Commercial	>1%	1.8%
Medium Density Residential	>1%	>1%
Low Intensity Commercial	>1%	>1%
High Density Residential	>1%	>1%

6. Land Use

classified as having a current land use of recreation/conservation, approximately 26 percent is upland, and 74 percent is coastal marshland. **Appendix A** shows the map of existing land use classifications in mainland unincorporated Glynn County.

6.2.2 Saint Simons Island and Sea Island

The land use distribution for St. Simons Island and Sea Island were viewed as a combined area where recreation/conservation was the primary land use, accounting for nearly 50 percent of the total land area of the islands. Mixed use/planned development was second, with roughly a quarter of land being reserved for it. Single family residential was third, making up 16 percent of land area.

Because the recreation/conservation land use category includes coastal marshlands that are within tax parcels, a separate calculation was made excluding the recreation/conservation category to better evaluate distribution of other land uses on the islands. It is useful to note that of the approximate 47 percent of the total area within St. Simons Island that is classified as recreation/conservation, approximately 15 percent is upland, and 85 percent is coastal marshland (**Table 6-2**). Commercial uses are sparsely distributed around the island with the larger concentrations occurring in the Village, along

Table 6-2 Glynn County Island Land Use

St. Simons Island and Sea Island	Percent	Percent Excluding Recreation / Conservation
Parks/Recreation/Conservation	47.6%	--
Mixed Use/Planned Development	25.7%	49.2%
Low Density Residential	16.0%	30.9%
Agriculture/Forestry	9.4%	17.9%
Medium Density Residential	0.6%	1.2%
Medium-High Intensity Commercial	0.4%	0.7%
Public/Institutional	0.2%	0.3%
Low Intensity Commercial	0.05%	0.1%
Industrial	0.006%	0.01%
High Density Residential	0.0%	0/0%

Demere Road and the intersection of Frederica Road, and the area around the intersection of Sea Island Road and Frederica Road. A significant percentage (34 percent) of the buildable land area is currently in Residential use (single and multi-family). However, a sizable portion of undeveloped land still exists on the island, which has the potential to become residential development in the future.

6.3 Character Areas

Character areas are geographic areas that have unique or special characteristics, have potential to evolve into a unique area with intentional guidance, or require special attention due to unique development issues. Through input received from the stakeholder committee and the public, Glynn County has identified character areas within the community that illustrate existing conditions and desired development patterns. These areas can contain a mix of different land uses that share similar characteristics or a desired future vision.

Glynn County has chosen to use a character area approach to formulate a future development strategy consistent with the community vision. The character area map will provide guidance during future updates to the County's Zoning Ordinance. Furthermore, the character areas will be used by staff

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and elected officials to make decisions regarding new development and redevelopment.

The following character areas have been identified by the community, and are shown on the map in

Appendix A.

- Blythe Island
- Coastal Marshlands
- Conservation
- Developing Suburban Residential
- East Beach
- Economic Corridor/Center
- Existing Traditional Residential
- North Island
- Regional Center
- Sea Island
- South Island
- Southwest Glynn
- Spur 25 Commercial Corridor
- Village
- West Glynn

Areas not included in this plan for Unincorporated Glynn County:

- City of Brunswick
- Jekyll Island

Each character area description includes a summary of existing land patterns, implementation measures to achieve the desired land uses, and a suitability analysis of the zoning categories compatible for future development within the character area.

6.3.1 Blythe Island

This character area features the entirety of the upland area present on Blythe Island that is not a part of Blythe Island Regional Park. Blythe Island is a unique area of Glynn County separated from the mainland by the South Brunswick River as well as the salt marshes present around it. The primary means of access to the island is by car over SR-303, otherwise known as the Blythe Island Highway. I-95 passes through the center of the island, however there are no direct exits onto the island itself. Most structures here are single family homes with some

limited commercial activity along the Blythe Island Highway.

Issues

Inconsistent code enforcement has led to nonconforming commercial and residential uses that are detrimental to residents' quality of life. In addition to this, future development of the Exit 29 interchange has the potential to dramatically increase the number of vehicles using the Blythe Island Highway to commute into Brunswick.



Future Development Strategies

Land use within this character area is low intensity and there is a desire to restrict incompatible and nonconforming uses on the island such as industrial and higher intensity commercial and residential uses.

Zoning Analysis

The following zoning categories are compatible for future development within the Blythe Island character area. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- R9 – One-Family Residential
- R12 – One-Family Residential
- R20 – One-Family Residential
- RE – Residential Estates
- LC – Local Commercial
- PD – Planned Development

Future zoning decisions in this area should seek to respect the unique environment of Blythe Island. Development here should strive to match the existing largely single-family residential areas to protect the character of the community. Commercial development, if warranted, should be low impact

6. Land Use

and localized on or near the main artery of SR-303 with the intended purpose of providing Blythe Island residents the opportunity to shop locally.

6.3.2 Coastal Marshland

Coastal marshlands are abundant on the Georgia coast and within Glynn County's jurisdictional borders. Coastal marshlands provide essential ecological services, including buffering upland areas from the impacts of storm surge and flooding, filtering stormwater prior to entering waterways, providing a nursery for commercial fisheries, providing habitat for protected species, and function as an important destination for ecotourism. Much of the land within this character area is regulated by the Coastal Marshland Protection Act, which is administered by the Georgia Department of Natural Resources (DNR). A 25-foot buffer around this area is included to better reflect the restrictions placed on development by the Coastal Marshlands Protection Act. These areas are explicitly protected from development and are intended for conservation and low-impact recreation uses only.



Issues

- Development adjacent to these areas can have negative environmental consequences. Impacts from development of adjacent lands should be avoided where possible or mitigated. Future Development Strategies

- Look for opportunities to provide more public access to the coastal marshlands through the creation of greenways, multi-use trails, docks, boardwalks, and parks.

- Reduce the impacts of development adjacent to these lands through appropriate development regulations and enforcement of marshland buffer requirements.

Zoning Analysis

The zoning category compatible for future development within the Coastal Marshland character area is Conservation Preservation. The suitability of this zoning category, based on desired land use patterns, is described following this list.

CP – Conservation Preservation

Desirable land uses in this character area are conservation. Due to the way in which tax parcel lot lines were historically drawn, coastal marshland areas are often included within parcels that also contain developable uplands. This does not imply permission to develop coastal marshlands in accordance with the zoning standards applied to the upland area. However, the County should ensure appropriate conservation preservation zoning is applied to coastal marshlands.



6.3.3 Conservation

Glynn County and the surrounding region have a wealth of unique and extraordinary natural resources, which contribute to the quality of life for residents

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and visitors alike. This character area identifies natural landscapes and ecological resources that should be preserved for low-impact recreation, multi-use trails, habitat protection, or conservation. This area may include sensitive habitats, coastal marshlands, cultural and recreational amenities. Within the county this includes:

- Blythe Island Regional Park
- Hofwyl-Broadfield Plantation State Historic Site
- Fort Frederica National Monument
- Guale Nature Preserve
- Cannon's Point Nature Preserve
- North Glynn Recreation Complex
- Little St. Simons Island
- Altama Plantation Wildlife Management Area
- Paulks Pasture Wildlife Management Area
- Clayhole Swamp Wildlife Management Area



Issues

Development within these areas can have negative environmental consequences, as can development of lands directly adjacent to these areas. As more suitable land is developed, additional development pressure may be placed upon conservation lands and directly adjacent areas. Impacts from development of adjacent lands should be avoided where possible or mitigated.

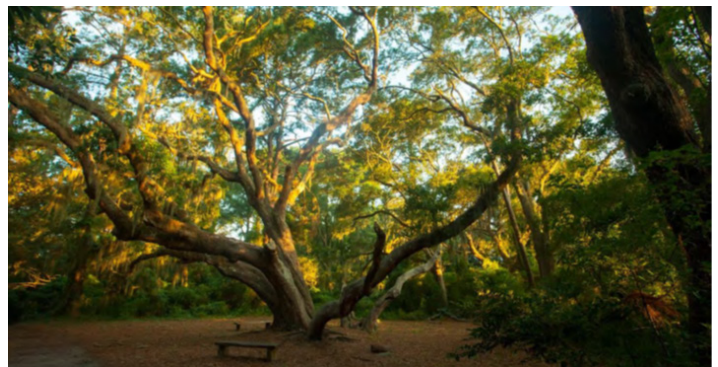
Future Development Strategies

- Look for opportunities to provide more public access to the coastal environment through the creation of greenways, multi-use trails, docks, boardwalks, and parks.

- Protect and secure important viewsheds within Glynn County.

- Environmental resources in this area should be preserved for use by low-impact recreation, multi-use trails, habitat protection, and conservation. Maintain natural character and promote conservation with landowner assistance programs, tax incentives, conservation easements, fee simple purchase, and other conservation techniques.

- To the extent possible, create connectivity to greenspace by linking parks, undeveloped areas, and open spaces through a network of multi-use trails.



Zoning Analysis

The following zoning categories are compatible for future development within the Conservation character area. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural

Conservation lands consists of the large tracts of land and marshland within Glynn County that has been acquired by the federal, state, local governments, or non-profits with the explicit purpose of long-term environmental preservation. Conservation areas may already be protected or may be identified because there is a desire to protect these lands. Desirable land uses include conservation, open space, habitat protection, maritime forest, and agricultural and forestry uses, as appropriate.

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6.3.4 Developing Suburban Residential

This area is located in central Glynn County and primarily consists of low and medium density residential and commercial character of residential land uses north of Brunswick surrounding I-95, SR-99, and Harry Driggers Blvd. The age and development are variable throughout this region but are largely modern suburban developments with curvilinear street layouts designed as part of larger planned developments. Several major thoroughfares run through this area, including Hwy. 17 and Hwy. 341, which host older light industrial and commercial development. Development in this area should involve the creation of reasonably priced, walkable neighborhoods with easy access to neighborhood-scale commercial facilities.



Issues

Dilapidated and abandoned properties are not uncommon, providing a significant opportunity for redevelopment. Water and sewer service is not continuous within this area and is still needed in some areas. There is also a lack of parks and other community amenities for residential developments within this area. Crime could be a potential deterrent to redevelopment. Some neighborhoods within this area are isolated due to the lack of connection to other areas of Glynn County.

Development Strategies

- Neighborhood commercial and civic uses are appropriate within this area to provide residents better access to services and retail.
- Future development should be designed to include community amenities and encourage pedestrian, bicycle, and other forms of alternative transportation.
- Integrate new developments into the existing transportation network of the area with new multi-use paths and parks for walking, bicycling, and golf-cart access particularly along SR-25 and SR-99.
- Encourage mix-used developments, infill, and redevelopment that provide work/live environments and support the daily needs of residents without necessitating long auto trips.
- Provide multi-modal connectivity between existing residential and commercial areas to permit residents to walk/cycle to destinations in the area.
- Provide pocket parks, multi-use trails, sidewalks, streetlights, water access and other community amenities where possible.
- Streetscaping improvements should be made, and landscaping standards should be established for new development.
- Reinforce stability of area by encouraging more homeownership, property maintenance, or upgrading of existing properties.
- Vacant and dilapidated properties in the neighborhood offer an opportunity for residential and commercial re-development.
- Allow neighborhood-scale commercial development and activities at suitable locations (e.g., restaurants, grocery store, hardware store, and similar appropriately scaled retail establishments serving neighborhood residents).
- Place restrictions on the number, size, and design of signs and billboards.

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Zoning Analysis

The following zoning categories are compatible for future development within the Developing Suburban Residential area. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- R6 – One-Family Residential
- R9 – One-Family Residential
- R12 – One-Family Residential
- R20 – One-Family Residential
- GR – General Residential
- MR – Medium Residential
- HC – Highway Commercial
- LC – Local Commercial
- GC – General Commercial
- PD – Planned Development

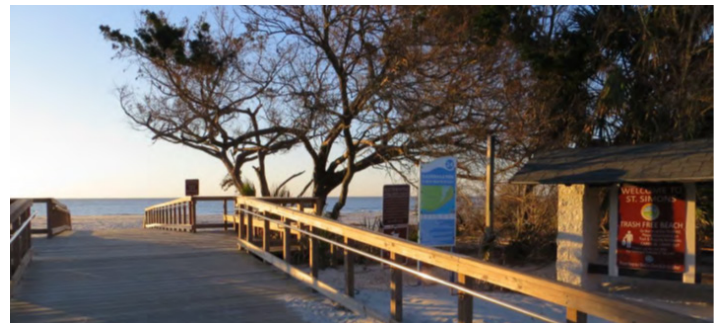


The presence of the FA zoning category indicates that there is land available for development within this character area. Future development should be master-planned and consistent with and connected, where appropriate, to the existing development. Where possible, shared community amenities could be created maximizing the benefit to residents within each phase of development. Any industrial development adjacent to this character area should be buffered. The desired future land uses within this area include vibrant commercial corridors with

connectivity to a wide range of housing options.

6.3.5 East Beach

This area represents the land north of Arnold Road that lies between Bloody Marsh and the Atlantic Ocean. This area is characterized by its proximity to the beach and as a popular destination for both residents and visitors looking to enjoy the environment and the services provided by businesses in the area. Aside from the beach resort/hotel developments located south of the East Beach Causeway and 1st Street, there is no commercial development.



Issues

Due to the location of this area, there is significant pressure for development, redevelopment, and infill development. Desired land uses include lower density residential development interspersed with resort-type development. There are several public beach access points and beach resorts within this area, and adequate parking during the summer season can be an issue. As a neighborhood with beach access there are a sizable number of short-term rentals and second homes. East Beach's low-lying topography and its location between two major waterbodies, makes this area vulnerable to flooding related to king tides, storm surge, and major rain events. Stormwater and adequate drainage are an issue in this area.

Development Strategies

- Identify opportunities to provide additional parking near beach access points, even if it is temporary and seasonal.
- Develop standards for new development and

6. Land Use

redevelopment to make sure the design, height and mass of new development is consistent with the surrounding neighborhood.

- Maintain existing low density residential development patterns north of East Beach Causeway and 1st Street.
- Perform an analysis of the drainage system in this area and develop a plan to make drainage improvements to reduce flooding.
- Identify opportunities to elevate or perform other types of flood mitigation for structures currently subject to flooding and/or located within a Special Flood Hazard Area.
- Enforce dune system protection measures to ensure the structural integrity and storm abatement benefits of these systems are maintained.



Zoning Analysis

The following zoning categories are compatible for future development within the East Beach area. The suitability of these zoning categories, based on the desired development patterns, is described following this list.

- CP – Conservation Preservation
- R6 – One-Family Residential
- R9 – One-Family Residential
- R12 – One-Family Residential
- RR – Resort Residential
- LC – Local Commercial
- G – Government
- PD – Planned Development

Single family and resort residential zoning is appropriate within this area, however R6 allows for

small lot development that could increase residential density within this area. Commercial and planned development zoning in association with the beach resort properties will likely continue, but additional commercial zoning is not desired within this area.

6.3.6 Economic Corridor/Center

These areas include the airports, the FLETC, the GPA, adjacent industrial land, and the Industrial Development Authority's industrial park. A mix of commercial, public, institutional, and clean industrial uses should be promoted in these areas with appropriate consideration for the surrounding neighborhoods. Multi-modal access via air, interstate transport, rail, and water make these employment centers attractive to a variety of potential industrial users. The area includes a 600 foot buffer along US-82 and US-341 that has the potential to be developed or redeveloped for other industrial, commercial, public, and institutional uses. These areas provide the best opportunity for job creation within a range of employment sectors that would expand and diversify the economy of Glynn County.



Issues

Many of the employment centers abut residential neighborhoods, which could create a conflict with certain types of industrial uses. Glynn County should identify and appropriately zone these areas to encourage clean, light industrial uses that will have minimal impact on adjacent residential uses and local environmental resources. The County should also encourage the establishment of support services and facilities. Some employment centers have vacant buildings and land that can be promoted for future redevelopment.

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Development Strategies

- Encourage the location of light industrial and clean/green manufacturing industries within industrial areas.
- Encourage the redevelopment of underutilized industrial sites to provide a variety of employment opportunities within Glynn County.
- Development within these areas should be master planned where possible with appropriate architectural, landscaping, and design standards.
- Allow for and encourage supporting commercial uses to buffer the industrial development from surrounding neighborhoods and to support the employers/employees at the industrial facilities.
- Establish and implement stormwater master plans within these areas to prevent future impacts from impervious surfaces and potential stormwater pollution associated with industrial development.
- Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- Incorporate signage and lighting guidelines to enhance quality of development. Use buffers to separate adjacent but different uses.
- Encourage tree planting to mitigate the impacts of urbanization including heat island effect, air quality degradation, and stormwater runoff.
- Assure permanent protection of environmentally sensitive areas.
- Consider the provision of transit service connecting employment centers to residential and commercial areas. Discourage residential land use in this area so as not to conflict with existing or future planned industrial expansion.
- Focus on appearance with consistently themed signage, landscaping, and other beautification measures.

- Manage access along major roadway corridors to keep traffic flowing.

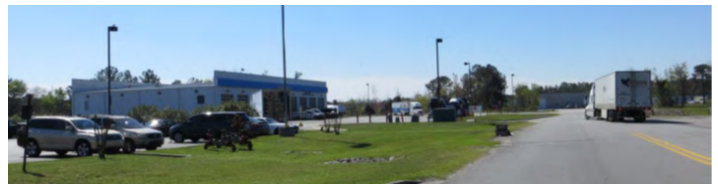


Zoning Analysis

The following zoning categories are compatible for future development within this character area. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- HC – Highway Commercial
- GC – General Commercial
- FC – Freeway Commercial
- OC – Office Commercial
- LI – Limited Industrial
- BI – Basic Industrial
- GI – General Industrial
- PD – Planned Development

Particular care is needed to ensure that development within these areas is compatible with the goals laid out in this document regarding the types and intensities of industrial development encouraged here. When possible, commercial areas should be located closer to other commercial and residential areas to maximize access and provide a buffer between heavier industrial uses and residential areas.



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6.3.7 Existing Traditional Residential

This area includes the traditional neighborhoods on either side of the SR-25 corridor directly north of Brunswick. This area is home to older, predominately single-family and low-density multi-family residential units constructed with access to the marshland in mind. There is opportunity for residential and commercial redevelopment within this area. Development within this area should focus on providing a mix of residential densities, and improving access from the neighborhood to retail, services, and schools in the area.



Issues

Investment is needed within this area, and the County must also address issues with crime. There is little non-motorized infrastructure in this area, leaving many residents without safe access to basic retail services and recreational activities.

Development Strategies

- Focus on strategic public investments to improve conditions, incentivize appropriate infill development on scattered vacant sites, and encourage maintenance of existing properties.
- Public grants and private investment should be focused where needed to foster redevelopment and stabilization of the community.
- Work with regional partners to make public transportation services available to this area.
- Encourage apartment complex owners to maintain and upgrade rental properties.
- Pedestrian and bicycle connections are needed

to enable residents to safely walk and cycle to work, shopping, or other destinations in the area.

- Vacant or blighted properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.



Zoning Analysis

The following zoning categories are compatible for future development within the Country Club area. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

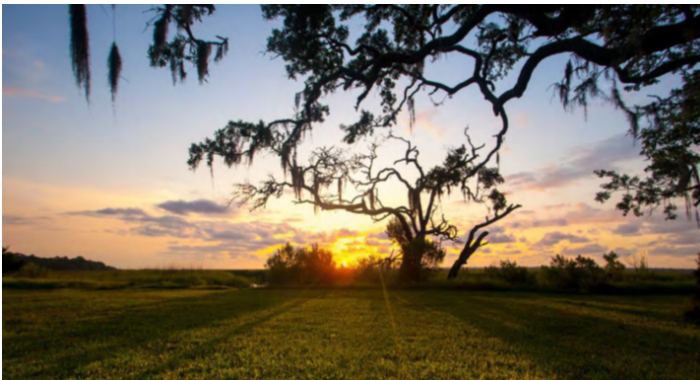
- CP – Conservation Preservation
- FA – Forest Agricultural
- R6 – One-Family Residential
- R9 – One-Family Residential
- R12 – One-Family Residential
- R20 – One-Family Residential
- GR – General Residential
- MR – Medium Residential
- LC – Local Commercial
- HC – Highway Commercial
- GC – General Commercial
- PD – Planned Development

This area contains a mix of densities and housing types, so none of the zoning districts listed above are inconsistent with the desired future development patterns. However, due to the proximity of this area to downtown Brunswick and the SR-25 commercial corridor, there is an opportunity to encourage redevelopment with moderate to high residential density, which includes mixed use developments.

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6.3.8 North Island

This area consists of a mixture of developed and undeveloped land on the northern portion of St. Simons Island north of Sea Island Rd. Commercial development in this area is concentrated around the intersection of Sea Island Rd. and Frederica Rd., but also extends along Frederica Rd. There is a need to protect historic and environmental resources, as well as existing residential neighborhoods, from the impacts of development. There are still significant opportunities for land conservation, and where development occurs, tree canopies should be protected. Defining characteristics in this area include public water access, the historic African American Harrington community, the substantial tree canopy, and the golf courses that weave throughout the residential neighborhoods.



Issues

Traffic congestion on Frederica Rd., the only north-south thoroughfare, is a major concern in this area. Golf cart usage on this road is exacerbating traffic issues. Tree canopy preservation is also a concern that is somewhat related, as increasing capacity along Frederica Rd. would potentially impact the trees and multi-use trails along this route. Tree canopy preservation and tree protection during development are also issues in this area. The residential community is relatively stable, however there is a lack of recreational amenities, street lighting, and sidewalk connectivity within neighborhoods. Connections between the various residential developments are sometimes lacking, which further reinforces traffic issues on Frederica as all developments in this area feed onto this one road.

Development pressure in this area is primarily related to pockets of undeveloped areas and infill residential development, which is increasing residential densities in an area where the transportation network is at or above capacity. Pressure for residential redevelopment is of particular concern in the historic Harrington community where few historic homes and structures still exist. While traffic on Frederica Rd. is an immediate concern on this area, the impacts of increasing residential development on the island's resources and entire infrastructure is of concern. Evacuations with increased population on F. J. Torras Causeway will become more difficult, especially as the effects of sea level rise and storm surge become more significant.

Development Strategies

- Perform an analysis of the wastewater collection system capacity in this area and identify any improvements needed to serve existing permitted lots.
- Promote the use of conservation easements, landowner assistance programs, tax incentives, alternative development strategies and other similar types of land protection options.
- Limit the creation of additional subdivisions in this area to lessen the potential impacts of increasing population and the associated traffic impacts.
- Protect historically or architecturally significant structures from demolition and encourage rehabilitation with appropriate incentives.
- Consider the benefits of allowing neighborhood-scale commercial development at the Frederica Rd. – Harrington Rd. intersection. Commercial uses, such as a small grocery store, which allow residents of north St. Simons Island to fulfill their daily needs at this location would reduce potential traffic on Frederica Rd.
- New development and redevelopment should be of scale and architectural design to fit well into the fabric of this area.
- Sidewalks, multi-use trails, pocket parks, and

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other recreational amenities could be provided to enhance quality of life in this area. Multi-use trails also provide opportunities for alternative transportation that do not impact traffic on major roadways.

- Identify opportunities to connect the street network to reduce trips onto Frederica Rd. Acquire, where possible, vested development rights to reduce future residential density within this area.
- Focus commercial development on St. Simons Island at the three existing commercial nodes, but identify opportunities for modest, neighborhood scale commercial development at the intersection of Lawrence Rd. and Frederica Rd.



Zoning Analysis

The following zoning categories are compatible for future development within North Island. The suitability of these zoning categories, based on the desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- RE – Residential Estates
- R12 – One-Family Residential
- R20 – One-Family Residential
- PD – Planned Development

The desired future land uses within this area include low-density residential and conservation, both publicly accessible parkland and private easements. The County should not permit anymore small-lot residential subdivisions in this area as increasing populations and the associated infrastructure impacts are an issue. Land has been identified north of the Frederica Rd. and Lawrence Rd. roundabout for

development into a small-scale commercial center to provide residents of north and central St. Simons Island the opportunity to acquire necessary goods and services without needing to travel to southern St. Simons Island or Brunswick, alleviating some of the traffic concerns related to development in this area.



6.3.9 Regional Center

This character area consists of current and future identified areas that are intended to provide low to medium intensity commercial services throughout the County at popular intersections. Due to Brunswick's location at the end of a peninsula, most residential development within the County is occurring north of the city limits. This has created a need to serve these new residential developments with convenient and accessible restaurant, retail, and entertainment options without requiring residents to drive long distances. Residential communities are intended to be closely intertwined into these areas and connected by both motorized and nonmotorized means. In the areas surrounding Exit 29 and Exit 36, redevelopment and infill development should be encouraged, as much of this area is served by water and sewer. The five intersections identified for this type of development pattern are:

- US-341 and I-95
- SR-99 and US-341
- SR-99 and SR-25
- US-17 and I-95
- Lawrence Rd. and Frederica Rd.

Issues

Care should be taken to tailor any new development in this area to the existing fabric of the surrounding

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neighborhood. This includes using compatible architectural styles as well as working to ensure interconnectivity with the existing transportation networks. These areas should serve as local hubs of activity and feature a wide variety of small-scale shopping opportunities to satisfy the daily needs of residents.

Development Strategies

- Provide multi-modal connectivity between existing residential and commercial areas to permit residents to walk and cycle to destinations in the area.
- Provide pocket parks, multi-use trails, sidewalks, streetlights, water access and other community amenities where possible.
- Streetscaping improvements should be made, and landscaping standards should be established for new development.
- Encourage redevelopment and infill development consistent with existing styles and architecture.



Zoning Analysis

The following zoning categories are compatible for future development within the Regional Center. The suitability of these zoning categories, based on the desired land use patterns, is described following this list.

- R6 – One-Family Residential
- M6 – One-Family Residential
- R9 – One-Family Residential

- M9 – One-Family Residential
- MR – Medium Residential
- LC – Local Commercial
- HC – Highway Commercial
- GC – General Commercial
- FC – Freeway Commercial
- OC – Office Commercial
- LI – Limited Industrial
- MED – Medical
- PD – Planned Development

Master planned developments within this area can ensure an adequate balance of residential, commercial, and open spaces while allowing for easy access from neighboring communities. Mixed use structure types with housing units overtop local commercial establishments will provide both commercial space and workforce housing to meet the needs of the growing community. Commercial development should primarily be focused on providing the surrounding residents with local goods and services.

6.3.10 Sea Island

This is a corporately owned, planned community that operates as a resort as well as a permanent residence for homeowners. This community includes onsite amenities such as golf courses, restaurants, beach clubs, recreational facilities, and water access for residents of the community, as well as beach access and view sheds of the marsh. The homes are mostly owner-occupied and orientation to the water, either beach or marsh, is a key amenity.



Issues

Issues within the Sea Island character area include a lack of nearby affordable housing options for employees of the resort, which is exacerbated by the lack of parking and transit for employees.

Development Strategies

- Work with the owner of Sea Island Company to

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identify opportunities for island employees to park on the mainland.

- Provide alternative forms of transportation that also reduce traffic on St. Simons Island.
- Ensure that future development does not outpace the capacity of island infrastructure.
- Ensure that future development does not adversely impact coastal environmental resources.



Zoning Analysis

The following zoning categories are compatible for future development within the Sea Island area. The suitability of these zoning categories, based on the desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- R12 – One-Family Residential
- RR – Resort Residential
- PD – Planned Development



Future development should be master planned and consistent with existing development, and the County should continue to support their continued smart planning.

6.3.11 South Island

This character area encompasses the land south of Sea Island Rd. and west of Frederica Rd. on St. Simons Island. This area is categorized by traditional low to medium density residential properties as well as the heavily trafficked commercial corridors of Demere Rd. and Frederica Rd. This area includes the only two supermarkets found on the island, Harris Teeter at the intersection of Sea Island Rd. and Frederica Rd., and Winn Dixie at the intersection of Demere Rd. and Frederica Rd. These along with the neighboring businesses therefore draw traffic from the rest of the island. The southern half of St. Simons Island is nearly built out with undeveloped lots interspersed within neighborhoods. Most development here consists of redevelopments and rebuilding of existing houses.



Issues

The planned development text for this area does allow for a small number of additional dwelling units. The homeowners' associations (**HOAs**) within this area must maintain sufficient reserves to maintain the community amenities. Development concerns in this area center around the increase in traffic along Demere Rd., Frederica Rd., and Sea Island Rd. A steady increase in the number of vehicles traveling along Sea Island Rd. and Frederica Rd. has led to a deterioration in travel times for residents. Because

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this area is the only way on and off the island by car, further development elsewhere on the island will have an adverse impact on the infrastructure here if left unaddressed.

Development Strategies

- Protect and preserve natural resources in this area, including wetlands and coastal marshlands.
- Ensure that future development does not adversely impact coastal environmental resources.
- Follow established development patterns including larger lots and less dense residential development.
- Ensure that future development does not outpace the capacity of island infrastructure.
- Evaluate the need to make adjustments to Sea Island Rd to accommodate increased traffic traveling to the northern part of the island.

Zoning Analysis

The following zoning categories are compatible for future development within South Island. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- R6 – One-Family Residential
- R9 – One-Family Residential
- R12 – One-Family Residential
- R20 – One-Family Residential
- MR – Medium Residential
- LC – Local Commercial
- OC – Office Commercial
- PD – Planned Development

The planned zoning districts are consistent with the private, gated residential developments found in this area. Future desired land uses are consistent with the low density residential and recreational uses found here. While currently containing quite a few HC – Highway Commercial properties, there is a desire by residents and community leaders to limit

future growth of the businesses these zones attract to prevent the traffic burden here from worsening. Future commercial developments within this area should be small neighbor-scale businesses located away from the main thoroughfares.

6.3.12 Southwest Glynn

This area includes part of unincorporated Glynn County that is bounded primarily by Fancy Bluff Creek, Hwy 99, Rozier Rd., and the Glynn County boundary with Camden County. It contains a mix of uses but is primarily low-density residential. There is also limited commercial development along the major thoroughfares. This area has seen significant growth in recent years and there continues to be development pressure to develop more intense commercial establishments and newer multi-family medium density residential developments to accommodate workforce housing for those traveling US-17 to work at the port, Brunswick, or either Jekyll or St. Simons Island.



Issues

This area is adjacent to the Exit 29 Community Gateway areas and therefore does experience impact from the associated heavy commercial, truck-oriented uses. There is a need to provide community amenities, services, and sidewalk/trail connections for the growing residential community located here. The major thoroughfares, including Hwy 82, have the potential to serve as future employment and commercial areas. There is some concern regarding the suitability of the soil for future development in parts of the character area.

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Development Strategies

- Promote low- to moderate-density residential subdivisions in the **Traditional Neighborhood Development (TND)** style or the Conservation Subdivision/cluster development style.
- New development should be a master-planned with mixed uses, blending residential development with schools, parks, recreation, neighborhood retail businesses and services, linked in a compact pattern that enables walking and biking. Consider providing for the use of golf carts where appropriate.
- Provide vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
- Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- Separate and buffer transient uses associated with truck traffic and Exit 29. Reduce impacts of truck traffic on surrounding development.
- Allow for 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 development.
- Ensure that new development does not adversely impact sensitive natural features of this area.
- Place restrictions on the number, design and size of signs and billboards.

Zoning Analysis

The following zoning categories are compatible for

future development within Southwest Glynn. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- R6 – One-Family Residential
- R9 – One-Family Residential
- R12 – One-Family Residential
- R20 – One-Family Residential
- GR – General Residential
- MR – Medium Residential
- HC – Highway Commercial
- PD – Planned Development



The number and variety of zoning categories included in this character area demonstrates the need for a future master plan, perhaps in association with an Exit 29 Community Gateway Plan. Desired future land uses should not conflict with the neighborhoods and schools in this area. Where possible, medium density residential developments should be concentrated near commercial developments and non-motorized access should be expanded to limit unnecessary motorized travel along already heavily trafficked roads.

6.3.13 Spur 25 Commercial Corridor

This area includes the land directly adjacent to Spur 25 from Exit 38 with I-95 south to the city limits of Brunswick. Known as the Golden Isles Pkwy., this heavily trafficked area functions as the commercial center of mainland, unincorporated Glynn County containing many of the retail, restaurant, and service businesses in the County. It is home to several large traditional shopping centers and strip malls such as Glynn Place, Canal Crossing, and Glynn Isles. As residential development has shifted northwards,

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commercial development around Canal Rd. and Exit 38 has experienced significant growth over the past five years.



Issues

There is a desire for more family-friendly activities and diverse retail opportunities in Glynn County. There is vacant commercial space and disinvestment within this corridor, and the aesthetics of this corridor are lacking. There are existing light industrial and low-density residential uses along this corridor that can impede commercial redevelopment. There is also a significant stormwater drainage problem within this area. Better pedestrian access is needed.

Development Strategies

- Establish architectural standards for development and redevelopment along this corridor.
- Encourage redevelopment and infill commercial development along this corridor.
- Improve the safety and aesthetics of the area through streetscaping (i.e., median islands, landscaping, street lighting, and signage).
- Regulate commercial signage and billboards along this corridor.
- Consider the appropriateness of single-family residential uses and prohibit the intrusion of industrial uses along this corridor.

- Allow a diverse mix of higher-density housing types, adjacent to the commercial development, including multi-family townhomes, apartments, lofts, and condominiums.
- Encourage the development of family-friendly activities along this corridor, such as indoor sporting venues, bowling/gaming, skating, etc.
- Upgrade the appearance of existing older commercial buildings with façade improvement, new architectural elements, and landscaping.
- Provide pedestrian and bicycling facilities, including covered walkways, benches, lighting, and bicycle racks, as well as access to surrounding residential developments.
- Invest in stormwater improvements in this area and ensure that new development is required to address post construction stormwater runoff in compliance with the Georgia Stormwater Management Manual.
- Retrofit existing parking lots with stormwater facilities such as pervious pavers and bio-retention cells that improve the drainage conveyance and aesthetics of the area.
- Encourage redevelopment of grayfield areas that convert underutilized commercial strip centers.



Zoning Analysis

The following zoning categories are compatible for future development within the Spur 25 Commercial Corridor. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

R6 – One-Family Residential

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R9 – One-Family Residential
MR – Medium Residential
HR – High Residential
LC – Local Commercial
HC – Highway Commercial
GC – General Commercial
FC – Freeway Commercial
OC – Office Commercial
SC – Shopping Center
LI – Limited Industrial
MED – Medical
PD – Planned Development

With its central location and direct access to both the Interstate and residential areas of Glynn County, this area has been identified as having the potential to support a wide variety of mixed use, residential, commercial, and office units. This would provide residents with more diverse retail, restaurants, and recreational opportunities while allowing for the creation of smaller residential units to supply the workforce housing necessary to staff these and other new developments. The focus in this area should be on providing an aesthetically pleasing and safe environment for shoppers and residents alike. This would involve an expansion of the current bicycle and pedestrian infrastructure in the area. Architectural standards for future development and façade renovations for existing structures are highly recommended.

6.3.14 Village

St. Simons Island Village area is located at the south end of St. Simons Island and is a center of island activity. This area functions as a tourist destination and the commercial downtown, and offers a variety of arts and cultural activities, restaurants, retail, and recreational opportunities. The residential areas of the Village are primarily low to moderate density single family uses with beach cottage type architecture. There are some historical structures within this area, and the development layout follows a traditional grid street pattern, with sidewalks and pedestrian facilities. As the center for tourist activity on the island there are a substantial number of vacation rentals within this area, and there is

development pressure that threatens to transition the old, beach cottage style of architecture.

Issues

While there are pedestrian facilities within this area, the condition and connectivity could be improved. Parking is an issue within this area, as there is currently no time limit and some visitors park for the entire day while they go fishing. Improved maintenance of the public areas and facilities is desired. Housing within this area is in transition and old beach cottages are being replaced by vacation rental housing, which is often used as short-term vacation rentals. This is resulting in an increase in the residential population of this area, particularly during peak holiday and vacation times, which could ultimately exceed the capacity of transportation and wastewater infrastructure in this area. There are flooding issues within this area due to the density of development and its location adjacent to the ocean on a barrier island.



Development Strategies

- Encourage adaptive reuse of historic structures as opposed to replacement.
- Require development and redevelopment to be compatible in terms of architecture, mass, scale, and lot location within the Village.
- Identify opportunities to improve the facilities and aesthetics of Neptune Park.
- Require architectural standards preserve the historic fabric of the Village.

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- Streetscapes should be improved to pedestrian-oriented, with walkable connections, lighting, and wayfinding signage.
- Where possible, road edges should be clearly defined by locating buildings at roadside with parking in the rear or side of buildings.
- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.
- Develop standards to better preserve the tree canopy and reduce the impact of construction on existing trees.
- Identify opportunities to provide additional parking or to facilitate parking space turnover in existing parking areas. Consider opportunities including off-site employee parking or a parking garage.



Zoning Analysis

The following zoning categories are compatible for future development within the Village area. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- R6 – One-Family Residential
- R9 – One-Family Residential
- R12 – One-Family Residential
- RR – Resort Residential
- GR – General Residential
- MR – Medium Residential

- P – Public
- VR – Village Residential
- VMU – Village Mixed Use
- PD – Planned Development

Desired land uses within the Village are low- and medium-density residential, village mixed-use, and resort residential uses that cater to the island’s residents and tourists. Future zoning should include standards for new development or redevelopment consistent with existing development in terms of mass, scale, and architecture of surrounding buildings. The existing street grid pattern within this area should be preserved, and future development should connect to this network and include pedestrian and bicycle facilities.

6.3.15 West Glynn

This area includes rural unincorporated Glynn County defined primarily by the lack of water and sewer infrastructure to facilitate more intensive development. This area contains a mix of uses but is primarily rural residential with extremely limited commercial and industrial development along the major thoroughfares. There are major timber and agricultural operations in this area and significant wildlife preserves associated with the Altamaha River corridor. There is not significant development pressure due to the lack of infrastructure, and there is unlikely to be any pressure in the next decade.



Issues

The residential areas that do exist in this area are somewhat remote and not well connected to the rest of the community. However, in some cases

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this is likely preferred by the residents. Soil in some parts of West Glynn is not suitable for development. Major corridors in this area, particularly Hwy. 82, could become the focus of limited commercial and/or industrial development in the future.



Development Strategies

- Maintain rural atmosphere and character.
- Permit rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- Architectural styles for new commercial should maintain the regional rural character and should not include franchise or corporate architecture.
- Wherever possible, create a regional network of greenspace and trails for pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
- Where possible, new development should include greater pedestrian orientation and access.
- Protect farmland and open space by maintaining large lot sizes (greater than one acre).
- Promote the use of conservation easements by landowners.
- Widen roadways only when necessary, and carefully design the roadway alterations to minimize visual impact.

- Place restrictions on the number, design and size of signs and billboards.

Zoning Analysis

The following zoning categories are compatible for future development within West Glynn. The suitability of these zoning categories, based on desired land use patterns, is described following this list.

- CP – Conservation Preservation
- FA – Forest Agricultural
- RE – Residential Estates
- HC – Highway Commercial
- LI – Limited Industrial
- BI – Basic Industrial
- GI – General Industrial
- PD – Planned Development

Limited industrial and Basic Industrial should require perimeter buffers and additional mitigation to keep viewsheds and the environment intact.



6.4 SUMMARY OF LAND USE AND GOALS

It is the intent of these character areas and the associated narratives and zoning permissions to provide Glynn County with a guiding framework for future development decisions within the County. This allows the County to visualize expected growth patterns and encourage and accommodate new developments in areas identified while addressing the concerns of the citizens about uncontrolled or unmanaged growth. While not all future developments can be anticipated on a five-year timeframe, it is crucial that planning and development follow the designations identified in their respective character areas and plans be

| 6. Land Use

developed to guide the decision-making processes accordingly. Future updates and amendments to this plan should seek to build upon the implementation strategies and, when necessary, evolve to accommodate changes in the built and natural environment.

The overall goals of this section are to accommodate the growing population of Glynn County through the following strategies:

- Provide more opportunities for local small-scale retail opportunities.
- Encourage redevelopment and infill development of existing underutilized properties, particularly on the mainland.
- Promote a wider range of housing densities and types.
- Alleviate some traffic congestion issues through the smart placement of commercial and office centers.
- Develop an interconnected and robust non-motorized transportation network.
- Ensure identified industries have access to land, workforce, and resources necessary to operate efficiently.
- Protect the natural environment from unnecessary encroachment.

In addition to these broad land use goals, identified updates to zoning requirements and general beautification of areas will add character to the County. Focusing on preservation of open areas, non-motorized accessibility, and rehabilitation of blighted areas can increase neighborhood values and result in a direct increase in community health and the quality of life Glynn County residents enjoy.



7. Broadband

Broadband

In 2018, Georgia launched the Georgia Broadband Deployment Initiative with the intent to provide high-speed internet to rural communities statewide and other underserved areas. Underserved communities were not meeting the minimum required internet speeds of 25 Mbps download and 3 Mbps upload.

7.1 Goals

- Diverse Economic Development
- Quality of Life

7.2 Benefits

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

7.3 Current Access

According to the June 2022 Georgia Department of Community Affairs Broadband Availability Map, Glynn County has broadband coverage in over 95 percent of locations (54,372 of 57,101). Most of the unserved locations in Glynn County can be found within the character areas designated, Southwest Glynn, West Glynn, and Economic Corridor/Center located in the western and southern parts of the County.





8. Transportation

Transportation

The transportation element of the Glynn County Comprehensive Plan evaluates all modes of transportation operating within the county, including vehicular travel, transit, bicycle, pedestrian, aviation, boat, and train, as well as freight movements. These modes are reviewed both independently and as a coordinated and comprehensive transportation network.



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8.1 Relevant Goals

- Diverse economic development
- Efficient land use guided by planned development
- Transportation options
- Community health
- Quality of life

8.2 Planning

The MPO for Glynn County, known as the BATS, was established in 1990 following the release of the US Census data. A MPO is a federally designated transportation planning agency that addresses transportation planning within an urbanized area that exceeds a population of 50,000, as well as those areas expected to become urbanized in the next twenty years. The lead planning agency, responsible for the BATS planning process, is the Glynn County Planning Department. In addition, Georgia Department of Transportation (GDOT) provides technical support to and coordinates with the MPO throughout the transportation planning process.

As the designated MPO for Glynn County, BATS is responsible for overseeing transportation planning within the MPO planning area to ensure continued accessibility, connectivity, efficiency, mobility, and safety for the movement of people and goods. BATS works collaboratively with partner agencies to address transportation needs by leading planning efforts and directing the flow of federal and state transportation funds.

The BATS MPO consists of three committees that meet approximately six times per year: the Citizens Advisory Committee, the Technical Coordinating Committee, and the Policy Committee. These committees and their role in the transportation planning process are outlined below.

The Citizens Advisory Committee is comprised of citizens from throughout Glynn County who have indicated their interest in participating and will provide a forum to address the needs, concerns, and questions of the public.

The Technical Coordinating Committee consists of federal, state, city and county staff members and representatives of local organizations. The members of this committee provide technical input for the transportation planning process.

The Policy Committee is the decision-making body for the MPO, comprised of elected officials, managers from the County and City, appointees from planning commissions, and representatives from GDOT. Decisions made by the Policy Committee are informed by technical input provided by professional transportation staff, and local input provided by citizens. Significant tasks of the committee include setting priorities for maintenance, improvement, and expansion of the overall, multi-modal network, adoption of various plans and programs, and coordination with the Federal Highway Administration and GDOT to carry out transportation planning responsibilities efficiently and effectively. The Policy Committee is the committee that approves the federally required planning documents produced by the MPO, including the Long-Range Transportation Plan/ Metropolitan Transportation Plan (MTP), the Transportation Improvement Program, and the Unified Planning Work Program.

8.3 Existing Transportation Network

8.3.1. Roadways

The Glynn County roadway system consists of a network of federal, state, and local facilities, each of which has functional classifications determined by the Federal Highway Administration. Functional classifications group roadways into classes or systems according to the character of service they are intended to provide, and the amount of traffic carried. Functional classifications include arterials, collectors, and local roads.

- Arterials are roadways that have the most access control. These roadways are designed to carry large volumes of traffic at high speeds and are typically for long distance travel. The arterial roads are further stratified as principal or minor arterials

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based on the amount and type of traffic.

- Collector roads are designed to carry medium traffic levels at lower speeds, for distances that fall between arterials and local roads. These roadways collect traffic from the local network and provide access to the arterial system and provide a balance between access and mobility.
- Local roads are the most common and are not otherwise classified. They are designed specifically to have high accessibility and to connect to collector and arterial roads and are typically utilized for local trips rather than for through traffic.

There are approximately 1,392 miles of roadways including 172 miles of state routes classified as arterials and collectors and 1,178 miles of local roads maintained by local government. Interstate 95, as well as major US and State Highway Routes such as US-17, US-82, US-341, and GA-25 facilitate most trips to and from the County.

A map of the existing roadway network of Glynn County can be found in **Appendix A**.

8.3.1.1 Arterials

Interstate 95 is the most traveled road into and out of Glynn County and is one of the most traveled interstates in the entire United States. The high use of I-95 is the result of the strategic connectivity provided by the north-south orientation connecting the highly populous eastern seaboard. In Glynn County, this results in high volumes of thru-traffic carrying people and cargo. Interstate 95 exits the state west of Savannah to the north and east of Kingsland to the south.

8.3.1.2 Connectors

US Highway 17 (Glynn Ave.) is primarily a four-lane roadway separated with a grass and paved median that is the main north south route for movement in eastern Glynn County. Access to the Colonel's Island Terminal is provided via a signalized intersection with separate right- and left-turn lanes.

US 25/US341/GA 27 (New Jesup Hwy.) is a multilane road (three/four lanes per direction with separate turn lanes) narrowing to two lanes per direction south of Glyndale Dr. with a center left-turn lane. South of the Ross St. ramp, the roadway is two lanes per direction separated by a center grass median. After the Norwich St. and Newcastle St. split, Newcastle St. provides two lanes per direction with a grass median until the 9th St. intersection where the median transitions to a center left-turn lane.

US Hwy. 82 crosses southern Georgia from Eufaula, Alabama running east to Albany, Tifton, and Brunswick. In Glynn County, it intersects US 17/GA 25 (Costal Highway) and GA 303 also known as Blythe Island Highway just west of I-95 in southern Glynn County. US 82 overlaps with US 17/ GA 25 for one half mile between Blythe Island Hwy and I-95 at exit 29.

There are no state or federally maintained highways on St. Simons Island, although the causeways leading to the island is a state facility.

8.3.1.1 Locals

Local roadways are found throughout Glynn County, including those located on St. Simons Island. Roadways are maintained by local governments through a variety of local and state sources specifically designated for local facilities.

8.3.2 Bicycle and Pedestrian

Bicycle and pedestrian infrastructure for the Golden Isles can be found primarily in the more densely populated areas within the City of Brunswick, as well as in the St. Simons Island Village character area and consist of a collection of multi-use paths, bicycle lanes, walking trails, and sidewalks. Georgia also designated 14 State Bicycle Routes (SBR) in 1997, two of which are in Glynn County. State Bike Route 10 (SBR 10/Southern Crossing) follows US 82 while State Bike Route 95 (SBR 95/Coastal Corridor) follows US 17/GA 25. In addition to that, the American Association of State Highway and Transportation Officials established US Bike Route 1 in 2019, which travels through the County along US-17, Gloucester St., US-341, Old Jesup Rd., Canal Rd., and Harry Driggers Blvd. The East Coast Greenway

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also passes through Glynn County along some of the same streets, as well as Norwich St., Townsend St., Habersham St., and Flanders Dr.

Multi-use paths exist along US-17 from the end of the Sidney Lanier bridge to Gloucester St. (designated the Liberty Ship trail), and along Martin Luther King Jr. Blvd. from 4th St. to Prince St. Additionally, multi-use path exists paralleling the F.J. Torras Causeway five miles out to St. Simons Island, converting to a designated bike lane when crossing one of the five bridges along the way. A recently completed bike lane also exists for three blocks along Gloucester St. from Albany St. to Norwich St.

On St. Simons Island, multi-use paths can be found along Frederica Rd., Kings Way, Demere Rd., Ocean Blvd., East Beach Cswy., Lawrence Rd., Hampton Point Dr., and on Sea Island Rd. (east of Frederica Rd.). These paths are heavily utilized by locals and tourists alike to facilitate movement to and from the beaches and Village district.

Jekyll Island State Park features a robust collection of interconnected paved and unpaved multi-use paths around the entirety of the island connecting the parks most popular attractions such as the Georgia Sea Turtle Center, Summer Waves Water Park, and Horton Tabby House.

On the unincorporated mainland, a six-mile multi-use path was recently completed along Harry Driggers Blvd connecting US-17 to the Golden Isles Pkwy. And is heavily utilized due to its proximity to two public schools as well as the North Glynn Sports Complex. The remainder consists mostly of disconnected sidewalk facilities.

A map of existing bicycle and pedestrian infrastructure within Glynn County can be found in **Appendix A**.

8.3.3 Public Transit

The Coastal Regional Commission operates a regional rural public transit system serving ten counties and thirty-five municipalities within the coastal region, including Glynn County. The Coastal Regional Coaches service is a demand-response, advance-

reservation, regional rural public transit program. The service operates Monday through Friday 7:00 A.M. through 5:00 P.M. Coastal Regional Coaches vehicles are fully equipped for passengers with disabilities and wheelchair passengers.

8.3.4 Aviation

Glynn County is served by the Brunswick Golden Isles Airport, McKinnon-St. Simons Island Airport, and the Jekyll Island Airport. The Glynn County Airport Commission, established in 1980, manages and develops opportunities for County airports.

The Brunswick Golden Isles Airport has one of the longest runways in the State of Georgia, allowing it to serve large and small aircraft. Recent upgrades were made to the terminals to accommodate increasing travel traffic and to improve passenger service and security. The McKinnon-St. Simons Airport is a publicly owned airport serving primarily business and vacation travelers on St. Simons Island. It has two active runways. The Jekyll Island Airport is a publicly owned, single runway airport serving local and vacation travelers on Jekyll Island. All three are general aviation airports and rely on airport revenues, federal grant funds, GDOT funding assistance, and private funding to pay for upgrades and improvements at these airport facilities. Brunswick Golden Isles Airport also functions as a commercial airport. The Brunswick Golden Isles Airport has recently completed a master plan update. The plan highlights several project recommendations that focus on meeting safety, efficiency, environmental, and fiscal sustainability goals. It is recognized by Glynn County that the protection of, utilization, and access to these three airports is critical to the development of the County.

8.3.5 Ports and Freight

The movement of freight through the Port of Brunswick forms a vital part of Glynn County's economy. The GPA oversees the Port of Brunswick which is comprised of three terminals.

These terminals include Mayor's Port Terminal and Colonel's Island Terminal, which are owned and

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operated by GPA, and a third known as the Marine Ports Terminal, which is also owned by GPA, but leased to Logistec U.S.A. The Colonel's Island Terminal is the largest of the Brunswick terminals and is primarily focused on agricultural-bulk (agri-bulk) and roll-on/roll-off cargo. This roll-on/roll-off terminal is one of the busiest US ports for roll-on/roll-off cargo and imports, is expected to continue to grow and has room for expansion.

Colonel's Island Terminal

Already known as a hub for automobile import, and one of the country's most environmentally conscious ports, the Colonel's Island Terminal is now the second busiest port in the U.S. for total Ro/Ro cargo, and second busiest for roll-on/roll-off Imports. In Fiscal Year 2018, the port handled a total of 629,000 units of auto/machinery units. The Colonel's Island Terminal, served by nine ocean carriers, offers three modern Ro/Ro berths and four on-terminal auto processors, handling cargo for more than thirty auto and heavy equipment manufacturers. The Port of Brunswick currently has an annual capacity of 900,000 vehicles with a future capacity of 150,000 additional spaces for automobile processing, for an annual capacity of 1.5 million cars, trucks, and tractors.

The Colonel's Island Terminal is also amongst the largest deep-water agri-bulk operations in the US South Atlantic. The facility features a dedicated agri-bulk berth and can accommodate a diverse group of agri-products in combined flat and vertical storage and offers a turnkey service for U.S. Midwest and Southeastern agribusiness.

Mayor's Port Terminal

According to GPA, the Mayor's Point Terminal specializes as a distribution center for products such as wood pulp, linerboard, plywood, and paper products. The 1,750 feet of deep-water berthing with adjacent warehousing served by covered rail allows for fast and efficient processing of cargo shipments.

Marine Ports Terminal

The Marine Port Terminal is a deep-water facility that specializes in the handling of a diverse mix of breakbulk and bulk commodities serving the biomass, fertilizer, and salt markets. It consists of 145-acres with 2,415 feet of berthing and 491,000 square feet

of covered storage.

8.3.6 Trucking

Approximately 95 percent of freight volume within the County is carried by truck, with most truck travel occurring on I-95. Additional truck travel occurs off the Interstate system, including US 17 which facilitates northeastern freight movements, and US 82 which provides access to the western regions of South Georgia.

The 2045 Metropolitan Transportation Plan (MTP) states that any local developments and infrastructure projects that adversely impact freight trucking could jeopardize potential economic benefits the freight industry has established in the region. It further states that the MPO, GDOT, and other local stakeholders must carefully weigh the cost/benefit, safety, and quality of life issues associated with proposed projects that could potentially impact freight movement. Freight movement within the Brunswick/Glynn County area is discussed in detail in the Freight and Intermodal Transportation Chapter of the MTP.

8.3.7 Rail Network

Rail service in Glynn County is provided by two Class I railroads and one short line operator. The Class I rail networks include Norfolk Southern and CSX. The short line operator, Golden Isle Terminal Railroad, is a 12.6-mile short line freight railroad serving the Georgia Ports Authority and interchanging with CSX Transportation and Norfolk Southern northwest of the Port of Brunswick. Both Class I and short line operators in Glynn County work to support the import and export needs of the Port of Brunswick and local manufacturers.

A map cataloging the Railroad, Trucking, Port, and Airport facilities within Glynn County can be found in **Appendix A**.

8.3.8 Parking

Parking facilities in Glynn County are most abundant in and around the downtown area within the City of

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Brunswick. Much of this is on-street, curbside parking. There are no large-scale public parking garages within the county however there is abundant surface parking space surrounding the Glynn Place Mall off the Golden Isles Pkwy. and near shops at Canal Crossing and Glynn Isle shopping centers.

A map cataloging the on-street parking facilities within Glynn County can be found in **Appendix A**.

8.4 Transportation Needs

8.4.1 Roadways

Transportation and traffic concerns were the most mentioned item at public listening sessions and through the community survey. These concerns can be broken down into one of two land use development patterns occurring within the County.

First, the continued development of residential structures north of Sea Island Rd. on St. Simons Island is continuing to place a strain on the limited road network on the island. Currently, the northern part of the island is serviced by only two roads connecting it to the southern portion of the island, Frederica Rd., and Sea Island Rd. Both roads are two lane collector roads that the MTP identified as having a Level of Service classification of D, indicating it is approaching unstable flow with tolerable delays. Combined with the continued growth of the tourism industry on the Golden Isles, steps should be taken to attempt to address and mitigate current and future congestion problems along these roads and associated intersections in the area.

Second, construction of newer low- and medium-density residential developments along the Golden Isles Pkwy. and US-341 has increased the need for workforce transportation solutions to provide a means of reliable and affordable commuting. According to the 2021 U.S. Census American Community Survey, six percent of Glynn County households do not have access to a vehicle and a further 36 percent have access to only one vehicle. To ensure the County has a healthy supply of workers for its growing industries, transportation alternatives must be considered.

8.4.2 Bicycle and Pedestrian

While a robust framework currently exists, Glynn County and the City of Brunswick recognize there are existing infrastructure gaps that limit the ability to use the network as a viable form of transportation. The 2021 U.S. Census American Community Survey reports that 90 percent of Glynn County workers commute to work by car and less than two percent walk or bike. The 2016 Bike and Multipurpose Trail Study was developed to address these gaps and provide an accessible, connected, multimodal network. Recent multimodal investments include safety crossing infrastructure on freight corridors, sidewalk and trail construction, and ongoing maintenance of existing facilities.

Recent successes should be built upon with a new Master Trails Plan that seeks to identify funding sources to complete projects for proposed multi-use paths along Martin Luther King Jr. Blvd., Altama Ave., Golden Isles Pkwy., and Sea Island Rd. The recently approved 2022 Special Purpose Local Option Sales Tax (SPLOST) referendum affords the county with some funding to make these types of future investments in safe bicycle and pedestrian travel.

8.4.3 Public Transit

Glynn County does not currently operate an urban fixed route transit system, although several studies have been conducted to analyze the need and feasibility for a system. The BATS, led by the Glynn County MPO, has recently coordinated with GDOT's Intermodal Programs Division to process Federal Transit Administration Section 5303 grant funding that can be used to conduct planning to reevaluate the initial transit feasibility studies.

In 2022, a Transit Service Plan was completed and presented to both the City of Brunswick and Glynn County BOC for review. The plan presented four alternative public transportation options to address the acute need for affordable workforce transportation within the County.

1. City/County Fixed-Route Bus
2. Micro transit

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3. Demand Taxi
4. City Only Fixed Route Bus

Each of these alternatives provided strengths and weaknesses to be considered with regards to the areas covered, ease of use, and affordability for both the local governments and residents using their services. Federal funding was secured to partially cover the expense of setting up a transit program, however additional funding from the City and County would be required to cover the remainder.

8.4.4 Parking

Parking concerns are most apparent in the area directly surrounding Neptune Park on St. Simons Island. This area is subject to high volumes of both local and visitor traffic, particularly on holiday weekends and during special events. Parking is limited during these times and can be disruptive to local shops and restaurants in the area. Jekyll Island has a lack of sufficient parking during certain peak times when special events are utilizing the Island's convention center.

8.5 Summary of Existing Transportation Plans

8.5.1 2045 Metropolitan Transportation Plan

The 2045 MTP is the current blueprint for all transportation needs and development within Glynn County. This document was developed in 2020 by the designated MPO for Glynn County, BATS, and serves as its five-year update to the 2040 MTP. The principal role of the 2045 MTP is to outline the transportation goals, objectives, and performance measures for the region, as well as addressing transportation related issues and impacts over a 25-year horizon. In doing this, the plan establishes the following goals:

- Increase the safety and security of the transportation network
- Support economic vitality, development, and

competitiveness

- Enhance accessibility, mobility, and connectivity for all transportation modes
- Provide a connected multimodal transportation network that is cost effective, efficient, easily accessible, and safe to all users
- Protect the environment, promote energy conservation, and improve quality of life
- Manage and preserve the transportation system to ensure long range sustainability
- Provide efficient system operation
- Support regional economic development by improving the national freight network and strengthening the ability of rural communities to access national and international trade markets
- Enhance livability and support economic vitality of the metropolitan area, especially by enabling global competitiveness, productivity, and efficiency
- Enhance the built environment to foster resilience and support climate management strategies

The MTP evaluated demographic, employment, and land use trends to develop a travel demand model in collaboration with GDOT to identify the changes in traffic flow projected in the near future to develop an implementation plan so as to proactively plan accordingly.

8.5.2 Glynn County Bike/Multipurpose Trails Study

The Glynn County Bike/ Multipurpose Trails Study was developed in 2016 by BATS with the explicit purpose to define a network of nonmotorized bicycle and pedestrian facilities and to direct the implementation of such facilities through programs of improvements and policy actions. These recommended projects were intended to support alternative modes of transportation as well as improved and additional recreational opportunities, for residents and visitors of Glynn County. Findings from the study indicated

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that most individuals would consider walking or biking more if improved facilities were available. Recommendations included the implementation of various facility types, as well as major and minor trail networks alongside development corridors.

8.5.3 Brunswick Golden Isles Airport Master Plan

The Brunswick Golden Isles Airport Master Plan was last updated in 2017 in coordination with the Georgia Department of Transportation and the Federal Aviation Administration. Its primary purpose is to examine existing and forecasted conditions at the airport and provide a clear and concise planning guide for future development. The plan contains a look at current facility conditions, aviation demand forecasts, facility requirements, identification and evaluation of alternatives, and an airport layout plan all to inform the development of an implementation plan and the strategies employed to address it. Given the airport's current needs and conditions, the establishment of mixed fleet separation over a time frame of twenty years was suggested as a more fiscally responsive approach. Key recommendations from this study include the grouping of facility requirements into primary and secondary elements, according to their specific functional value to the Airport, and proposed development in five areas, estimated to cover approximately 620 acres of land.

8.5.4 City of Brunswick Transit Service Plan

The City of Brunswick Transit Service Plan was prepared in 2022 by Whitman, Requardt & Associates and Atlas Technical Consultants for the City of Brunswick to evaluate current transit services within Glynn County and propose alternatives transit options to service Glynn County's growing workforce population. The study concluded that public transportation services are needed within the Glynn County urbanized area to provide workers with a safe and affordable means of commuting as well as to provide access for the growing number of mobility impaired persons both on the mainland and on St. Simons Island. Federal funding sources were identified to provide the majority of costs, however

additional financial support must be provided by the City of Brunswick and Glynn County to make any of the proposed alternatives sustainable over the long term.

8.5.5 St. Simons Island Traffic Study

Prepared by POND & Company for St. Simons Island in Glynn County, Georgia in 2015. This study was initiated to identify issues and opportunities relating to projected traffic increases on St. Simons Island. The study includes detailed traffic count data collection and analysis, along with project recommendations and initiatives over short term, midterm, and long-term periods. This study recommended short term projects be completed in five years, mid-term projects in five to ten years, and long-term project recommendations should be coordinated with the BATS long range planning efforts. While there continues to be disagreement regarding the findings of this traffic study, many of the projects recommended within this study were included in both the 2016 and 2022 SPLOST initiatives for implementation.

8.5.6 East Coast Greenway Alliance

The East Coast Greenway Alliance is a nonprofit organization working with national, state, and local organizations to develop a safe, contiguous walking and biking route stretching 3,000 miles from Florida to Maine. Approximately 26 miles of this proposed route passes through Glynn County currently. This organization has established minimum standards of safety and access to cyclists and pedestrians for such a path. This includes a minimum of eight feet of pavement (ten feet are recommended in rural areas and along high-speed roads) separated from motorized vehicle traffic using some form of horizontal or vertical separation. Segments of the path within Glynn County which meet these standards have already been completed including a six-mile segment along Harry Driggers Blvd. and a two-mile segment paralleling Glynn Ave. In addition to building out the remainder of the route through the County, sufficient signage and facilities are needed to accommodate such a path.

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8.5.7 Coastal Georgia Bicycle and Pedestrian Plan

The Coastal Regional Commission of Georgia developed the Coastal Georgia Bicycle and Pedestrian Plan in 2020 as a regional planning document intended to be used by local governments to guide land use and transportation planning decisions in such a way that promotes a safer, more accessible environment for individuals traveling on foot or bike. Its goals were established to be the following:

- Provide bike routes for casual rider, moderate rider, and advanced cyclists
- Establish bicycle and pedestrian retrofit strategy for existing roadways and intersections
- Increase bicycle and pedestrian safety
- Establish ongoing public education on bicycle and pedestrian transportation and safety
- Research and educate the public on Georgia laws pertaining to bicycle/pedestrian safety, rights and responsibilities
- Institutionalize bicycle-and pedestrian-friendliness in transportation and recreation projects as a core value of regional projects, policies, and programs
- Increase the number and quality of bike lanes, bike paths, and dedicated trails
- Prepare bicycle and pedestrian plans for each county and city in the region
- Utilize existing and future walking and bicycle infrastructure as a tool for community revitalization and economic growth





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Housing

The housing section of the Plan is intended to evaluate the adequacy and suitability of the existing housing stock and serves to address current and potential future community needs.



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9.1 Relevant Goals

- Efficient land use guided by development suitability
- Transportation options
- Resource management
- Housing opportunities
- Diverse economic development
- Community health
- Quality of life

9.2 Existing Housing Conditions

9.2.1 Housing Occupancy and Condition

According to the U.S. Census Bureau’s 2021 American Community Survey (ACS) five year estimates, Glynn County is home to 42,091 housing units¹. With a full-time population of 84,373, this equates to roughly one housing unit per two people in the County. However, due to the County’s nature as a popular vacation destination, many housing units are reserved exclusively for seasonal, recreational, or occasional use, particularly on St. Simons Island, Jekyll Island, and Sea Island. In fact, ACS data indicates that of the 8,690 vacant housing units² within the County, 4,161 are reserved specifically for these kinds of short-term rental use. A map showing the density of housing units in Glynn County as they were counted

1 U.S. Census: A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

2 U.S. Census: A housing unit is vacant if no one is living in it at the time of the interview.

Table 9-1: Glynn County Housing Availability

Study Area	2011	2016	2021	2011-2021 Growth Rate
Brunswick	7,182	7,359	6,884	-4.1%
Unincorporated Mainland	20,778	21,240	21,187	2.0%
Unincorporated Islands	12,372	13,113	14,020	13.3%
Glynn County (Total)	40,332	41,748	42,091	4.4%
Georgia	4,063,024	4,156,518	5,375,039	7.7%

Source: U.S. Census Bureau, 2011 – 2021 American Community Survey 5-Year Estimates

during the 2020 census can be found in **Appendix A**.

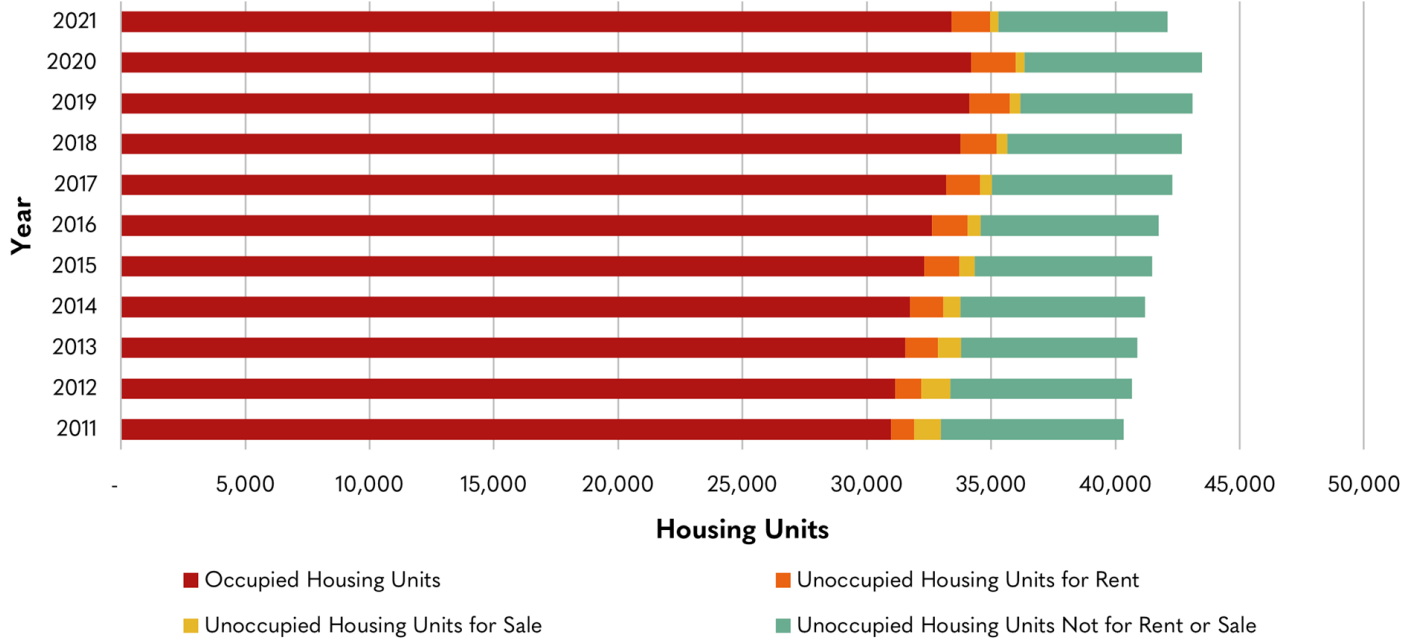
Like many urban areas across Georgia, Glynn County is experiencing near all-time lows with regards to vacancy rates. The number of unoccupied housing units listed as for sale has dropped from 1,074 in 2011 to just 330 in 2021 and the ACS reports that the available housing vacancy rate is approximately five percent while the rental vacancy rate is at 12 percent as shown in **Table 9-1** and **Figure 9-1**.

These figures are primarily the result of a significant reduction in residential construction following the recession of 2008, coupled with an increased demand for home ownership following the Covid-19 pandemic. This is apparent when looking at the U.S. Census Bureau’s Building Permits Survey (BPS) for new, privately owned housing unit authorizations, which tracks all the building permit data submitted by local governments’ building permit office. In the ten years prior to 2008 (1998-2007), Glynn County averaged 815 new housing unit authorizations per year, while in the ten years after (2008-2017), Glynn County averaged only 401 per year. While housing unit authorizations reached record highs in 2022, the County is still short around 4,000 housing units from where it would be without this prolonged period of reduced construction.

ACS data reports that one in three households within Glynn County rent, slightly lower than the state average of 35 percent. However, renter and home ownership rates are heavily dependent on location within the County. Home ownership rates are highest on the islands and west of I-95 on

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Figure 9-1: Glynn County Housing Vacancy



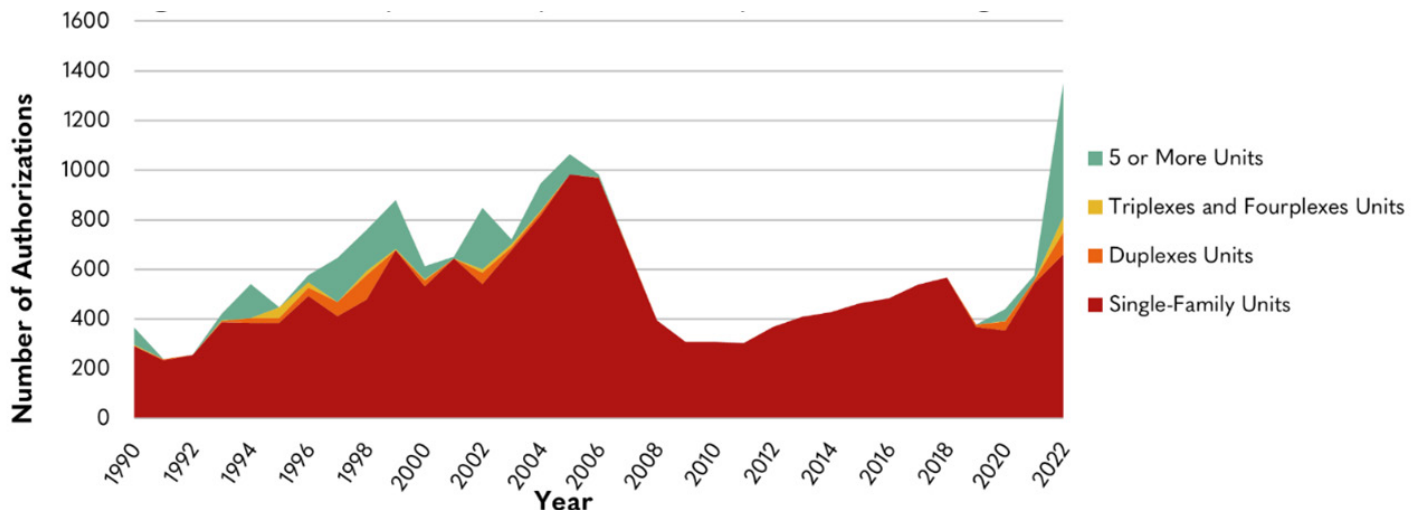
Source: U.S. Census Bureau, American Community Survey (ACS) 2011-2021 5-Year Estimates

the mainland where they hover around 80 to 90 percent. The lowest rates of home ownership can be found within the city limits of Brunswick and in the immediate areas bordering it to the north. Here, home ownership can vary anywhere from 20 to 50 percent. A map breaking down occupancy tenure by census tract can be found in **Appendix A**. ACS also reports that of the 22,279 owned housing units in Glynn County, 62 percent currently hold at least

one mortgage or similar debt while the remaining 38 percent are owned outright. The U.S. Department of Housing and Urban Development lists several key housing problems related to housing conditions and the adequacy of a housing market:

- Lacking kitchen facilities – housing units without all the following facilities:

Figure 9-2: Glynn County New Privately Owned Housing Unit Authorizations



Source: U.S. Census Bureau, Building Permits Survey (1990-2022)

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Table 9-2: Glynn County Housing Conditions

Unit Type	Glynn County	Georgia
Housing Units Lacking Kitchen Facilities	2.5%	2.6%
Housing Units Lacking Plumbing Facilities	2.1%	2.1%
Housing Units Experiencing Overcrowding	1.1%	1.6%
Housing Units Experiencing Severe Overcrowding	0.7%	0.6%

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

- o A sink with a faucet
- o A stove or range
- o A refrigerator

- Lacking plumbing facilities – housing units without both of the following facilities:
 - o Hot and cold running water
 - o A bathtub or shower
- Overcrowding – housing units with more than 1.0 persons per room
- Severe Overcrowding – housing units with more than 1.5 persons per room

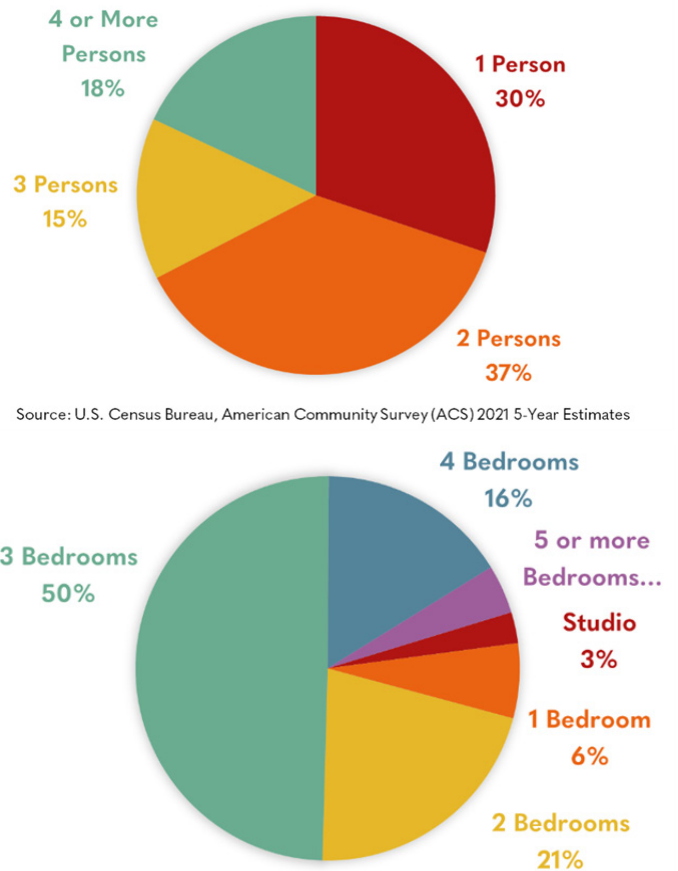
According to ACS data, Glynn County in these areas are remarkably similar to the State of Georgia, with less than three percent of housing units being affected by one or more inadequacies. There are areas of Glynn County that experience these problems at a rate much higher than average, however. Areas of west Brunswick and immediately north see inadequate plumbing and kitchen facilities as high as ten and 13 percent, respectively. A map breaking down these features by census tract can be found in **Appendix A**.

9.2.2 Housing Types and Mix

To assess the housing needs of a community, it is helpful to look at the breakdown of household sizes as it compares to what is currently available in terms of form, function, and cost. ACS reports the average Glynn County household size is 2.4 persons per household, slightly lower than the Georgia average of 2.7. This can be attributed to the substantial number

of older individuals and couples present in the community either at or near retirement age without children or other dependents living with them full-time. Broken down further, 30 percent of Glynn County households feature single occupancy, while another 37 percent of households contain only two individuals (**Figure 9-3**). In communities featuring

Figure 9-3: Glynn County Household Size and Units by Size

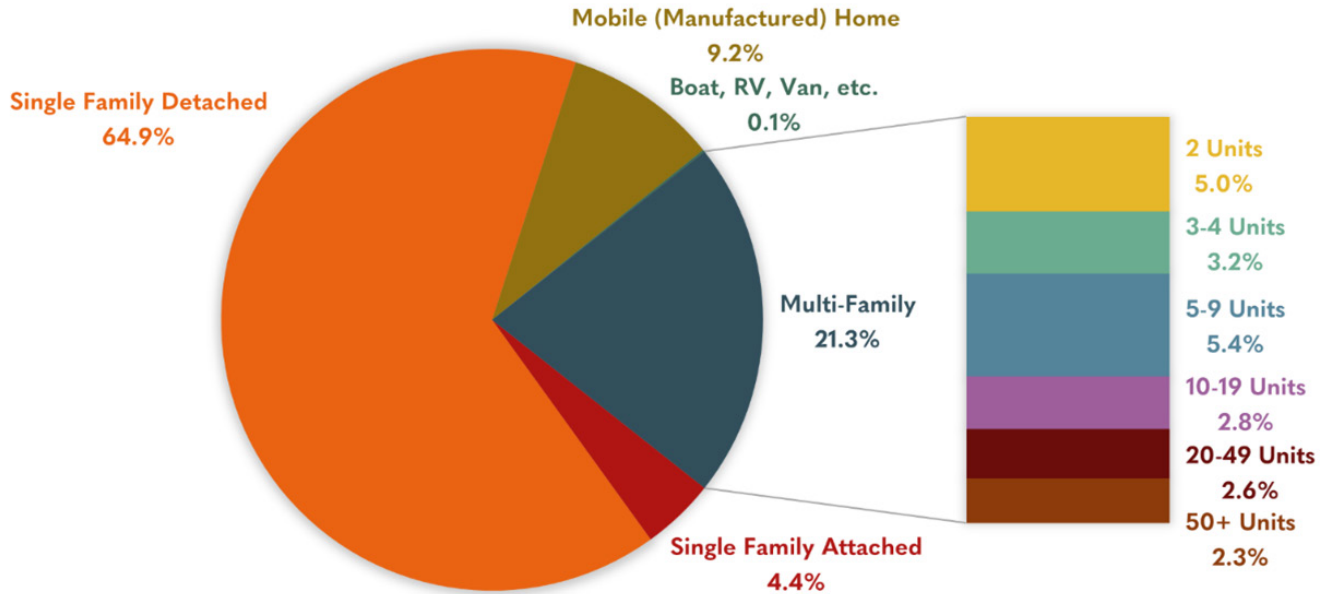


Source: U.S. Census Bureau, American Community Survey (ACS) 2021 5-Year Estimates

Source: U.S. Census Bureau, American Community Survey (ACS) 2021 5-Year Estimates

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Figure 9-4: Glynn County Housing Supply Mix



Source: U.S. Census Bureau, American Community Survey (ACS) 2021 5-Year Estimates

a high number of households with only one or two people living in them, ensuring an adequate supply of smaller, cost-effective homes is crucial. Two-thirds of households in Glynn County consist of only one or two people, but studio and one-bedroom homes make up only nine percent of the housing supply. Even accounting for two-bedroom homes, there are not enough small-sized homes to meet demand. Most housing units in Glynn County feature more than two bedrooms, with three-bedroom homes representing half of the supply alone.

Single-family detached structures make up most of the Glynn County housing supply at 65 percent, according to ACS data while all multi-family units make up only 21 percent (**Figure 9-4**). This is supported by the fact that most residential land within the County is reserved for low-density uses of less than ten dwelling units per acre. Following 2008, residential construction was cut roughly in half from what it was prior to the recession. Multi-family unit construction was struck particularly hard. From 2008 to 2021, only 127 multi-family housing unit authorizations were issued according to the BPS.

9.2.3 Housing Costs

Renter Cost

Housing costs for Glynn County long term renters have seen a dramatic increase over the past few years as a response to the increasingly limited supply of short-term housing and increasing costs of construction. ACS reports that the median gross rent in the County is \$960 a month as of 2021. This cost can vary depending on factors such as location, amenities, and age of structure. The highest costs in the County can be found on St. Simons Island where the median gross rent is \$1,422 a month. Renters of newer units built after 2010 can also expect to pay much more as the median gross rent for such structures is \$1,443 a month for the County. This is summarized in **Table 9-4**.

The private real estate search company Zillow also tracks what it describes as the “Typical observed market rate rent” using the monthly updated Zillow Observed Rent Index to aggregate the price changes for all rental properties repeatedly listed on Zillow. In Glynn County, the Zillow Observed Rent Index reports that the typical rent is \$1,726 as of June 30, 2023. This represents an increase of \$184 (12 percent) just in the time since Zillow started tracking Glynn County rental prices in December of 2021.

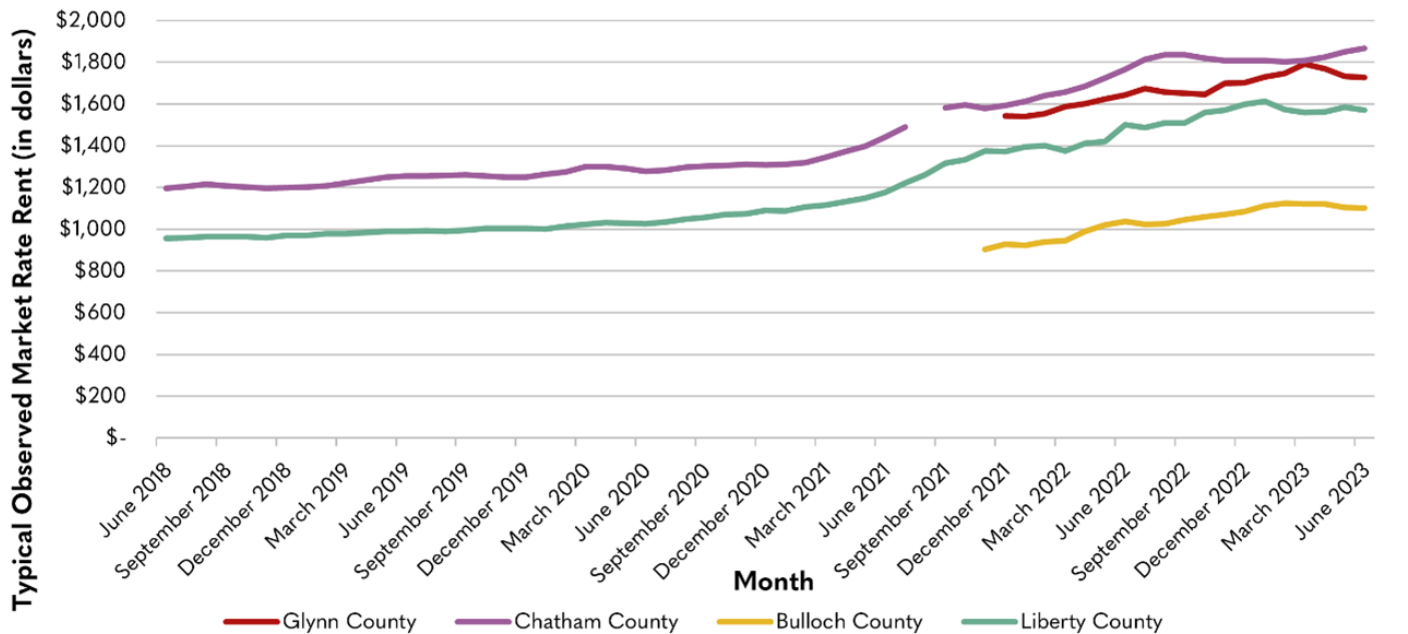
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Table 9-3: Glynn County Median Gross Rent

Study Area	2011	2016	2021	2011-2021 Growth Rate
Brunswick	\$628	\$699	\$785	25.0%
St. Simons Island	\$1,217	\$1,192	\$1,422	16.8%
Glynn County (Total)	\$792	\$832	\$960	21.2%
Georgia	\$835	\$897	\$1,110	32.9%

Source: U.S. Census Bureau, 2011 – 2021 American Community Survey 5-Year Estimates

Figure 9-5 Typical Observed Market Rate Rent



Source: Zillow Research Data, Zillow Observed Rent Index (ZORI) 2018-2023

Owner Cost

Home prices in Glynn County have seen a similar appreciation in value as the median home value rose above \$200,000 for the first time in 2021, and housing costs for mortgage owners have reached a median monthly payment of \$1,471. Variations exist within the County when considering where a home is located. Median home value on St. Simons Island is almost double that of Glynn County as a whole, though prices are rising fastest on the mainland where most new construction is occurring.

Zillow tracks what it describes as “Typical home value and market changes across a given region

and housing type” in its Zillow Home Value Index, which provides a seasonally adjusted metric to examine changes in the home value market based on homes that sell on Zillow. In Glynn County, the Zillow Home Value Index reports the typical home value is \$329,714 as of June 30, 2021. This has more than doubled from what it was ten years prior when the typical home value was \$151,100. This represents an annual increase of 12 percent annually.

9.2.4 Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) considers housing to be

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Table 9-4: Glynn County Median Home Value

Study Area	2011	2016	2021	2011-2021 Growth Rate
Brunswick	\$91,600	\$95,800	\$105,800	15.5%
St. Simons Island	\$394,500	\$355,800	\$389,100	-1.4%
Glynn County (Total)	\$180,400	\$161,800	\$204,900	13.6%
Georgia	\$160,200	\$152,400	\$206,700	29.0%

Source: U.S. Census Bureau, 2011 – 2021 American Community Survey 5-Year Estimates

Table 9-5: Glynn County Median Monthly Housing Cost for Mortgagors

Study Area	2011	2016	2021	2011-2021 Growth Rate
Brunswick	\$970	\$972	\$1,016	4.7%
St. Simons Island	\$2,015	\$2,078	\$2,011	-0.2%
Glynn County (Total)	\$1,362	\$1,284	\$1,471	8.0%
Georgia	\$1,433	\$1,339	\$1,514	5.7%

Source: U.S. Census Bureau, 2011 – 2021 American Community Survey 5-Year Estimates

affordable if housing expenses, primarily being rent or mortgage payments, utilities, and insurance comprise no more than 30 percent of a household's family income. This number is calculated as the threshold that a resident can be expected to pay for housing while being able to afford critical expenses such as groceries, medication, transportation, etc. If a household pays more than 30 percent of their gross family income on housing costs, HUD considers these households as cost burdened. If a household pays more than 50 percent of their family income on housing costs, HUD considers these households as severely cost burdened, meaning their housing costs substantially affect their ability to afford other necessities.

By these standards, according to ACS data, 16 percent of Glynn County households are classified as cost burdened and a further 13 percent are classified as severely cost burdened. Broken down by income bracket, it is evident this burden is falling disproportionately on those low- and moderate-income households earning less than \$50,000 a year more. One in three households making less than

\$50,000 a year are cost burdened while another one in three households are severely cost burdened.

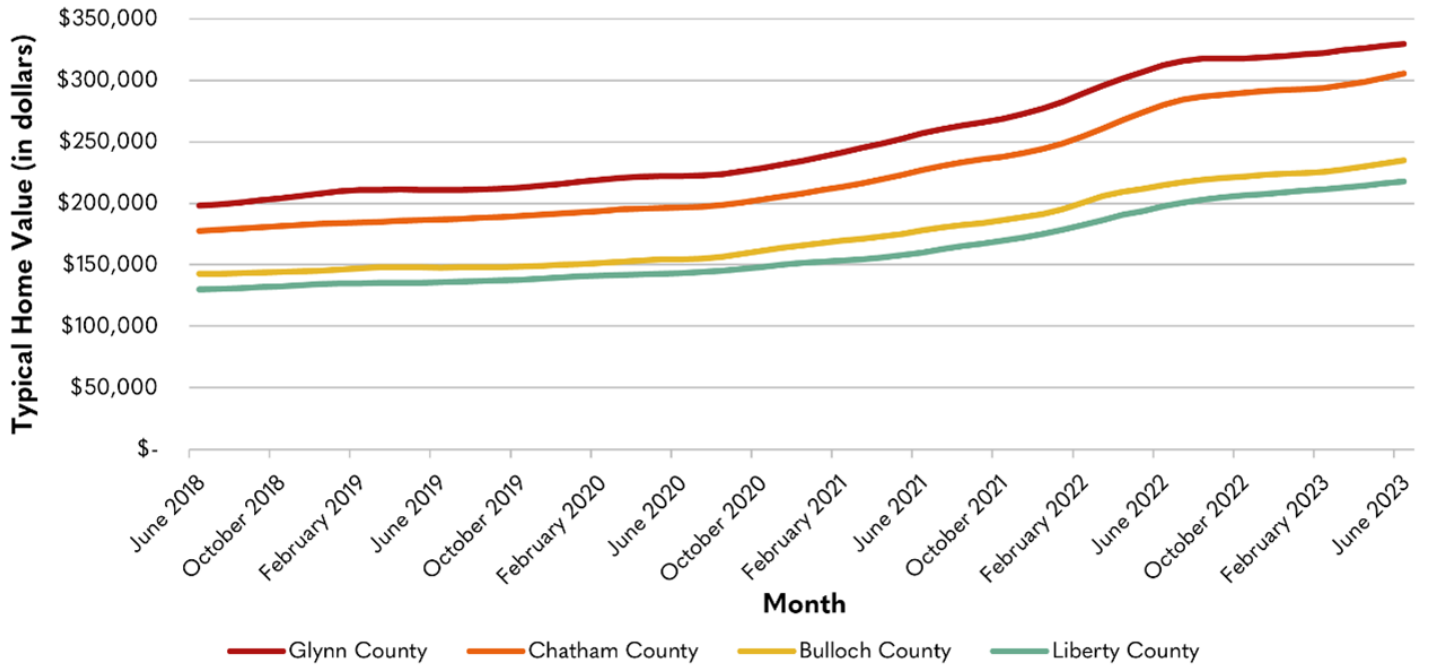
The renting population of Glynn County is most impacted by the current environment of elevated housing costs, with 45 percent of renting households being cost burdened. This discrepancy can largely be explained by the difference in median annual income between renting and owner-occupied households. Renting households on average earn \$36,720 per year and homeowners on average earn \$89,204 per year.

9.2.5 Jobs-Housing Balance

The jobs to housing ratio is a metric utilized by the U.S. Environmental Protection Agency to examine the proportions of residents, jobs, and services in urban areas and to guide development for efficient city plans and transit networks. It is calculated by taking the total number of people employed within an area and dividing it by the total number of occupied housing units in the same area. Maintaining a jobs to housing ratio between 0.75 and 1.5 is seen

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Figure 9-6 Typical Home Value

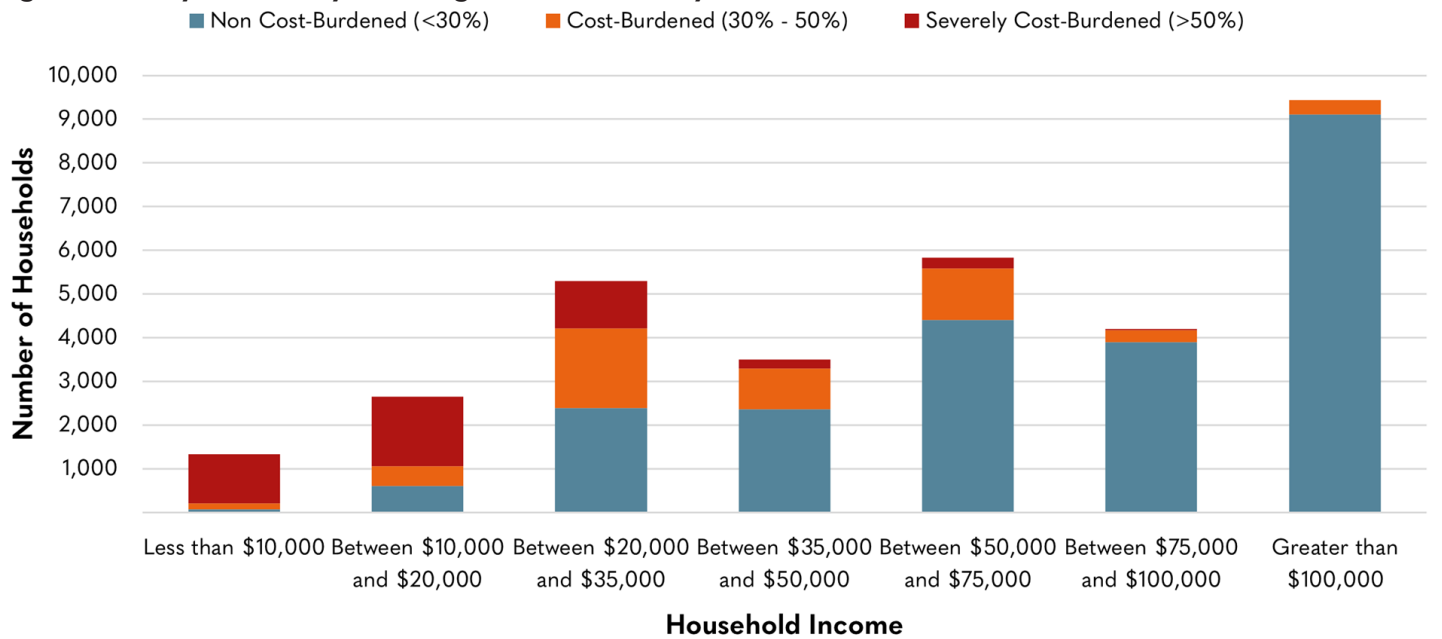


Source: Zillow Research Data, Zillow Home Value Index (ZHVI) 2018-2023

as beneficial for residents by limiting the distance workers must travel to attain housing or employment. Ratios higher than 1.5 indicate that there may be insufficient housing available for the number of jobs within an area. Conversely, ratios below 0.75 indicate that there may not be sufficient employment

opportunities in an area and workers may have to drive further distances for work.

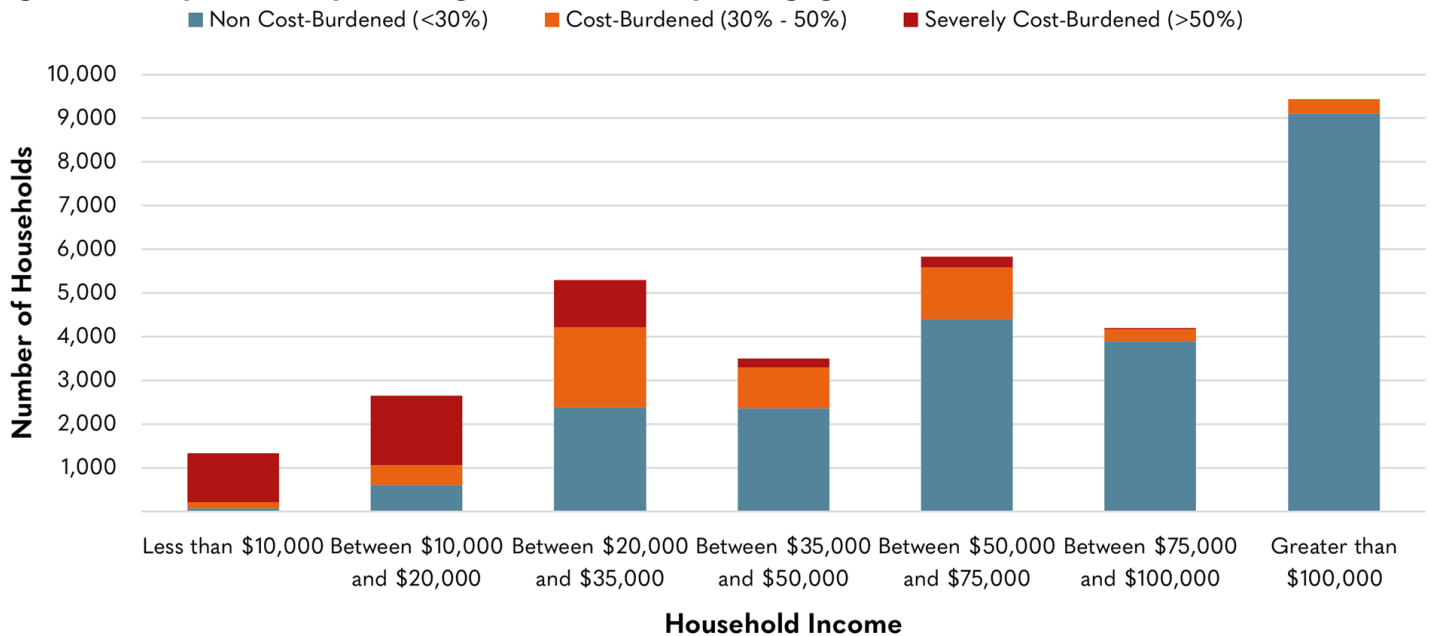
Figure 9-7 Glynn County Housing Cost-Burden by Income



Source: U.S. Census Bureau, American Community Survey (ACS) 2021 5-Year Estimates

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Figure 9-8 Glynn County Housing Cost-Burden by Mortgage Status



Source: U.S. Census Bureau, American Community Survey (ACS) 2021 5-Year Estimates

According to the Decennial Census in 2020, Glynn County had nearly one occupied housing unit for every one employment opportunity in the County, slightly lower than the state’s ratio of 1.06 and in line with what is recommended by the Environmental Protection Agency (Table 9-6).

Table 9-6: Glynn County Job to Housing Ratio

Types	Glynn County	Georgia
Annual Average Employment	34,492	4,272,154
Occupied Housing Units	34,339	4,020,808
Jobs-Housing Ratio	1.00	1.06
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics Survey; 2020 Decennial Census		

three in ten households in Glynn County are cost-burdened by their housing expenses, most acutely renters, who are most vulnerable to fluctuations in housing costs. This primarily stems from a shortage of multi-family housing units and small single-family homes that cost less than \$1,000 a month. As a result, many renters are being forced to contribute over 30 percent of their monthly income to live and work in Glynn County. A shortage of affordable housing has negative impacts affecting many in Glynn County.

One of the most important aspects employers look at when considering whether to invest in a community or not is the availability of sufficient housing for the wage bracket they are targeting to pay their employees. Currently, Glynn County’s median rent of \$960 would require a household to make \$38,400 a year (\$18.46 an hour) to afford all the housing costs associated whilst not being cost burdened. If an industry or business needs to attract talent to the area, the cost hurdle is even more of a challenge. With typical rent on Zillow of \$1,726 a month, a new worker in the area would need to make an annual income of \$69,040 a year (\$33.19 an hour) to avoid being cost burdened.

9.3 Housing Needs

The lack of affordable housing in Glynn County is a serious issue raised by stakeholders and members of the public. Public feedback suggests this issue threatens to severely hamper future development of the community if left unaddressed. Currently,

Without affordable and accessible housing near the economic centers of Brunswick and St. Simons

| 9. Housing

Island, workers are forced to live in and commute from neighboring cities such as Hinesville, Ludowici, Jesup, Kingsland, and Darien. Commuting to work has many impacts on the community including increasing the overall commute length for workers, increased traffic congestion and auto collisions, and air pollution along key arteries like US-17, US-341, and the FJ Torras Cswy.

Changes to the current zoning ordinance and permitting rules to allow for easier development of smaller, higher density developments within compatible areas near employment centers should be considered and encouraged to alleviate many of these concerns.





10. Coastal Resiliency

Coastal Resiliency

Coastal resilience is defined as a community's ability to recover after hazardous events specific to coastal areas such as hurricanes, coastal storms, storm surge, changing water levels, flooding, and erosion. Coastal resilience is a unique challenge due to the dynamic nature of the coasts and high concentration of population that lives on the coast and the industry that relies on coastal areas. By planning for a resilient coast, Glynn County will be better prepared for unforeseen impacts resulting from hazardous events. This allows the community to reduce impacts and recover quicker economically, environmentally, and socially.



10. Coastal Resiliency

10.1 Related Goals

- New land uses should protect the environment, preserve historical and cultural resources, consider high flood risk areas, and conserve meaningful open space.
- Plan and prepare for natural disasters and the recovery thereafter from hazards including hurricanes, tornados, storm surge, and sea level rise.
- Make appropriate, proactive infrastructure investments to accommodate planned growth, and address the impact of storm surge and sea level rise.
- Consider the impacts of sea level rise and increasing storm intensity when adopting local ordinances and making land use decisions.
- Coordinate with regional agencies on projects that foster resiliency to coastal hazards.
- Ensure that residents, businesses, and developers undertake improvements or new projects that protect their property from floods or other natural disasters.
- Encourage minimal impact development that protects wildlife and preserves riparian buffers, the floodplain, beaches, natural topography, and tree canopy.

10.2 Existing Conditions

Glynn County has an extensive marsh network and three populated barrier islands making it unique among the Georgia coast. St. Simons island has the densest population in unincorporated Glynn County which makes the community especially susceptible to coastal hazards. Sea-level rise, storms, and flooding stress both natural and human systems by increasing vulnerability and decreasing the ability of the systems to combat disruptions and recover.

The National Oceanic and Atmospheric

Administration has predicted various scenarios of sea level rise within the U.S. The observation-based extrapolation of expected rise shows 0.38 meters by 2050. On a regional scale, the southeastern U.S. observation-based extrapolation value is 0.41 meter which closely aligns with modeling scenarios for the area. Fernandina Beach in Florida has the nearest monitoring station for sea-level. At this station modeling predictions for 2050 show a 0.41-meter rise in water levels. Fifty-year projections for this same station show a total rise in sea level of 0.98 meter.

Coastal communities are susceptible to storm surge which can be defined as an abnormal rise in the sea level generated by storm events. Storm surge impacts for Glynn County show that the islands will be impacted by as little as a category one hurricane event. A category five hurricane can produce storm surge that inundates nearly the entire county as shown on the figure in **Appendix A**.

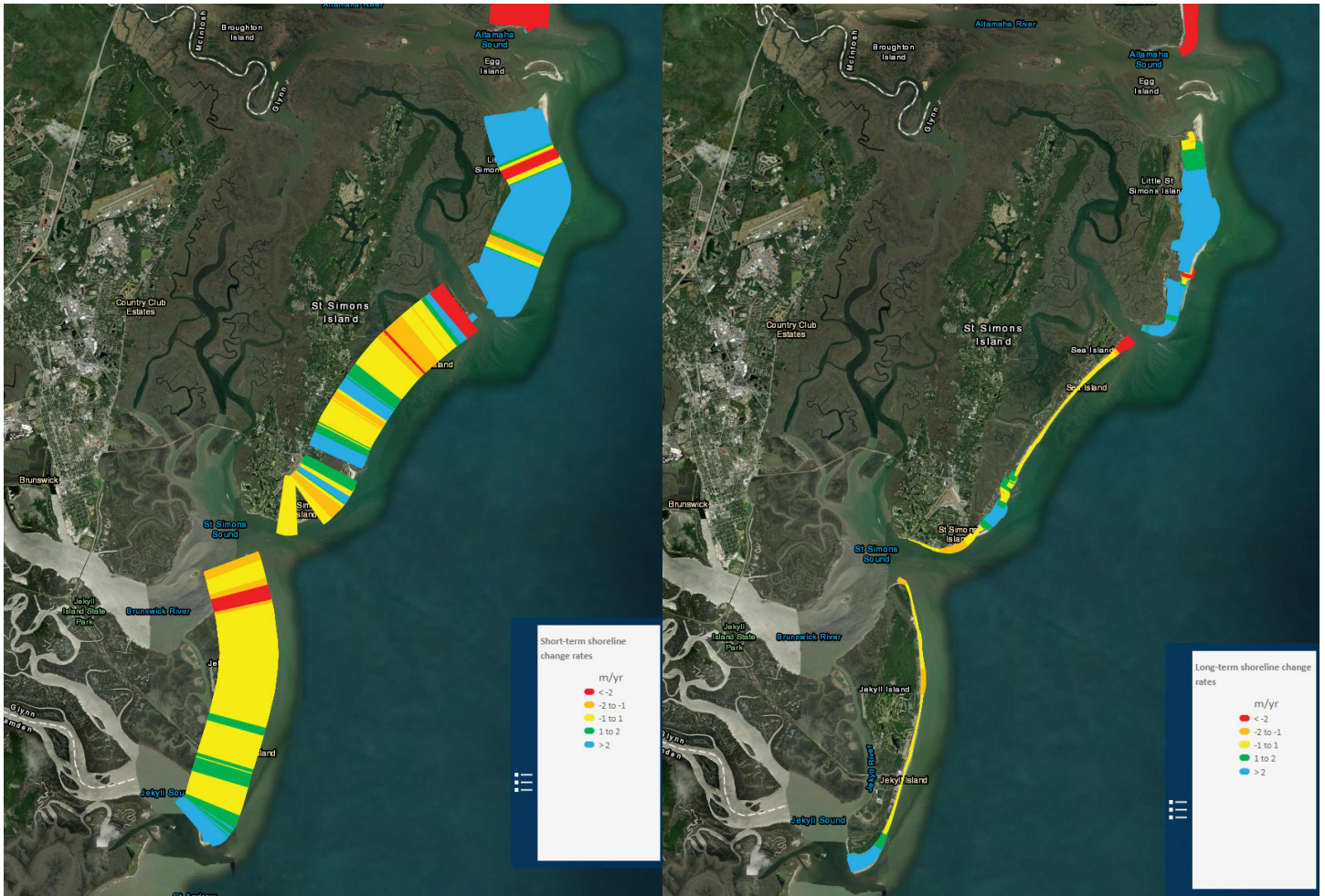
Coastal areas are highly dynamic where changing tides, migrating sands, and the built environment all play a role in the health and longevity of the area. Shoreline change is measured using long transects that extend into the nearshore of the Atlantic and measure the change in elevation to determine the growth or loss of shoreline in meters per year. A long-term view of coastal change in Glynn County from the 1800's to 2018 is depicted by the U.S. Geological Survey below and compared to the short-term shoreline change rates which cover a period from 1970's to 2018. The long-term and short-term changes show that Little St. Simons Island has gaining beaches that tend to build over time. Jekyll, Sea, and St. Simons islands show a steadier state along much of the shoreline with severe erosion on Jekyll and Sea Islands northern end.

10.3 Next Steps

Glynn County and the surrounding communities should plan for impacts from rising water levels and flooding associated with surge and storm events. Additionally, steps should be taken to focus on ways to reduce risk county wide. There are many ways to plan for and mitigate future hazards. A few have been listed below.

10. Coastal Resiliency

Figure 10-1 Glynn County Shoreline Change



- The use of science-based benefit cost analyses to determine appropriate flood protection infrastructure in elevated risk areas
- Collaborating with nongovernment organizations and state agencies to create tools for planning and public use
- Adopting County coastal action plans and climate adaptation programs that address future risk and how they will be mitigated
- Increasing open spaces in flood prone areas
- Updating drainage plans and maintaining current drainage networks

- Implementing natural shorelines that can build and protect the existing coastline and its associated natural resources and infrastructure
- Incorporate storm surge and expected water level changes into the development planning and approval process
- Reducing impervious surface cover in vulnerable areas
- Community education programs for homeowners, realtors, and renters
- Updates to building codes and zoning
- Improving Glynn County's Community Rating System score

| 10. Coastal Resiliency

- Identifying at risk areas and understanding the severity of potential impacts improves the minimization of consequences.

Areas adjacent to the Atlantic are especially vulnerable to coastal hazards and changes making planning essential to the long-term success and safety of the community. Planning for coastal hazards, as a community, increases safety, reduces property loss, protects historic and natural character, and lessens the disruption to the local economy.





11. Community Work Program

Community Work Program

The community work program (CWP) presents the specific action items designed to address the needs and opportunities identified in Section 5. It is important to note that there are numerous action items listed within this Plan and that implementation of all these elements within the ten year time frame may not be realistic. However, the County has elected to include all recommended action items with the understanding that circumstances that currently limit options may change (e.g., future development, federal and state infrastructure programs, tax legislation, debt restructuring, etc.) and that such changes may give the County an opportunity to consider additional action items in the future. Therefore, a complete listing of desired activities and programs is included within this Plan.



11. Community Work Program

11.1 Action Items

The CWP includes the following information for each listed action item:

- Action Item: Brief description of the activity.
- Responsible Party: Parties identified as being responsible for the implementation of the action items include County departments, agencies, and authorities. The responsible parties identified within this workplan are listed by the following acronyms:
- Cost: Estimated cost, if known, for implementation of the identified action item.
- Potential Funding Source: Potential or recommended funding source. It may be a specific

County fund or a grant/loan program.

- Priority: With an understanding that the County has limited resources to dedicate to implementation of the CWP, the County has assigned a priority status to each action item to assist with identification of the most urgent, necessary, and/or desired programs. However, it is important to recognize that all action items included herein relate to needs and opportunities identified in the plan. The three priority levels are: a) 1-2 years b) 3-5 years and c) 6-10 years.

Table 11-1: Responsible Parties

Acronym	Full Name
BATS	Brunswick Area Transit Study
BGCDA	Brunswick and Glynn County Development Authority
BGJWSC	Brunswick Glynn County Joint Water and Sewer Commission
BJCC	Brunswick Job Corps Center
CC	Brunswick Golden Island Chamber of Commerce
COB	City of Brunswick
CPTC	Coastal Pines Technical College
CRC	Coastal Regional Commission
CVB	Golden Isles Convention and Visitors Bureau
DNR	Georgia Department of Natural Resources
GBCOC	Glynn County Board of Commissioners
GCBOE	Glynn County Board of Education
GCCD	Glynn County Community Development Department
GCEMA	Glynn County Emergency Management Agency
GCGIS	Glynn County GIS Department
GCPW	Glynn County Public Works Department
GDOT	Georgia Department of Transportation
GICA	Golden Isles Career Academy
SSLT	St. Simons Land Trust

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
Economic Development					
1	Work with the BGCDA to target aeronautical-related industries to locate in Glynn County at the airport industrial sites, and work with the technical colleges to offer industry specific training for aeronautics.	BGCDA	Staff Time	BGCDA, General Fund	1-2 years
2	Continue partnering with local industries, Brunswick Job Corp Center, Career Academy, and Coastal Pines Technical College to support the apprenticeship program.	BGCDA, BJCC, GICA, CPTC	Staff Time	BGCDA, General Fund	3-5 years
3	Simplify the County business license process to make it easier for small business startups.	GCCD	Staff Time	General Fund	3-5 years
4	Provide information about educational resources and support available to businesses when applying for a business license.	GCCD, CC	Staff Time	General Fund	1-2 years
5	Conduct a study to determine the cost and impact of creating a small business development center.	CC	Staff Time	CC	6-10 years
6	Establish strategies for incentivizing investment along US 17 to attract community-scaled commercial development including restaurants and retail businesses.	BGCDA	Staff Time	BGCDA	3-5 years
7	Develop a plan for repurposing and revitalizing underutilized big-box commercial developments on Spur 25.	BGCDA	Staff Time	BGCDA	6-10 years
8	Work with regional partners to participate in the Georgia Ready for Accelerated Development program for available industrial parks.	BGCDA, CC	Staff Time	BGCDA	3-5 years
Land Use					
9	Create special area plans for the Community Gateways at I-95 exits. Address impacts of truck traffic on residential development at exit 29, including the possible addition of sound barriers.	GCCD, BGCDA, CVB	\$150,000	General Fund, BGCDA, Hotel Motel Tax	1-2 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
10	Create special area plans for St. Simons Island that include updated population information, future approved developments, and transportation issues, where appropriate. Consider the use of overlay districts to implement plan recommendations.	GCCD	\$75,000 per year, Staff Time	General Fund	1-2 years
11	Research the potential to sunset planned development texts where feasible, and/or initiate a program to purchase or transfer development rights on St. Simons Island.	GCCD	TBD	General Fund, STD	3-5 years
12	Complete geospatial database of legal lots and tax parcels. Use this information as needed to develop a policy related to residential infill on SSI.	GCCD	Staff Time	General Fund	3-5 years
13	Establish data sharing protocol between Community Development and the GIS Department to ensure all future proposed developments are geocoded to include parcel data, development densities, and current development status to ensure accurate and efficient future socio-economic data collection and support efforts to document growth trends in the community.	GCCD, GCGIS	Staff Time	General Fund	3-5 years
14	Update the County development buildout status report and perform updates on a regular schedule to demonstrate vested developments approved for construction.	GCCD	Staff Time	General Fund	1-2 years
15	Update County Zoning and Subdivision Ordinances in accordance with the recommendations of this plan. Allow for and incentivize alternative subdivision design, including conservation subdivision, traditional neighborhood development, and agricultural conservation subdivision.	GCCD	\$200,000	General Fund	1-2 years
16	Establish design criteria for commercial, mixed use, multi-family, and planned developments as part of this ordinance update.	GCCD	Part of Ordinance Update	General Fund	1-2 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
17	Develop “green” standards, which describe the characteristics or criteria for desirable, sustainable development as part of the ordinance update. Consider expanding requirements for riparian buffer protection, where appropriate.	GCCD	Part of Ordinance Update	General Fund	1-2 years
18	Work with BGJWSC to identify where there is limited or no capacity in the wastewater system and limit new development in those areas.	GCCD, BGJWSC	Part of Ordinance Update	General Fund Water & Sewer Fees	1-2 years
19	Consider limiting or incentivizing the reduction of impervious surfaces, as part of the ordinance update.	GCCD	Part of Ordinance Update	General Fund	1-2 years
20	Update the zoning and development review process to include screening of properties adjacent to the Brunswick Golden Isles Airport to ensure that new development does not exceed the Airport Master Plan’s height obstruction recommendations and affect the viability of the airport’s Runway Clear Zones.	GCCD	Staff Time	General Fund	3-5 years
21	Continue working with partners to implement the wayfinding signage design plan and seek funding for plan implementation.	GCCD, CC, CVB, GCCOB	TBD	Grants, Hotel Motel Tax, General Fund, COB	3-5 years
22	Staff review of the potential benefits and impacts of new ordinances.	GCCD	Staff Time	General Fund	3-5 years
23	Collaborate with the City of Brunswick to create complimentary zoning districts along shared boundaries.	GCCD	Staff Time	General Fund	3-5 years
Housing					
24	Administer regulations to ensure housing quality per adopted codes via a comprehensive inspection program, property maintenance standard enforcement, and strengthened condemnation efforts.	GCCD	Staff Time	General Fund, Fees	1-2 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
25	Work with BGJWSC to identify areas where there is capacity to serve moderate to high density residential development.	GCCD, BGJWSC	Staff Time	General Fund Water & Sewer Fees	1-2 years
26	Perform a housing condition assessment to better understand the condition of housing in the County. Include identification of historically relevant housing in the County.	GCGIS, GCCD, Tax Assessor	Staff Time	General Fund	6-10 years
27	Perform a housing study to determine the need for various housing types and identify incentives to encourage needed types of housing.	CD	Staff Time	General Fund	6-10 years
Natural, Historic, and Cultural Resources					
28	Develop a County Greenspace Plan to identify and prioritize natural areas for future protection and address connectivity between exiting greenspace and community facilities by utilizing rights-of-way. This plan should be coordinated with the Coastal Georgia and East Coast Greenways, the Lower Altamaha River Corridor, and transportation projects to better leverage existing funding and resources.	GCCD, GCRP, SSLT, DNR	\$50,000	General Fund, Grants	3-5 years
29	Review the potential to preserve County control of Altamaha Canal and invest in its rehabilitation as part of the Greenspace Plan. Reengage the Altamaha Canal committee to focus on this project.	GCCD	Staff Time	Grant	6-10 years
30	Identify African American cultural resources and promote Glynn County's location and designation on the Gullah Geechee Cultural Heritage Corridor.	GCCD, CVB	\$15,000	Grant	3-5 years
31	Provide education on how to protect tree canopy before, during, and after construction.	GCCD, TAB	Staff Time	General Fund	1-2 years
32	Consider updating beach usage and management ordinances, such as a leash law, litter control, alcohol usage, and parking strategies.	GCCD	Part of Ordinance Update	General Fund	1-2 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
County Facilities, Services, and Funding					
33	Develop Capital Improvements Program (CIP) Plan and update annually.	GCCD, GCPW, Finance	Staff Time	General Fund	1-2 years
34	Perform study and establish a Stormwater Utility in coordination with Brunswick's Stormwater Utility program.	GCCD, GCBOC	\$150,000	Stormwater Utility	3-5 years
35	Implement the Coast Guard Beach Park improvement plan.	GCRP	\$7 million	General Fund, Grants, Hotel Motel Taxes	3-5 years
36	Develop a Master County Drainage Plan.	GCCD	\$250,000	Stormwater Utility	3-5 years
37	Maintain and replace storm-damaged beach-access cross overs and signage.	GCPW	TBD	General Fund, Grants, Hotel Motel Taxes	1-2 years
38	Identify funding sources to support beach access upgrades and implement, based on priority, as funding is secured.	GCCD, GCPW	Staff Time	Hotel Motel Taxes, Grants, SPLOST	3-5 years
39	Upgrade beach access points on St. Simons Island to include bicycle racks and pedestrian facilities to mitigate lack of public parking.	GCPW	TBD	Public - Private Partnerships	3-5 years
40	Maintain, improve, and expand the network of bike paths and multipurpose trails	GCCD, GCPW, BATS	TBD	General Fund, BATS, Grants	1-2 years
41	Develop a Recreation Master Plan that includes a park level of service assessment, development of additional recreational facilities, access to coastal resources, parking, marina and boat facilities, blueway trails, and areas to be set aside for protection and/or minimal impact uses.	GCRP	\$75,000, Staff Time	General Fund	3-5 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
42	Conduct a comprehensive recreational water accessibility analysis to assess existing/planned access points, identify a system of blueway trails, and identify additional areas in Glynn County appropriate for investments in water access and boat launch infrastructure.	GCRP	\$60,000	Hotel Motel Taxes	3-5 years
43	Enhance transparency related to County government by making the website more user friendly, promoting public engagement opportunities, and cross-referencing resources on public information platforms.	BATS, GCPIO	Staff Time	General Fund	3-5 years
44	Research the need to construct and provide programming for a Senior Center for unincorporated Glynn County.	GCRP	TBD	General Fund, Grants	6-10 years
Resiliency					
45	Review building and relevant land development codes to determine if additional regulations are needed to better protect buildings from wind and flooding due to coastal storms and sea level rise.	GCCD	Staff Time	General Fund	3-5 years
46	Work with conservation agencies to create a prioritized inventory of lands to be preserved. Priority should be based on opportunities to mitigate flooding by preserving floodplains, marshlands, and other low-lying areas, as well as opportunities to protect undeveloped lands within the Lower Altamaha River Corridor and Little Satilla River Corridor.	GCCD, GCRP, SSLT, DNR	In association with the Greenspace Plan	General Fund, Grants	1-2 years
47	Request that DOT perform a study to determine if improvements are needed to make F.J. Torras Causeway more resistant to sea level rise, flooding, and other storm-related impacts.	BATS, GDOT	TBD	BATS, Grants	1-2 years
48	Work to improve Glynn County's Community Rating System score and reduce flood insurance premiums by evaluating and implementing action items that mitigate the community's flood risk.	GCCD, GCPW	Staff Time	BATS, Grants	3-5 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
49	Using knowledge and experience from recent storms and incorporating model practices from other communities, improve and update the Emergency Response and Recovery Operations Plan, the Disaster Response and Redevelopment Plan, and the Multi-Hazard Mitigation Plan.	GCEMA, GCCD	\$15,000, Staff Time	General Fund	1-2 years
50	Ensure that appropriate policies, including the contract for debris removal and debris removal monitoring, are in place prior to hurricane season.	GCEMA, GCCD	Staff Time	General Fund	1-2 years
Intergovernmental-Interagency Coordination					
51	Work with the City of Brunswick to support downtown revitalization.	GBCOC	TBD	COB, GBCOC	3-5 years
52	Consider partnering with Brunswick for building inspections and planning services.	GCCD	TBD	COB	3-5 years
53	Partner with the City of Brunswick to implement the Riverwalk Phase I concept.	COB, GBCOC	TBD	GOSP	6-10 years
54	Consider additional funding sources to fund water and sewer improvements.	GBCOC, BGCJWSA	TBD	SPLOST	1-2 years
55	Revise the public utility service area during the Service Delivery Strategy (SDS) update to reflect the desired limit of urban growth, limit public water and sewer infrastructure expansions outside of the urban area, and allow residents in West Glynn to utilize sanitary sewer and wells, when appropriate.	GCCD, BGJWSC, COB	Staff Time	General Fund	1-2 years
56	Review and consider the construction of the Hwy. 17 Marsh Path.	DNR, GBCOC	TBD	GOSP	6-10 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
Transportation					
57	Support Brunswick Area Transportation Study's ongoing efforts to utilize 5303 transit planning funding provided by the Federal Transit Administration to analyze the demand for and feasibility of transit service in Glynn County.	GCCD, COB, BATS	\$51,344/year	5303/5307 Grant Funding	1-2 years
58	Identify potential public-private partnership stakeholders, with mutual interest in implementing public transit services in Glynn County and establish a local project sponsor.	GCCD, COB, BATS, CRC	Staff Time Consultant	5303/5307 Grant Funding	1-2 years
59	Incorporate road classification into the Glynn County zoning and development approval process to ensure supporting road networks are adequately sized to support proposed development.	GCPW, GCGIS, GCCD	Staff Time	General Fund	1-2 years
60	Establish criteria for developer-funded traffic impact analysis, and that establishes methods, valuation, and limits for transportation impact fees/investments. Clear thresholds should be established, along with a framework for impact fees and/or developer responsibilities to mitigate development-related impacts.	GCCD	Part of Ordinance Update	General Fund	1-2 years
61	Using Bike and Multipurpose Trails Plan recommendations, establish a prioritized project list, identify funding mechanisms for construction and provide the public with updates regarding program status.	GCCD, BATS	Staff Time	General Fund	3-5 years
62	After the completion of current SPLOST transportation projects, conduct a Comprehensive Traffic Study to determine new roadway level of service and if additional transportation improvements are needed.	GCCD	\$200,000	General Fund	3-5 years

11. Community Work Program

Table 11-2: Glynn County Work Program Summary

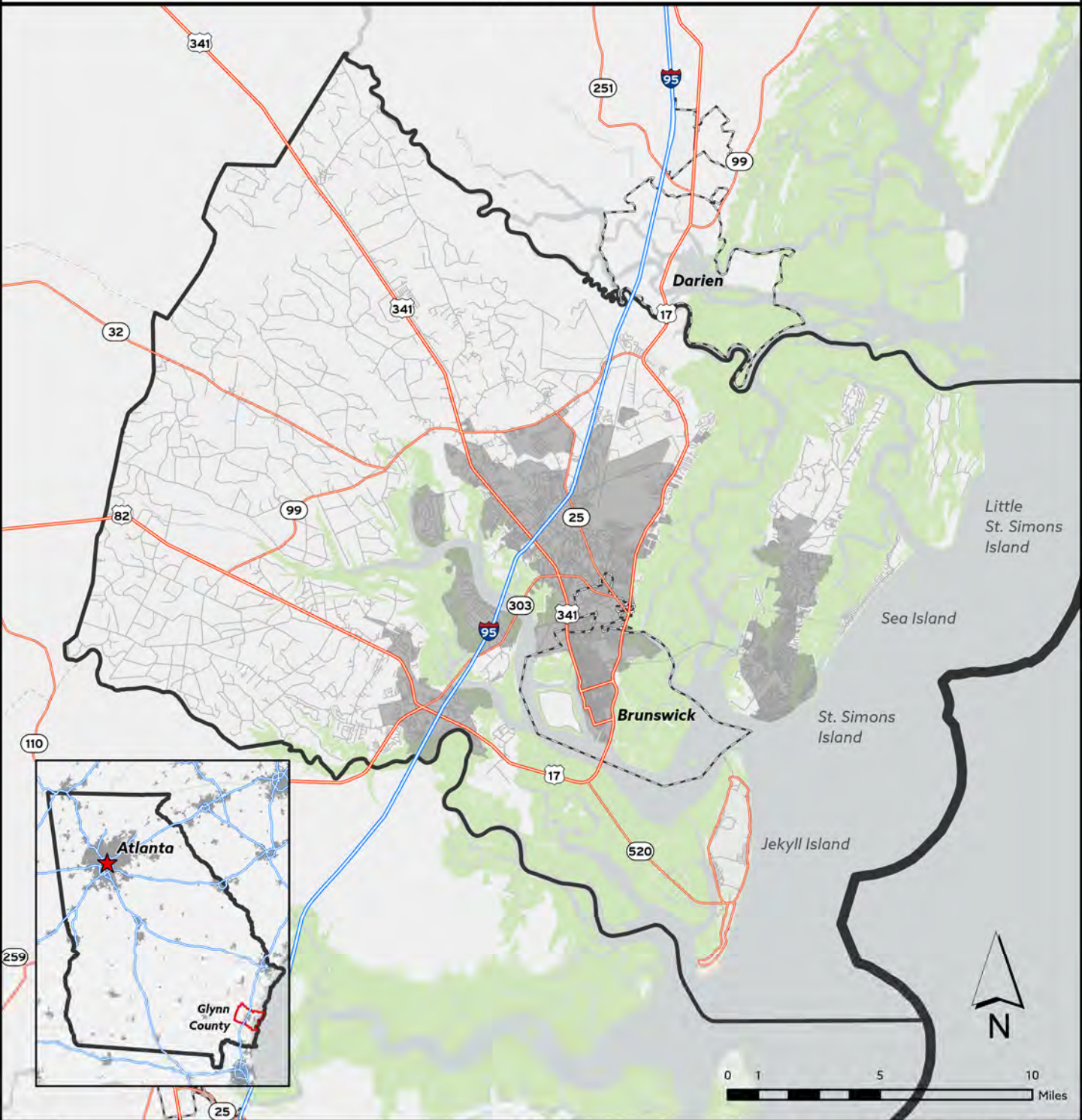
No.	Action Item	Responsible Party	Estimated Cost	Potential Funding Source	Priority
63	Work with BATS MPO and GDOT to determine if a traffic optimization analysis is warranted for Frederica Rd., including a coordinated signal timing analysis.	BATS, GCCD	\$45,000	General Fund, Federal PL Funding	1-2 years
64	Support BATS efforts to identify corridors on the Federal Highway System and State Routes to target bicycle and pedestrian facilities. Coordinate with GDOT to identify feasibility and opportunities for incorporation of bicycle and pedestrian facility enhancement.	BATS, GCCD	Staff Time	General Fund, Federal PL Funding	1-2 years
65	Work with the BOE to establish a Safe Routes to Schools program that helps support proactive bicycle and pedestrian investment for new schools and identifies solutions to safety problems created by school location.	BATS, GCCD, GCBOE, GCBOC	\$40,000	General Fund, Federal PL Funding	3-5 years
66	Coordinate with City of Brunswick to establish a consistent Complete Streets Policy that ensures a continuation of mobility enhancements for corridors that cross jurisdiction boundaries.	GCCD, COB	Part of Ordinance Update	General Fund	3-5 years

Appendix A

Maps

Reference Map

Glynn County



Legend

State Boundary	Urbanized Area	Interstate Highway
County Boundary	Coastal Marshland	US Highway
City Limits		State Highway

1:300,000

Published: 7/11/2023

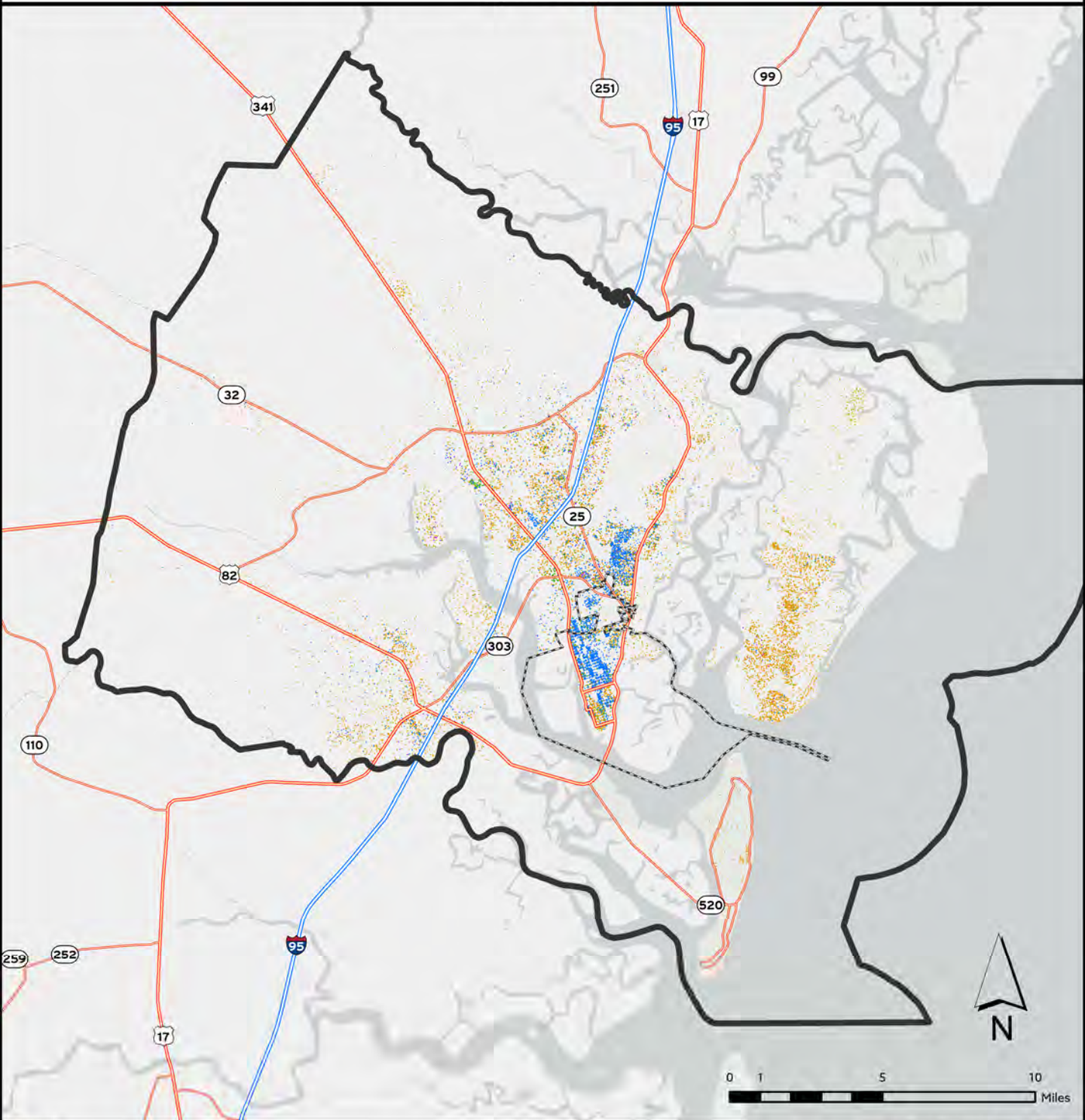
Coastal Regional Commission

GLYNN COUNTY GEORGIA

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Population Distribution, 2020

Glynn County





Legend

1 Dot = 5 Persons	White	Glynn County Boundary
African American	Some Other Race	Brunswick City Limits
Asian American	Two or More Races	
Hispanic		

1:300,000

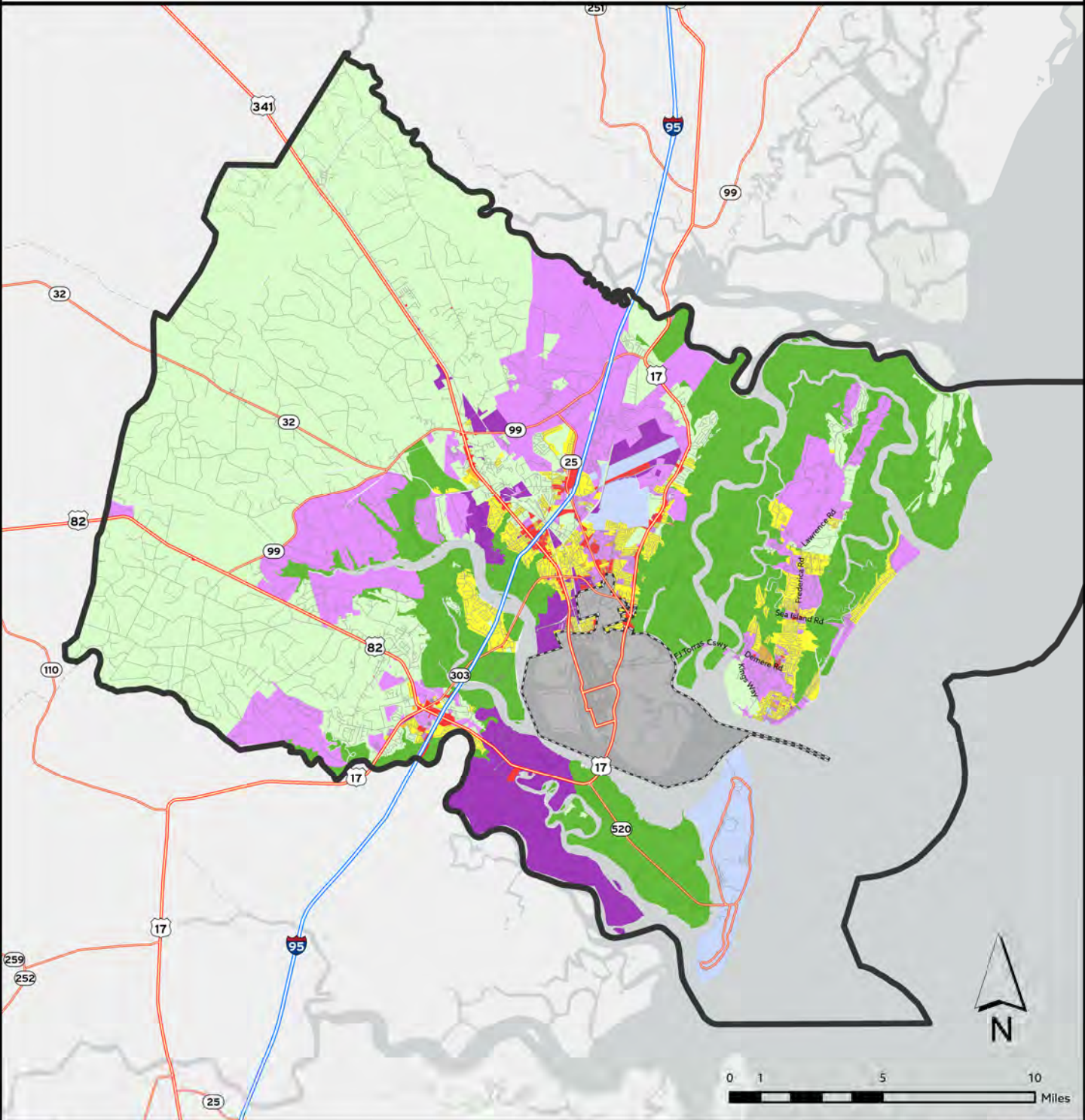
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Existing Land Use

Glynn County



Legend

Low Density Residential	Medium-High Intensity Commercial	Mixed Use	Glynn County Boundary
Medium Density Residential	Industrial	Brunswick City Limits	
High Density Residential	Public/Institutional		
Low Intensity Commercial	Parks/Recreation/Conservation		
	Agriculture/Forestry		

1:300,000

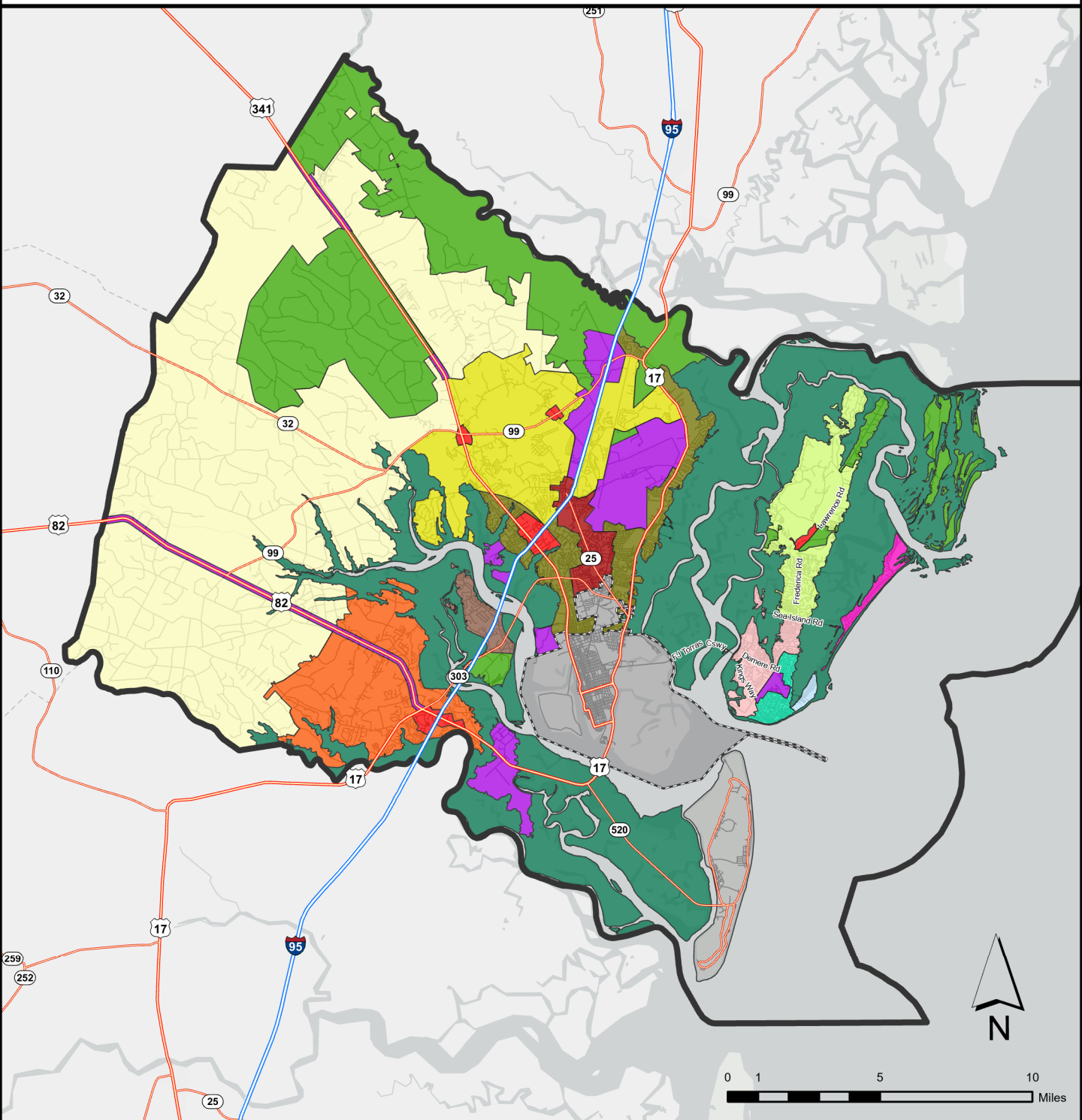
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Character Areas

Glynn County



Legend

Blythe Island	Economic Corridor/Center	Sea Island	West Glynn
Coastal Marshlands	Existing Traditional Residential	South Island	Unclassified Areas
Conservation	North Island	Southwest Glynn	Glynn County Boundary
Developing Suburban Residential	Regional Center	Spur 25 Commercial Corridor	Brunswick City Limits
	Village		

1:300,000

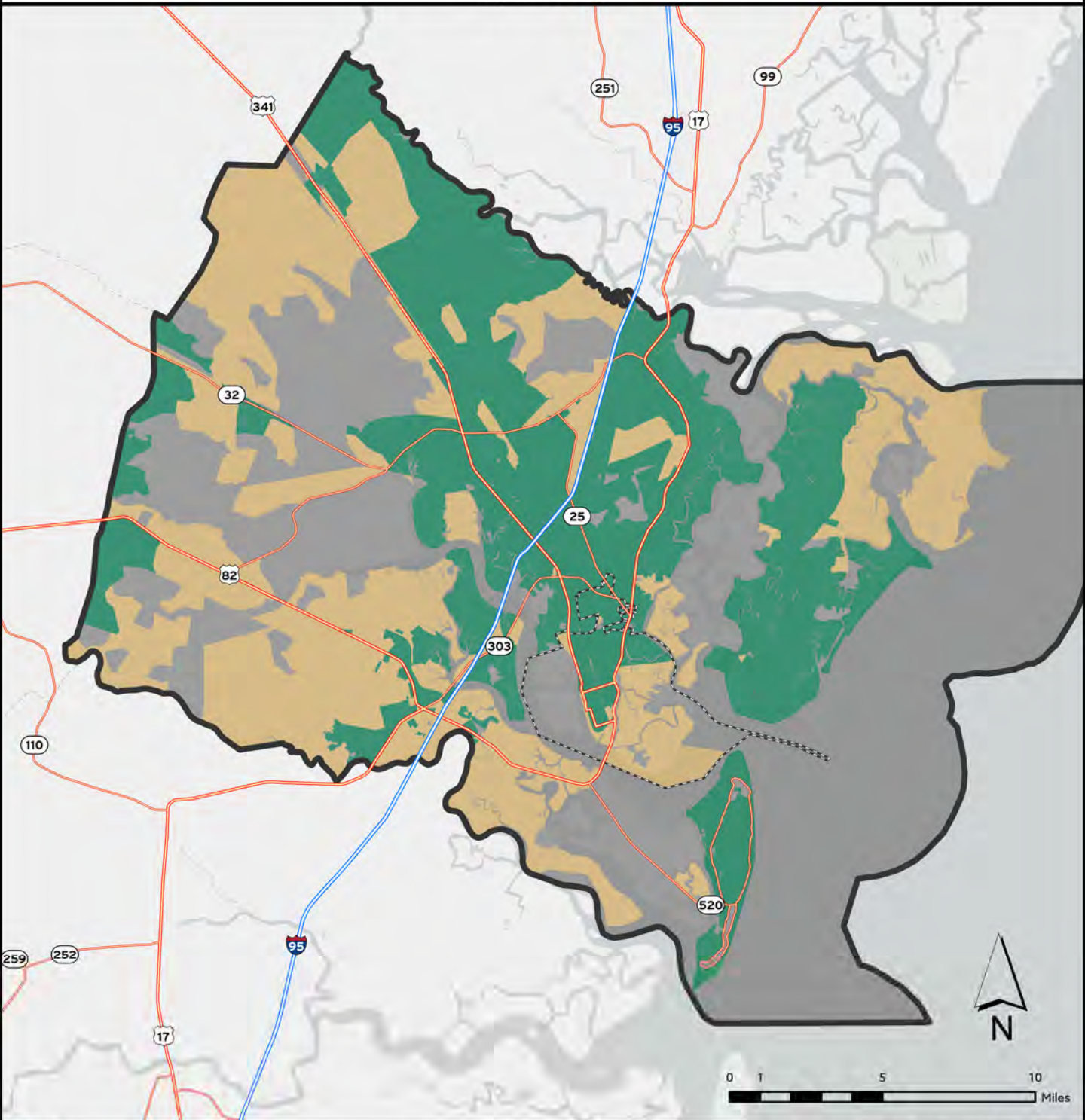
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Broadband Access, 2022



Glynn County





Legend

- Served (Over 80% of locations served)
- Unserved (80% or fewer locations served)
- No Locations

1:300,000

-  Glynn County Boundary
-  Brunswick City Limits

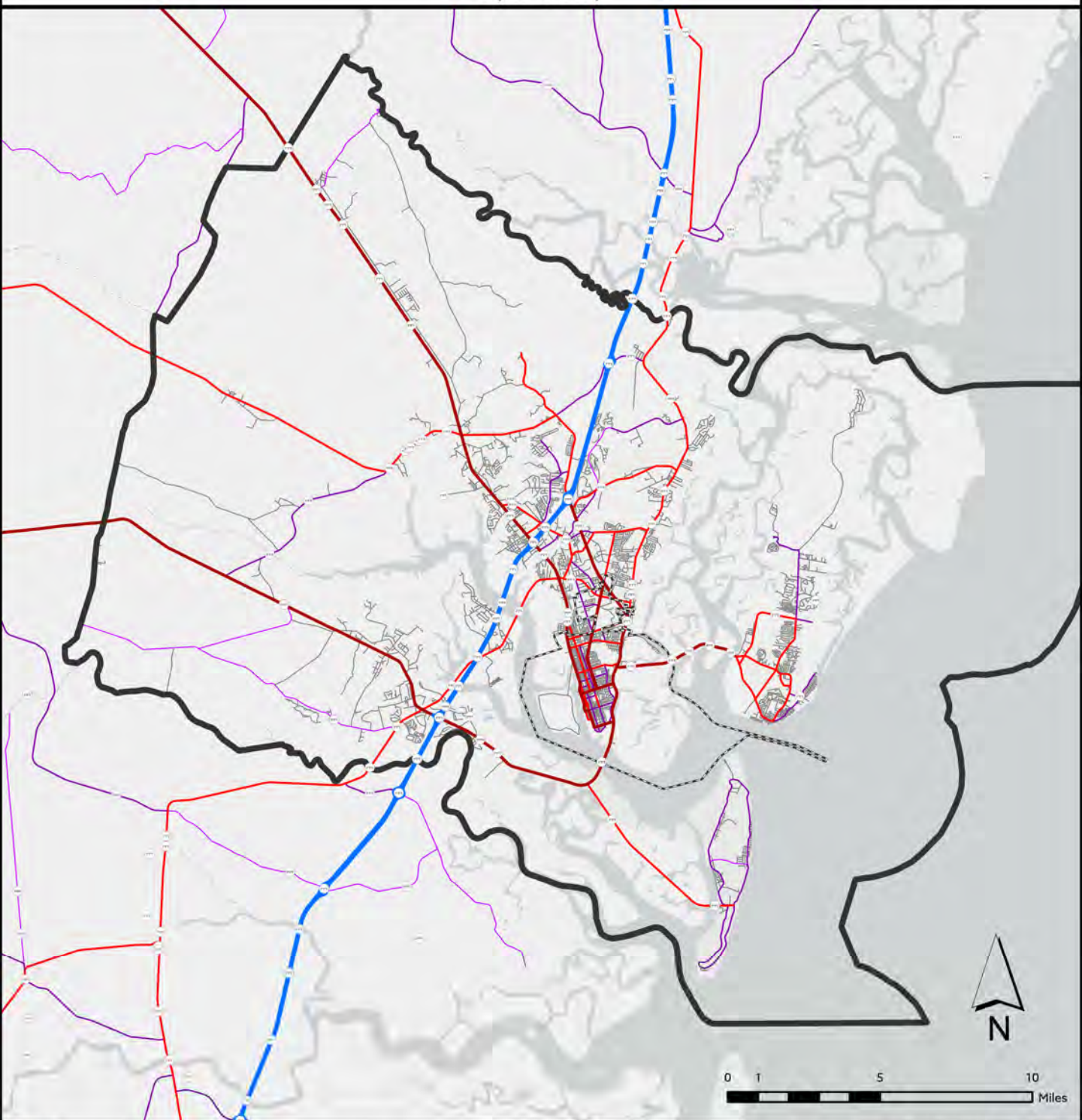
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Road Network

Glynn County





Legend

- Interstate
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Bridges
- Glynn County Boundary
- Brunswick City Limits

1:300,000

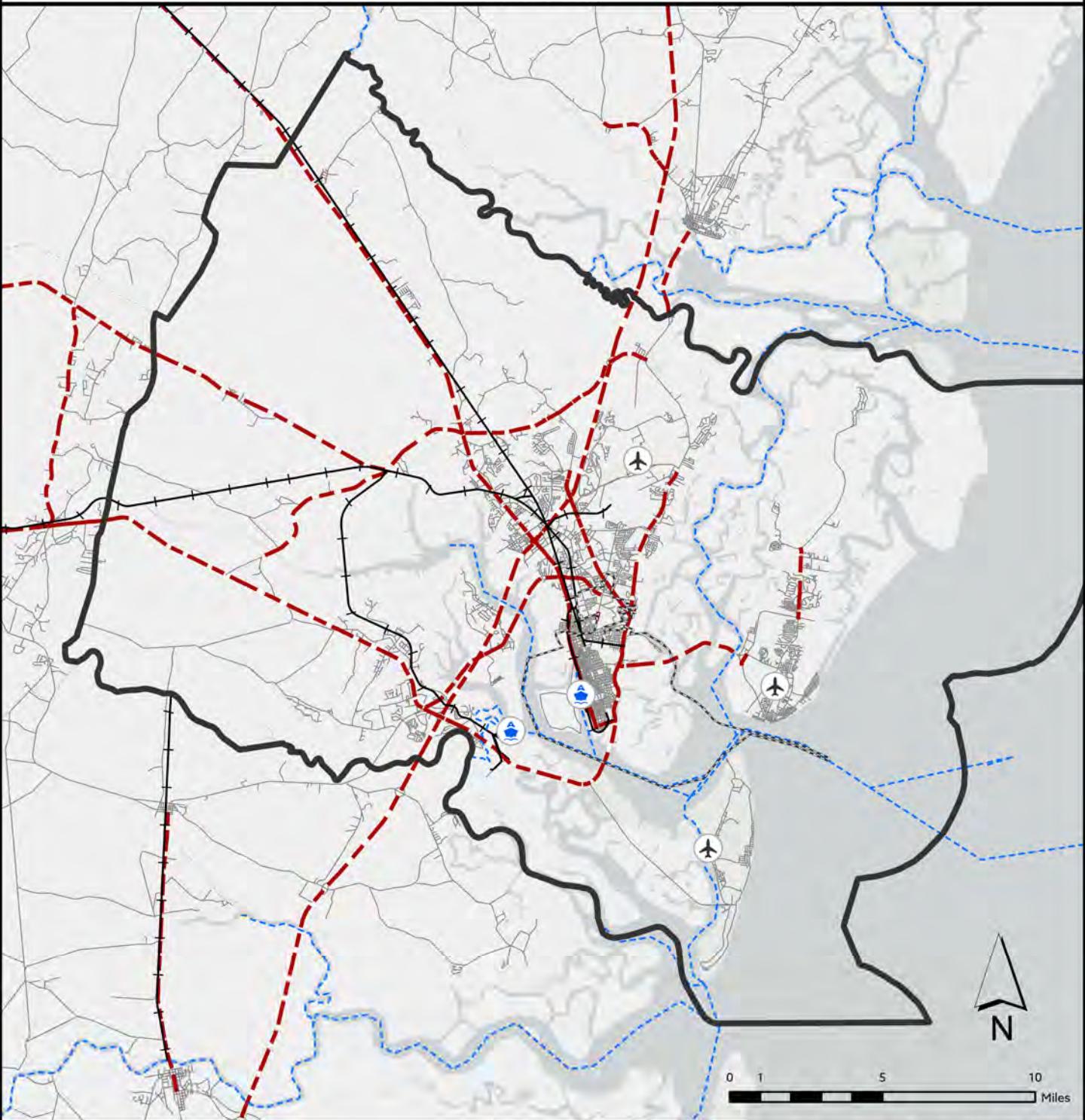
Published: 7/11/2023



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Railroads, Trucking, Port Facilities, and Airports

Glynn County



Legend

Airport	Truck Volume	Railroad	1:300,000	Glynn County Boundary
Port	< 100 trucks per day	Navigable Waterway		Brunswick City Limits
	> 100 trucks per day			

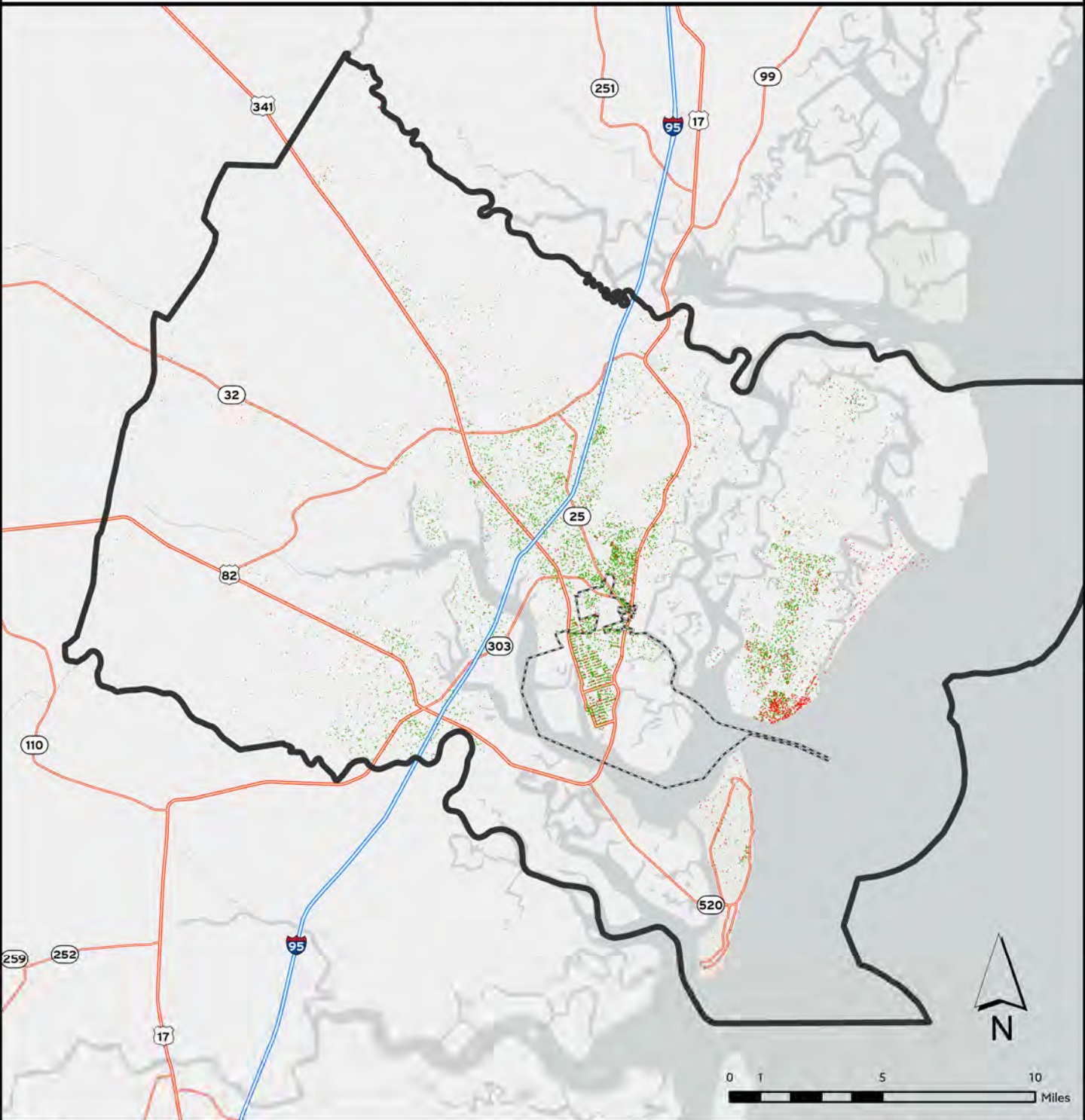
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Published: 7/11/2023

Housing Units, 2020

Glynn County





Legend

- 1 Dot = 5 Housing Units
- Unoccupied Housing Unit
- Occupied Housing Unit
- ▭ Brunswick City Limits
- ▭ Glynn County Boundary

1:300,000

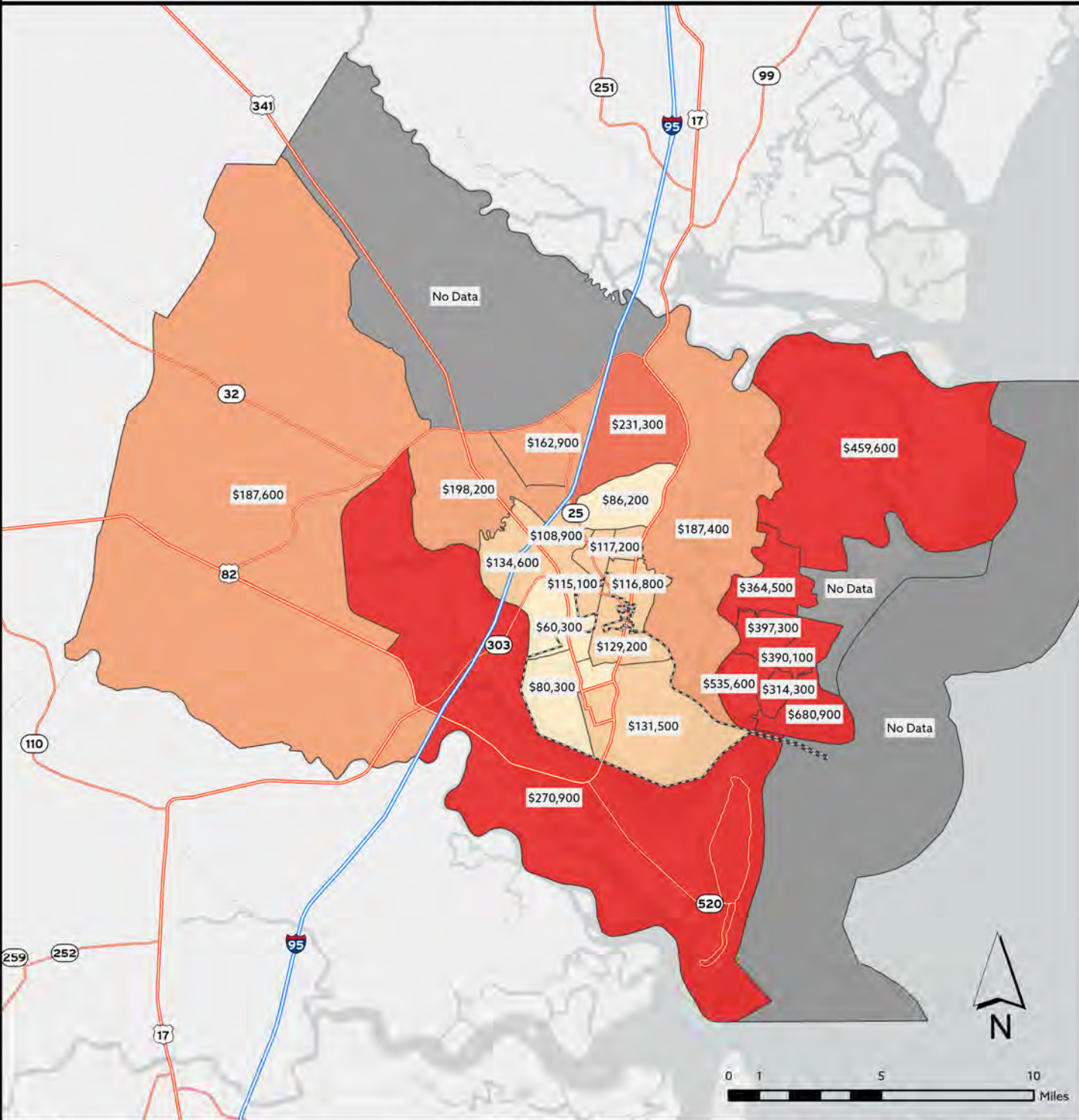
Published: 7/11/2023





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Median Home Value, 2021

Glynn County Census Tracts



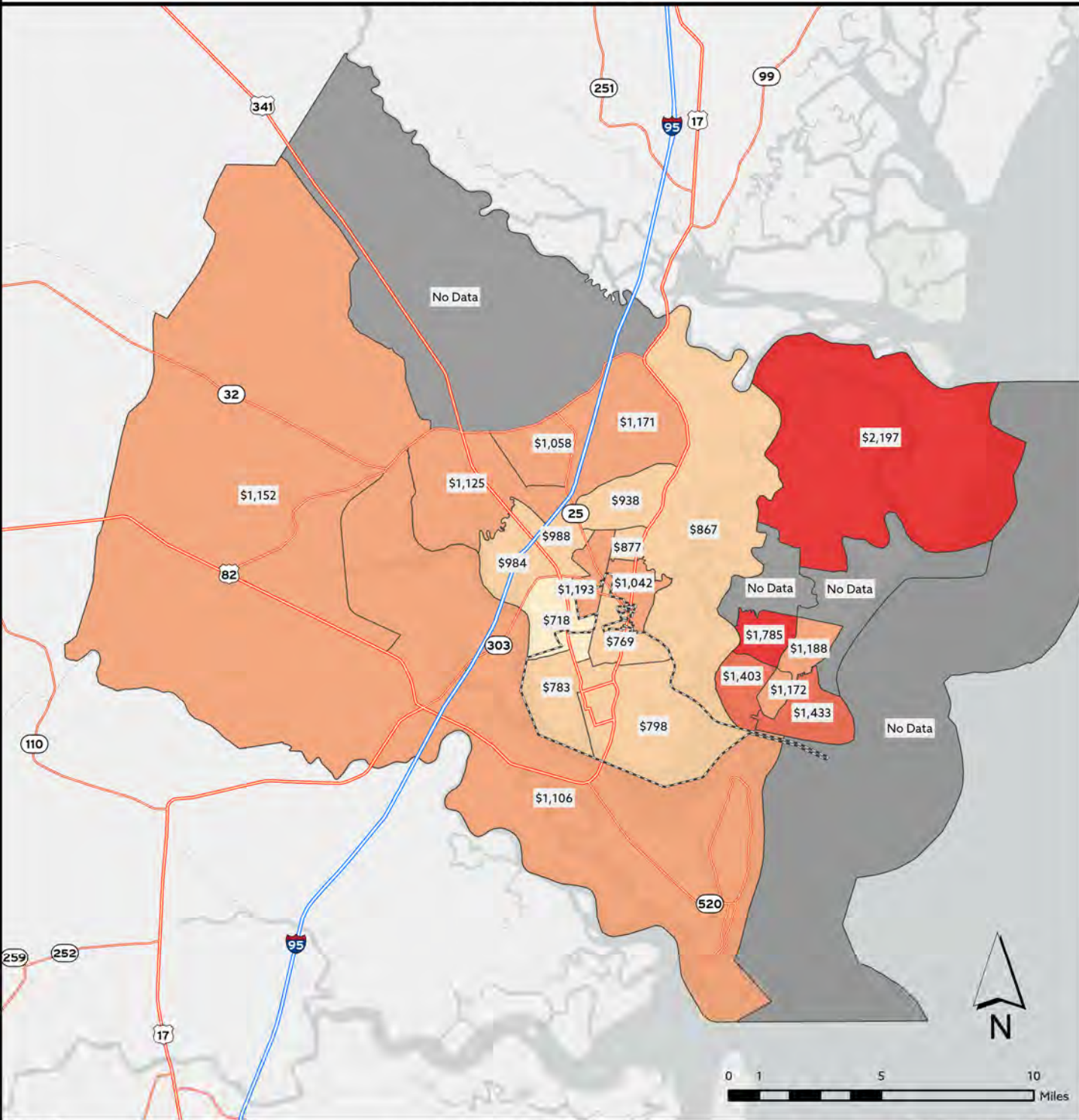
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<p>Median Home Value</p> <ul style="list-style-type: none"> Less than \$100,000 Between \$100,000 and \$150,000 Between \$150,000 and \$200,000 Between \$200,000 and \$250,000 Greater than \$250,000 	<p>1:300,000</p> <ul style="list-style-type: none"> No Data Glynn County Boundary Brunswick City Limits 	<p>Published: 7/11/2023</p>  
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Median Gross Rent, 2021

Glynn County Census Tracts



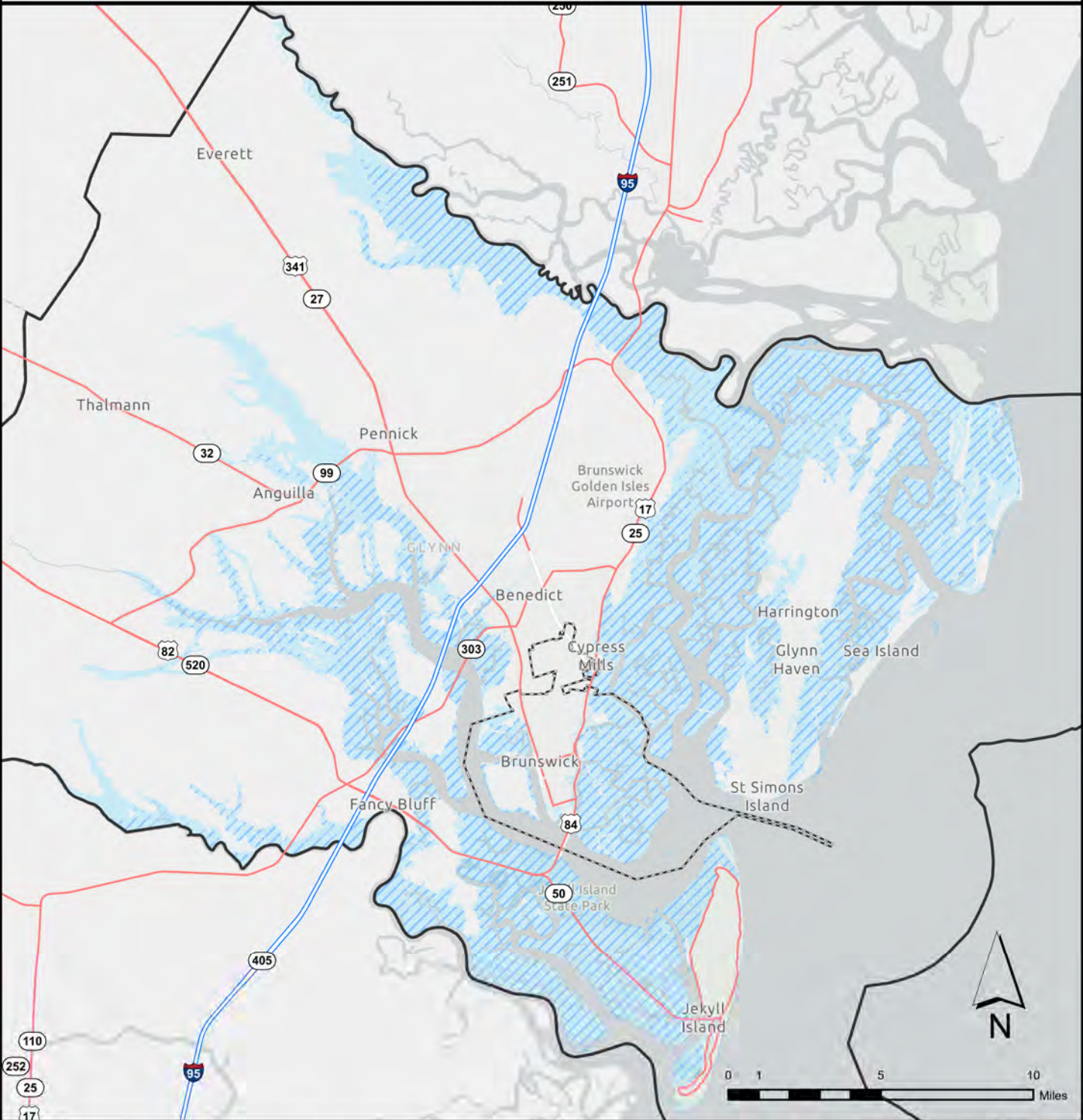
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<ul style="list-style-type: none"> Between \$1,000 and \$1,250 Between \$1,250 and \$1,500 Greater than \$1,500 No Data Glynn County Boundary Brunswick City Limits 	<p>1:300,000</p>	<p>Published: 7/11/2023</p>
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NOAA 2050 & 2070 Sea Level Rise Inundation

Glynn County



Legend
2050 Sea Level Rise Inundation
2070 Sea Level Rise Inundation

1:250,000
Glynn County Boundary
Brunswick City Limits

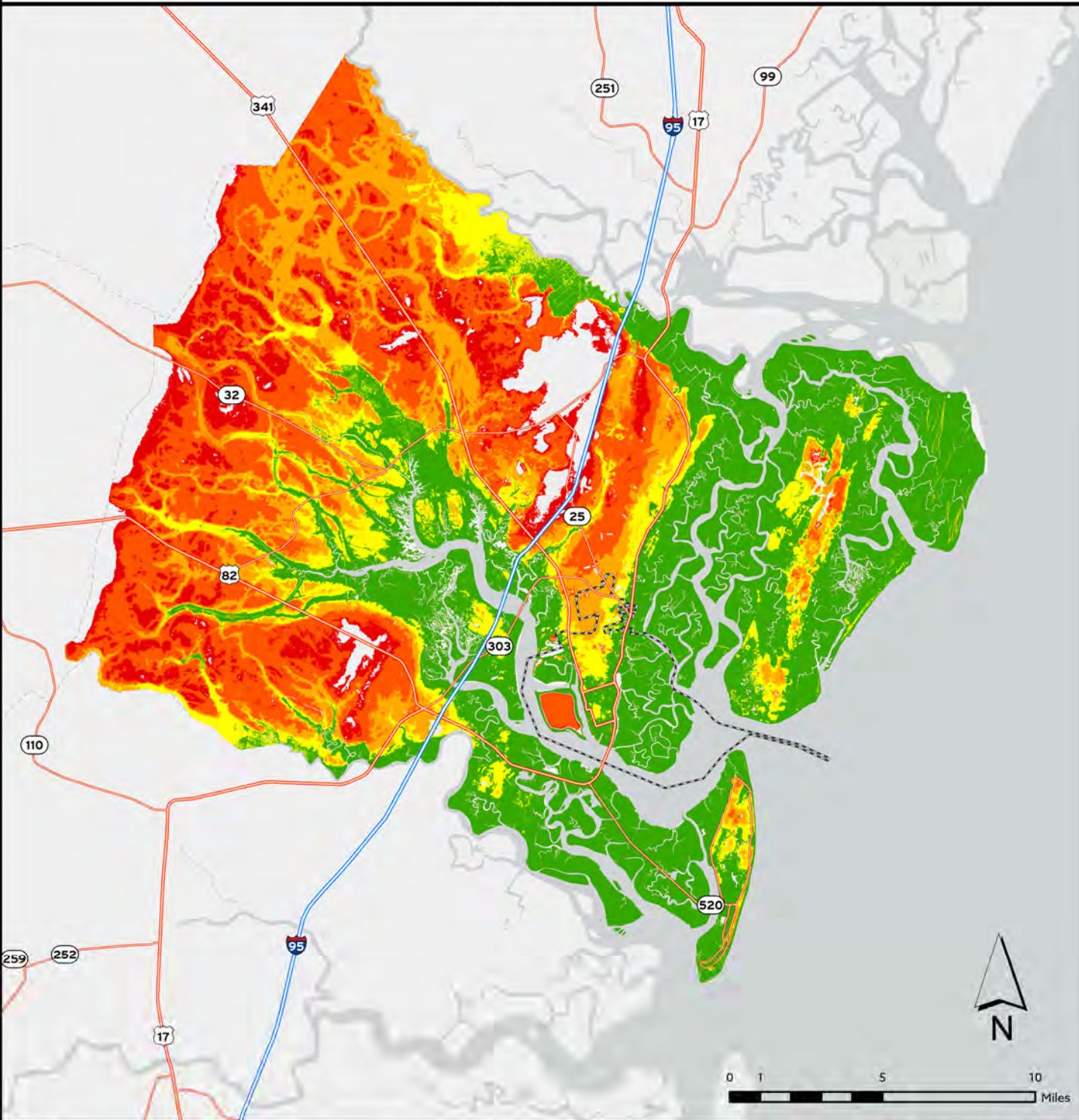
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NOAA Storm Surge Risk, 2022

Glynn County



Legend

Category 1	Category 2	Category 3	Category 4	Category 5
Glynn County Boundary	Brunswick City Limits			

1:300,000

Published: 7/11/2023



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Appendix B

Report of Accomplishments

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
Economic Development							
1	Work with the BGCD A to target aeronautical-related industries to locate in Glynn County at the airport industrial sites, and work with the technical colleges to offer industry specific training for aeronautics.	BGCD A	Staff Time	BGCD A, General Fund	Immediate	Underway	BGCD A (GIDA) has devoted considerable marketing resources to the attraction of aerospace companies, including investments in trade magazines, trade shows, and digital marketing activities. In partnership with GCAC, GIDA has invested over \$100,000 in County property north of the BQK runway and is continuing to invest in engineering and development to have the site GRAD (Georgia Ready for Accelerated Development) certified by the State of Georgia. GRAD certification elevates the property to an elite class of properties that are ready to receive development. GIDA has also worked with GICCA, CPTC, and the COC to advocate for new educational facilities and programming specific to aerospace.
2	Work with local industries, Brunswick Job Corp Center, Career Academy, and Coastal Pines Technical College to create a viable apprenticeship program.	BGCD A, BJCC, GICA, CPTC	Staff Time	BGCD A, General Fund	Near-Term	Completed	Both GICCA and CPTC have apprenticeship programs. In May of 2023, almost 40 students "signed-on" to work, intern, or apprentice at local companies such as Jered, Gulfstream, and Thaw Electric.
3	Develop a marketing campaign to market economic development opportunities in Glynn County to a national/international audience.	BGCD A	TBD	BGCD A	Near-Term	Completed	GIDA has rebranded, completely rebuilt its website twice, updated all collateral, identified specific audiences, and continues to market digitally and in-person using the most advanced technology available.
4	Work with JWSC to ensure that there is adequate water and sewer access for commercial and industrial developments, and that the rate structure/tap fees is not a disincentive for businesses wanting to locate in Glynn County.	CD, GIS, JWSC	Staff Time	General Fund	Immediate	Completed	
5	Develop a formal packet of information regarding the various economic incentives offered to projects of different magnitudes. This should be developed as marketing material and be pre- approved by the BOC.	BGCD A	TBD	SPOST, General Fund, Loans, Bonds	Immediate	Completed	Marketing collateral is readily available online and in print, and customized for each inquiry from businesses.
6	Continue to update the inventory and clearinghouse of all the existing workforce training resources in the County and their offerings.	BGCD A, BJCC	Staff Time	BGCD A	Near-Term	Completed	As a part of the Talent Development Strategy, a comprehensive list of all entities operating for workforce development was assembled and made available online and in print.
7	Update and promote inventory of available commercial and industrial properties (both vacant structures and vacant land), with sufficient infrastructure, and market these to regional businesses.	BGCD A	Staff Time	BGCD A	Immediate	Completed	GIDA partnered with ReSimplifi, a technology company, to integrate a property sales and mapping tool into the GIDA website that gives real-time information on available properties in Glynn County. The tool syncs continuously with private real estate databases as well as the State properties inventory.

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
8	Establish strategies for incentivizing investment along US 17 to attract community-scaled commercial development including restaurants and retail businesses.	BGCDA	Staff Time	BGCDA	Near-Term	Underway	Incentives are in place and the City has created an overlay district.
9	Develop a plan for repurposing and revitalizing underutilized big- box commercial developments on Spur 25.	BGCDA	Staff Time	BGCDA	Future	Underway	Private business has developed alternate uses for the spaces, and incentives are in place for large scale redevelopment.
10	Work with regional partners to participate in the GRAD (Georgia Ready for Accelerated Development) program for available industrial parks.	BGCDA, CC	Staff Time	BGCDA	Near-Term	Underway	GIDA property at I95 is GRAD certified, and airport property certification is in process.
Land Use							
11	Create special area plans for the Community Gateways at I-95 Exits. Address impacts of truck traffic on residential development at Exit 29, including the possible addition of sound barriers.	CD, BGCDA, CVB	\$150,000	General Fund, BGCDA, Hotel Motel Tax	Immediate	Postponed	Activity included in the 2023-2028 work program.
12	Create special area plans for St. Simons Island that include updated population information, future approved developments, and transportation issues, where appropriate. Consider the use of Overlay Districts to implement plan recommendations.	CD	\$75,000 per year, Staff Time	General Fund	Immediate	Postponed	Activity included in the 2023-2028 work program.
13	Research the potential to sunset Planned Development texts where feasible, and/or initiate a program to purchase or transfer development rights on St. Simons Island.	CD	TBD	General Fund, STD	Near-Term	Underway	Part of zoning code update.
14	Complete GIS database of legal lots and tax parcels. Use this information as needed to develop a policy related to residential infill on SSI.	CD	Staff Time	General Fund	Near-Term	Underway	
15	Establish data sharing protocol between Community Development and the GIS Department to ensure all future proposed developments are geocoded to include parcel data, development densities, and current development status to ensure accurate and efficient future socio-economic data collection and support efforts to document growth trends in the community.	CD, GIS	Staff Time	General Fund	Near-Term	Underway	Glynn County GIS provides addresses and parcel data to Community Development through INFOR, qPublic, OpenGov and the Community Development Viewer, as well as providing Census Demographics via the Demographic Hub Page. GIS also provides analysis to the Community Development Department on development locations upon requests.

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
16	Update the County development buildout status report and perform updates on a regular schedule to demonstrate vested developments approved for construction.	CD	Staff Time	General Fund	Immediate	Underway	
17	Update County Zoning and Subdivision Ordinances in accordance with the recommendations of this plan. Allow for and incentivize alternative subdivision design, including Conservation Subdivision, Traditional Neighborhood Development, and Agricultural Conservation Subdivision.	CD	\$200,000	General Fund	Immediate	Underway	Part of zoning code update.
18	Establish design criteria for commercial, mixed use, multi-family, and planned developments as part of this ordinance update.	CD	Part of Ordinance Update	General Fund	Immediate	Underway	Part of zoning code update.
19	Develop "green" standards, which describe the characteristics or criteria for desirable, sustainable development as part of the ordinance update. Consider expanding requirements for riparian buffer protection, where appropriate.	CD	Part of Ordinance Update	General Fund	Immediate	Underway	Part of zoning code update.
20	Work with JWSC to identify where there is limited or no capacity in the wastewater system and limit new development in those areas.	CD, JWSC	Part of Ordinance Update	General Fund Water & Sewer Fees	Immediate	Underway	
21	Consider limiting or incentivizing the reduction of impervious surfaces, as part of the ordinance update.	CD	Part of Ordinance Update	General Fund	Immediate	Underway	Part of zoning code update.
22	Update the zoning and development review process to include screening of properties adjacent to the Brunswick Golden Isles Airport to ensure that new development doesn't exceed the Airport Master Plan's height obstruction recommendations and affect the viability of the airport's Runway Clear Zones.	CD	Staff Time	General Fund	Near-Term	Underway	Part of zoning code update.
23	Continue working with partners to implement the wayfinding signage design plan and seek funding for plan implementation.	CD, CC, CVB, COB	TBD	Grants, Hotel Motel Tax, General Fund, COB	Near-Term	Underway	Part of zoning code update.
24	Staff review of the potential benefits and impacts of new ordinances.	CD	Staff Time	General Fund	Near-Term	Underway	Part of zoning code update.

Housing

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
25	Administer regulations to ensure housing quality per adopted codes via a comprehensive inspection program, property maintenance standard enforcement, and strengthened condemnation efforts.	CD	Staff Time	General Fund, Fees	Immediate	Postponed	Activity included in the 2023-2028 work program.
26	Continue to utilize the Community Housing Improvement Program (CHIP) grant program to fund housing rehabilitation.	CD	\$300,000	CHIP grant	Immediate	Completed	We still have \$69,300 of the \$300K that was awarded in 2016. I have been working with GA DCA on committing the remainder of these funds. If the County decides to apply for another CHIP or any other HUD funded program/grant, the County will need to develop and adopt an affordable housing plan. This is a must for HUD now.
27	Work with JWSC to identify areas where there is capacity to serve moderate to high density residential development.	CD, JWSC	Staff Time	General Fund Water & Sewer Fees	Immediate	Underway	
28	Perform a housing condition assessment to better understand the condition of housing in the County. Include identification of historically relevant housing in the County.	GIS, CD, Tax Assessor	Staff Time	General Fund	Future	Postponed	Activity included in the 2023-2028 work program.
29	Develop standards for preservation of historic homes, if appropriate.	CD	TBD	General Fund	Future	Cancelled	Not a County priority.
30	Perform a housing study to determine the need for various housing types and identify incentives to encourage needed types of housing.	CD	Staff Time	General Fund	Future	Postponed	Activity included in the 2023-2028 work program.
Natural, Historic, and Cultural Resources							
31	Develop a County Greenspace Plan to identify and prioritize natural areas for future protection and address connectivity between existing greenspace and community facilities by utilizing rights-of-way. This plan should be coordinated with the Coastal Georgia and East Coast Greenways, the Lower Altamaha River Corridor, and transportation projects to better leverage existing funding and resources.	CD, RP, SSLT, GA DNR	\$50,000	General Fund, Grants	Immediate	Postponed	Activity included in the 2023-2028 work program.
32	Review the potential to preserve County control of Altamaha Canal and invest in its rehabilitation as part of the Greenspace Plan. Reengage the Altamaha Canal committee to focus on this project.	CD	Staff Time	Grant	Future	Postponed	Activity included in the 2023-2028 work program.

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
33	Develop Groundwater Recharge Area protection standards and include in the ordinance update.	CD, BOC	Part of Ordinance Update	General Fund	Immediate	Completed	
34	Update inventory of historic and cultural structures, locations, and districts. Develop a system for prioritizing resources for preservation, rehabilitation, maintenance, etc.	CD, Volunteers	Staff time	General Fund	Near-Term	Cancelled	Not a County priority.
35	Based on the results of the historic and cultural resources inventory, determine if there is a need to implement a Historic Preservation Ordinance.	CD	Staff Time	General Fund	Future	Cancelled	Not a County priority.
36	Identify African American cultural resources and promote Glynn County's location and designation on the Gullah Geechee Cultural Heritage Corridor.	CD, CVB	\$15,000	Grant	Near-Term	Underway	
37	Create a web-application guide for tourists to promote Glynn County's natural, cultural and historic resources.	GIS, CVB	Staff Time	General Fund	Future	Completed	Glynn County GIS creates and maintains such web applications as Oak Grove Cemetery, History of Glynn, Historical Photographs, and our Parks application.
38	Adopt and enforce a new Tree Ordinance for the County, which may incorporate different strategies by jurisdiction and neighborhood.	CD, BOC, TAB	Part of Ordinance Update	General Fund	Immediate	Completed	
39	Provide education on how to protect tree canopy before, during, and after construction.	CD, TAB	Staff Time	General Fund	Immediate	Underway	
40	Consider updating beach usage and management ordinances, such as a leash law, litter control, alcohol usage, and parking strategies.	CD	Part of Ordinance Update	General Fund	Immediate	Underway	
County Facilities, Services and Funding							
41	Develop Capital Improvements Program (CIP) Plan and update annually.	CD, PW, Finance	Staff Time	General Fund	Immediate	Underway	
42	Implement Impact Fees to fund infrastructure improvements needed to accommodate new development.	CD	\$50,000	General Fund	Immediate	Cancelled	Drafted & BOC decision to not adopt
43	Perform study and establish a Stormwater Utility in coordination with Brunswick's Stormwater Utility program.	CD, BOC	\$150,000	Stormwater Utility	Near-Term	Postponed	Activity included in the 2023-2028 work program.
44	Adopt the Coastal Stormwater Supplement.	CD, PW, BOC	Staff Time	General Fund	Immediate	Completed	Partial supplement adopted
45	Develop a Master County Drainage Plan.	CD	\$250,000	Stormwater Utility	Near-Term	Postponed	Activity included in the 2023-2028 work program.
46	Maintain and replace storm-damaged beach-access cross overs and signage.	PW	TBD	General Fund, Grants, Hotel Motel Taxes	Immediate	Underway	

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
47	Identify funding sources to support beach access upgrades and implement, based on priority, as funding is secured.	CD, PW	Staff Time	Hotel Motel Taxes, Grants, SPLOST	Near-Term	Underway	
48	Upgrade beach access points on St. Simons Island to include bicycle racks and pedestrian facilities to mitigate lack of public parking.	PW	TBD	Public - Privat Partnerships	Near-Term	Underway	
49	Maintain, improve, and expand the network of bike paths and multipurpose trails	CD, PW, BATS	TBD	General Fund, BATS, Grants	Immediate	Underway	
50	Develop a Recreation Master Plan that includes a park level of service assessment, development of additional recreational facilities, access to coastal resources, parking, marina and boat facilities, blueway trails, and areas to be set aside for protection and/or lower-impact uses.	RP	\$75,000, Staff Time	General Fund	Near-Term	Postponed	RP requested \$75,000 in FY2019 - not funded; RP requested \$75,000 in FY2020 – not funded; \$50,000 allocated in FY22 Budget to develop Vision Plan for Blythe Island Regional Park. Activity included in 2023-2028 work program.
51	Conduct a comprehensive recreational water accessibility analysis to assess existing/planned access points, identify a system of blueway trails, and identify additional areas in Glynn County appropriate for investments in water access and boat launch infrastructure.	RP	\$60,000	Hotel Motel Taxes	Near-Term	Postponed	No funds allocated for a needs analysis. In the past few years, County staff explored options to partner with DOT and/or DNR to develop or enhance water access (Hwy99, Hwy 303) with no action taken. Village Creek Boat Landing was recently upgraded. Dunbar Creek kayak launch idea was presented to BOC 5/16/23. Activity included in 2023-2028 work program.
52	Enhance transparency related to County government by making the website more user friendly, promoting public engagement opportunities, and cross referencing resources on public information platforms.	BATS, PIO	Staff Time	General Funds	Near-Term	Underway	
53	Research the need to construct and provide programming for a Senior Center for unincorporated Glynn County.	RP	TBD	General Fund, Grants	Future	Postponed	No action taken. No direction or funds provided to conduct a needs analysis. Activity included in 2023-2028 work program.
Resiliency							
54	Review building and relevant land development codes to determine if additional regulations are needed to better protect buildings from wind and flooding due to coastal storms and sea level rise.	CD	Staff Time	General Fund	Near-Term	Underway	Part of zoning code update.
55	Develop a plan for beach protection that addresses the dune system and rock barriers.	CD, Finance, PW, EMA	\$50,000, Staff Time	Coastal Incentive Grant, General Fund	Immediate	Completed	

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
56	Work with conservation agencies to create a prioritized inventory of lands to be preserved. Priority should be based on opportunities to mitigate flooding by preserving floodplains, marshlands and other low-lying areas, as well as opportunities to protect undeveloped lands within the Lower Altamaha River Corridor and Little Satilla River Corridor.	CD, RP, SSLT, GA DNR	In association with the Greenspace Plan	General Fund, Grants	Immediate	Postponed	Activity included in the 2023-2028 work program.
57	Request that DOT perform a study to determine if improvements are needed to make F.J. Torras Causeway more resistant to sea level rise, flooding and other storm-related impacts.	BATS, GDOT	TBD	BATS, Grants	Immediate	Postponed	Activity included in the 2023-2028 work program.
58	Work to improve Glynn County's Community Rating System score and reduce flood insurance premiums by evaluating and implementing action items that mitigate the community's flood risk.	CD, PW	Staff Time	General Fund	Near-Term	Underway	Improved to a Class 5 in 2022, 25% flood insurance discount
59	Using knowledge and experience from recent storms and incorporating model practices from other communities, improve and update the Emergency Response and Recovery Operations Plan, the Disaster Response and Redevelopment Plan, and the Multi-Hazard Mitigation Plan.	GCEMA, CD	\$15,000, Staff Time	General Fund	Immediate	Underway	The Hazard Mitigation plan update is nearing completion and about to be submitted to GEMA and FEMA for review, then the Glynn County Board of Commissions for adoption.
60	Ensure that appropriate policies, including the contract for debris removal and debris removal monitoring, are in place prior to hurricane season.	GCEMA, CD	Staff Time	General Fund	Immediate	Underway	EMA has recently coordinated with public works to review pre-event contracts for debris monitoring. A vendor was selected and the commission approved the contract
Intergovernmental-Interagency Coordination							
61	Seek funding to perform Consolidation Study for Brunswick-Glynn County.	BOC	\$150,000	State	Immediate	Cancelled	Not a County priority.
62	Work with the City of Brunswick to support downtown revitalization.	BOC	TBD	COB, BOC	Near-Term	Underway	
63	Consider partnering with Brunswick for building inspections and planning services.	CD	TBD	COB	Near-Term	Cancelled	Not a County priority.
64	Work with JWSC to update the Masterplan for water and sewer services so that it is affordable and consistent with the County's desired future land use.	CD, JWSC	Staff Time	General Fund	Immediate	Completed	
65	Consider additional funding sources to fund water and sewer improvements.	BOC, BGCJWSA	TBD	SPLOST	Immediate	Underway	

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
66	Revise the public utility service area during the Service Delivery Strategy (SDS) update to reflect the desired limit of urban growth, limit public water and sewer infrastructure expansions outside of the urban area, and allow residents in West Glynn to utilize sanitary sewer and wells, when appropriate.	CD, JWSC, COB	Staff Time	General Fund	Immediate	Postponed	Activity included in the 2023-2028 work program.
Transportation							
67	Support Brunswick Area Transportation Study's ongoing efforts to utilize 5303 transit planning funding provided by the Federal Transit Administration to analyze the demand for and feasibility of transit service in Glynn County.	CD, COB, BATS	\$51,344/year	5303/5307 Grant Funding	Immediate	Underway	
68	Identify potential public-private partnership stakeholders, with mutual interest in implementing public transit services in Glynn County, and establish a local project sponsor.	CD, COB, BATS, CRC	Staff Time Consultant	5303/5307 Grant Funding	Immediate	Underway	
69	Consider a study to determine if a toll road system for the F. J. Torras Causeway for SSI could help fund infrastructure improvements.	BATS, CD, GDOT, STRA	\$75,000	General Fund, Federal PL Funding	Immediate	Cancelled	Started but not pursued by Board of Commissioners.
70	Incorporate road classification into the Glynn County zoning and development approval process to ensure supporting road networks are adequately sized to support proposed development.	PW, GIS, CD	Staff Time	General Fund	Immediate	Underway	Part of zoning code update.
71	Establish criteria for developer-funded traffic impact analysis, and that establishes methods, valuation, and limits for transportation impact fees/investments. Clear thresholds should be established, along with a framework for impact fees and/or developer responsibilities to mitigate development-related impacts.	CD	Part of Ordinance Update	General Fund	Immediate	Underway	Part of zoning code update.
72	Using Bike and Multipurpose Trails Plan recommendations, establish a prioritized project list, identify funding mechanisms for construction and provide the public with updates regarding program status.	CD, BATS	Staff Time	General Fund	Near-Term	Postponed	Activity included in the 2023-2028 work program.

Action Item		Responsible Party	Estimated Cost	Potential Funding Source	Priority	Status	Comments
73	After the completion of current SPLOST transportation projects, conduct a Comprehensive Traffic Study to determine new roadway level of service and if additional transportation improvements are needed.	CD	\$200,000	General Fund	Near-Term	Underway	
74	Perform a parking study to assess the capacity of parking infrastructure for St. Simons Island, including surface parking expansion and parking garage facilities.	CD	\$80,000	General Fund	Near-Term	Cancelled	Not a County priority.
75	Work with BATS MPO and Georgia Department of Transportation (GDOT) to determine if a traffic optimization analysis is warranted for Frederica Road, including a coordinated signal timing analysis.	BATS, CD	\$45,000	General Fund, Federal PL Funding	Immediate	Underway	
76	Implement a local Golf Cart Ordinance that provides clear rules and prohibitions.	CD	Part of Ordinance Update	General Funds	Immediate	Completed	
77	Develop an approved golf cart route map based on ordinance standards and make it available to St. Simons Island residents and visitors so permissible golf cart use is clearly defined.	CVB	TBD	Hotel Motel Taxes	Immediate	Completed	
78	Support BATS efforts to identify corridors on the Federal Highway System and State Routes to target for bicycle and pedestrian facilities. Coordinate with GDOT to identify feasibility and opportunities for incorporation of bicycle and pedestrian facility enhancement.	BATS, CD	Staff Time	General Fund, Federal PL Funding	Immediate	Postponed	Activity included in the 2023-2028 work program.
79	Work with the BOE to establish a Safe Routes to Schools program that helps support proactive bicycle and pedestrian investment for new schools and identifies solutions to safety problems created by school location.	BATS, CD, BOE, BOC	\$40,000	General Fund, Federal PL Funding	Near-Term	Postponed	Activity included in the 2023-2028 work program.
80	Coordinate with City of Brunswick to establish a consistent Complete Streets Policy that ensures a continuation of mobility enhancements for corridors that cross jurisdiction boundaries.	CD, COB	Part of Ordinance Update	General Fund	Near-Term	Postponed	Activity included in the 2023-2028 work program.
81	Reestablish the Citizen Advisory Committee for BATS.	BATS, CD	Staff Time	General Fund, Federal PL Funding	Immediate	Completed	

Appendix C

Public Participation Program

Public Participation Program Addendum

A variety of opportunities were extended to the public to solicit feedback regarding this Comprehensive Plan update including:

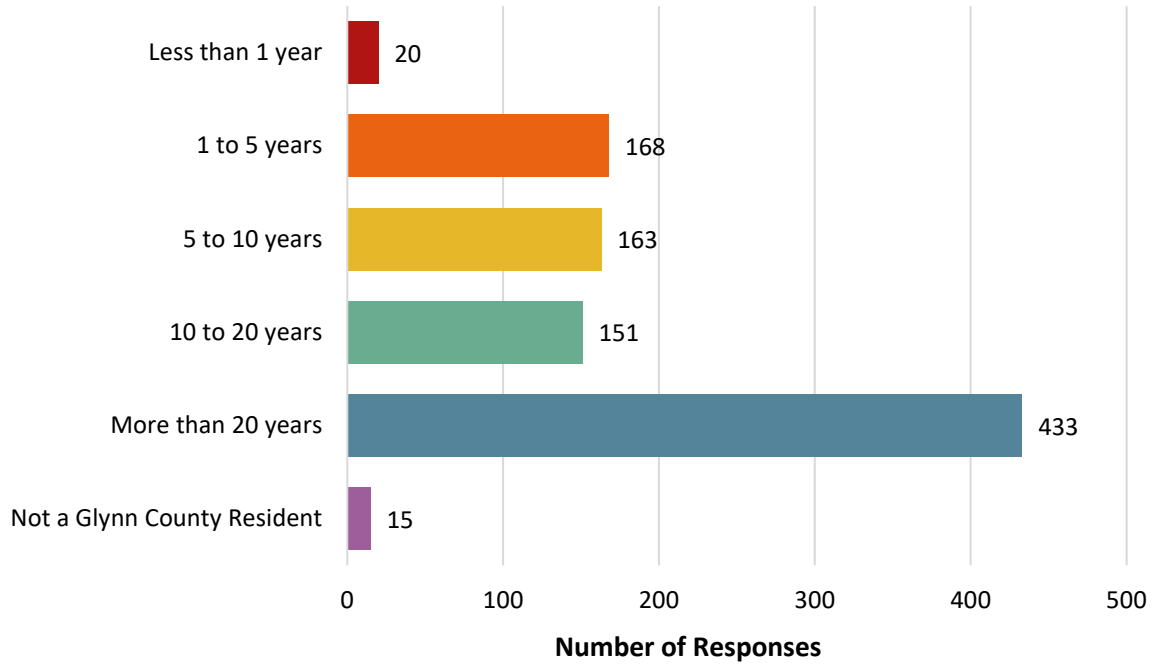
- Five Public Listening Sessions
 - April 7th, 2023 – First Friday in Downtown Brunswick, Gloucester St, Brunswick, GA 31520
 - June 17th, 2023 – Neptune Park, 550 Beachview Dr, St. Simons Island, GA 31522
 - July 11th, 2023 – Historic Rise Risley School, 1800 Albany St, Brunswick, GA 31520
 - TBD
 - TBD
- Five Stakeholder Meetings (open to the public)
 - February 13th, 2023 – Marshes of Glynn Brunswick Library, 208 Gloucester St, Brunswick, GA 31520
 - March 22nd, 2023 – Historic St. Simons Casino Room 208, 530 Beachview Dr, St. Simons Island, GA 31522
 - April 26th, 2023 – College of Coastal Georgia Stembler Theatre, Brunswick, GA 31520
 - May 24th, 2023 – Brunswick Golden Isles Airport 2nd Floor Conference Room, 295 Aviation Pkwy, Brunswick, GA 31525
 - June 22nd, 2023 – W. Harold Pate Courthouse Annex Room 224, 1725 Reynolds St, Brunswick, GA 31520
- Two Public Hearings
 - January 17th, 2023 – W. Harold Pate Courthouse Annex Room 224, 1725 Reynolds St, Brunswick, GA 31520
 - August 17th, 2023 - Glynn County Historic Courthouse, 701 G St, Brunswick, GA 31520
- Two Planning Commission Presentations open to the public
 - May 2nd, 2023 - Mainland Planning Commission – Glynn County Historic Courthouse, 701 G St, Brunswick, GA 31520
 - May 16th, 2023 - Island Planning Commission – Historic St. Simons Casino Room 208, 530 Beachview Dr, St. Simons Island, GA 31522
- Community Survey (Online and Physical)
 - Available from February 6th, 2023 to June 30th, 2024
 - 950 total responses

Community Survey Results

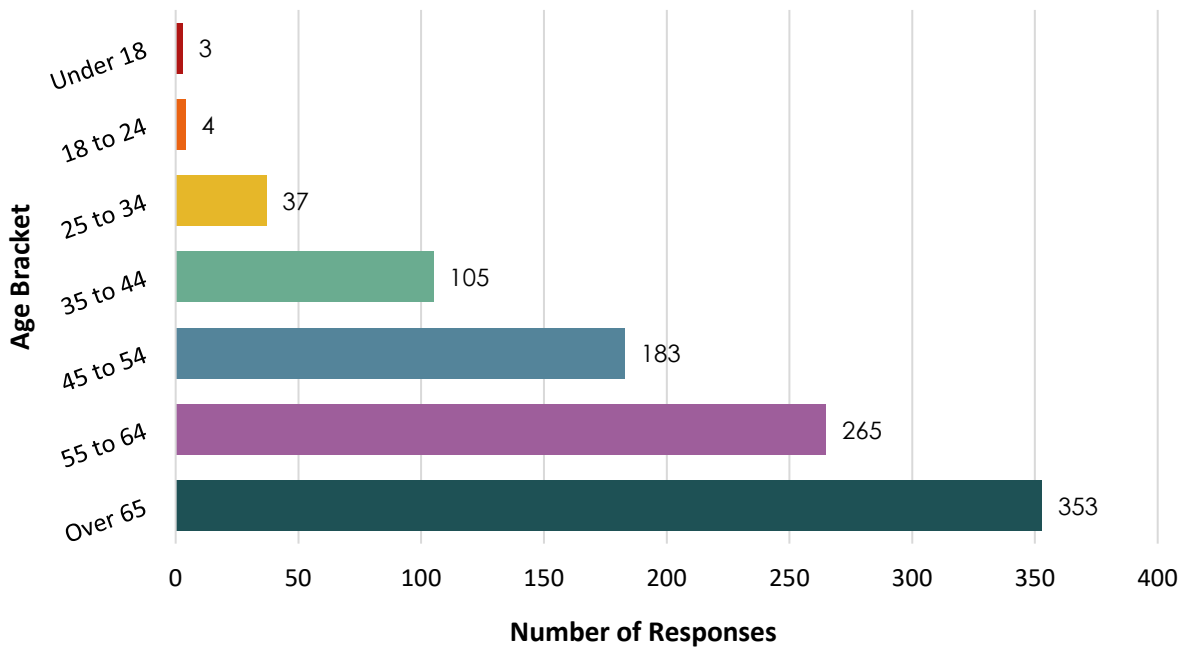
A total of 950 survey responses were collected from members of the public during the comprehensive planning process either through the online version or by filling out a physical copy and returning it. The survey, which can be viewed in its entirety in this addendum, asked residents and visitors of Glynn County a variety of questions related to the features of Glynn County they currently enjoy and those factors in need of reform or improvement.

Of the 950 responses, 532 (56%) were submitted from those living on St. Simons Island. A further 395 (42%) were completed from those living in the rest of the County. The remaining 2% of responses were submitted mostly from those living in adjacent counties like Camden, Brantley, and Wayne.

TENURE IN GLYNN COUNTY

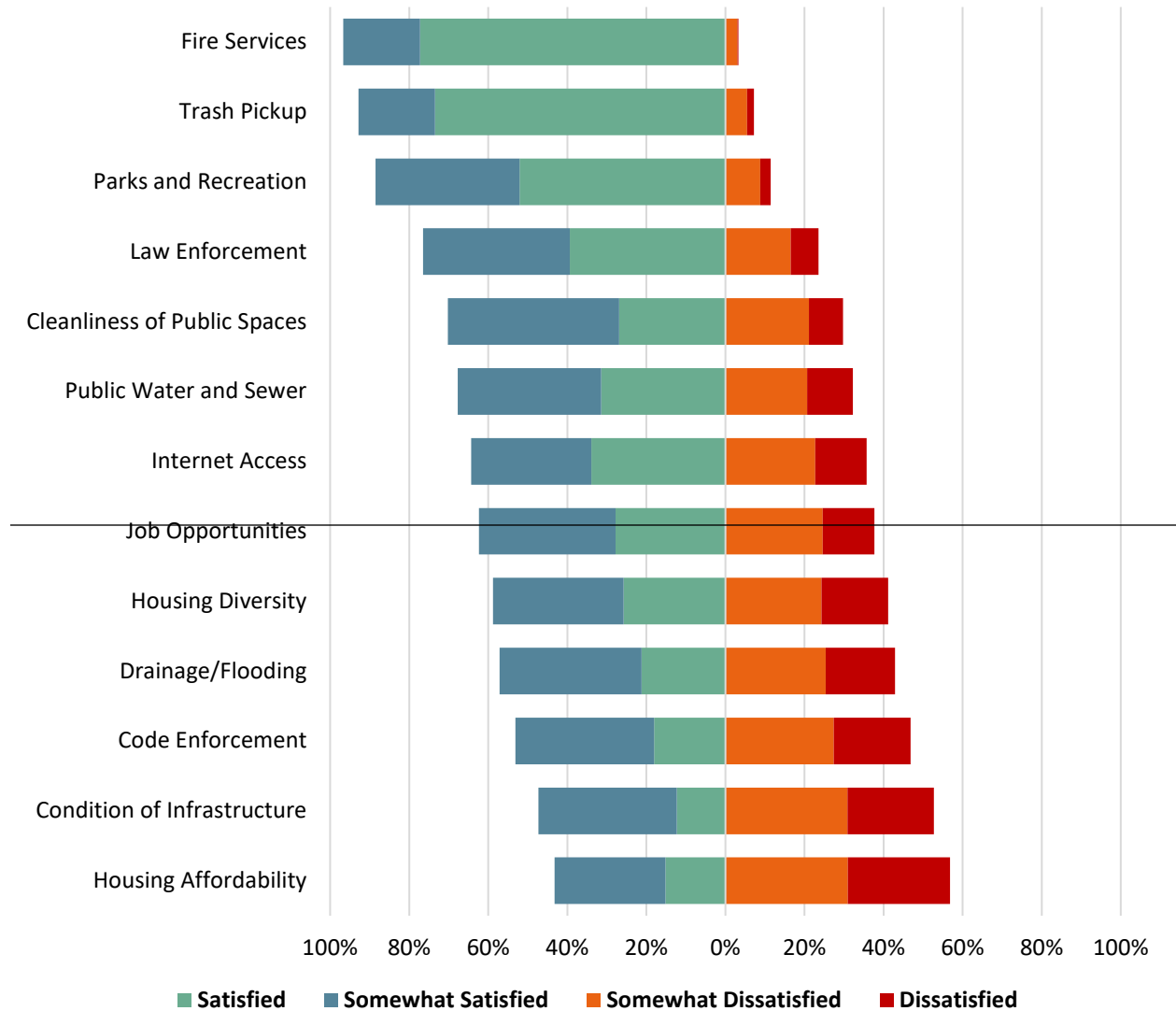


AGE OF RESPONDANT



Overall satisfaction levels for local services are broadly positive with only “Housing Affordability” and “Condition of Infrastructure” having net-negative satisfaction ratings from the respondents of the survey.

SATISFACTION WITH LOCAL SERVICES



Top concerns mentioned in the open response questions revolved around issues related to transportation, crime/safety, and planning/community development.

Issues of traffic related most prominently to:

- Lack of any kind of public transit system
- Traffic congestion, particularly on St. Simons Island
- Lack of multi-use paths for cyclists and pedestrians

Issues of crime/safety related most prominently to:

- An elevated crime rate compared to surrounding counties
- A string of high-profile violent crimes recently
- Lack of law enforcement professionals

Issues of planning/community development most prominently related to:

- Uncontrolled and unmanaged growth
- Lack of sufficient infrastructure in place to accommodate growth
- Inconsistent or absent code enforcement

012
Public Sales / Auctions

Sheldon Hills-Household

All sales are subject to prior cancellation. Sale rules and regulations are available at www.storageauctions.com.

013
Public Hearings

GLYNN COUNTY BOARD OF COUNTY COMMISSIONERS
NOTICE OF FIRST PUBLIC HEARING
- COMPREHENSIVE PLAN UPDATE

The community is invited to participate in the upcoming comprehensive planning process for the future of Glynn County. This planning process is meant to develop strategies for sustainable growth and prioritize appropriate expenditures of funds to coordinate future development efforts. This plan will focus on issues of population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination, and transportation. It is anticipated that a draft will be available for public comment in August of 2023.

This will be an opportunity for any and all in the community to share ideas, voice concerns, and impress their vision regarding the direction of Glynn County over the near future. In addition to this, the Coastal Regional Commission's Planning Staff will be present to lay out the planning process and highlight main areas of focus. Glynn County encourages all interested persons and parties to take part in this once per five-year process.

The Board of Commissioners will conduct a Public Hearing for the comprehensive plan update on:

Tuesday, January 17, 2023, 2:00 PM
Harold Pate Courthouse Annex
1725 Reynolds Street, Room 224
Brunswick, Georgia

For further information on this public hearing, contact the Glynn County Planning & Zoning Division at 912-554-7428 or planningzoning@glynn-county-ga.gov.

Citizens who are unable to attend but would like to provide public comments regarding the comprehensive plan update are encouraged to send comments to Ian Kellett, Regional Planner, ikellett@crc.ga.gov or Aaron Carpenter, Planning Director, acarpen@crc.ga.gov.

014
Probate Notices

IN THE PROBATE COURT COUNTY OF GLYNN STATE OF GEORGIA

IN RE: ESTATE OF DOUGLAS HICKS HADAWAY, DECEASED
ESTATE NO. PRO21729

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: (whom it may concern),

Anna H Hadaway has petitioned to be appointed Administrator of the estate of Douglas Hicks Hadaway, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before February 05, 2023.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

014
Probate Notices

WITNESS, the Honorable Debra Godwin Duncan, Judge

By: MARYANNE CLEMENTS CLERK, PROBATE COURT OF GLYNN COUNTY
701 G STREET BRUNSWICK, GA 31520 912-554-7231

IN THE PROBATE COURT COUNTY OF GLYNN STATE OF GEORGIA

IN RE: ESTATE OF MALCOLM DELANE BRAND, DECEASED
ESTATE NO. PRO2173

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: JULIE BRAND, CRYSTAL BRAND, CHARMON BRAND, MARIE WADDELL COLE,

Linda Faye Duke has petitioned to be appointed Administrator of the estate of Malcolm Delane Brand, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before February 08, 2023.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

WITNESS, the Honorable Debra Godwin Duncan, Judge

By: JEANNIE K. GOWEN CLERK, PROBATE COURT OF GLYNN COUNTY
701 G STREET BRUNSWICK, GA 31520 912-554-7231

Need a Paper?
Give us a call - The Brunswick News Circulation Department
912-265-1104

IN THE PROBATE COURT COUNTY OF GLYNN STATE OF GEORGIA

IN RE: ESTATE OF WILLIE WARREN MULLINS, DECEASED
ESTATE NO. PRO21732

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: (whom it may concern),

Rebecca Shannon Cook has petitioned to be appointed Administrator(s) of the estate of Willie Warren Mullins, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before February 08, 2023.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

WITNESS, the Honorable Debra Godwin Duncan, Judge

014
Probate Notices

By: MARYANNE CLEMENTS CLERK, PROBATE COURT OF GLYNN COUNTY
701 G STREET BRUNSWICK, GA 31520 912-554-7231

021
Rates

YOUR CLASSIFIED RATES, DEADLINES, & INFO

All ads must be prepaid at the time of placement, refunds will not be given if customer cancels ad.

All ads placed in The Brunswick News will be picked up and placed in The Golden Isles News & Advertiser for an additional \$4.00 charge

FORMAT
All ads will have a **12-point** bold header and a **10-point** bold phone number. Additional bold charges will apply.

E-MAIL ALL OF YOUR ADS AND LEGALS TO:
classifieds@thebrunswicknews.com

All Classified Ads can be seen on our web site www.thebrunswicknews.com

OFFICE HOURS:
Mon-Fri 8:00am-5:00pm
Call Alan or Joy
912-267-5991

CLASSIFIED AD DEADLINES:

- Monday - Thursday by 3 p.m. to print the following business day.
- Thursday by Noon to print Saturday.
- Friday by 4 p.m. to print Monday.

LEGAL AD DEADLINE:

All hard copy for legal advertisements must be received before 12:00 p.m. 2 days prior to first insertion. Legal ad cancellations must be received in writing prior to 11:00 a.m., 2 days prior to insertion.

AFFIDAVIT FEE OF \$10.00 WILL BE PLACED ON EVERY LEGAL NOTICE PRINTED UNLESS WE ARE TOLD OTHERWISE.

CANCELLATIONS: Must be submitted before deadline the day prior to ad being removed from paper. **No refund will be given for days not used.** Once canceled, advertisers are expected to confirm that the cancellation of their ad was implemented. The Brunswick News can not be responsible for more than one incorrect run after stopping the ad.

AD ERRORS: Please check your advertisement on the first day that it runs. The Brunswick News accepts responsibility for only the first incorrect insertion.

GENERAL INFORMATION: Advertising copy is subject to approval by the Publisher who reserves the right to edit, reject or classify all advertisements under appropriate headings.

Advertising language must comply with federal, state and local laws regarding the prohibition of discrimination in employment, housing and public accommodations.

All requested tear sheets are \$3 for each sheet requested.

THE BRUNSWICK NEWS
3011 Altama Avenue
P. O. Box 1557
Brunswick, GA. 31521
PHONE: 912-265-8320
FAX: 912-264-4973

130
Gutters / Siding

Eliminate Gutter Cleaning Forever!
LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 20% off Entire Purchase. PLUS 10% Senior & Military Discounts.
Call 1-877-735-0477.

Need a Paper?
Give us a call - The Brunswick News Circulation Department
912-265-1104

130
Gutters / Siding

Prepare for
Power outages today with a GENERAC home standby generator
\$0 Money Down + Low Monthly Payment Options
Request a FREE Quote
*Call now before the next power outage:
1-877-318-8496

135
Handyman

Aaron's Rent-A-Man
Carpentry, Painting, Home Repair, 30 Years Experience 223-2514

D&W Handyman
No Job Too Small. Work Guaranteed.
912-222-4264

COMMUNITY PAINTING

Carpentry repairs, pressure washing, window cleaning & clean gutters. We blow off roofs. No job too small. Licensed & Insured. References furnished. Call 912-264-8237 or Cell 912-297-1920.

138
Hauling / Moving

G&S TRASH HAULING
No trash too large or small. Comm. - Res. Appliances & furniture. Trees & limbs also hauled. Free estimates.
912-996-4487

YOU CALL - WE HAUL
Junk Removal, Dumpster rental, Landscaping and Tree Removal
912-399-0367

150
Medical Services

Beltone
Hearing Aids. Voted #1 Hearing Care Retailer. Rechargeable. Weather & Sweatproof. Easily connect to music, audio & calls to your hearing aids. Starting at \$799. Call today & get 25% off plus a FREE cleaning kit with purchase. Call 1-855-221-7776

Caring for
An aging loved one? Wondering about options like senior-living communities and in-home care? Caring.com's Family Advisors are here to help take the guesswork out of senior care for you and your family. Call for your FREE, no-obligation consultation: 1-844-651-1231

Portable Oxygen Concentrator
May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 888-670-0481

153
Miscellaneous Services

BEST SATELLITE
TV with 2 Year Price Guarantee! \$59.99/mo with 190 channels and 3 months free premium movie channels! Free next day installation! Call 855-808-6843.

Cash For Cars!
We buy all cars! Junk, high-end, totaled- It doesn't matter! Get free towing and same day cash! NEWER MODELS too! 833-882-3437.

Choose EarthLink
Fiber Internet for speeds up to 5 Gigs, no data caps, no throttling. Prices starting at \$54.95. Plus, a \$100 gift card when you make the switch. Call 1-833-917-3436

CONSUMER CELLULAR

Switch and save up to \$250/year on your talk, text and data. No contract and no hidden fees. Unlimited talk and text with flexible data plans. Premium nationwide coverage. 100% U.S.-based customer service. Limited time offer - get \$50 off on any new account. Use code GIFT50. For more information, call 1-833-446-1847

Donate your car to charity.
Receive the maximum value of write off for your taxes. Running or not! All Conditions accepted. Free pickup. Call for details 866-994-1146.

153
Miscellaneous Services

DISH Network
\$64.99 For 190 Channels! Blazing Fast Internet, \$19.99/mo. (where available.) Switch & Get a FREE \$100 Visa Gift Card. FREE Voice Remote. FREE HD DVR. FREE Streaming on ALL Devices. Call today! 1-866-369-1468

FREE high speed internet for those that qualify.
Government program for recipients of select programs incl. Medicaid, SNAP, Housing Assistance, WIC, Veterans Pension, Survivor Benefits, Lifeline, Tribal. 15 GB internet service. Bonus offer: Android tablet FREE with one-time \$20 copay. Free shipping & handling. Call Maxisp Telecom today! 1-833-342-4633

Get DIRECTV
for \$64.99/mo for 12 months with CHOICE Package. Save an additional \$120 over 1st year. First 3 months of HBO Max, Cinemax, Showtime, Starz and Epix included! Directv is #1 in Customer Satisfaction (JD Power & Assoc.) Some restrictions apply. Call 1-888-505-3785

NOW LEASING DOCK SLIPS!
Hidden Harbor Marina Contact Us Today 912-580-9985 Email hiddenharboroffice@gmail.com

PROBLEM CREDIT REPORT?
Lexington Law helps work to challenge inaccurate negative items including: Identity theft, collections, late payments, liens, and more from your credit report. Call for a free consultation 877-250-3937

SAVE YOUR HOME!
Are you behind paying your MORTGAGE? Denied Loan Modification? Is the bank threatening foreclosure? CALL Homeowner's Relief Line! FREE CONSULTATION! 855-596-0109

Straw Delivered
Long Leaf - \$4.00/Bale Slash - \$3.75/Bale Call 912-222-0031 Text 912-256-4336

TRACTOR WORK ALL TYPES
Bush hogging, culverts, ditches, garden tilling, driveways, box blading, trash hauling, free est. Call: 912-258-3422 Daniel Underwood

175 Remodeling

BATHROOM RENOVATIONS,
Easy, One day updates! We specialize in safe bathing. Grab bars, no slip flooring & seated showers. Call for a free in-home consultation. 866-286-5461

Eicher's Pro Vinyl
100% financing available, WAC 1-year same-as-cash, payments as low as \$54/mo. Metal Roofing, Vinyl Siding, Patio Enclosures, Vinyl Replacement Windows. Visit our showroom at 709 Old Jesup Rd. Brunswick, GA 912-588-0061 912-294-6607 www.eichersproviny.com

Need a Paper?
Give us a call - The Brunswick News Circulation Department
912-265-1104

250 Real Estate: Brunswick

Publisher's Notice:
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination." We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Full Time
Monday - Friday, 8am to 5pm

This is for a **customer service sales person** in our classified division. Someone with great skills of working with people and doing data entry will excel in this position. We are looking for someone to work Monday through Friday 8am - 5pm in our Brunswick office.

The Brunswick News Publishing Company is a fourth generation family owned newspaper, magazine and digital media company. We are the voice of the Golden Isles.

The ideal candidate will have customer service and office administration experience. The person will be detail oriented, organized, proactive and work well in a team environment.

- Managing incoming calls and inquiries from small to medium size local advertisers.
- Assist individuals over the phone, email and those that visit our building looking to place classified ads.
- Answering and addressing client service issues by communicating with them in a timely and professional manner.
- Other duties as assigned.

When applying, please submit a cover letter and resume to Jenn Agnew jagnew@thebrunswicknews.com.

We are an equal opportunity employer.



285
Rentals: Brunswick

Parker-Kaufman Rental List
(912) 265-7711

COMMERCIAL
1609 Reynolds St.

299
Rentals: Commercial

FOR RENT
Sublease Newly Renovated Professional space on Saint Simons Island \$3,000 per month 3-year minimum lease 2% increase per year. Includes water & electric. Cat 5 wired, communications not included. 1500 sq. ft. Contact us to get additional information and to set up a viewing of the space. 912-270-3253

402
Accounting/Bookkeeping

FULL-TIME BOOKKEEPER
position at thriving Island business--25 year tenured employee is retiring. Must enjoy working with figures and be experienced in small business accounting. Tasks would include Quickbooks Payroll, Sales Tax computation, accounts payable and receivable among other tasks. Salary commensurate with experience and all inquiries are confidential. Pick up application to submit with resume at Island Ace Hardware, Frederica Road or Ace Garden Center, Demere Road, St. Simons Island or by request to acegarden@comcast.net.

440
General Employment

ACE GARDEN CENTER
Full-time customer service positions available to include some weekend work. **Cashier** - experience with POS systems, plant knowledge and positive attitude preferable. **Loader** - Includes outside duties assisting customers and off-loading trucks. Must have no lifting restrictions. Pick up application to submit with resume at Ace Garden Center, Demere Road, St. Simons Island or by request to acegarden@comcast.net

CAREGIVER
Needed Immediately
Flexible hours. Monday-Sunday. Must be certified. Susan 912-262-6795

490
Business Opportunities

52-year-old Midwest manufacturing
company expanding in Georgia looking for individuals with experience in agriculture or construction who are interested in building their own business, using Christian business principles. Send background information to jonathan.miller2@outlook.com.

Use Happy Jack®
DD33 to kill fleas & ticks on dogs & cats on contact. At Tractor Supply® (www.happyjackinc.com)

495
Pets

ATTENTION
Animal Lovers
By spaying or neutering your pet, you'll help control the pet homelessness crisis, which results in millions of healthy dogs and cats being euthanized in the United States each year simply because there aren't enough homes to go around. There are also medical and behavioral benefits to spaying (female pets) and neutering (male pets) your animals.

Carol
Carol arrived with her family in tow. Her babies are now up for adoption and Carol is ready to live the quiet life with a family where she can be the center of attention. She is sweet, sociable and will make an awesome companion. She is spayed, microchipped, current on core vaccines and has tested negative for Fiv/FeLV

Humane Society of South Coastal Georgia reception@hsscga.org 912-264-6246 Tuesday-Saturday, 11-4 www.hsscga.org

500
Want to Buy

PAYING TOP CASH FOR MEN'S SPORT WATCHES!
Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Mosrite, Rickenbaker, Prairie State, D'Angelico, Stromberg and Gibson Mandolins/Banjoes. Call 866-398-1867.

TOP CASH PAID FOR OLD GUITARS!
1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbaker, Prairie State, D'Angelico, Stromberg and Gibson Mandolins/Banjoes. Call 866-398-1867.

535
Musical Instruments

PIANO FOR SALE
Koehler and Campbell piano Excellent condition \$500.00 912-399-8293.

556
Miscellaneous for Sale

Call Empire
Today to schedule a FREE in-home estimate on Carpeting & Flooring. Call Today! 1-866-971-9196.

625
Antiques & Collectibles

SCOTT ANTIQUE MARKETS
SCOTT ANTIQUE MARKETS
January 12 13 14 & 15 3500 Exhibit Booths, Atlanta Expo Centers, 1-285, Exit 55 (Jonesboro Rd), www.scottantiquemarkets.com, 2nd weekend monthly, submit for \$1 off admission for one person

999
Holiday/Special Occasion

Brunswick Housing Authority
presents Resident Empowerment Events. NEED COMMUNITY SERVICE? THESE EVENTS CAN QUALIFY!
Thursday - Jan 19th, 11:00 a.m. - 1:00 p.m. 1126 Albany Street, Brunswick

2:00 p.m. - 4:00 p.m. 900 Bay Street, Brunswick

Friday - Jan. 20th, 11:00 a.m. - 1:00 p.m. 900 Bay Street, Brunswick

2:00 p.m. - 4:00 p.m. 1126 Albany Street, Brunswick

Lunch & Snacks will be served.

NOW HIRING

Grow Your Business
by placing a **HELP WANTED** ad in the Classified Section of The Brunswick News. Call TODAY **912-267-5991** or go online: www.thebrunswicknews.com Your ad will even be online for viewers!

THE BRUNSWICK NEWS
www.thebrunswicknews.com

Equal Housing Opportunity

495
Pets



Meet Maria
Maria is looking for her perfect family! Could it be you? Maria is 2yo, 45lbs, female (spayed), UTD on shots, on flea/tick preventative, heart worm negative, microchipped. Maria not been officially dog tested but seems to not want to make new doggie friends (meet and greet required for potential furry siblings). She hasn't been cat tested. Normal energy level. Maria turned into a completely different dog for the photoshoot. She turned into a goofy, fun, loving girl who was having a blast playing with toys & getting dressed up! Maria is suffering from kennel anxiety, please don't base your opinion on her from her behavior in the kennel. Based on what we've seen at the shelter, she would like to be the only pet of the household!

Maria-A004321
Glynn County Animal Services 190 Carl Alexander Way Brunswick, GA 1-5 p.m. Tuesday and Thursday - Sunday Closed Monday & Wednesday www.glynncountyanimals.org

500
Want to Buy

PAYING TOP CASH FOR MEN'S SPORT WATCHES!
Rolex, Breitling, Omega, Patek Philippe, Heuer, Daytona, GMT, Mosrite, Rickenbaker, Prairie State, D'Angelico, Stromberg and Gibson Mandolins/Banjoes. Call 866-398-1867.

TOP CASH PAID FOR OLD GUITARS!
1920-1980 Gibson, Martin, Fender, Gretsch, Epiphone, Guild, Mosrite, Rickenbaker, Prairie State, D'Angelico, Stromberg and Gibson Mandolins/Banjoes. Call 866-398-1867.

535
Musical Instruments

PIANO FOR SALE
Koehler and Campbell piano Excellent condition \$500.00 912-399-8293.

556
Miscellaneous for Sale

Call Empire
Today to schedule a FREE in-home estimate on Carpeting & Flooring. Call Today! 1-866-971-9196.

005
Debtors and Creditors

NOTICE TO DEBTORS AND CREDITORS

IN RE: **TERRY EUGENE GRANT** DECEASED

All creditors of the estate of Terry Eugene Grant, deceased, late of Glynn County, Georgia, are hereby notified to render an account of their demands to the undersigned, according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned.

/s/ Sarah Johnson
Sarah Johnson
2400 G Street
Brunswick, Georgia
31520-6644

009
Corporations

NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve (**L&L Vision PC**), a Georgia corporation with its registered office at (500 F St. Brunswick GA. 31520), has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. Any persons with claims against the corporation must present them in accordance with OCGA section 14-2-1407 by submitting a description of the basis for the claim in writing and contact information for the claimant and mail such writing to the address above. Except for claims that are contingent at the time of the filing of the notice of intent to dissolve, a claim against the corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after the publication of the notice.

010
Miscellaneous

IN THE SUPERIOR COURT OF GLYNN COUNTY STATE OF GEORGIA

ELIZABETH RAMIREZ, Plaintiff,

vs. **JORGE ALFREDO SANTOS ARITA and JOHN DOE** Defendants.

Civil Action No.: CE23-00353

NOTICE OF SUMMONS

TO: Jorge Alfredo Santos Arita, Defendant named above: You are hereby notified that the above-styled action seeking damages for personal injuries was filed against you in said Court on March 21, 2023, and that by reason of an Order for service of summons by publication entered by the Court on July 17, 2023, you are hereby commanded and required to file with the Clerk of said Court and serve upon Roy J. Boyd, Jr., Plaintiffs' attorney whose address is 1601 Reynolds Street, Brunswick, Georgia 31520, and answer to the Complaint within sixty (60) days of the date of the Order for service by publication.

Witness the Honorable Anthony L. Harrison, Judge of said Court.

This the 18th day of July 2023.

/s/ Victoria A. Moore, Deputy Clerk, Superior Court of Glynn County, State of Georgia

012
Public Sales / Auctions

NOTICE OF SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

704 Mall Blvd, Brunswick, GA, 31525 Auction **08/22/23 12:00pm**

Theresa Hunsucker -unit 1115
Personal items, comforters, bins, suitcases, bags, clothes
Quentin Mclean -unit 1122
Couch, Dresser, boxes,

012
Public Sales / Auctions

shoes, hand tools, bed frame, photos, ninja air fryer, air mattress, weights

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

013
Public Hearings

GLYNN COUNTY BOARD OF COUNTY COMMISSIONERS NOTICE OF SECOND PUBLIC HEARING - COMPREHENSIVE PLAN UPDATE

The Rules and Regulations of the State of Georgia require a second public hearing to be held during the comprehensive planning process, once the plan has been drafted, but prior to its transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. The plan will be transmitted to the Regional Commission with a cover letter signed by the Chairman of the Board of Commissioners. An initial draft will be available for comment during a 40-day local review process. Interested persons and parties should continue to follow updates at www.coastalrc.ga.gov/2023-glynn-comp-plan where all future drafts will be posted and a survey to submit comments for revisions will be available. This will be an opportunity for any and all in the community to share ideas, voice concerns, and impress their vision regarding the direction of Glynn County over the near future. In addition to this, the Coastal Regional Commission's Planning Staff will be in attendance to present some of the key findings of the plan discovered during the course of the planning process so far. The Board of Commissioners will conduct a Public Hearing for the comprehensive plan update on:

Thursday, August 17, 2023, 6:00 PM

The Historic Courthouse, 2nd Floor Meeting Room 701 G Street, Brunswick, Georgia

For further information on this public hearing, contact the Glynn County Planning & Zoning Division at 912-554-7428 or planningzoning@glynncounty-ga.gov.

Persons who are unable to attend but which would like to provide public comments regarding the plan are encouraged to reach out to Ian Kellett, Regional Planner, at (912) 514-1637 or ikellett@crc.ga.gov or Meagan Jones, Planning Manager, at (912) 514-1638 or meaganjones@crc.ga.gov

014
Probate Notices

IN THE PROBATE COURT OF GLYNN COUNTY STATE OF GEORGIA

IN RE: ESTATE OF

CARRIE MAE HERNDON DECEASED ESTATE NO. PRO20935

PETITION FOR SUCCESSOR LETTERS OF ADMINISTRATION AMENDED NOTICE

TO: Don Michael Herndon, David Warren Herndon, Gerald Wayne Herndon, Sam Herndon, Wyndell Herndon, Darryl Kevin Herndon, Vernon Mark Herndon, Jr., Linda Herndon Pontello Potts Owens,

014
Probate Notices

Joyce Woodard, Amber Herndon Sarro, Kari Herndon, Robert Alan Herndon, Jr. Rita Herndon, Janie Fairman, Appointed Guardian Ad Litem for Estate of Hany Eugene Herndon,

Stephanie M. Britt, has petitioned to be appointed Successor Administrator(s) of the estate of Carrie Mae Herndon, deceased, of said county. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before September 8, 2023.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

WITNESS, the Honorable Debra Godwin Duncan, Judge

By: Heather B. Jacobs, Chief Clerk

CLERK, PROBATE COURT OF GLYNN COUNTY

701 G STREET BRUNSWICK, GA. 31520 912-554-7231

IN THE PROBATE COURT COUNTY OF GLYNN STATE OF GEORGIA

IN RE: ESTATE NO. PRO22039 **PL RAMSEY PL RAMSEY** MINOR

CITATION FOR TEMPORARY LETTERS OF GUARDIANSHIP: NOTICE OF PETITION FOR TEMPORARY LETTERS OF GUARDIANSHIP OF MINOR

TO: Peter Leroy Ramsey Jr and Sha'quanica Patrice Stanley

You are hereby notified that Akia Dominique McCall has filed a Petition seeking to be appointed temporary guardian of the above named Minors. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second publication of this notice if you are served by publication. All pleadings must be signed before a notary public or Georgia Probate Court Clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact Probate Court personnel at the below address/telephone number for the required amount of filing fees.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian, or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date. If an objection is filed, the Petition may be granted without a hearing.

WITNESS, the Honorable Debra G. Duncan, Judge

014
Probate Notices

By: **MARYANNE CLEMENTS** CLERK, PROBATE COURT OF GLYNN COUNTY 701 G STREET BRUNSWICK, GA 31520 912-554-7231

016
Name Changes

IN THE SUPERIOR COURT OF GLYNN COUNTY STATE OF GEORGIA

In re the Name Change of, **Deborah Ann Impresa** Petitioner.

Civil Action Case Number: CE23-00981

NOTICE OF PETITION TO CHANGE NAME OF AN ADULT

Deborah Ann Impresa filed a petition in the Superior Court of Glynn County on the 09 day of August, 2023, to change their name from Deborah Ann Impresa to Deborah Ann Freccia

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Date: 8/09/2023

/s/Deborah Ann Impresa Petitioner, Pro se Printed Name: Deborah Ann Impresa

FILED GLYNN COUNTY CLERK'S OFFICE 2023 AUG 09 PM 1:37 Ronald M. Adams CLERK SUPERIOR COURT

IN THE SUPERIOR COURT OF GLYNN COUNTY STATE OF GEORGIA

In re the Name Change of, **Sheri Lyn Crenshaw** Petitioner.

Civil Action Case Number: CE23-0911

NOTICE OF PETITION TO CHANGE NAME OF AN ADULT

Sheri Lyn Crenshaw filed a petition in the Superior Court of Glynn County on the 11 day of July, 2023, to change their name from Sheri Lyn Crenshaw to Sheri Lyn Froisland

Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Date: 7/19/23

/s/ Sheri Lyn Crenshaw Petitioner, Pro se Printed Name: Sheri Lyn Crenshaw

FILED GLYNN COUNTY CLERK'S OFFICE 2023 JUL 19 PM 3:16 Ronald M. Adams CLERK SUPERIOR COURT

021
Rates

YOUR CLASSIFIED RATES, DEADLINES, & INFO

All ads must be prepaid at the time of placement, refunds will not be given if customer cancels ad.

All ads placed in The Brunswick News will be picked up and placed in The Golden Isles News & Advertiser for an additional \$4.00 charge

FORMAT
All ads will have a **12-point** bold header. Additional bold charges will apply.

E-MAIL ALL OF YOUR ADS AND LEGALS TO: classifieds@thebrunswicknews.com

All Classified Ads can be seen on our web site www.thebrunswicknews.com

OFFICE HOURS: Mon-Fri 8:00am-5:00pm
Call Alan or Jessi **912-267-5991**

CLASSIFIED AD DEADLINES:

- Monday - Thursday by 2 p.m. to print the following business day.
- Thursday by 11 a.m. to print Saturday.
- Friday by 3 p.m. to print Monday.

LEGAL AD DEADLINE: All hard copy for legal advertisements must be received before 12:00 p.m. 2 days prior to first insertion. Legal ad cancellations must be received in writing prior to 11 a.m., 2 days prior to insertion.
AFFIDAVIT FEE OF

021
Rates

\$10.00 WILL BE PLACED ON EVERY LEGAL NOTICE PRINTED UNLESS WE ARE TOLD OTHERWISE.

CANCELLATIONS: Must be submitted before deadline the day prior to ad being removed from paper. **No refund will be given for days not used.** Once canceled, advertisers are expected to confirm that the cancellation of their ad was implemented. The Brunswick News cannot be responsible for more than one incorrect run after stopping the ad.

AD ERRORS: Please check your advertisement on the first day that it runs. The Brunswick News accepts responsibility for only the first incorrect insertion.

GENERAL INFORMATION: Advertising copy is subject to approval by the Publisher who reserves the right to edit, reject or classify all advertisements under appropriate headings.

Advertising language must comply with federal, state and local laws regarding the prohibition of discrimination in employment, housing and public accommodations.

All requested tear sheets are \$3 for each sheet requested.

THE BRUNSWICK NEWS
3011 Altama Avenue P. O. Box 1557 Brunswick, GA. 31521
PHONE: 912-265-8320
FAX: 912-264-4973

135
Handyman

Aaron's Rent-A-Man
Carpentry, Painting, Home Repair, 30 Years Experience 223-2514

D&W Handyman
No Job Too Small. Work Guaranteed. 912-222-4264

COMMUNITY PAINTING
Carpentry repairs, pressure washing, window cleaning & clean gutters. We blow off roofs. No job too small. Licensed & Insured. References furnished. Call 912-264-8237 or Cell 912-297-1920.

COMMUNITY PAINTING
Carpentry repairs, pressure washing, window cleaning & clean gutters. We blow off roofs. No job too small. Licensed & Insured. References furnished. Call 912-264-8237 or Cell 912-297-1920.

138
Hauling / Moving

G&S TRASH HAULING
No trash too large or small. Comm. - Res. Appliances & furniture. Trees & limbs also hauled. Free estimates. **912-996-4487**

YOU CALL-WE HAUL
Junk Removal, Dumpster rental Landscaping and Lot and Land Clearing 912-399-0367

141
Lawn / Landscaping

Murfree's Lawn Care
Tractor & tree work, lot clearing, debris hauling, underbrushing & tree mulching. 912-230-0926

153
Miscellaneous Services

Straw Delivered
Long Leaf - \$4.00/Bale Slash - \$3.85/Bale Call 912-222-0031 Text 912-256-4336 Pick-up Available

IT OUT Got Stuff???
Sell it in Classifieds. Call **912-267-5991** or email classifieds@thebrunswicknews.com

175
Remodeling

Eicher's Pro Vinyl

100% financing available, WAC 1-year same-as-cash, payments as low as \$54/mo. Metal Roofing, Vinyl Siding, Patio Enclosures, Vinyl Replacement Windows. Visit our showroom at 709 Old Jesup Rd. Brunswick, GA 912-588-0061 www.eichersprovinyll.com

190
Tree Services

Big Boyz Tree Service
Licensed & Insured Joe Murfree: 912-230-0926 Jerome Dixon: 912-222-7775 www.bigboyztreeservice.com

Now Hiring
Grow Your Business

by placing a **HELP WANTED** ad in the Classified Section of The Brunswick News. Call TODAY **912-267-5991** or go online: **www.thebrunswicknews.com** Your ad will even be online for viewers!

The Brunswick News
Has an opening for a **Full-time Pressroom Assistant.**

Are you mechanically inclined, can setup machines to accomplish a task, work well with hand tools, and don't mind getting a little ink on yourself? The job consists of helping the team accomplish the day-to-day goals: Stack papers on carts or skids, fill ink fountains, load rolls of paper, set color on the press, help keep the work environment clean. If the answer is yes then we would like for you to come by and grab an application or send your resume to us. You will get a 40 hour work week, paid time off, and you can participate in our 401k, health and dental insurance. Please be dependable, willing to learn and have a great attitude. Pickup an application at The Brunswick News at 3011 Altama Avenue, or send resumes to mturner@thebrunswicknews.com dgravely@thebrunswicknews.com

Classified Department Full-time Monday - Friday, 8am to 5pm

This is for a **customer service sales person** in our classified division. Someone with great skills of working with people will excel in this position.

We are looking for someone to work Monday through Friday 8am-5pm in our Brunswick office.

The Brunswick News Publishing Company is a fourth generation family owned newspaper, magazine and digital media company. We are the voice of the Golden Isles.

The ideal candidate will have customer service and sales experience. The candidate will be detail oriented, organized, proactive and work well in a team environment. The position includes inside and outside selling to grow revenue for the company.

The position also includes assisting individuals over the phone, email and those that visit our building looking to place classified ads.

Other duties as assigned.

When applying, please submit a cover letter and resume to Jenn Agnew jagnew@thebrunswicknews.com.

We are an equal opportunity employer.



THE BRUNSWICK NEWS

CARRIER NEEDED FOR BRUNSWICK & ST. SIMONS ROUTES

Work 3 to 3 1/2 hours early mornings delivering **The Brunswick News** to designated homes, six days a week.

You should have reliable transportation, a valid drivers license and insurance.

Apply in person at **The Brunswick News 3011 Altama Avenue Brunswick, Georgia**



250
Real Estate: Brunswick

Publisher's Notice:

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination." We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.



495
Pets

ATTENTION

Animal Lovers
By spaying or neutering your pet, you'll help control the pet homelessness crisis, which results in millions of healthy dogs and cats being euthanized in the United States each year simply because there aren't enough homes to go around. There are also medical and behavioral benefits to spaying (female pets) and neutering (male pets) your animals.

500
Want to Buy

WANTED - SMALL BOAT

Looking for a (roughly) 12' boat with 5-10 HP outboard. Ideally with trailer.

Call 603-226-0778 or email philw@ecrane.com.

625
Antiques & Collectibles

SCOTT ANTIQUE MARKETS

August 10,11,12&13, 3500 Exhibit Booths, Atlanta Expo Centers, I-285, Exit 55 (Jonesboro Rd), www.scottantiquemarkets.com, 2nd weekend monthly, submit for \$1 off admission for one person

650
Estate Sales

ESTATE/ MOVING SALE

Friday-Saturday, August 11-12, 9-2, 1700 Ocean Rd. SSI. Great looking outdoor furniture, sleeper sofa and love seat, chairs, side tables, bedroom furniture, surf board, planters and plants, acrylic coffee table, wall art, linens, dishes, stemware, pots and pans, small appliances, cameras, tv, Wallace sterling flatware, good clad flatware, dining table with chairs, children's toys and games, books, pack and play, recliner, and so much more. Cash only. Pictures are posted on estatesales.net.

670
Garage Sales: Islands

ATTIC SALE

Antique Furniture, clothes, book, dishes and more. Saturday Only 8-11:30am Park on the right of way. 805 Mallory St.

JEKYLL GARAGE SALES

Sat. August 12 8:00am to 2:00pm Follow Signs Map Available* 632 Old Plantation Rd* 503 Riverview Dr 14-A Pierson Ave 12-A Pierson Ave 4 Pierson Ave 9-A Perkins St 8-A Forrest Ave 45 Ogden St 50 Ogden St 18 King Ave 838 N. Beachview Dr 938 N. Beachview Dr

Need A New Ride?...Want to Sell Your Old Boat?

Buy & Sell your Vehicle, Boats, ATVs in the Classified section of The Brunswick News. Call us Today **912-267-5991** or email us: **classifieds@thebrunswicknews.com**

Subscribe & receive a free online subscription.
912.265.1104



onehundred
miles.org

Meeting Sign-In Sheet

Project: 2023 Glynn Co. Comp Plan Stakeholder Mtg #1 Date: 2/13/2023 Location: Brunswick Public Library

Name	Title	Organization	Email
Ken Durand	Region Mgr	Weyerhaeuser	ken.durand@wy.com
Handwritten Eaddy Sams	Board Member	Glynn City Schools	esams@glynn.k12.ga.us
Toby Harris	Community Development	Glynn County	tharris@glynncountyga.gov
Maurice Postal	Comm Dev	Glynn Count	mpostal@glynn...
WAYNE NEAL	BOC	GLYNN	WNEAL@glynnco-ga.gov
WALTER TRAFOSKI	BOC	GLYNN	WTRAFOSKI@GLYNNCOUNTY-GA.GOV
Lance Sahbe	Executive Director	Forward Brunswick	Lance@forwardbrunswick.org
Katie Baasen	Comm. Dir	Glynn City	kbaasen@glynncounty-ga.gov
Tonya Moran	Asst to City Mgr	Glynn City	tmoran@glynncounty-ga.gov
Andrew Burroughs	Executive Director	BGJWSC	aburroughs@bgjwc.org
Erin Vaughn	President - Board of Realtors	Golden Files Assoc. Realtors	erin@hcrega.com
Stefanie Leif	Planning Manager	Glynn County Bx	slEIF@glynncounty-ga.gov
Ralph Staffins	Chamber President		rstaffins@bgicoc.com
Josiah Wink			
Alice Keys			alice@onehundredmiles.org

Megan Desrosiers

Megan Desrosiers

GEORGE RAGSDALE RESIDENT GTRAGSDA@BELL SOUTH.NET

Jamie McCurry CAO Gen. Counsel Ga Ports JIA jmccurry@gaports.com
Zachary Harris zharris@jekyllisland.com



Meeting Sign-In Sheet

Project: Glynn County Comp Plan Stakeholder Mtg 2 Date: 3/22/2023 Location: St. Simons Casino Room 108

Name	Title	Organization	Email
Wayne Reed	CHAIRMAN	BO	WREED@GLYNN CO-GA.GOV
Sherry Gibbs	Chairperson	MPC	sherryhgibbs@aol.com
GORDON JACKSON	REPORTER	BRUNSWICK NEWS	GJACKSON@THEBRUNSWICKNEWS.COM
Samuel McPherson	FARM MANAGER	POTLUKKE FARM	samuelgmpherson@gmail.com
Toxy Robinson	GEC Pres.	GEC	gairrigator@yahoo.com
Ken Durand	Region Mgr	Weyerhaeuser	ken.durand@wy.com
Bill Austin			
Robert Ussey	Planning Comm ^{IPC}	Chairman	russey@grarch.com
Toby Harris	Com Dev Director	GCSOC	tharris@glyncounty-ga.gov
Andrew Burroughs	Exec. Director	BGSWSC	aburroughs@bgjwc.org
Em. Vaughn	Pres. Board of Realtors	Realtors	em@hrcga.com
Megan Derosiers	CEO	One Hundred Miles	megan@onehundredmiles.org
Eddy Sams	Board Chair	Glynn County Schools	esams@glynn.k12.ga.edu
Josiah Watts	ES Strategist	OHM, GCSOC	jazzwatts4@gmail.com
Philip Andrae			Philip@Andrae.com



Meeting Sign-In Sheet

Project: Glynn Co. Comprehensive Plan Stake. Mtg. 3 Date: 4/26/2023 Location: College of Coastal Georgia

Name	Title	Organization	Email
JULIAN JIMITH	PROFESSOR	THE PUBLIC	whalercok@smith-family.com
Dore Tushman GEORGE RAGSDALE	Social Worker	life in the north	rdmt@hufmail.com GRAGSDALE@BALSOUTH.NET
Toxy Robinson	Pres. GEC	GEC	ga.irrigator@yahoo.com
Robert Ussery	IPC-Chair GC BOC	IPC	russerya@irarch.com
Allan Rosiny	Board	BWGT	propwins@gmail.com
Christopher Cary	GC PLANNER	GC	CCARY2@GLYNNCOUNTY-GA.GOV
DON MYERS	—	—	dandsmyers@bellsouth.net
Lance Sahb	Executive Director	Forward Brunswick	
WALTER RAFOSKI	GC Commission	VICE CHAIR	
York Phillips	citizen	self	york.phillips@yahoo.com
Tonya Moran	ASST TO City Mgr	Glynn Co.	tmoran@glynncountyga.gov
Zech Kerns	Gen. Counsel	JTA	zkerns@jcty1131ad.com
Ken Drand	Reg. Mgr	Weyerhaeuser	ken.drand@wy.com



Meeting Sign-In Sheet

Project: Glynn Co. Comprehensive Plan Stake. Mtg. 3 Date: 4/26/2023 Location: College of Coastal Georgia

Name	Title	Organization	Email
Brian Weese	CEO	GTCCA	Brian.Weese@glynn.k12.ga.us
Lencia Hamis	resident	Glynn County	lenciahamis@gmail.com
Stefanie Leif	Glynn County Boc		
Josiah Watts	Strategist	OHM	josiah@onehundredmiles.org
MARTIN O'HARA	RESIDENT	—	martin.o'hara86@gmail.com
Eaddy Sams	Brd Mbr	Glynn City Schools	esams@glynn.k12.ga.us
Tavel Cowan	Exec Dir	BikeWalkGolden Isles	tavelbwgi@gmail.com
Megan Driscoll	CEO	onehundred miles	megan@onehundredmiles.org
Jamie Bessette	VP	College of Coastal Georgia	jbessette@ccga.edu
Brandy Adams	Gov't affair	Georgia ports	badams@geports.com
David Sweat	Glynn Co Boc	Glynn Boc	daidsweat@comcast.net
WHITNEY FULLER			WHITNEY BRUNSWICK@OUTLOOK
Bill Austin			
Jim Frasca			jfrasca@gmail.com



Meeting Sign-In Sheet

Project:	Glynn Co. Comp Plan Stakeholder Mtg. # 4	Date:	5/24/2023	Location:	Brunswick-Golden Isles Airport
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Name	Title	Organization	Email
Tony Robinson	President of Bd	GEC	gairrigator@flea.com
Eddy Sams	Board Mbr	Glynn City Schools	
Gordon Jackson	REPORTER	BRUNSWICK NEWS	
Ken Durand	Region Mgr	Weyerhaeuser	ken.durand@wy.com
Wayne Neal	Chair	BOC	
Martin O'Hara	-	-	martin.o'hara@gmail.com
Lance Sabbe	ED	Forward Brunswick	
Gen Vaughn	Pres. Board of Realtors	Realtors	
Sam McPherson	FARM MANAGER	POTLIKER FARM	Samuelgmcpherson@gmail.com
Tavel Cowan	Exec. Dir.	BWGI	tavelbwgi@gmail.com
Robert Burn			
WALTER RAFOSKI	GCBOC		
Megan Desrosiers	President / CEO	One Hundred Miles	megan@onehundredmiles.org
Amy Brown			ssibrown2@gmail.com
Ralph Staffing	CEO	Chamber	rsstaffing@bgicoc.com
Andrew Burroughs	Exec -	BFJWSC	aburroughs@bfjwsr.org

Meeting Sign-In Sheet

Project:	Glynn Co. Comp Plan Stakeholder Mtg. 5	Date:	6/22/23	Location:	W. Harold Pate Building
----------	----------------------------------------	-------	---------	-----------	-------------------------

Name	Title	Organization	Email
DARON RIETSCH	PRESIDENT	TORRAS COMPANIES	daron@torrasproperties.com
Tonya Moran	Asst To Conty Mgr.	Glynn County	tmoran@glynncounty-ga.gov
Tony Robinson	Bd Pres. of GEC	GEC	gairrigato@yahoo.com
Ande NOKTES	Executive Director	Lucas Center	anoktes@ccga.edu
Ann Vaughn	Pres Board of Health	BEAR	ann@hcrega.com
Ken Durand	Region Mgr	Weyerhaeuser	Ken.durand@wy.com
Andrew Burroughs	Exec. Director	IWJC	aburroughs@ijwsc.org
Wynne Beck	Chair	BOC	
John Gentry	Asst Conty Mgr	BOC	jgentry@glynncounty-ga.gov
Darren West	Executive Dir Community	First Planning	dwest5@gmail.com
Stefanie Leif	GC Planning	GC BOC	slcif@glynncounty-ga.gov
Louise Sabbe			
Ann Peaugney	resident SSI		annp4@mac.com
Josiah Wether	ES Strategist	OHM	josiah@onehundredmiles.org
Shetra Haywood	Exec Dir Student Services	GLCSS	shaywood@glynn.k12.ga.us
Zachary Harris	Gen Counsel	JIA	zharris@jekyllisland.com

Appendix D

Data Assessment



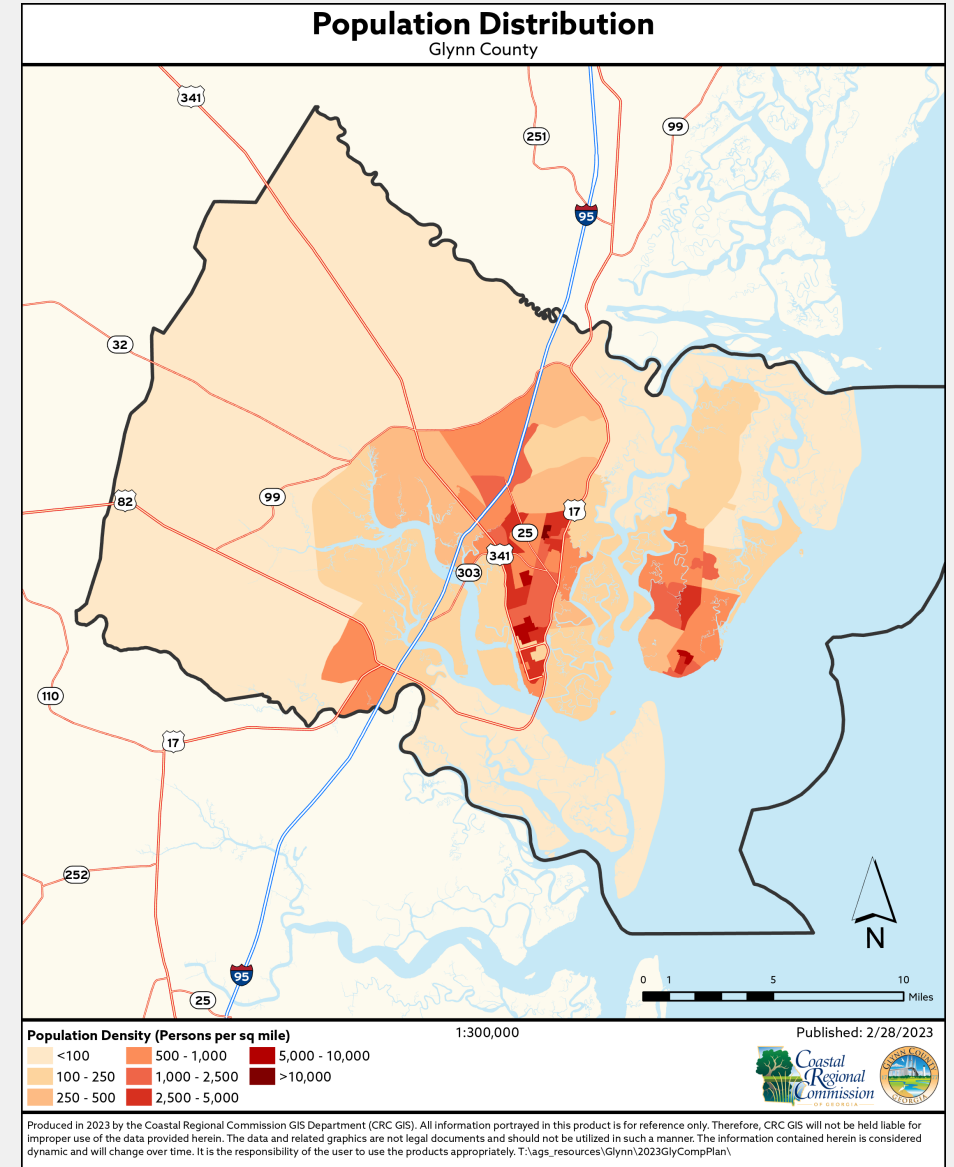
Demographics

- Population
- Population Projections
- Migration
- Age
- Race and Ethnicity

Population

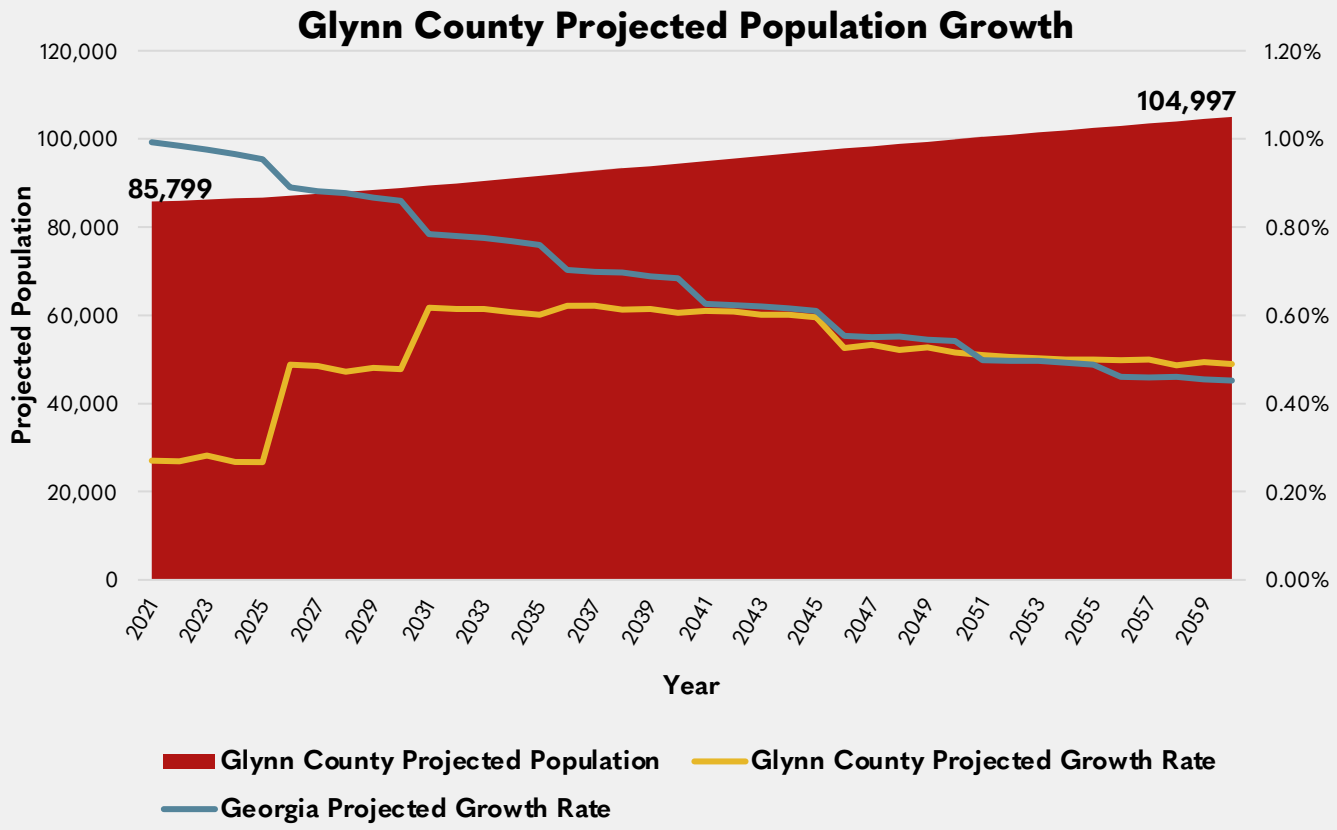
- Glynn County grew by 5,637 people over the past ten years
- Roughly half of this growth occurred on the unincorporated islands (St. Simons Island, Jekyll Island, and Sea Island)
- The city of Brunswick shrunk by 708 people over the same time period

Geography	2011 Population	2016 Population	2021 Population	Average Annual Growth Rate
Brunswick	15,482	15,997	14,774	-0.5%
Unincorporated Islands	15,634	16,933	18,535	1.9%
Unincorporated Mainland	47,620	49,693	51,064	0.7%
Glynn County (Total)	78,736	82,623	84,373	0.7%



American Community Survey (ACS) 5-year estimates

Population Projections



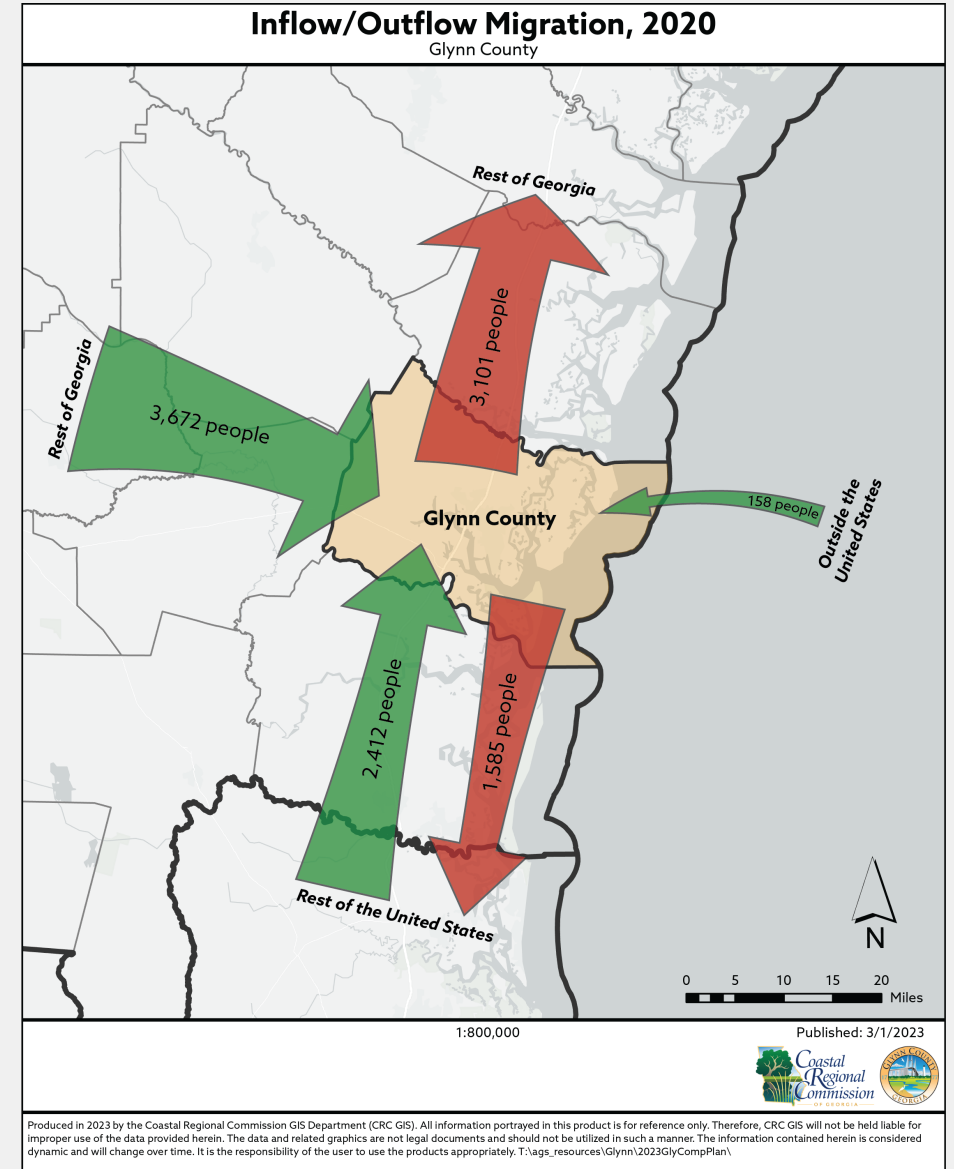
- Glynn County is projected to add almost 20,000 new residents over the next 40 years, an increase of roughly 22.7% over what it is today
- Glynn County will surpass 100,000 residents around 2050
- Growth rate is expected to increase until 2030 and then level off around 0.5% each year

Governor's Office of Planning and Budget

Migration

- Glynn County had a net migration of 1,556 as of 2020
- Median age of those moving into the county is 42.6
- Largest sources of in-migration comes from Camden, Wayne, and the Atlanta Metro
- Largest sources of out-migration goes to Chatham, Bulloch, and the east coast of Florida

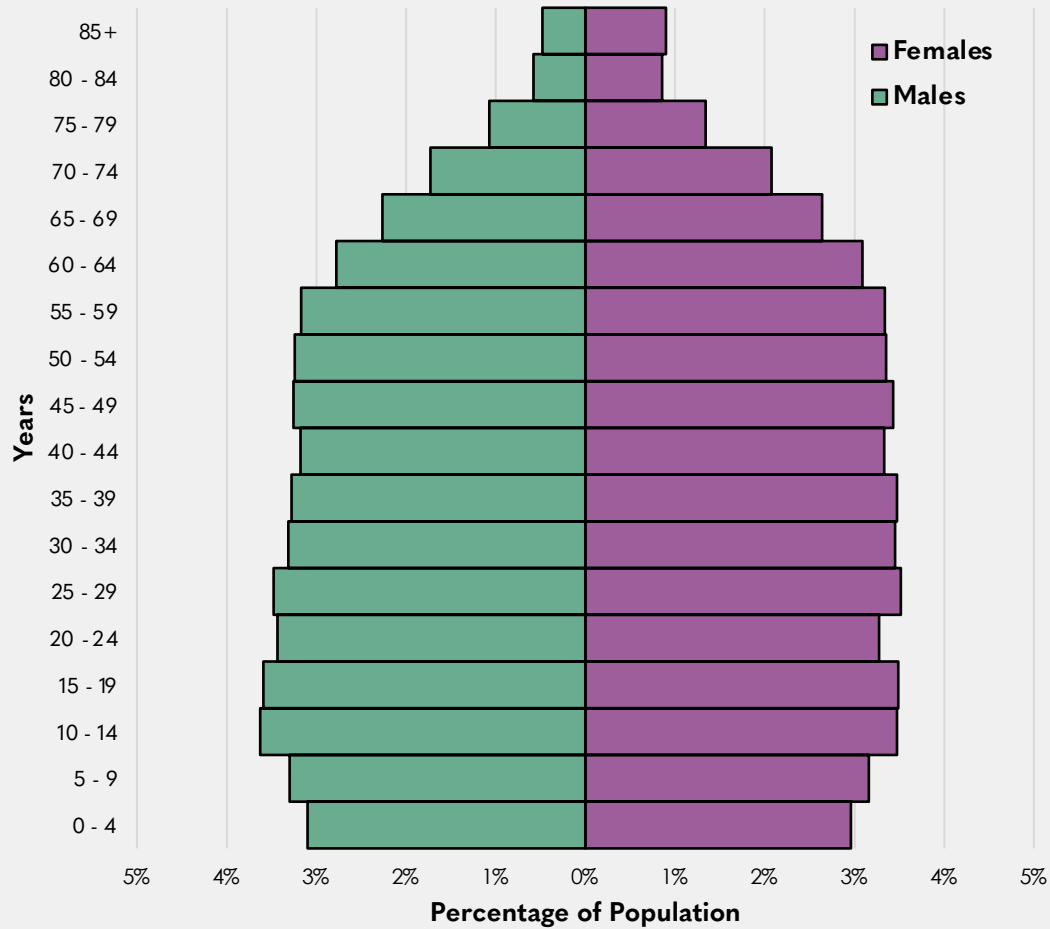
Type of Migration	2020 In-Migration	2020 Out-Migration	2020 Net Migration
In County		7,535	0
In State	3,672	3,101	571
Out of State	2,412	1,585	827
Out of Country	158	*	158
Total	13,777	12,221	1,556



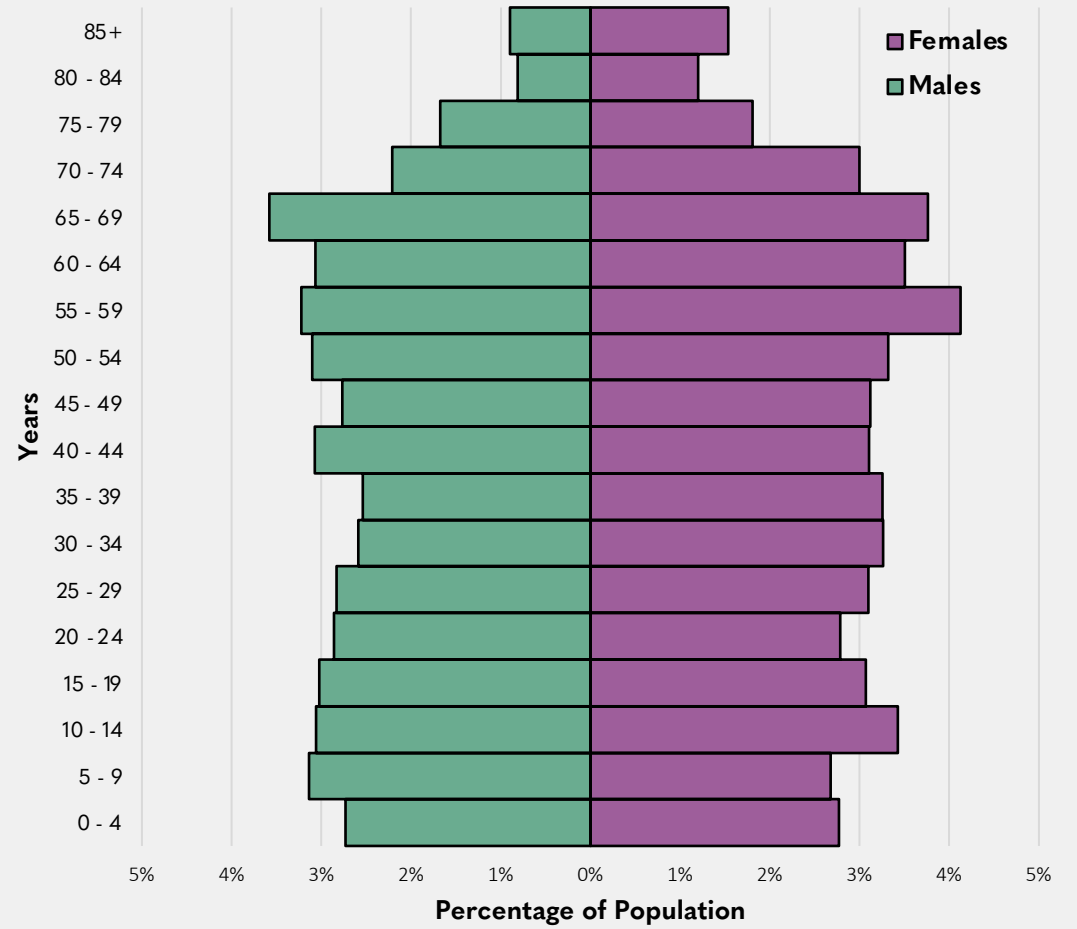
American Community Survey (ACS) 5-year estimates, * indicates lack of information

Age

Georgia Population Pyramid, 2021



Glynn County Population Pyramid, 2021

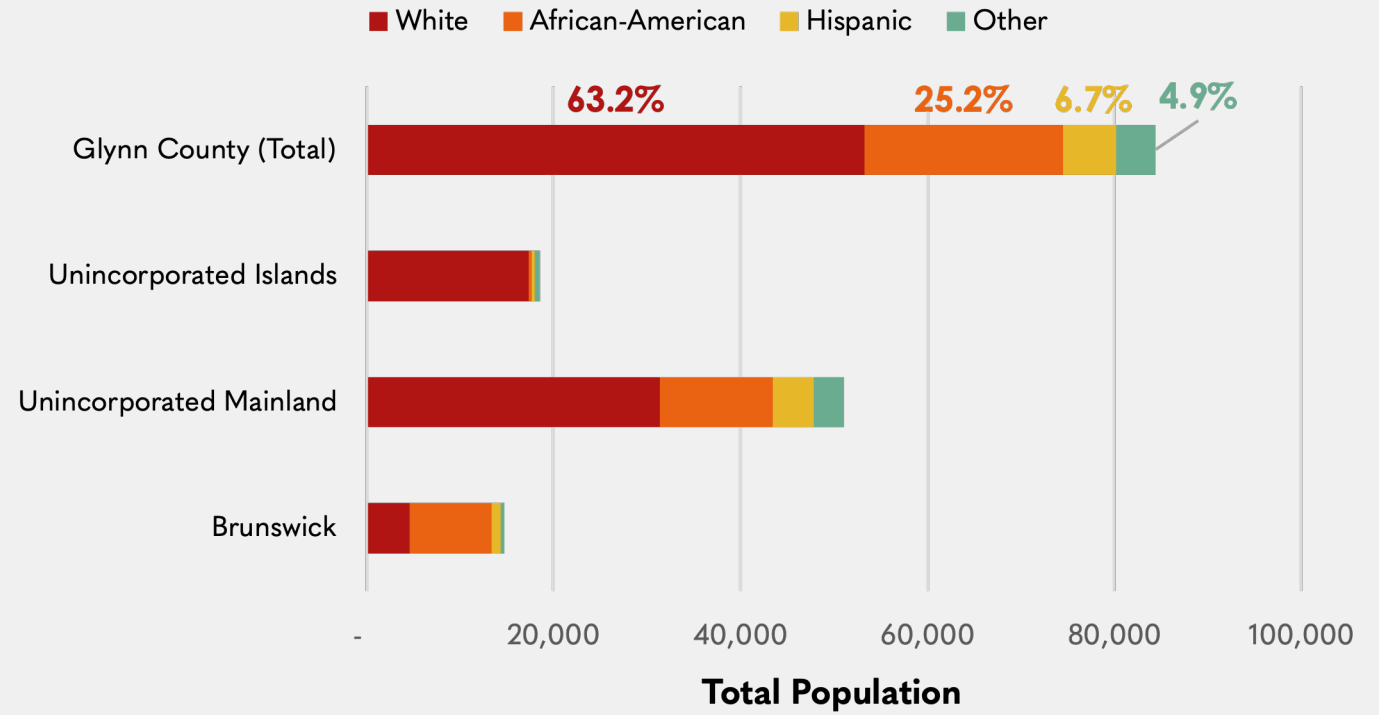


American Community Survey (ACS) 5-year estimates

Race and Ethnicity

- Non-Hispanic whites still make up the majority of Glynn County residents (63.2%), down slightly from 65.2% ten years ago
- African-Americans make up around a quarter of the population (25.2%) and Hispanics make up another 6.7%
- The remaining 5% is comprised of Asians, Native Americans, Pacific Islanders, those belonging to some other race, and those belonging to two or more of the aforementioned races

Glynn County Racial Breakdown



American Community Survey (ACS) 5-year estimates

Key Points



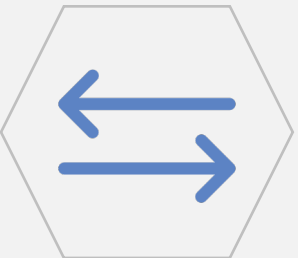
Glynn County is growing and is expected to continue to grow

- 200-300 people per year until 2030 are expected to be added, 500-600 people after that
- The islands are expected to experience roughly 30-50% of this growth based on historical trends



The population is aging

- 2.8 working age persons (18-64) per senior (65+)
- More people are over the age of 62 (20,603) than under the age of 18 (18,260)



More people are moving in than out

- Net migration accounts for the overwhelming majority of expected growth



The County is getting more diverse

- Hispanics and Asians represent the fastest growing populations in Glynn County



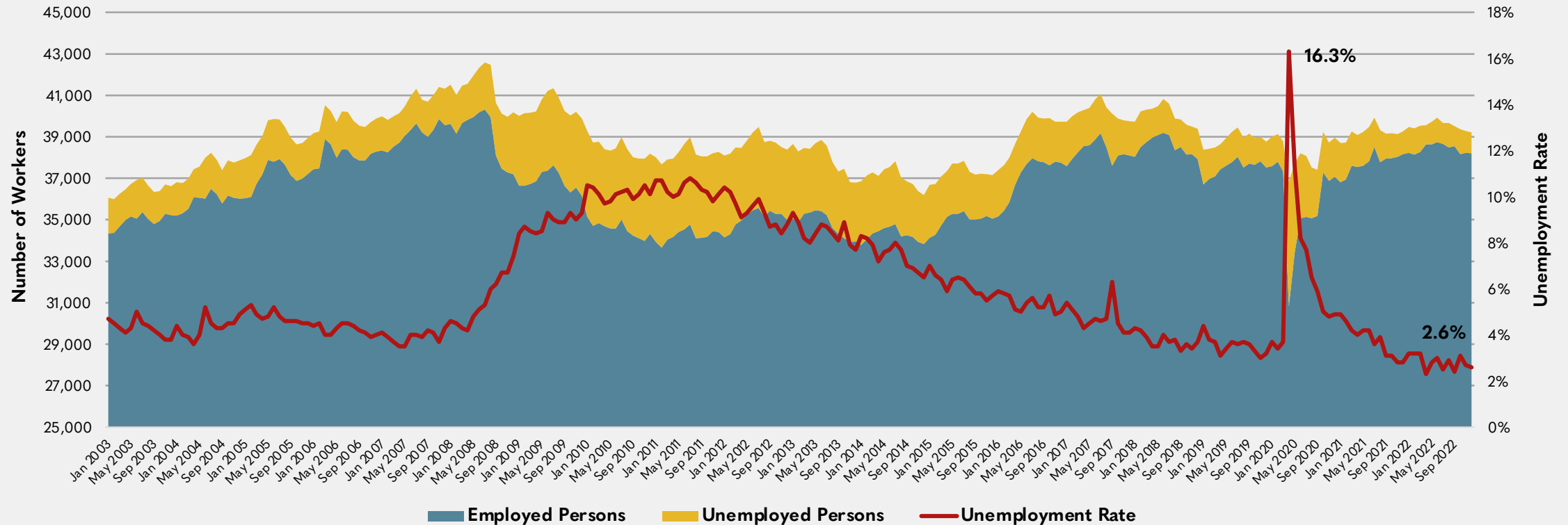
Economic Development

- Employment Numbers
- Employment by Industry
- Household Income
- Poverty

Employment Numbers

- Unemployment rate is near a 20-year low at 2.6% as of Dec. 2022
- Labor force hovering around 38,000 with roughly an additional 1,000 unemployed persons

Employment Statistics in Glynn County, 2003-2023

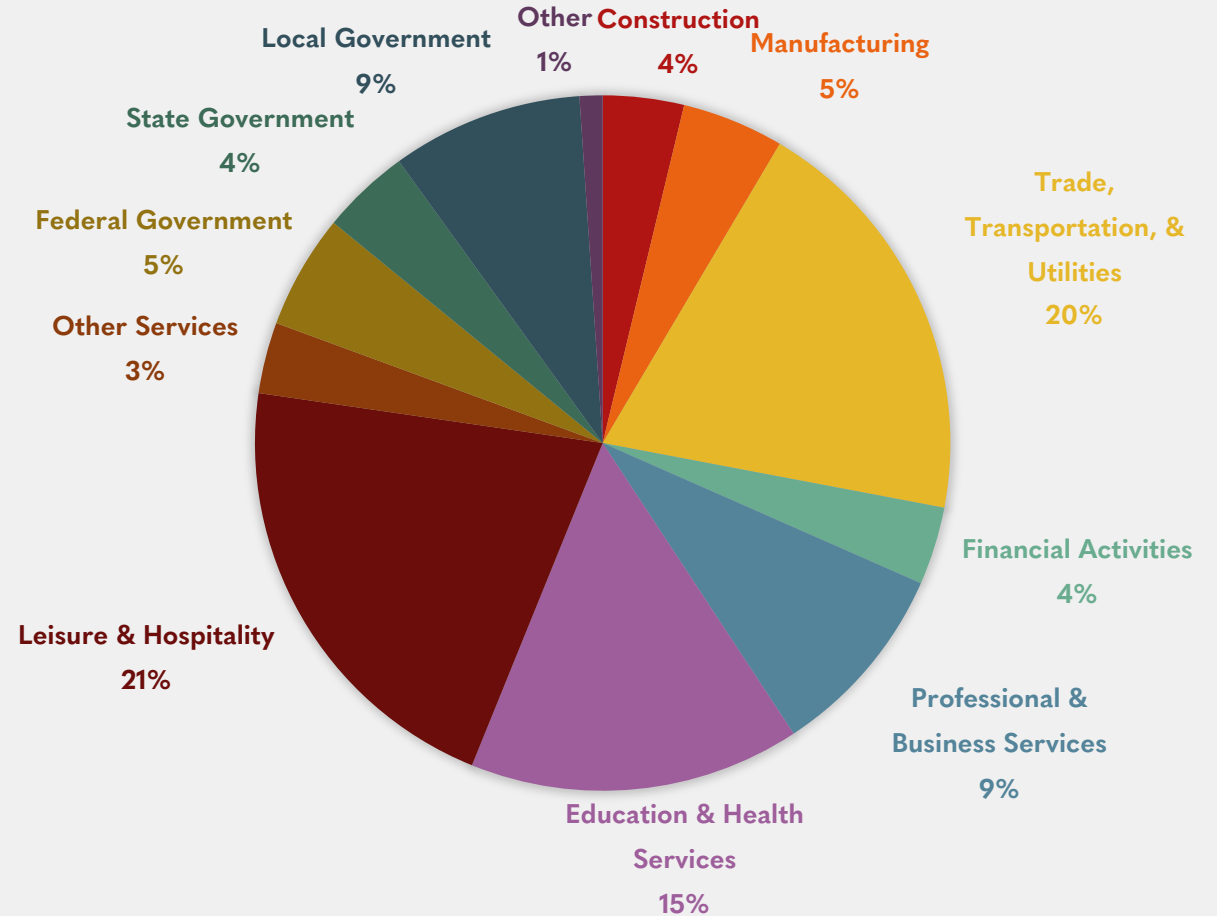


Local Area Unemployment Statistics, U.S. Bureau of Labor Statistics

Employment by Industry

GLYNN COUNTY ANNUAL AVERAGE EMPLOYMENT, 2021

- Glynn County’s employment as of 2021 (37,576):
 - 73% Service-providing
 - 9% Goods-producing
 - 18% Local, State, Federal Government
- Of the jobs available:
 - 71% are full-time
 - 29% are part-time

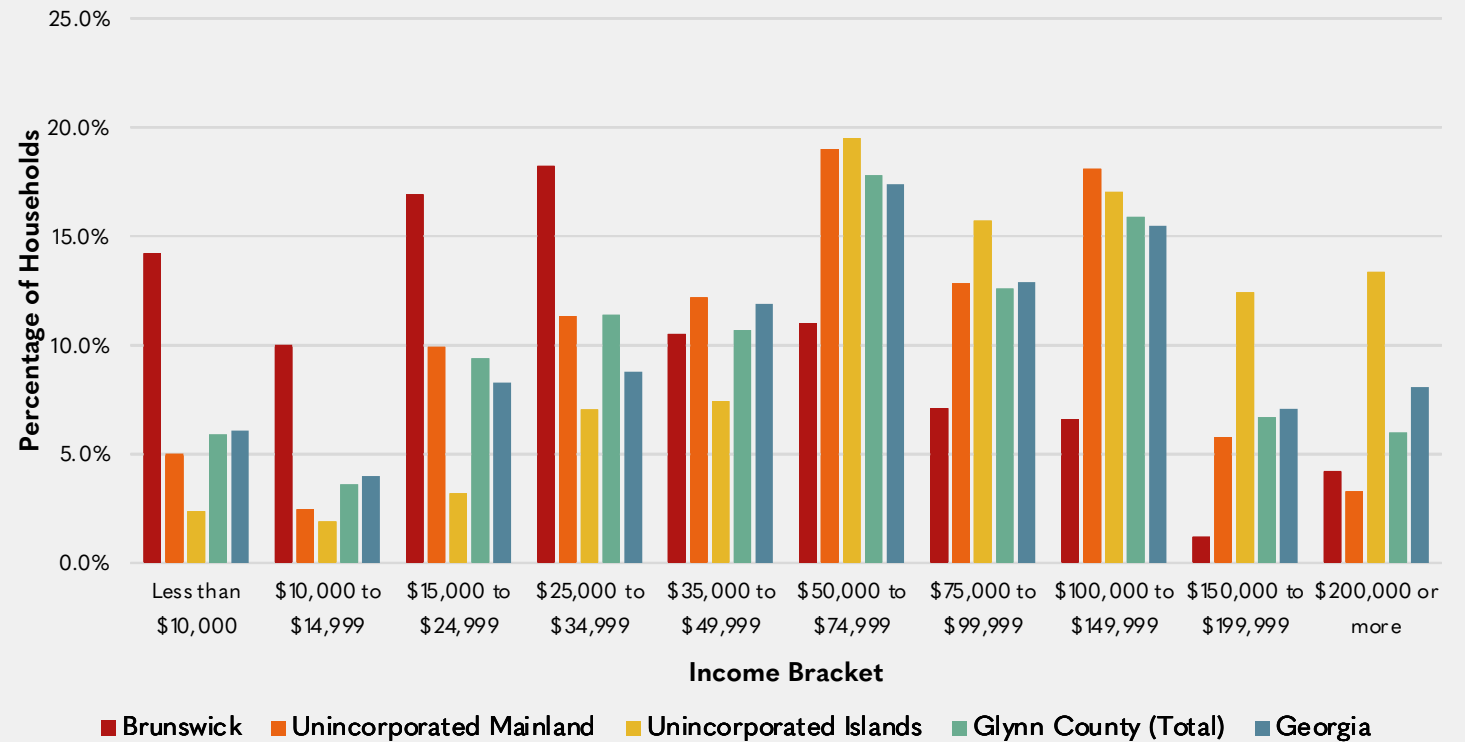


Quarterly Census of Employment and Wages, Bureau of Labor Statistics

Household Income

- Median Household Income (MHI) in Glynn County was \$60,775 as of 2021
 - Income is highly dependent on where in the county a household lives
- MHI has increased by roughly \$11,000 over the past ten years
- Inflation has outpaced MHI growth by 1.5%

Distribution of Glynn Households by Income, 2021

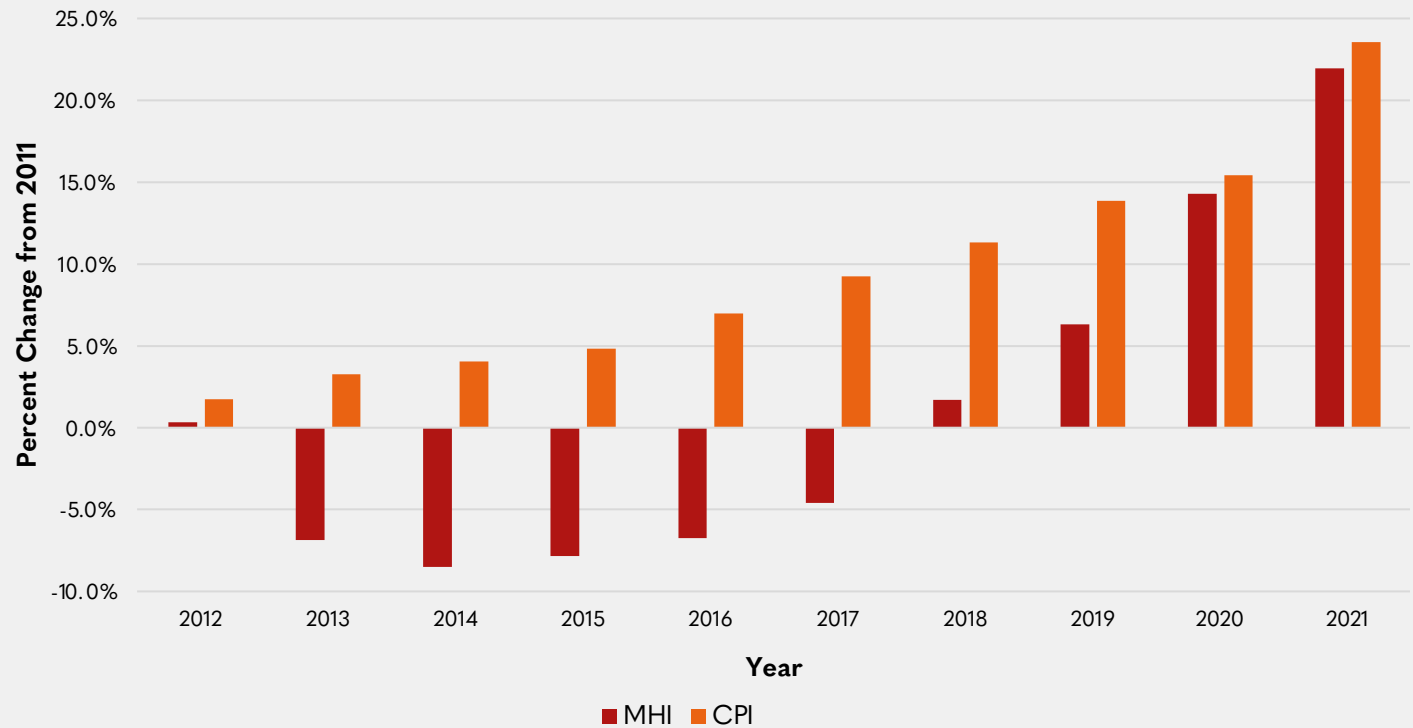


Source: American Community Survey (ACS) of Labor Statistics

Household Income

- Median Household Income (MHI) in Glynn County was \$60,775 as of 2021
 - Income is highly dependent on where in the county a household lives
- MHI has increased by roughly \$11,000 over the past ten years
- Inflation has outpaced MHI growth by 1.5%

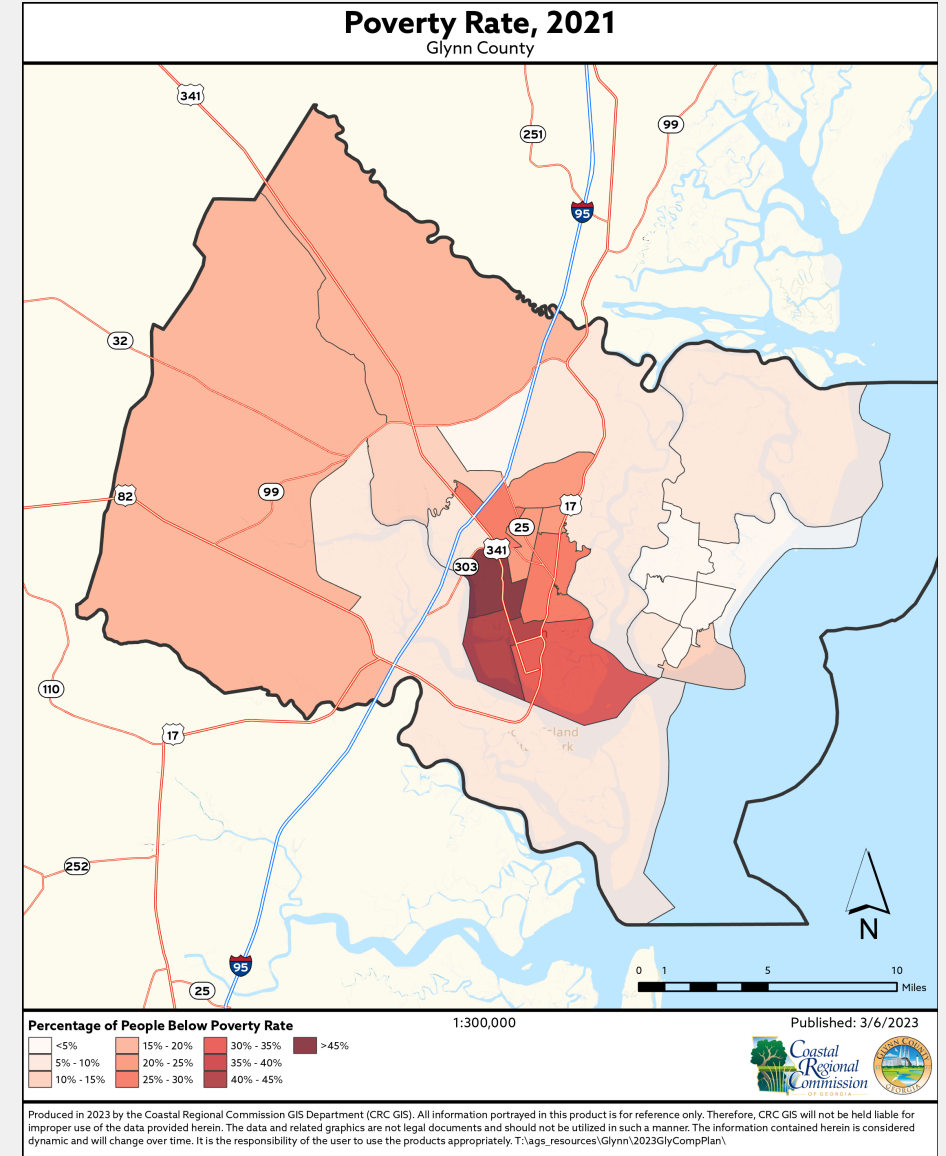
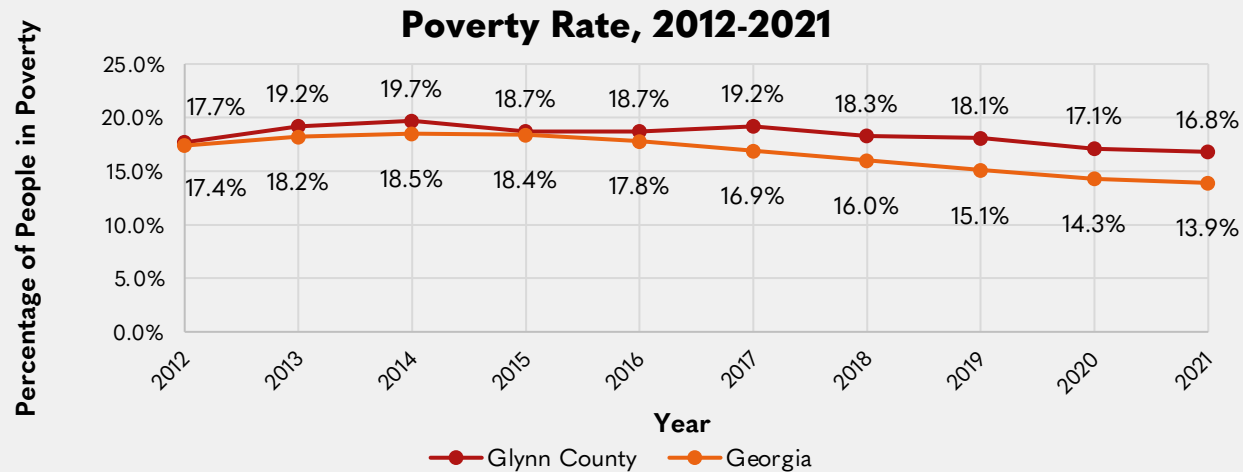
Median Household Income vs Consumer Price Index



U.S. Bureau of Economic Analysis, Bureau of Labor Statistics

Poverty

- Official poverty rate is calculated on a per geographic basis and is dependent on three factors
 - Size of family
 - Number of related children
 - Age of householder
- The official poverty rate in Glynn County is 16.8%, slightly higher than the state's rate of 13.9%



American Community Survey (ACS) 5-year estimates

Key Points



Tight labor market

- Unemployment extremely low
- Labor force has yet to return to where it was in 2018 despite population growth



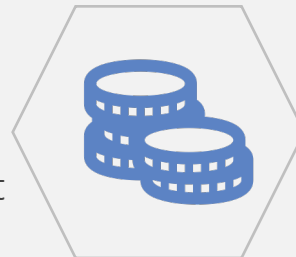
Economy is predominately service-based

- Less than 1-in-10 jobs are goods-based
- Tourism, healthcare, and education industries comprise a majority of jobs in the county



Real income is stagnant

- Median Household Income is struggling to keep pace with inflation over the past 10 years



Poverty rate slow to fall after 2008 recession

- Poverty rate is down from its high in 2014 but is still higher than the state average



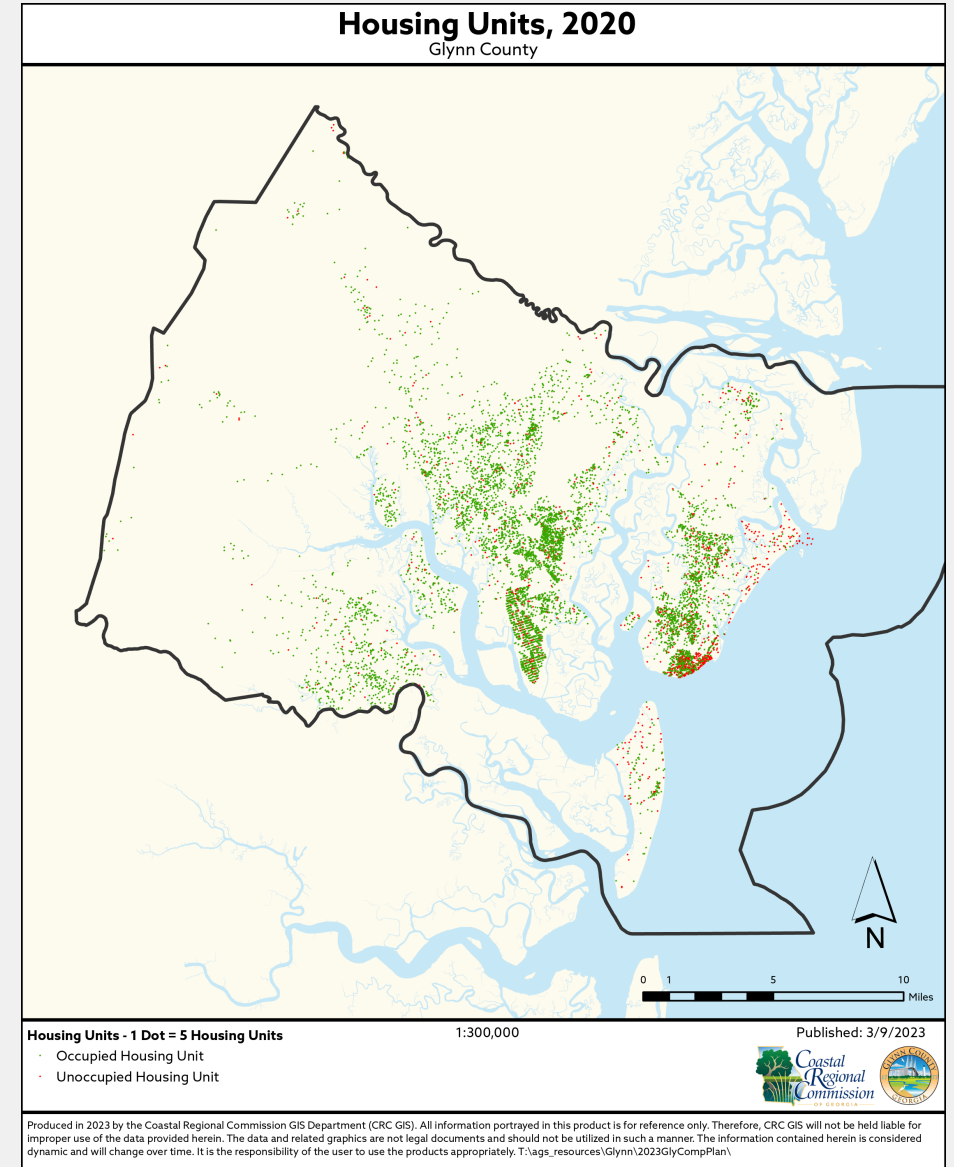
Housing

- Housing Units
- Housing Supply by Type
- Household Size
- Tenure and Vacancy
- Housing Costs
- Cost-Burdened Households

Housing Units

- Glynn County has netted 1,759 housing units from 2011 to 2021, representing an increase of 4.4%
 - Brunswick shrunk by 298 housing units
 - The unincorporated mainland grew by 409 housing units
 - The unincorporated islands grew by 1,648 housing units

Geography	2011 Housing Units	2016 Housing Units	2021 Housing Units	Average Annual Growth Rate	Persons per Housing Unit
Brunswick	7,182	7,359	6,884	-0.4%	2.1
Unincorporated Islands	12,372	12,904	14,020	1.3%	1.3
Unincorporated Mainland	20,778	21,240	21,187	0.2%	2.4
Glynn County (Total)	40,332	41,748	42,091	0.4%	2.0



American Community Survey (ACS) 5-year estimates, Census Bureau Redistricting Data

Tenure and Vacancy

- Two-thirds of occupied housing units are owner-occupied while one-third are renter occupied
 - This is a slightly lower rental rate than the state at 35.5%
 - Highest concentration of renters are in Brunswick proper and along the Golden Isles Pkwy
- There are 8,690 vacant housing units within the county
 - Around half are reserved for seasonal use
 - Less than a quarter are available currently to rent or sell
- Available Housing Vacancy Rate is currently 5.3%

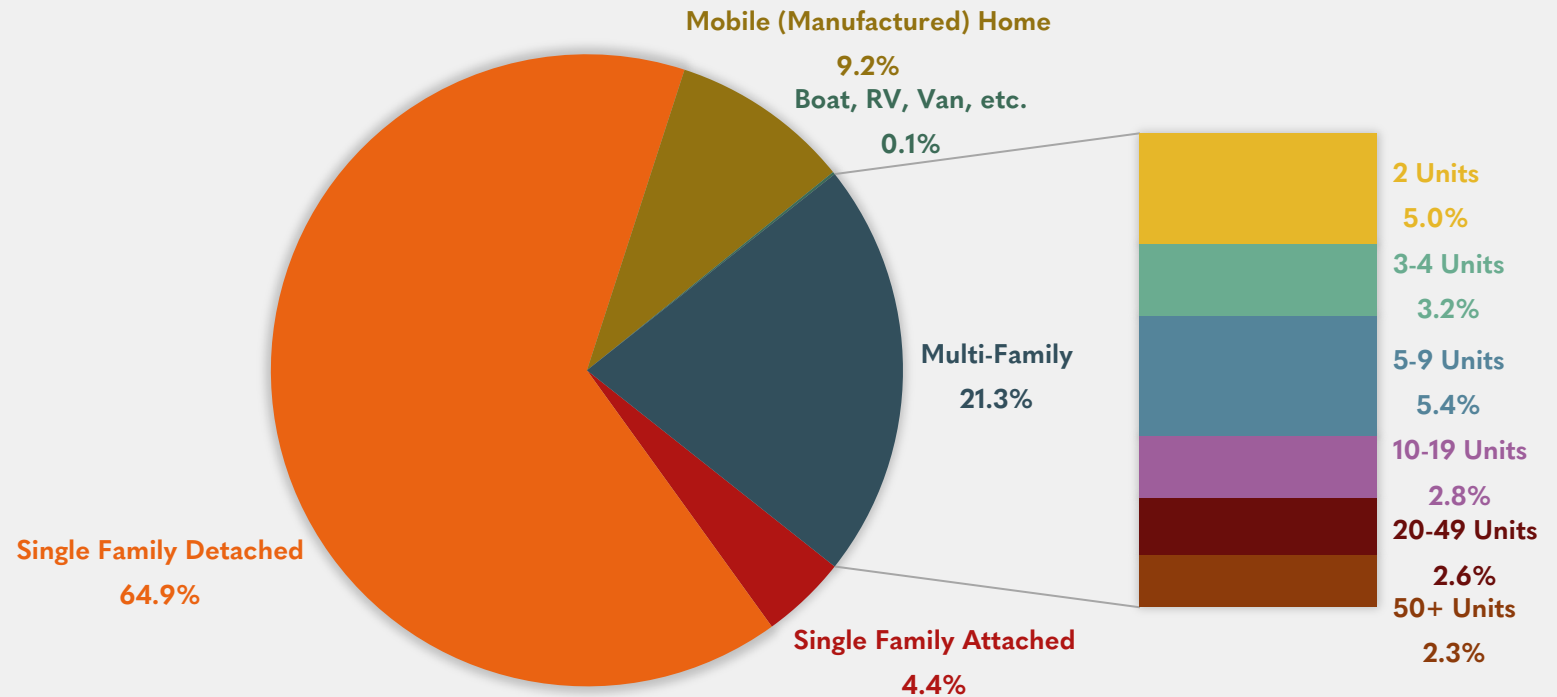
Type of Vacancy	Number of Housing Units	Percent of Total
For rent	1,554	17.9%
Rented, not occupied	155	1.8%
For sale only	330	3.8%
Sold, not occupied	255	2.9%
For seasonal, recreational, or occasional use	4,161	47.9%
For migrant workers	0	0.0%
Other vacant	2,235	25.7%
Total Vacant Housing Units	8,690	100.0%

American Community Survey (ACS) 5-year estimates

Housing Supply by Type

- Roughly 7 in 10 housing units in Glynn County are Single-Family
- Most multi-family housing units are found in buildings with less than 10 units
- Housing permitting dipped significantly after the 2008 recession and has yet to recover to where it was

Glynn County Housing Supply, 2021

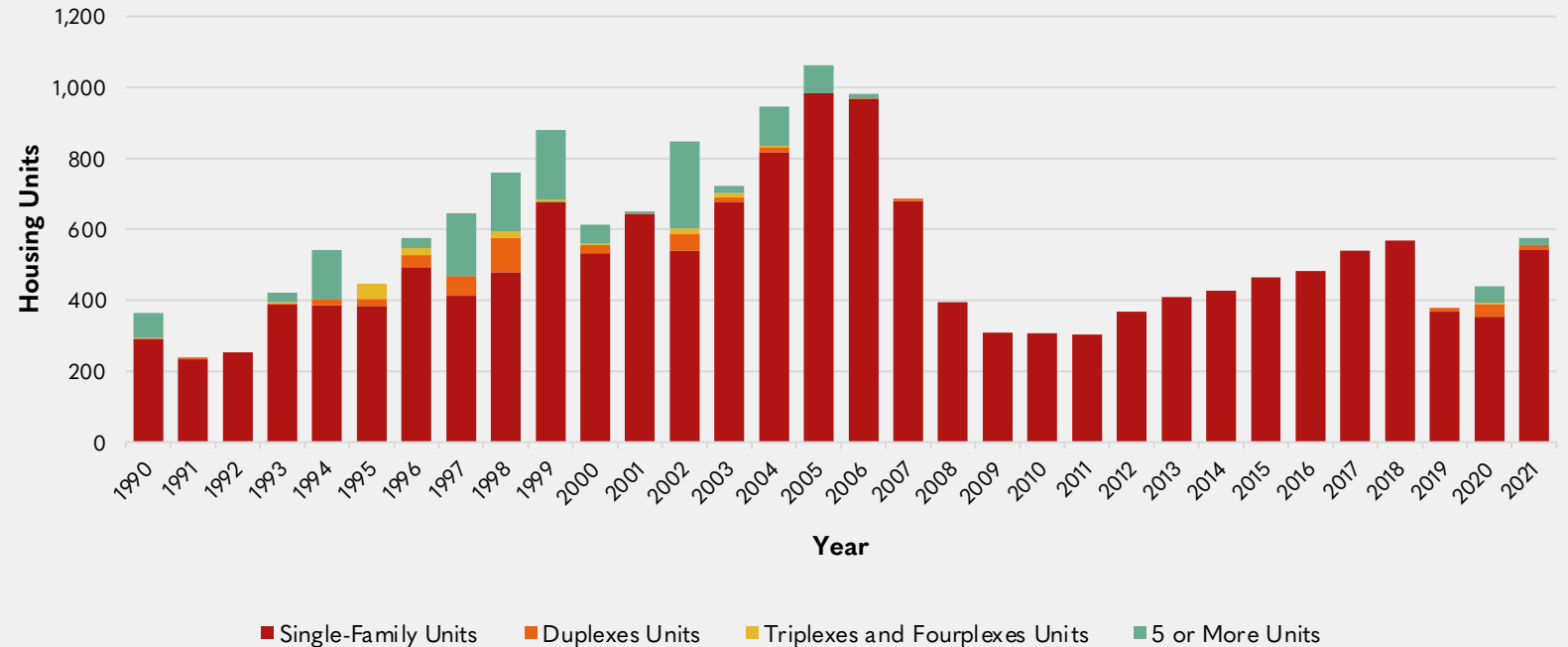


Building Permits Survey (ACS) 5-year estimates

Housing Supply by Type

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Glynn County Privately Owned Housing Unit Authorized Building Permits, 1990-2021

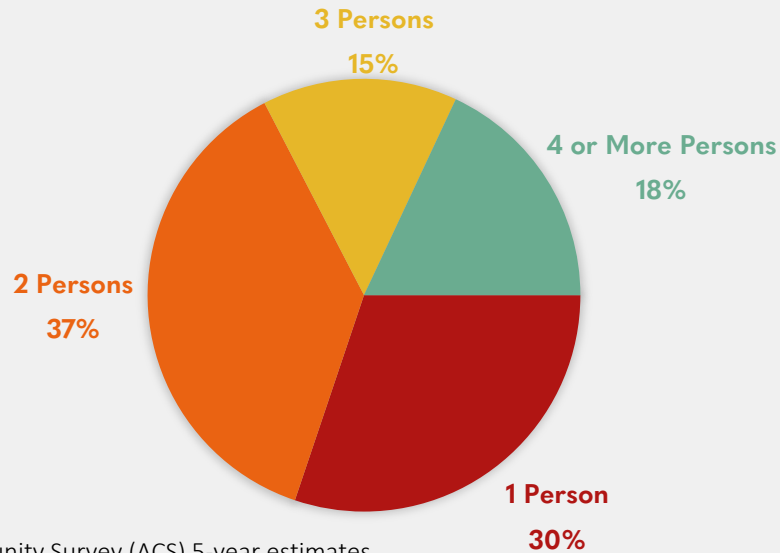


Building Permits Survey (ACS) 5-year estimates

Household Size

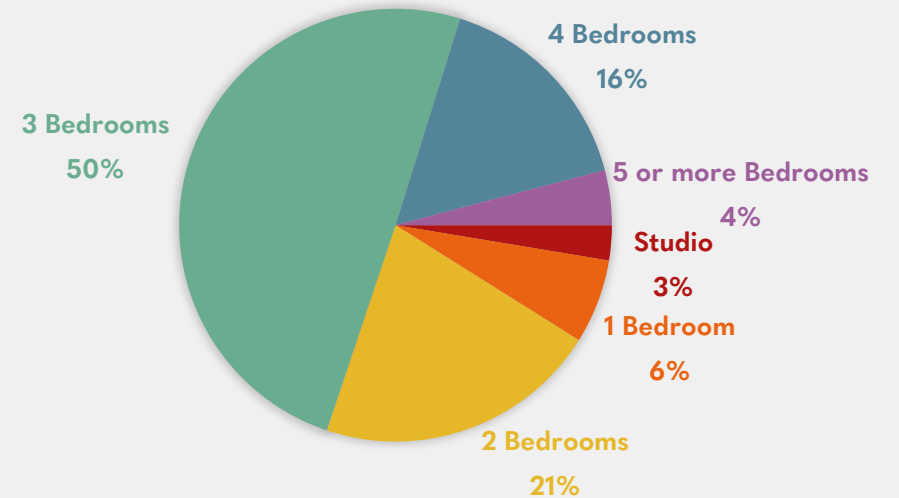
- Average Household Size in Glynn County is 2.44, lower than the state’s average of 2.71
 - The largest family size cohort is 2 persons followed closely by those living alone
- 3-bedroom housing units make up around half of the housing supply

Glynn County Household Sizes, 2021



American Community Survey (ACS) 5-year estimates

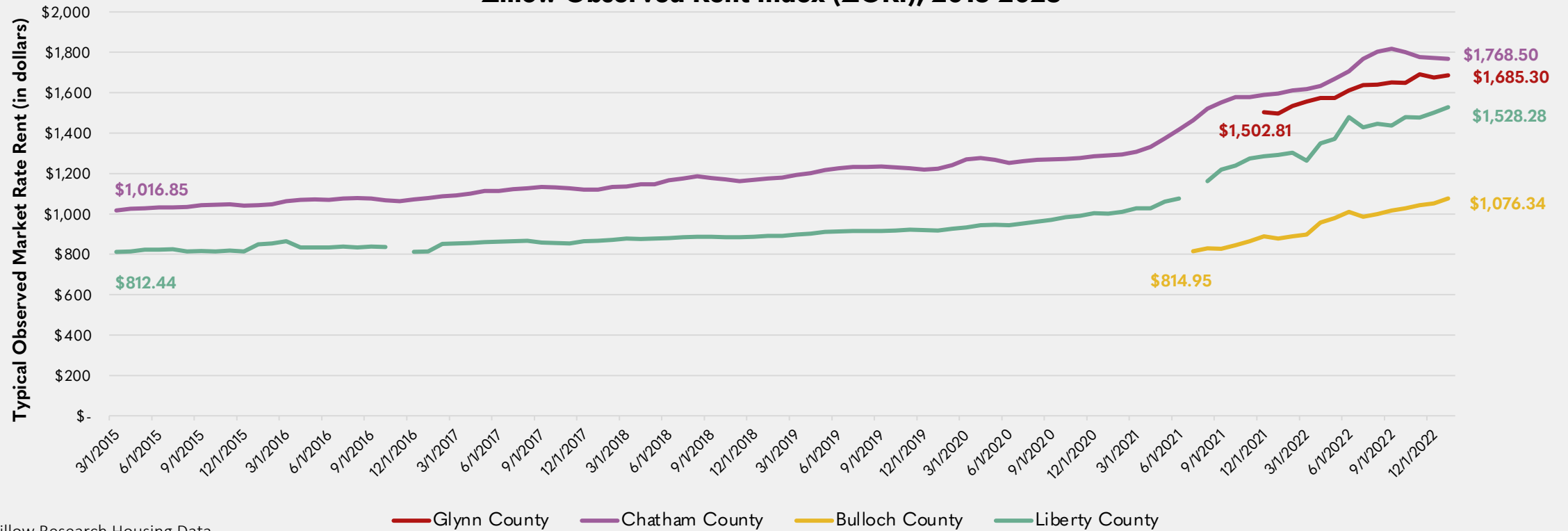
Glynn County Housing Unit Sizes, 2021



Housing Costs

- Typical home value has increased by roughly \$166,000 over the past ten years (11.3% average annual increase)
- Typical observed market rental rate has increased by roughly \$180 over the course of 2022 (12.1% increase)

Zillow Observed Rent Index (ZORI), 2015-2023

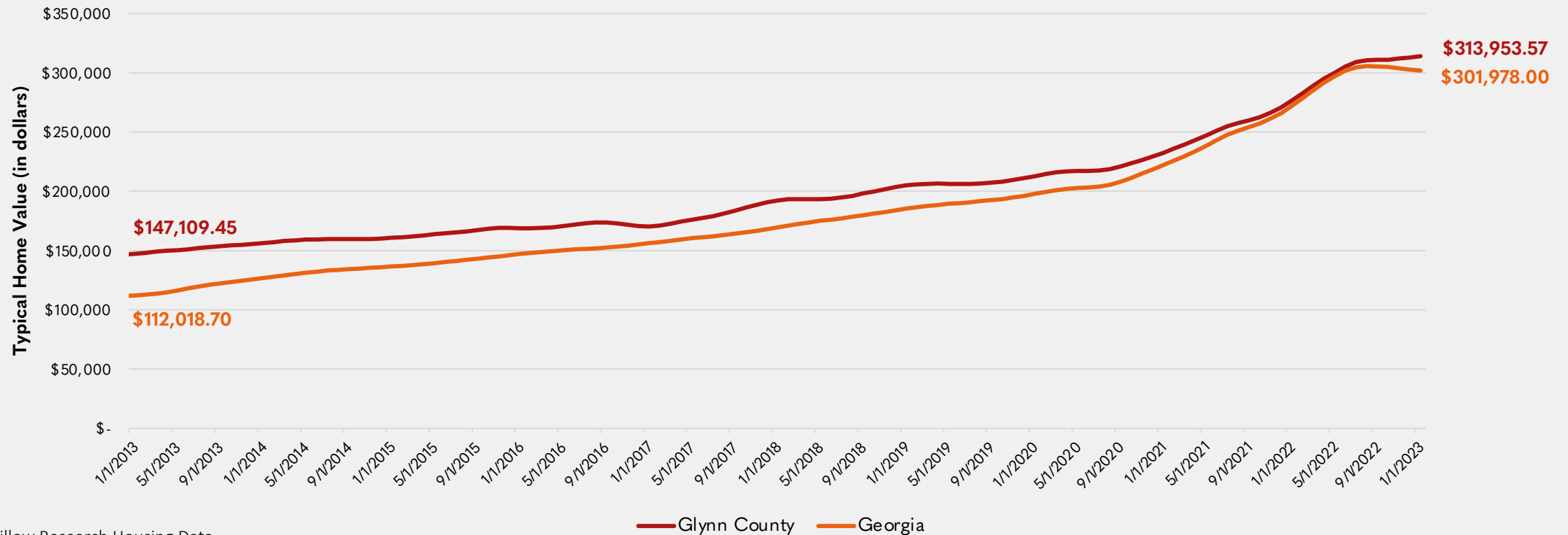


Zillow Research Housing Data

Housing Costs

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Zillow Home Value Index (ZHVI), 2013-2023

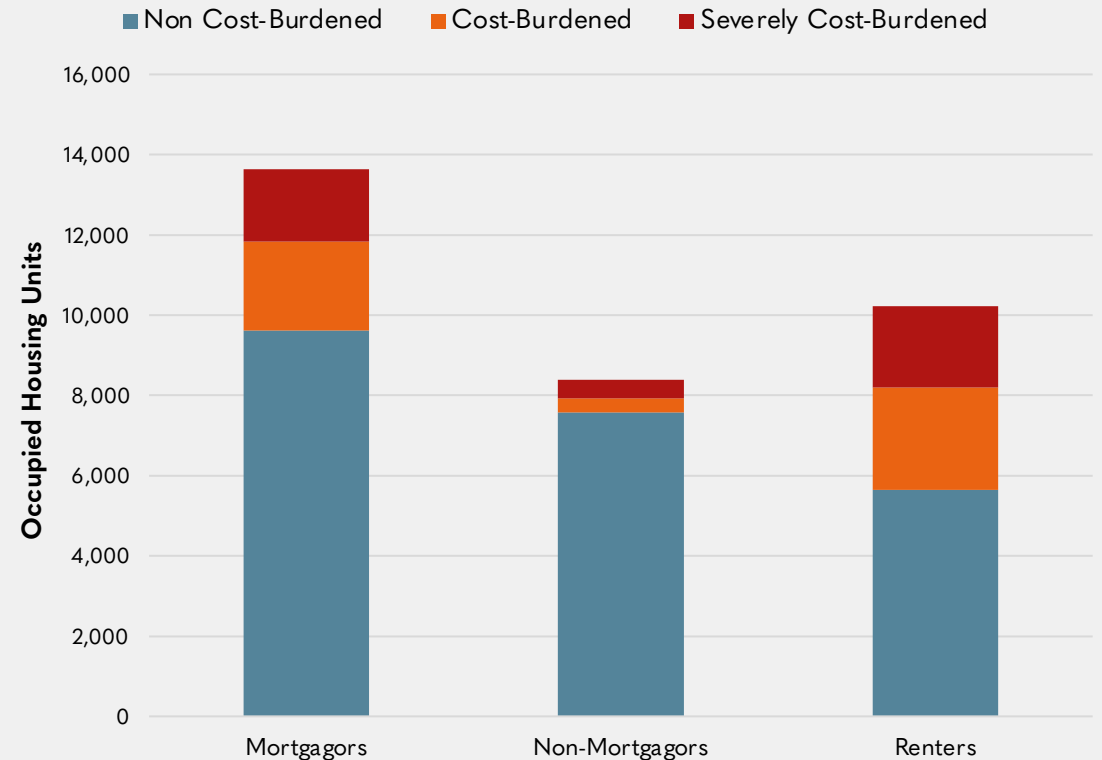


Zillow Research Housing Data

Cost-Burdened Households

- HUD defines “Cost-burdened Households” as those households spending between 30% to 50% of their gross monthly income on housing-related costs and “Severely Cost-burdened Households” as spending more than 50%
- To avoid being cost-burdened with a typical monthly mortgage payment of \$1,717, a household would need to have a gross annual income of \$68,680
 - Median Annual Income for owners is \$89,204
- To avoid being cost-burdened with a typical rent of \$1,685, a household would need to have a gross annual income of \$67,412
 - Median Annual Income for renters is \$36,720

Glynn County Housing Cost-Burden, 2021



American Community Survey (ACS) 5-year estimates

Key Points



New housing units are struggling to meet demand

- Over the past 10 years Glynn County has added 1,759 new housing units for 5,637 new people
- Permitting new housing units has not returned to pre-2008 levels



The majority of housing available is large (3+ bedrooms) single-family units

- Two-thirds of households are made up of 1-2 persons while only 30% of housing units have 2 or fewer bedrooms



Housing costs are rising faster than incomes

- Typical monthly housing costs are above \$1,600 for new leases and mortgages



Approximately 3 in 10 households are cost-burdened

- 45% of renters are cost-burdened
- 22% of homeowners are cost-burdened



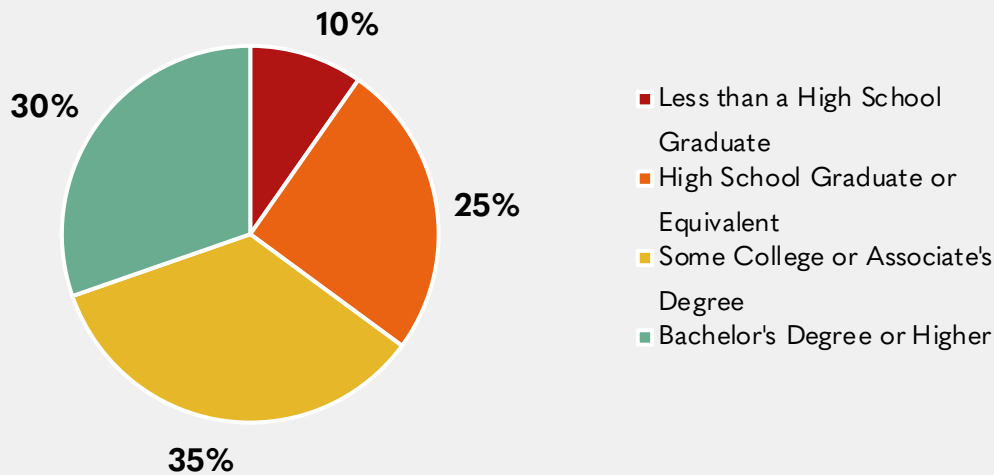
Education

- **Educational Attainment**
- **Student Population**
- **Graduation Rates**
- **Performance**

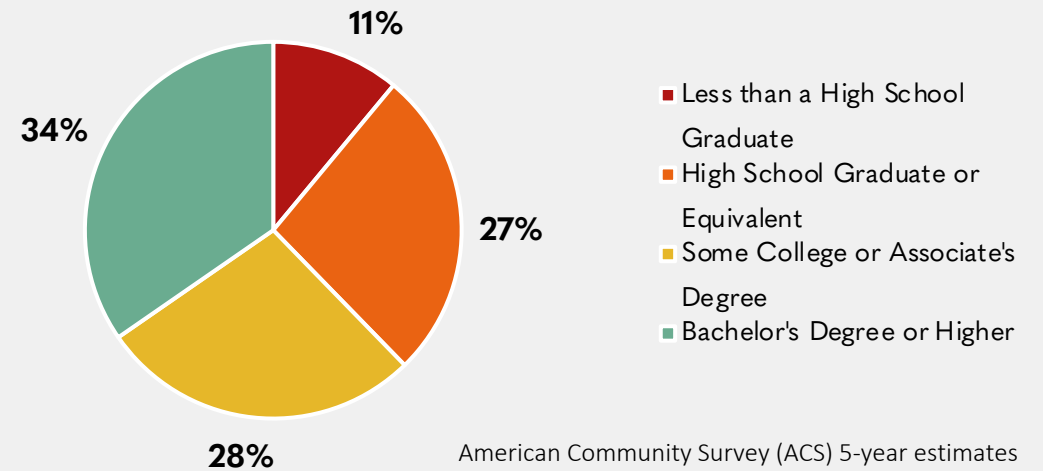
Educational Attainment

- Glynn County is similar to the state in terms of educational attainment with a slightly greater percentage of individuals over age 25 that have some college experience rather than having a bachelor's degree or higher
- Glynn County college graduates are more likely to have degrees in the arts and business than the state as a whole

Glynn County Educational Attainment, 2021



Georgia Educational Attainment, 2021

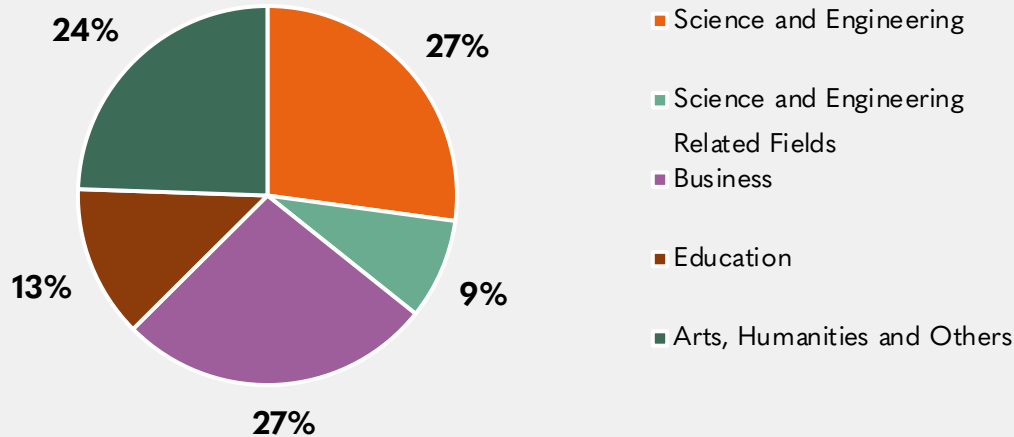


American Community Survey (ACS) 5-year estimates

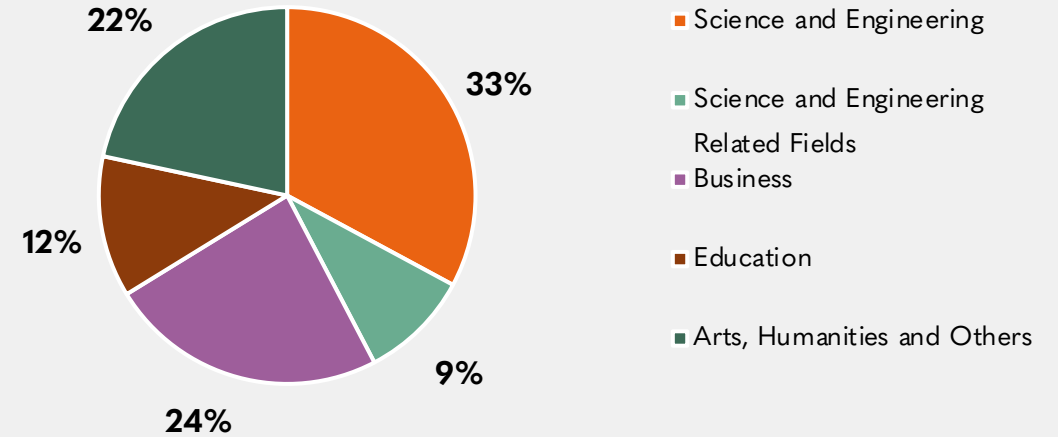
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Glynn County Field of Bachelor's Degree, 2021



Georgia Field of Bachelor's Degree, 2021

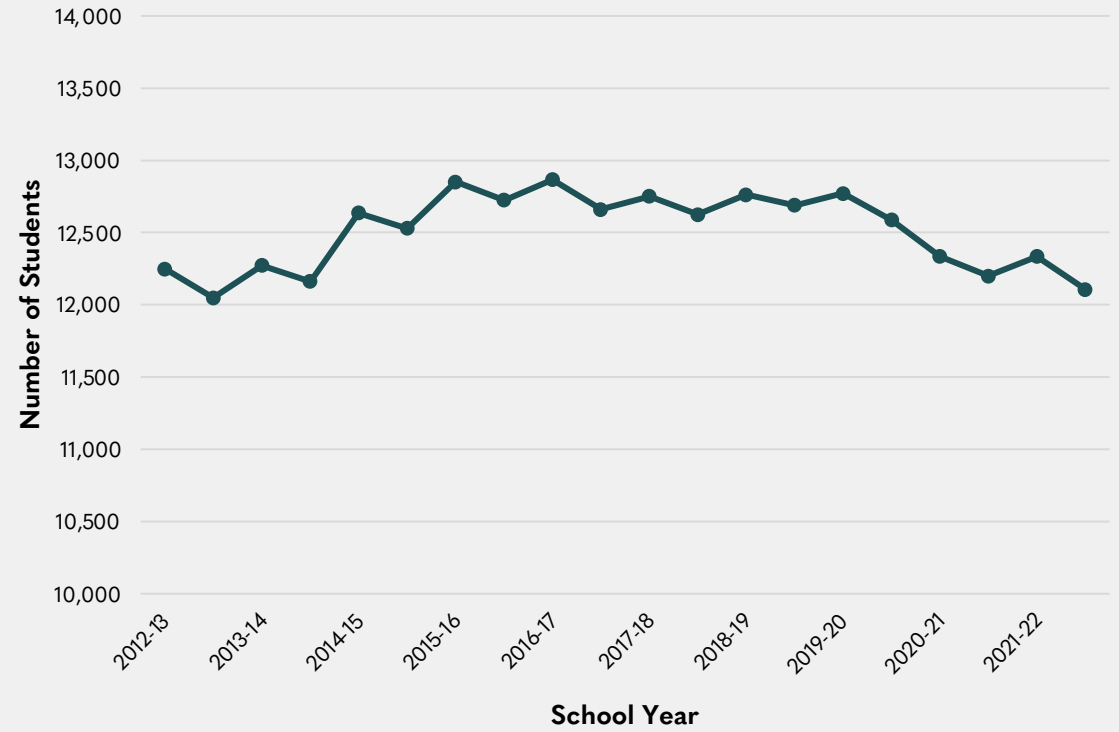


American Community Survey (ACS) 5-year estimates

Student Population

- Glynn County has a public enrollment of 12,107 students between the grades of Kindergarten and 12th grade as of spring 2022
 - An additional 1,603 students are estimated to be enrolled in private schools as well
- Enrolled student population has remained steady for the past decade reaching a high of 12,866 during the 2016-2017 school year
- Glynn County is also home to 2,944 undergraduate college students and 1,149 graduate or professional school students
 - Second-year retention rate is 52.4% for the College of Coastal Georgia

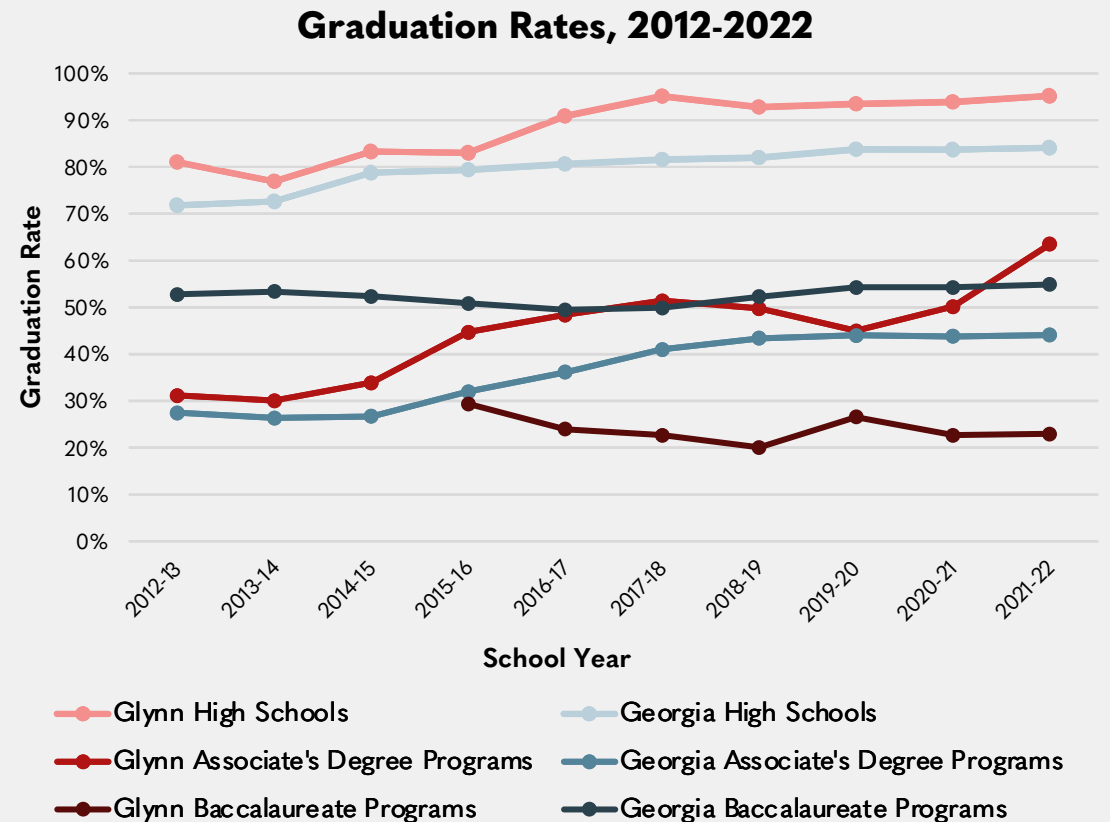
Glynn County Public School Enrollment, 2012-2022



Governor’s Office of Student Achievement, American Community Survey (ACS) 5-year estimates

Graduation Rates

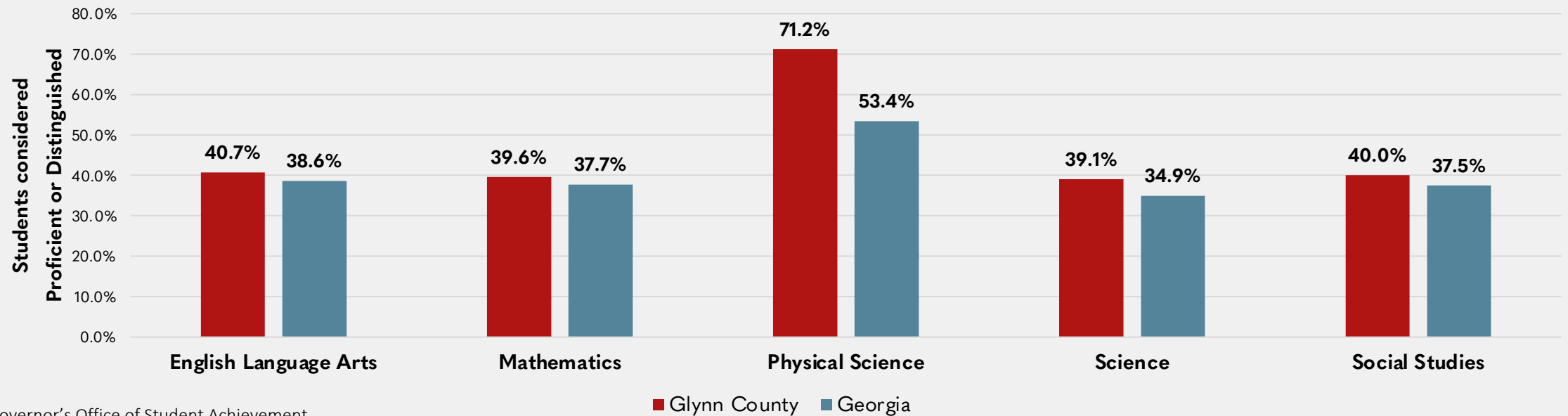
- Public High School graduation rates are at an all-time high of 95.2%, higher than the state average of 84.1%
- Associate's Degree Program graduation rates from the College of Coastal Georgia (CCG) are also at an all time high at 63.5%, higher than the state average of 44.1%
- Baccalaureate Program graduation rates from CCG lag behind the state, 23.0% to 54.9%



Performance

- Glynn County’s School District has an overall grade of B from the state after being upgraded from C in 2019
- Glynn County public school students perform above the state average in all tracked subjects

Public School Performance by Subject, 2021



Governor’s Office of Student Achievement

Key Points



Most adults are well educated

- A majority have at least some college experience and 90% have a high school diploma or equivalent
- Those without a high school diploma have dropped year over year from 14% to 10% over the past 10 years



Baccalaureate accessibility is still lacking for many in the community

- Local higher education choices are limited
- Retention rate for second-year students is below the state average



Student enrollment is level

- Enrollment in public schools has been sitting between 12,000 and 13,000



Graduation and performance rates have increased dramatically

- Both outpace the state numbers and have risen to an all-time high

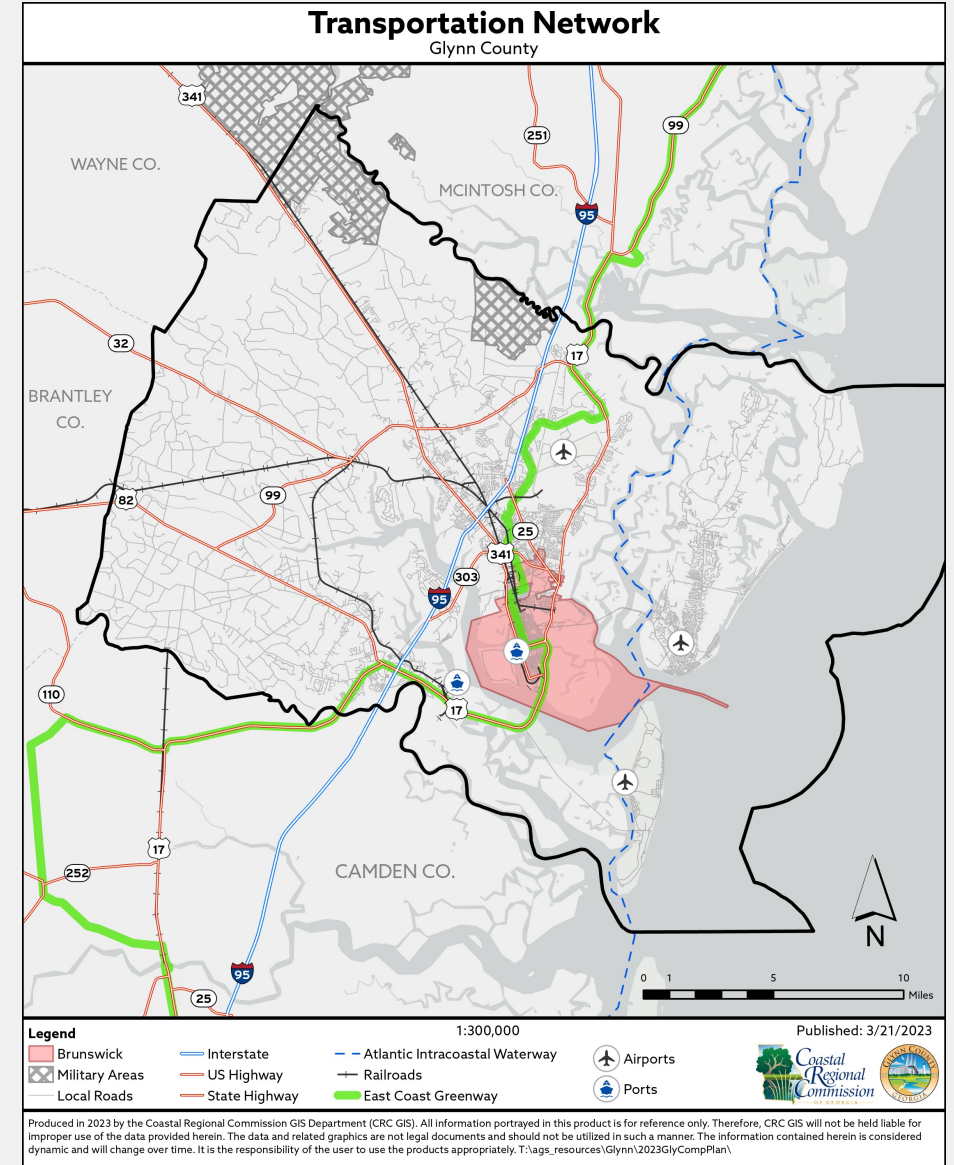


Transportation

- **Transportation Network**
- **Means of Commuting**
- **Inflow/Outflow**
- **Bicycle and Pedestrian Infrastructure**

Transportation Network

- I-95, US-17, US-341, SR-25, and the FJ Torras Causeway serve as the primary arteries through Glynn County
- Annualized Average Daily Traffic (AADT) figures for each of these roads in 2021
 - I-95 – 63,700 vehicles
 - US-17 – 34,500 vehicles
 - US-341 – 24,300 vehicles
 - SR-25 – 22,600 vehicles
 - FJ Torras Causeway – 32,900 vehicles

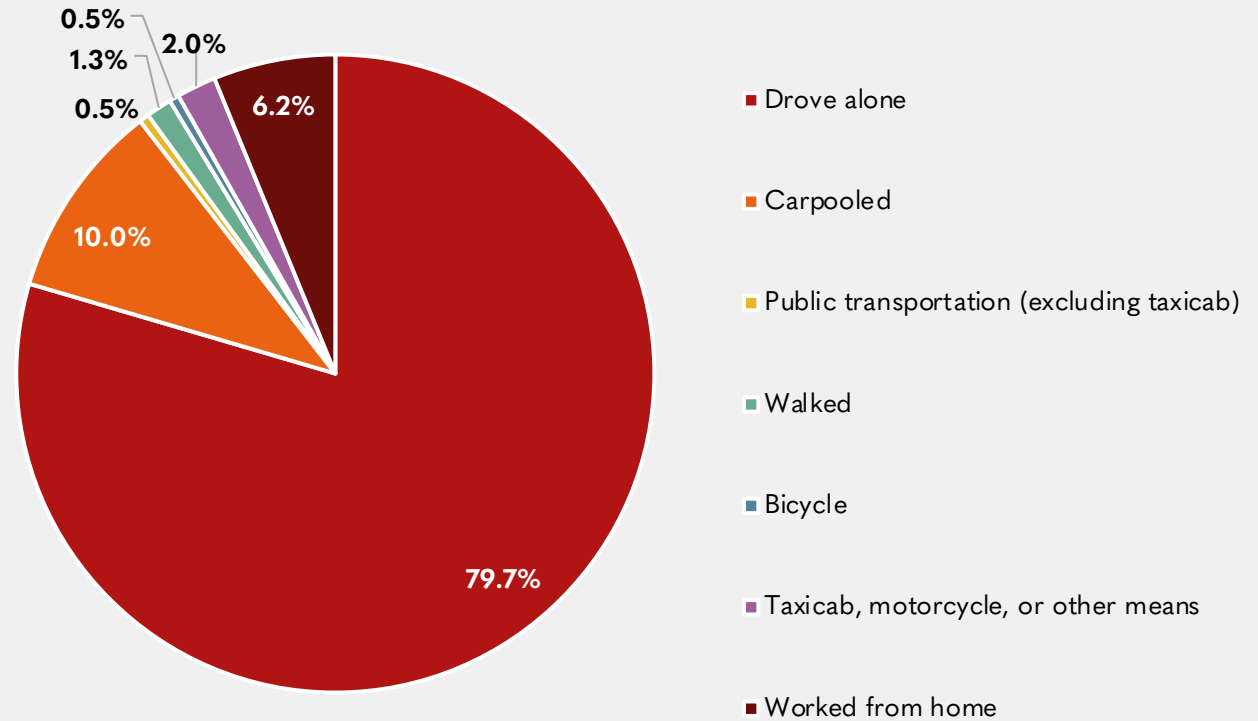


Georgia Department of Transportation Traffic Analysis and Data Application

Means of Commuting

- Non-motorized transport makes up less than 5% of the commuting workforce
- 2.5% of Glynn County workers do not have access to a vehicle
- Mean travel time to work is 20 minutes

Glynn County by Commuting Type, 2021



American Community Survey (ACS) 5-year estimates



Inflow/Outflow

County	Number of Residents	Percent
Glynn County	22,393	67.9%
Chatham County	1,912	5.8%
Fulton County	700	2.1%
Duval County	692	2.1%
Camden County	642	1.9%
Gwinett County	409	1.2%
McIntosh County	360	1.1%
Ware County	356	1.1%
Cobb County	329	1.0%
Others	5,204	15.8%

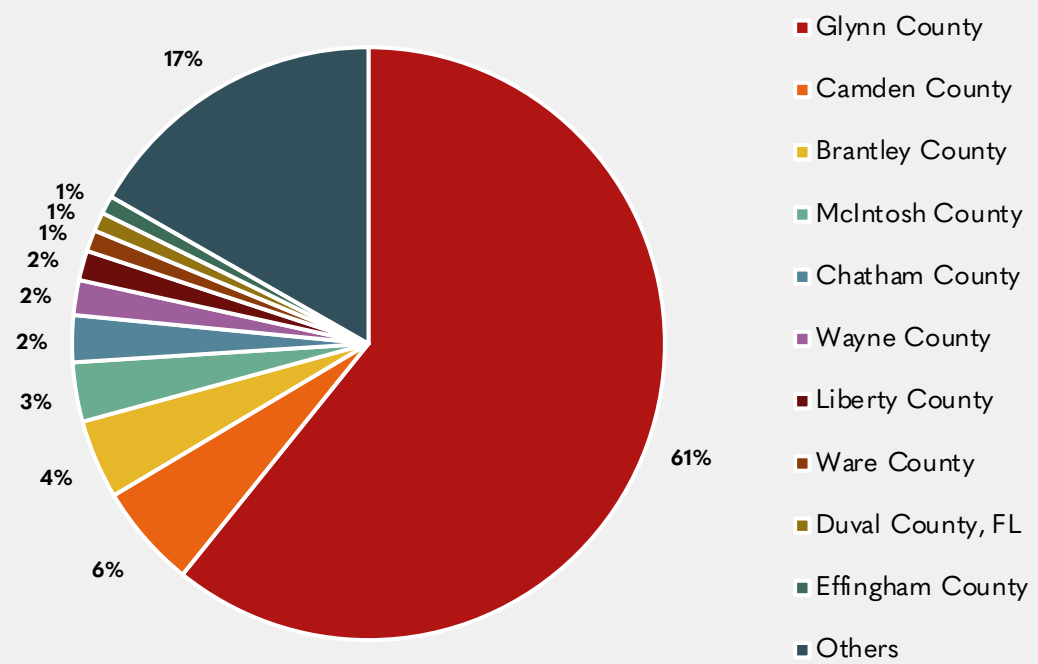
County	Number of Workers	Percent
Glynn County	22,393	60.8%
Camden County	2,084	5.7%
Brantley County	1,588	4.3%
McIntosh County	1,192	3.2%
Chatham County	940	2.6%
Wayne County	702	1.9%
Liberty County	596	1.6%
Ware County	429	1.2%
Duval County, FL	381	1.0%
Effingham County	367	1.0%
Others	6,165	16.7%

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

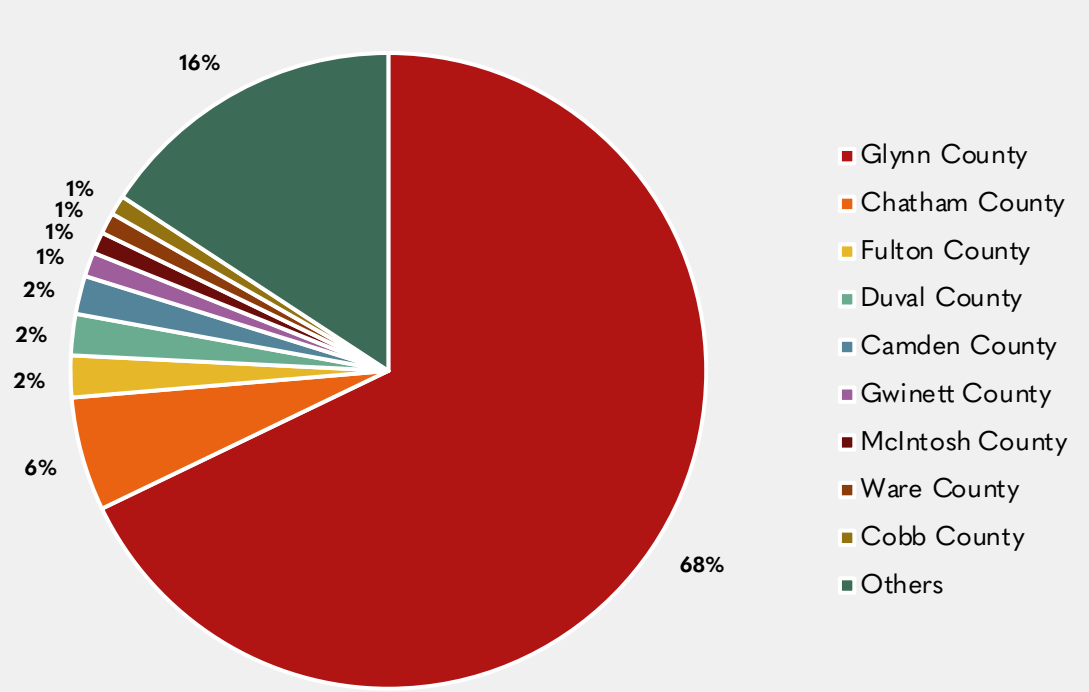
Inflow/Outflow



Where do Glynn County workers live?



Where do Glynn County residents work?



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

Key Points



Glynn County's access to shipping lanes is a continuing strength

- Interstate, rail, airport, and port access are all crucial to the strength and development of industries in the county



Commuting is heavily car dependent

- 9 in 10 workers commute using a care
- Lack of adequate workforce transportation options increases costs on workers



More people commute in to work than leave

- 4 in 10 Glynn County workers do not live within the county limits
- 3 in 10 Glynn County residents work outside the county limits



Non-motorized infrastructure on the mainland is fragmented

- A lack of connected multi-use paths dissuades alternate modes of transport



Community Health

- **Community Health Ranking**
- **Persons with Disabilities**
- **Food Deserts**

Health Rankings

Health Statistic	Glynn County	Georgia
Life Expectancy	76.7 years	77.3 years
Uninsured Rate	19%	16%
Violent Crime Rate (Per 100,000)	479	388
Ratio of Primary Care Physicians to People	1:1,940	1:1,490
Obesity Rate	32%	33%

Health Outcomes

- Length of Life
- Quality of Life

Health Factors

- Health Behaviors
- Clinical Care/Uninsured
- Education
- Children in Poverty
- Crime
- Environment

Health Outcomes Ranking

65th

Health Factors Ranking

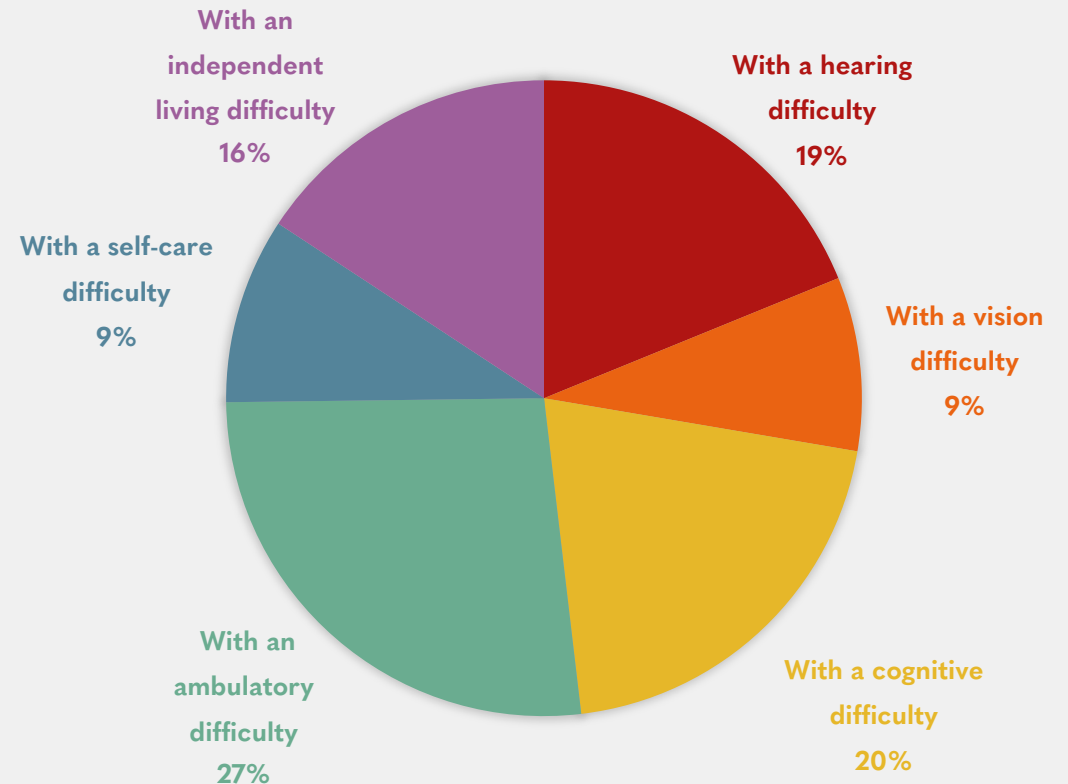
44th

County Health Rankings & Roadmaps, 2022

Persons with Disabilities

- 1 in 10 Glynn County residents have some type of disability
 - Among seniors (65+), the rate is 1 in 3
- The most common types of disabilities are those relating to care or movement

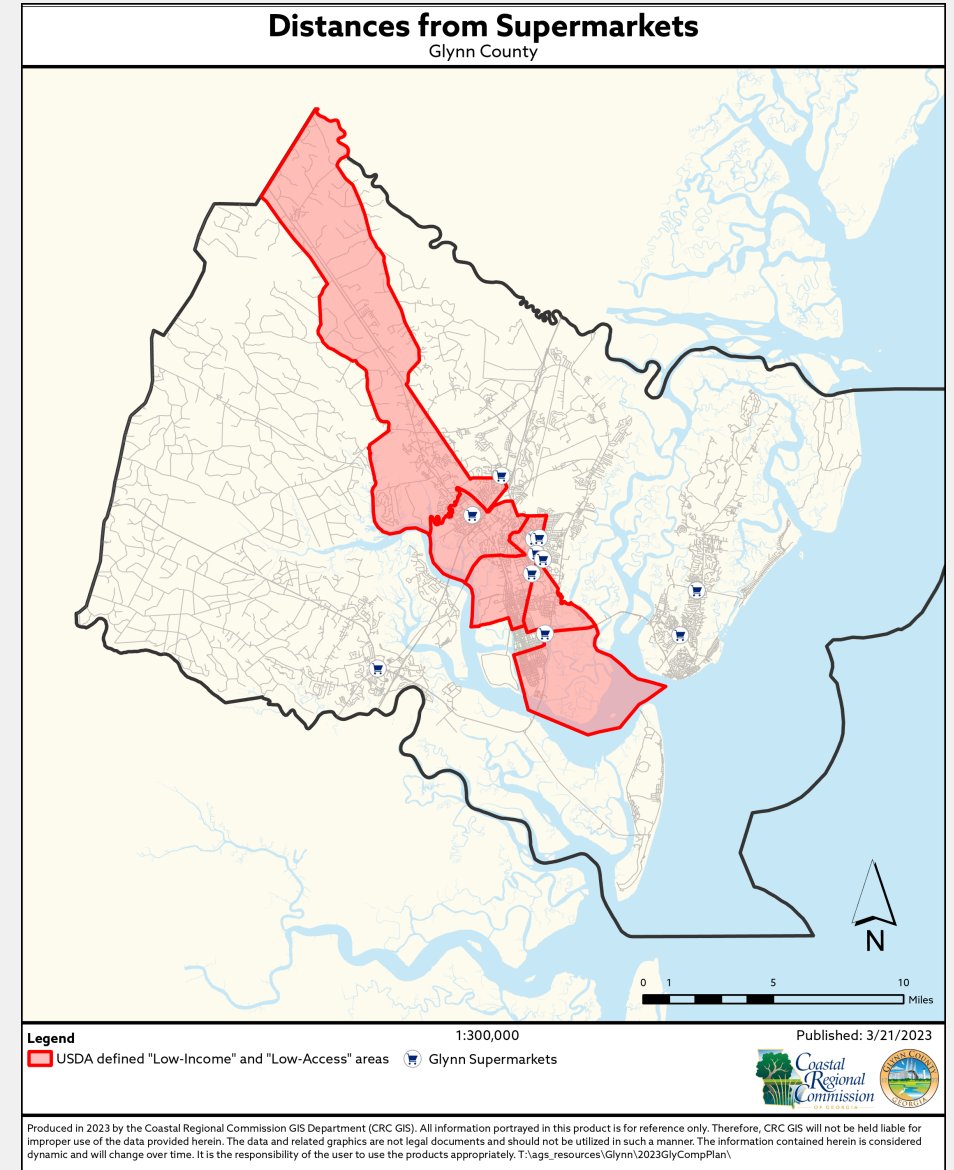
GLYNN COUNTY DISABILITY GROUPS, 2021



American Community Survey (ACS) 1-year estimates

Food Deserts

- 1 supermarket per 7,670 residents
- The United States Department of Agriculture measures several types of factors when determining the access residents have to food
 - Low access
 - >500 people live further than 1 mile (urban) or 10 miles (rural) from the nearest supermarket
 - Low income
 - Poverty rate over 20%



United States Department of Agriculture Food Access Research Data, 2019

Key Points



Glynn County health rankings fall in the middle of the state's rankings

- Life expectancy and obesity are similar to that of the state's
- Uninsured and violent crime rates have fallen over the past 10 years but are still slightly above state's average



Rates of persons with disabilities are on the rise as the population ages

- Expect the needs and service required by such populations to increase as the population ages



Supermarket access is limited for parts of the community

- Lack of supermarkets in certain areas leave many low-income residents with less food choices

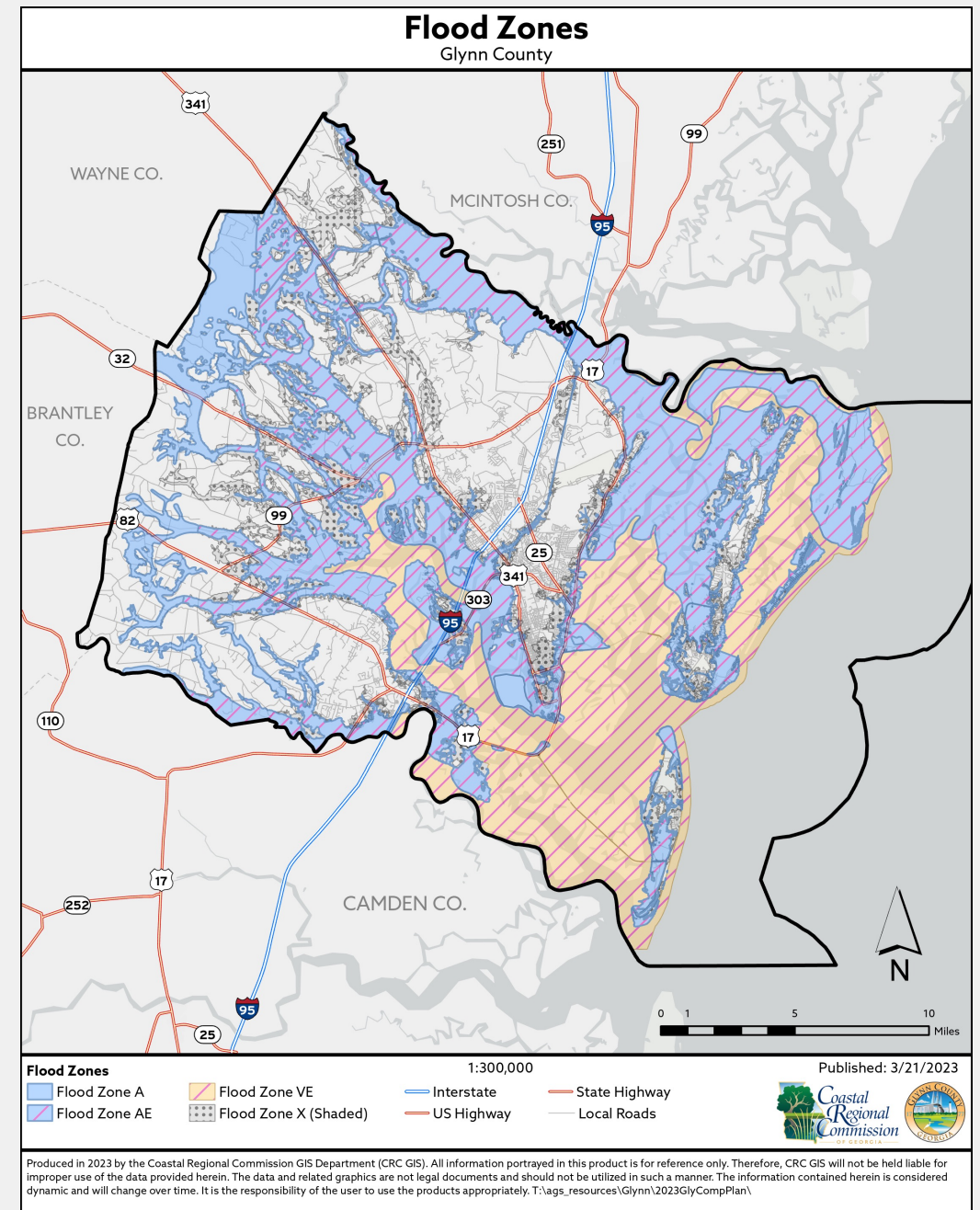


Coastal Resiliency

- **Flooding**
- **Storm Surge**
- **Sea Level Rise**

Flooding

- Flood Zone A
 - Greater than 1% chance of flooding each year
- Flood Zone AE
 - Greater than 1% chance of flooding each year
 - Base flood elevations are provided
- Flood Zone VE
 - Greater than 1% chance of flooding each year
 - Base flood elevations are provided
 - Velocity wave hazard
- Flood Zone X (Shaded)
 - Between 0.2% and 1% chance of flooding each year

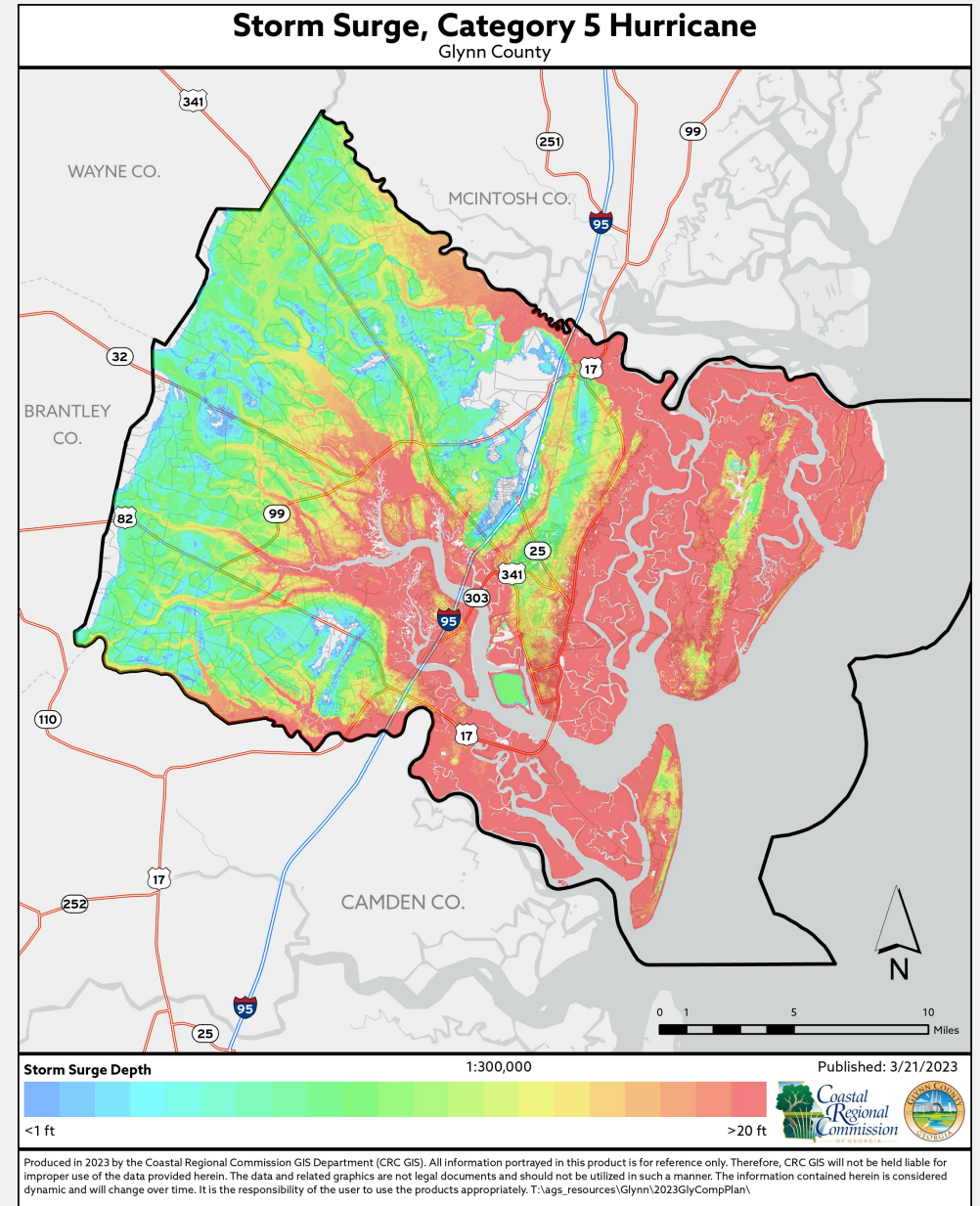


FEMA Flood Map Product NFHL Data, 2018

Storm Surge

- Glynn County is extremely susceptible to the effects of storm surge at all hurricane levels
- Major arteries like US-17, and US-341 are at risk of flooding in parts starting with a category 1 hurricane

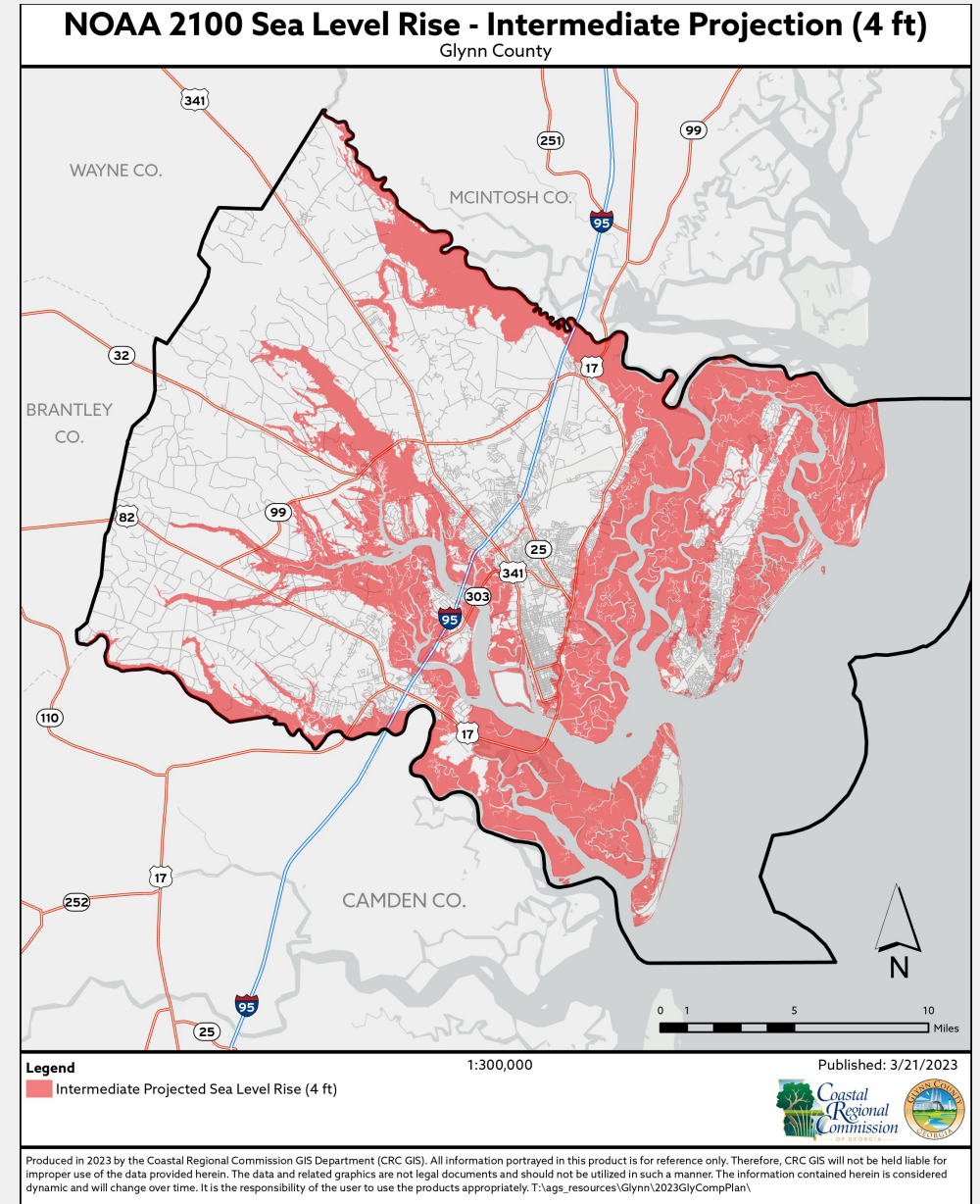
Category 5



NOAA Storm Surge Risk SLOSH Data, 2021

Sea Level Rise

- NOAA's 2022 Sea Level Technical report projects a sea level increase for the Eastern Seaboard of 10 to 14 inches over the next 30 years
- By 2100, NOAA gives a wider projection of anywhere from 2 to 7 ft
 - Intermediate projection suggests a ~4 ft increase in sea levels relative to a year 2000 baseline



NOAA Sea Level Rise Technical Report, 2022

Key Points



Flooding is and will continue to be an ongoing challenge

- Much of the waterfront in Brunswick, St. Simons, and Jekyll are in an at-risk flood zone



Glynn County is particularly at risk of storm surge of any strength

- Much of the county would find itself underwater and its evacuation routes impassable with even a category 2 storm



Sea level rise impacts vary widely on projections

- Any degree of sea level rise has the ability to make other types of flooding far worse