

COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): **McIntosh County & City of Darien**

RC: **CRC**

Submittal Type: **2023 Comp Plan Update**

Preparer: RC Local Government Consultant: Specify

Cover Letter Date: **3/28/23**

Date Submittal Initially Received by RC: **3/27/23**

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

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

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

Heart of Coastal Georgia Plan

**2023 Comprehensive Plan of McIntosh
County and City of Darien**



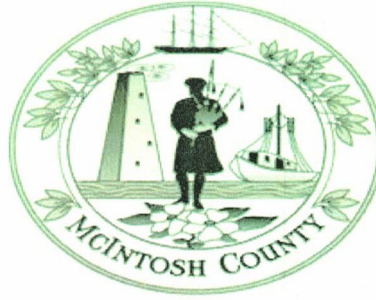
McIntosh County
Georgia



Darien
Georgia

David Stevens, Chairman
Kate Karwacki, Vice-Chairman
Roger Lotson, Commissioner
William Harrell, Commissioner
Davis Poole, Commissioner

John "Patrick" Zoucks, County Manager
Adam S. Poppell, III, County Attorney
Shawn Jordan, Deputy County Manager
Sherrell D. Davis, County Clerk



McIntosh County Board of Commissioners

P.O. Box 584 • 1200 North Way • Darien, Georgia 31305 • 912-437-6671 • FAX 912-437-6416

State of Georgia

County of McIntosh

Resolution 2023-8

**A RESOLUTION OF THE MCINTOSH COUNTY BOARD OF COMMISSIONERS TO
ADOPT THE JOINT DARIEN MCINTOSH COUNTY COMPREHENSIVE PLAN
UPDATE**

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

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

Whereas, the Comprehensive Plan has been updated in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989; and Public Hearings were held on June 30, 2022 and January 19, 2023 before the McIntosh County Board of Commissioners, where the public had the opportunity for public input, to review goals, objectives, and strategies associated with the plan.

Whereas, the Comprehensive Plan was transmitted for regional and state review on January 20, 2023 and approved by the State of Georgia Department of Community Affairs (DCA) on February 28, 2023.

Now, therefore be it resolved, that the McIntosh County Board of Commissioners hereby adopt the 2023 Joint Darien McIntosh County Comprehensive Plan Update.

SO RESOLVED this 14th day of March, 2023.

THE BOARD OF COMMISSIONERS


Mr. David S. Stevens, Chairman

Attest:


Clerk, Board of Commissioners



RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF DARIEN, GEORGIA ADOPTING THE MCINTOSH COUNTY AND CITY OF DARIEN 2023 JOINT COMPREHENSIVE PLAN


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

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


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

Now, therefore, be it resolved that the mayor and council of the City of Darien hereby adopt the McIntosh County and City of Darien 2023 Joint Comprehensive Plan.

DULY ADOPTED this the 21st day of March, 2023.




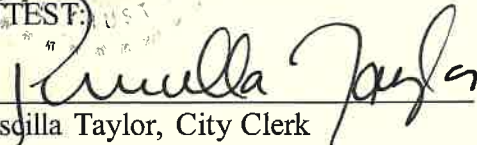
Hugh Hodge, Mayor



Griffin Lotson, Mayor Pro Tempore



Augustus Skeen, Council Member


ATTEST:


Priscilla Taylor, City Clerk

Acknowledgments

Steering Committee Members

City Appointments

- Mayor - Hugh "Bubba" Hodge
- Mayor Pro Tem - Augustus "Bubba" Skeen
- City Manager - Richard Braun
- City Zoning Board Chair - Father Bill Barton
- City Building Inspector - Kieran McMullen
- DDA Board Member - Ruster Quarterman

County Appointments

- Vice Chairman - Kate Karwacki
- Commissioner - Roger Lotson
- County Manager - Patrick Zoucks
- Building and Zoning Administrator - Archie Davis
- McIntosh County Zoning Board Chairman - Jamie Brenton
- McIntosh County IDA Member - Chris Harper

Joint Appointments

- McIntosh School Superintendent - Dr. Jim Pulos
- Chamber of Commerce Director - Kat Hoyt
- Joint Historic Preservation Commission - Onetha Hart

Stakeholder Committee Members

County Appointments

- Micheal Hardy
- Davis Poole
- James McKenzie
- Maurice Bailey
- Lee Brant
- Michael Gumulauskas
- Jackie Mull
- Genevieve Wynegar
- Jen Ferguson
- Dionne Lovett
- Martha Williams
- Frank Williams

City Representatives

- Clay Hutchinson
- Kathy Scott
- Zack Rath
- Carrie Rath
- Chad Simpson
- Charles Potts
- Zach Crumpler
- Caterina Crumpler
- Noel Gielghem

Acknowledgments

Coastal Regional Commission Staff

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Aaron Carpenter, Director

Wincy Poon, Manager

Hannah Mendillo, Regional Planner

Ian Kellett, Regional Planner/GIS Analyst

Karen Saunders, Grants Specialist

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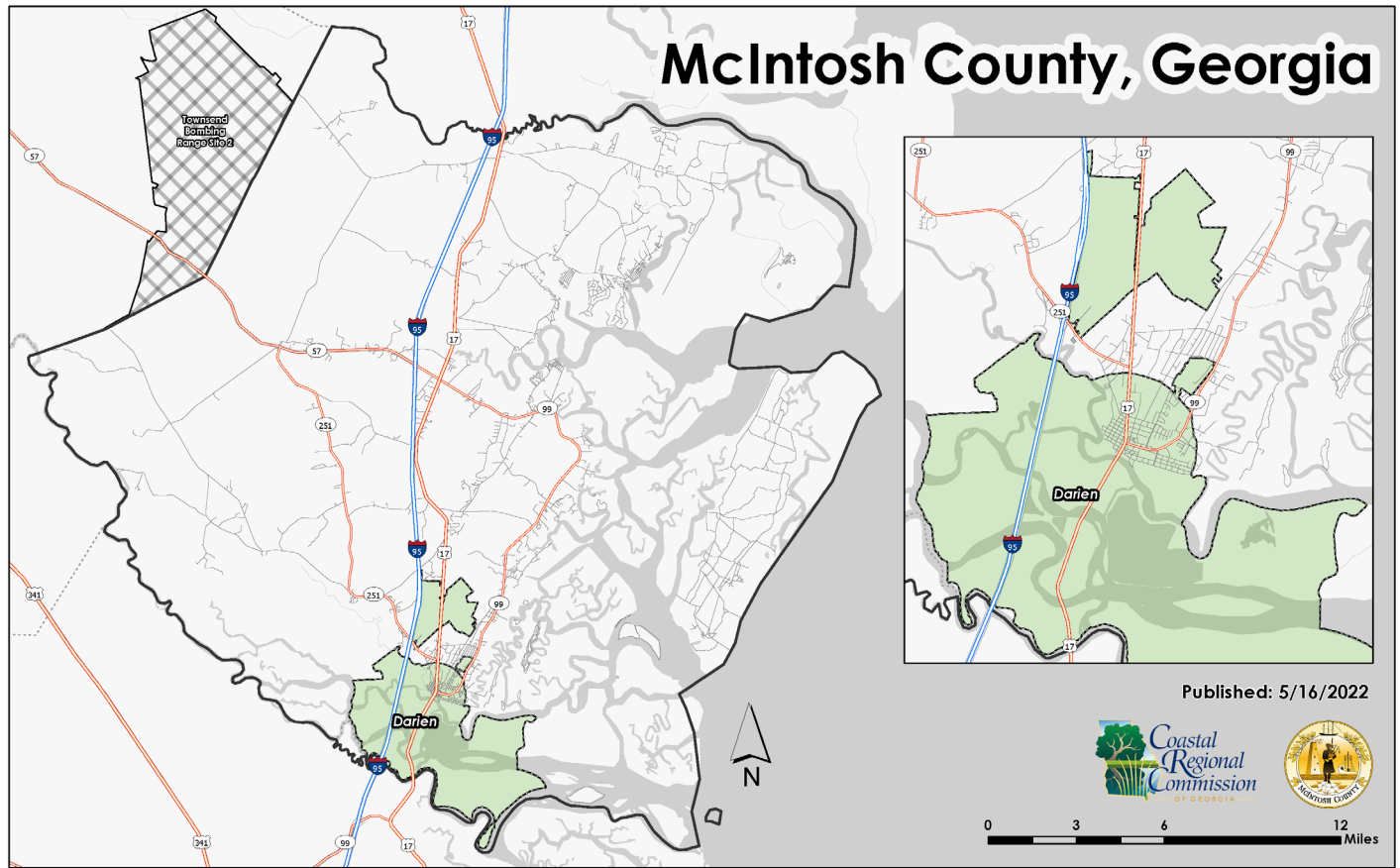
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Executive Summary

The Executive Summary provides a brief summary of the Comprehensive Plan and its major elements:

- *Boundary and Description*
- *Scope*
- *Methodology*
- *Vision and Goals*
- *Needs and Opportunities*
- *Implementation Program*

Executive Summary



The McIntosh County and City of Darien Joint Comprehensive Plan is a living document updated and shaped by its leadership, staff, and citizens. It is a policy guide for making zoning and land use decisions, and it sets policies for City officials and staff concerning the future development of the community.

The Comprehensive Plan is a long-range land use plan to guide future growth and the physical development of the community. The goals and policies within the Comprehensive Plan are designed to help McIntosh County and City of Darien become prosperous, healthy, equitable, and resilient.

The Heart of the Coast Comprehensive Plan is updated every five years, as required by the “Minimum Standards and Procedures for Local Comprehensive Planning,” (Minimum Standards) adopted by the Georgia Department of Community Affairs (DCA). The latest version of these standards can be found in O.C.G.A Chapter 110-12-1, effective March 2014.

In meeting these standards, this Plan enables McIntosh and Darien to maintain its Qualified Local Government (QLG) status, making it eligible to receive certain types of state funding. This plan update reassesses where the communities are today and how it intends to grow in the future. Following the Minimum Standards, the plan presents a community vision, goals, and a work program designed to make the vision a reality.

Boundary and Description

McIntosh County is one of six coastal counties in Georgia and is home to the second oldest city in the state. McIntosh County was created in 1893 and became the state's 17th county. The County has a total area of 575 square miles; 433 square miles is upland and 142 square miles is water. Nearly one-third of the land area in McIntosh County is owned by state and federal governments. Adjacent counties include Liberty County to the north, Glynn County to the south, Wayne County on its western corner, and Long County on the northwest corner.

The City of Darien is the second oldest city in the State of Georgia and was originally called New Inverness. Darien was founded in 1736 by Scottish Highlanders recruited by James Oglethorpe to act as settler-soldiers protecting the frontiers of Georgia, and the city was designed in accordance with the Oglethorpe Plan. Into the early 1900s, Darien was one of the largest Southeastern ports for shipping lumber, but its dominance in the lumber industry ceased by 1916 due to overharvested trees along the Altamaha. By 1930, Darien's population had declined by 50 percent and led those who chose to stay to take up commercial fishing. Over time, Darien's commercial fishing industry evolved from its simple beginnings in the largest commercial fleet in Georgia. Today, the City has a total area of 2 square miles and has an elevation of 30 ft above sea level.



The McIntosh and Darien community is rich in historical, cultural, and environmental resources. The natural environment boasts live oak canopies, expansive marshland vistas, and barrier islands, creating a distinctive atmosphere that defines this community at the center of Georgia's coast.

Scope

In keeping with the Minimum Standards, this plan is presented in three primary components:

1. Community Vision – which lays out the future vision and goals that the community wants to achieve in text and maps; and
2. Needs and Opportunities – which provides a list of the various needs and opportunities that the community will address; and
3. Community Work Program – which provides a 5-year Short Term Work Program designed to address the needs and opportunities. This program includes activities, initiatives, programs, ordinances, and administrative systems to be put into place or maintained to implement the plan.

In addition, the plan incorporates planning elements as defined by the DCA Minimum Standards that are important to shaping the future of the community.

A Report of Accomplishments highlighting the success of the previous Short-Term Work Program, a description of the public involvement process, and a report on how this plan is consistent with the Regional Water Plan and Environmental Planning Criteria is a part of this report.



Methodology

The public outreach effort launched for this plan update included two public hearings, a kick-off meeting, four joint steering/stakeholder meetings, three community wide listening sessions, and a public survey that was available online on the McIntosh County Commissioners website and the Coastal Regional Commissions website available for two months. The survey was available in paper form at all three listening sessions.

Meeting June 1, 2022 - Discussed combining McIntosh and Darien to have a joint comprehensive plan. Agreed on upcoming Stakeholder Meeting dates.

June 30, 2022 - Public Hearing-Kick-Off Meeting. The purpose of the public hearing was to announce the update of the comprehensive plan for Darien and McIntosh County. At this meeting, the current 2018 comprehensive plan was reviewed followed by a public input opportunity. The CRC shared the process that it would follow in completing the 5-year update.

July 19, 2022 - First Steering Committee met and established a stakeholders committee. Discussed the elements of a comprehensive plan and visions and goals from the 2018 plan along with baseline data. Discussed target dates for future meetings.

August 11, 2022 - Steering Committee and Stakeholders present. Had a PowerPoint presentation discussing common visions, needs, and opportunities for Darien and McIntosh.

August 31, 2022 - Steering and Stakeholder Committee meeting. Discussed visions and goals. A S.W.O.T. Analysis was held. Members separated into five groups and developed strengths, weaknesses, opportunities, and threats for the community.

Public Listening Sessions - Three public listening sessions were held as follows:

1. Nov. 12, 2022 - 10:00 a.m. to 1:00 p.m. at Downtown Darien during The Second Saturday Event.
2. Nov. 15, 2022 - 3:30 to 5:30 p.m. at Sweet Tee's Log Cabin Restaurant in Darien.
3. Nov. 17, 2022 - 10:00 a.m. to 12:00 pm at Sapelo Hammock Golf Club in Shellman Bluff.

An online survey was conducted and available on the McIntosh County Commissioners website and on the Coastal Regional Commissions website. The survey was available from Nov. 8, 2022, to Dec. 9, 2022, with 88 recorded surveys taken.

Advertisements for the draft of the Joint Comprehensive Plan to be reviewed were placed in the Darien News Jan. 4, 2023, edition and Jan. 11, 2023, edition. The transmittal public hearings were held on January 17, 2023, at 5:30 at the Darien City Hall and Jan. 19, 2023, at 5:00 pm and the McIntosh County Courthouse.



Vision and Goals

The Vision and Goals element embraces the common vision captured through a participatory process involving local stakeholders:

“The communities of McIntosh and Darien are the thriving Heart of Coastal Georgia, taking pride in their countless coastal treasures. Accessible natural and infrastructure arterials invite all to experience the unmatched natural beauty and preserved cultural history only to be found here. These communities welcome residential and economic growth that compliments the small-town, coastal environment, while taking into consideration the lifelong residents.”

This vision serves as a broad roadmap for the community and is aided by specific goals, which help make this vision a continuing reality.

- Goal 1** *Preserve, enhance, and promote the area’s natural, cultural, and historic resources*
- Goal 2** *Promote and strongly support the community’s schools as a place to invest, work, and educate*
- Goal 3** *Remove blight and improve cost-burdened housing*
- Goal 4** *Maintain the sense of place and small-town character of the community*
- Goal 5** *Develop transportation alternatives and ensure urban areas are pedestrian freindly*
- Goal 6** *Attract development and ecotourism opportunities that complement the area’s natural resources*



Needs and Opportunities

The community Needs and Opportunities element shows areas of needs to be addressed or opportunities for growth. A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement.

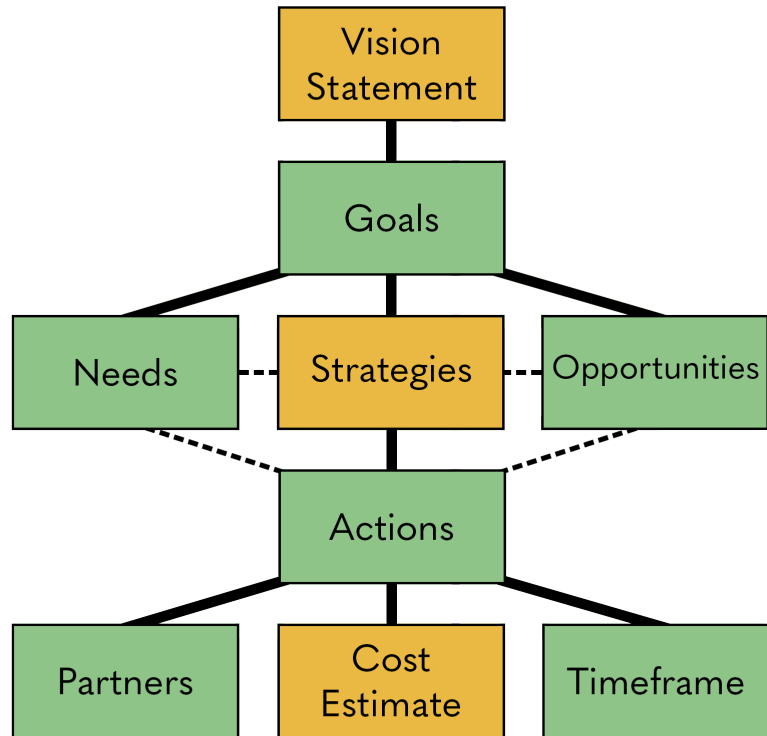
Population	Issues	<ul style="list-style-type: none"> • Aging Population • Declining Average Household Size
	Opportunities	<ul style="list-style-type: none"> • Livable Communities
Economic Development	Issues	<ul style="list-style-type: none"> • Low Educational Attainment • Declining Employment • Lacking an Educated Workforce • Declining Median Household Income • Develop and nurture a workforce with access to technical education
	Opportunities	<ul style="list-style-type: none"> • Unrivaled Historic and Cultural Resources • Broadband Capacity • Eco-Tourism Education • Boating and Kayaking Opportunities • Abundant Natural Resources • East Coast Greenway • Downtown Infill • Oglethorpe Grid • Promote tourism with a focus on natural and historic recreation • Encourage development of industry by marketing location and developable land
Housing	Issues	<ul style="list-style-type: none"> • Cost-Burdened Housing
	Opportunities	<ul style="list-style-type: none"> • Infill Housing • Managing Development • Incorporate Universal Design
Community Facilities	Issues	<ul style="list-style-type: none"> • Restricted Infrastructure • Sprawl and unplanned developments
	Opportunities	<ul style="list-style-type: none"> • High-Tech Infrastructure • Improve community services and infrastructure to underserved neighborhoods
Transportation	Issues	<ul style="list-style-type: none"> • Travel Patterns • Traffic Lights for Safety
	Opportunities	<ul style="list-style-type: none"> • East Coast Greenway • Bike Routes • Trails • Historic Grid
Land Use	Issues	<ul style="list-style-type: none"> • City Ordinances need to regulate building materials in highly visible areas
	Opportunities	<ul style="list-style-type: none"> • Proximity to waterways
Intergovernmental Coordination	Issues	<ul style="list-style-type: none"> • Historic Preservation District
	Opportunities	<ul style="list-style-type: none"> • Coastal Regional Commission • Community Partners
Quality of Life	Opportunities	<ul style="list-style-type: none"> • Natural, Cultural, and Historic Resources

Implementation Strategy

The Implementation Strategy element details the proposed actions the McIntosh and Darien community should pursue over the next five years in the Short-Term Work Program table. The actions were chosen to specifically address the identified needs and opportunities in pursuit of the community vision and goals.

The Short-Term Work Program was developed with robust public engagement, and it details actionable items, responsible parties, estimated costs, and a timeframe for completion. McIntosh County and the City of Darien are responsible for implementing the Short-Term Work Program over the coming years, as well as making any updates and changes as situations change.

In addition to the Short-Term Work Program, this element also includes a Report of Accomplishment table, which reports on the successes and shortcomings of the 2018-2022 Short-Term Work Program.



Community Vision and Goals

The Community Vision and Goals identify a direction for the future and are intended to serve as a guide to McIntosh and Darien officials. The element embraces the common vision captured through the public participatory process and include the following components:

- *Vision Statement*
- *Community Goals*
- *General Policies*
- *Future Land Use Map*

Vision Statement

The Community Vision paints a picture of what McIntosh and Darien desire to become. The vision statement offered below was refined through discussion with the Steering Committee members:

“The communities of McIntosh and Darien are the thriving Heart of Coastal Georgia, taking pride in their countless coastal treasures. Accessible natural and infrastructure arterials invite all to experience the unmatched natural beauty and preserved cultural history only to be found here. These communities welcome residential and economic growth that compliments the small-town, coastal environment, while taking into consideration the lifelong residents.”

While the vision above is descriptive of the McIntosh and Darien communities, it is necessary to understand the framework by which this vision was created. The following descriptors should help understand the vision:

1. **Environmental and Historical Stewardship:** The unique natural and historical resources must be preserved for the benefit of current and future generations. Residents describe these resources as vital to the character and identity of the community.
2. **Economic Growth:** The residents of McIntosh and Darien do not believe that economic growth must be sacrificed in order to be good stewards of the community’s natural and historic resources. That is, industrial development should be small to medium in size and be focused to identified industrial areas. Commercial growth should promote tourism, with special focus on environmentally based opportunities such as ecotourism, grant safe access to natural attractions, or support livable community initiatives.
3. **Enhanced Infrastructure:** McIntosh and Darien must ensure adequate infrastructure exists to make this vision a reality. The Stakeholder Committee stressed the importance of maximizing infrastructure capacity where development already exists, particularly in regard to water and sewer infrastructure.
4. **Livable Communities:** The McIntosh and Darien community desires more support services and businesses for residents of all ages. To realize the vision of this plan, decision makers should prioritize alternative transportation options, family and elderly services, and healthcare. Livable communities are necessary for growth.

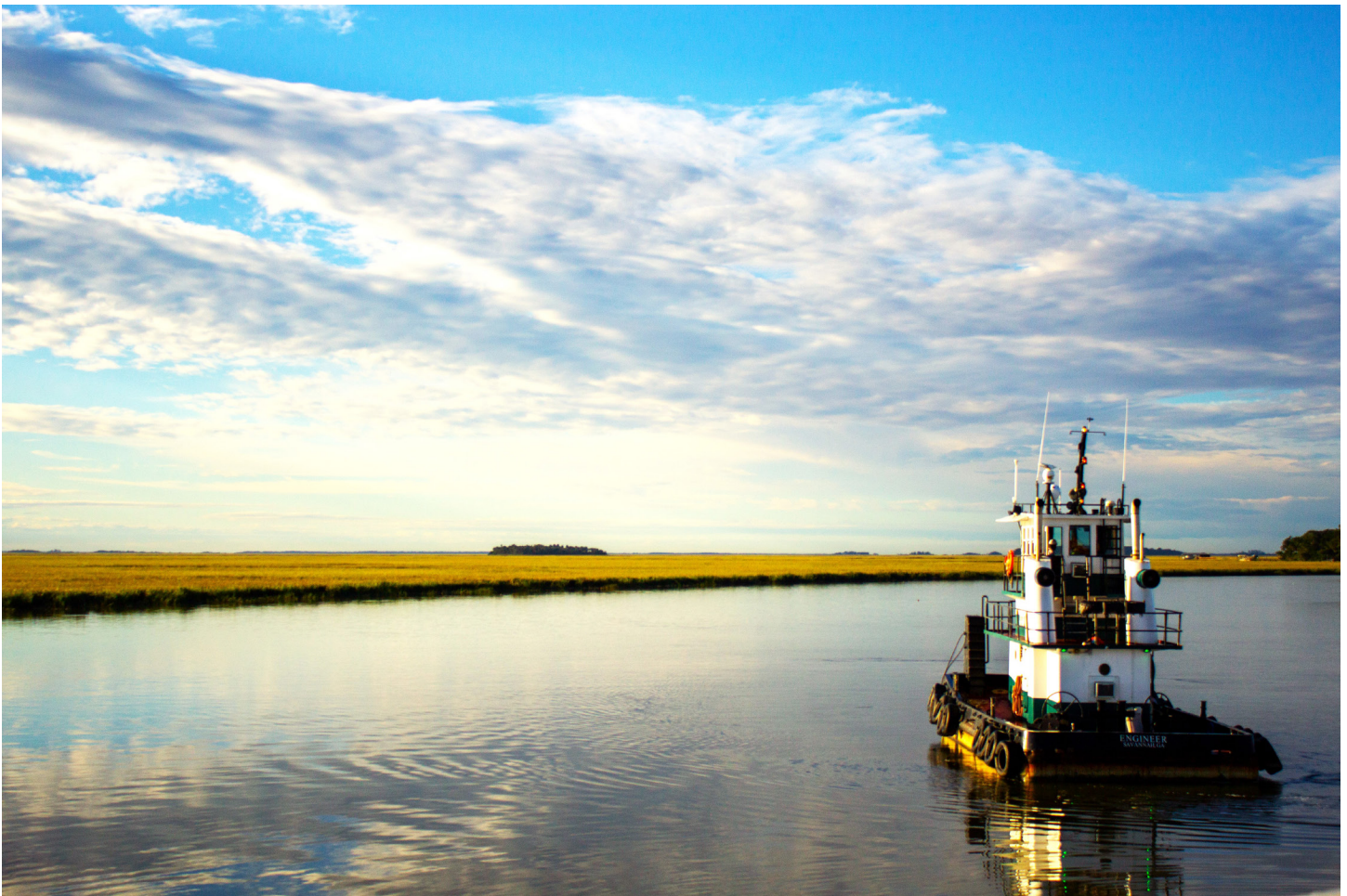
The vision addresses the community’s desire to maintain the small-town, coastal identity, while promoting complementary economic development opportunities, such as ecotourism.

The vision is supported by the following overarching goals to help shape McIntosh and Darien future development.

Community Goals and Policies

The McIntosh and Darien community identified several goals to make the vision a continuing reality. The following goals represent the recurring themes and received the highest rankings among community stakeholders. Like the vision statement, the goals were derived from a vetting process involving County staff, the steering and stakeholder committees, and members of the public.

Policies set preferred direction and describe general guidance to decision makers to achieve goals. Policies are specific enough to help determine whether a proposed project would advance the values expressed in the goals, but flexible enough to allow for varying solutions. The plan's policies are intended to provide on-going guidance and direction to county and city officials in implementing the Heart of the Coast Comprehensive Plan. The policies are organized by goal.



Community Goals and Policies

Goal 1 *Preserve, enhance, and promote the area's natural, cultural, and historic resources*

The natural, historic, and cultural resources associated with the people, events, and characteristics of the McIntosh and Darien community provide a sense of identity and collectively tell a most unique story. These resources are tangible resources of this community. Throughout the planning process, participants expressed pride in these abundant assets, with the goal of developing and incorporating them into economic development efforts while preserving and protecting them.

- **Work with private landowners and the State of Georgia to enhance the access, safety, and environmental educational facilities on Sapelo Island.**
- **Seek to provide public dockage for day-visitors and work with the State of Georgia to make ferry schedules visitor friendly.**
- **Collaborate with the federal government to enhance access and environmental educational opportunities at the Harris Neck Wildlife Refuge.**
- **Collaborate with the Chamber of Commerce to promote natural, historical, and cultural assets.**
- **Promote the Altamaha River Corridor, including access to boating, kayaking, commercial fishing, and sports fishing.**
- **Create additional opportunities for kayak/boating tours in various waterways.**
- **Partner with the State of Georgia on enhancing eco-tourism throughout the community.**
- **Identify and pursue sources of funding to preserve historic structures, such as the Kit Jones Historic Vessel.**

Community Goals and Policies

Goal 2

Promote and strongly support the community's schools as a place to invest, work, and educate

During the planning process, the stakeholder committee identified making the connection between educational attainment and economic development opportunities a pressing goal. Though the school system has improved in the past five years with a graduation rate of 99 percent, the McIntosh and Darien community is facing dreary social indicators, including: cost-burdened homeowners and renters, an exodus of families and aging demographic, and little private investment.

A thriving, robust education system is vital to the economic lifeblood and family foundation of a community

- **Collaborate with the Board of Education and other partners to strengthen schools in education, reputation, and workforce preparedness.**

Goal 3

Remove blight and improve cost-burdened housing

The government standard for cost-burdened housing is where housing expenses, including utilities, exceed 30 percent of one's income. The goal for McIntosh and Darien is to remove blight, ensure zoning ordinances support affordable housing solutions, and offer a diverse range of housing options.

- **Develop and implement ordinances that remove blight and foster affordable, diverse housing opportunities, starting with primary corridors.**

Community Goals and Policies

Goal 4

Maintain the sense of place and small-town character of the community

Defining a community's sense of place is a complex, multi-faceted process. It's a blending of physical characteristics of the area with its culture, history, natural environment, and residents. A sense of place emerges through knowledge of these components.

Throughout the public participation process, residents expressed the uniqueness of the McIntosh and Darien community. The goal is to invite development that maintains the sense of place and small-town character.

- **County and City officials shall ensure that development, programs, and partnerships support the community's sense of place and adhere to the objectives detailed in the comprehensive plan.**
- **County and City shall continue to work together on areas of mutual interest.**

Goal 5

Develop transportation alternatives and ensure urban areas are pedestrian freindly

Offering pedestrian and cycling friendly alternative transportation is a key component to a livable community. As the population of the community continues to increase in age, transportation alternatives will offer an aging demographic increased mobility.

The goal of McIntosh and Darien is to ensure pedestrian and cyclist safety in urban areas and developing the East Coast Greenway throughout the county.

- **Expand pedestrian and biking access throughout the community.**
- **Promote bike and pedestrian safety, such as the installation of bike lanes.**
- **Pursue the completion of the East Coast Greenway in McIntosh County.**

Community Goals and Policies

Goal 6

Attract development and ecotourism opportunities that complement the area's natural resources

The Stakeholder Committee communicated a strong desire to invite economic growth to the community. Small to medium industrial development is desired in the county's industrial park and commercial growth that supports the tourism sector.

The goal of the community is to invite development that supports the industrial park, existing tourist industry, and natural and historical preservation initiatives

- **Promote development that supports the ecotourism industry.**
- **Support small to medium industrial development at designated industrial sites, with environmental preservation and protection in mind.**
- **Work with the state to promote and develop safe access to the community's natural resources to expand ecotourism opportunities.**
- **Promote the community's water, sewer, and subsequent infrastructure capacity to support development.**



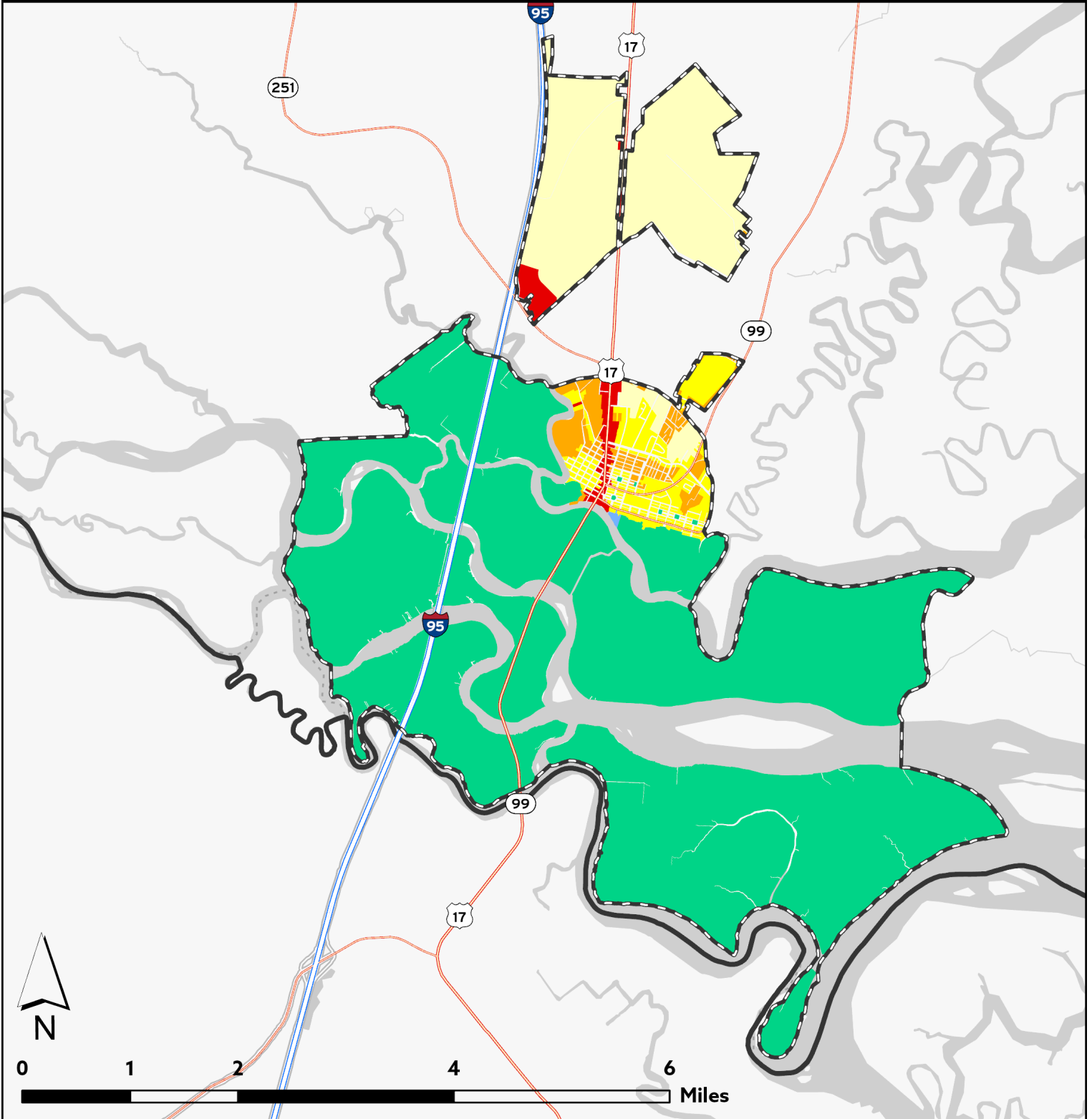
Land Use

The Future Land Use Maps are a visual representation of the County's future land use. Interpretation of the Future Land Use Map is provided in the supporting Future Land Use table.

- *Darien Future Land Use*
- *McIntosh Land Use*
- *Land Use Narratives*

Future Land Use

City of Darien



1:85,000

- | | |
|---------------------------------|---------------------------|
| Residential Agriculture | Neighborhood Commercial |
| Single-Family Residential | Conservation Preservation |
| One- and Two-Family Residential | General Maritime Zone |
| General Commercial | |

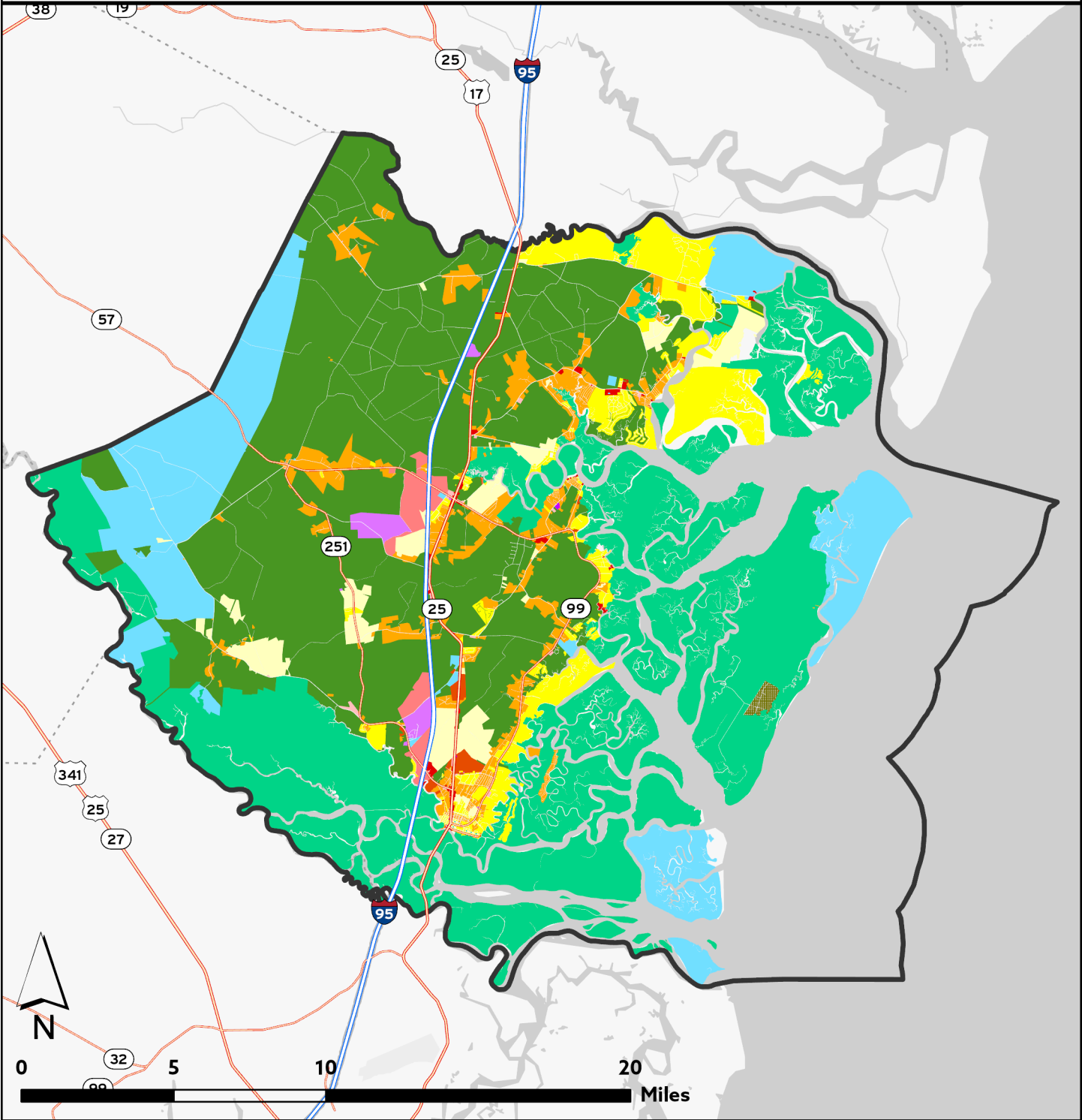
Published: 1/9/2023



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Future Land Use

McIntosh County



1:85,000

- | | | |
|---------------------------------|------------------------------|--------------------------------|
| Residential Agriculture | General Commercial | General Industrial |
| Single-Family Residential | Interchange Commercial | Restricted or Light Industrial |
| One- and Two-Family Residential | Neighborhood Commercial | Public/Institutional |
| Multi-Family Residential | Conservation Preservation | |
| Hog Hamock | General Agriculture-Forestry | |

Published: 2/2/2023



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Land Use Narratives

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

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

Single-Family Residential – This category is for areas featuring individual, single-family residential dwellings. The purpose of this area is to provide for an attractive, low-density environment protected from the encroachment of industrial or other uses that would adversely affect the residential character of the area.

One- and Two-Family Residential – This category is designed to allow for and meet the needs of mobile home or manufactured home residents. The purpose of this area is to provide a sound and healthy environment to protect mobile home residential areas from encroachment by incompatible uses.

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

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

Interchange Commercial – This category is for areas featuring businesses that serve the needs of traffic travelling along the interstate. The purpose of this category is to provide travelers with sufficient food, fuel, souvenir, and lodging services.

Neighborhood Commercial – This category is for areas featuring small retail and other service businesses which make efficient use of space and seamlessly weave into the existing neighborhood framework. The purpose of this category is to offer residential areas access to convenient retail opportunities that alleviate the need to travel far for necessary goods and services.

Land Use Narratives (Continued)

Neighborhood Commercial – This category is for areas featuring small retail and other service businesses which make efficient use of space and seamlessly weave into the existing neighborhood framework. The purpose of this category is to offer residential areas access to convenient retail opportunities that alleviate the need to travel far for necessary goods and services.

General Industrial – This category is reserved for areas featuring manufacturing facilities, processing plants, warehousing and wholesale trade facilities, mining and mineral extraction activities, and other factory-related uses. The purpose of this area is to provide industrial facilities with the necessary infrastructure and access to raw materials necessary for healthy operations while being geographically removed from other residential and commercial uses.

Restricted or Light Industrial – This category is reserved for areas featuring light industrial, manufacturing, or warehousing applications while having a limited impact on the surrounding areas. The purpose of this category is to provide low-impact industrial facilities with the necessary infrastructure to support healthy operations.

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

Hog Hammock – This category is for the area consisting of the entirety of the Hog Hammock community on Sapelo Island. The purpose of this category is to protect the unique cultural and environmental resources of the Gullah-Geechee community rely on from outside threats and to allow for low intensity residential and cottage industry uses.

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

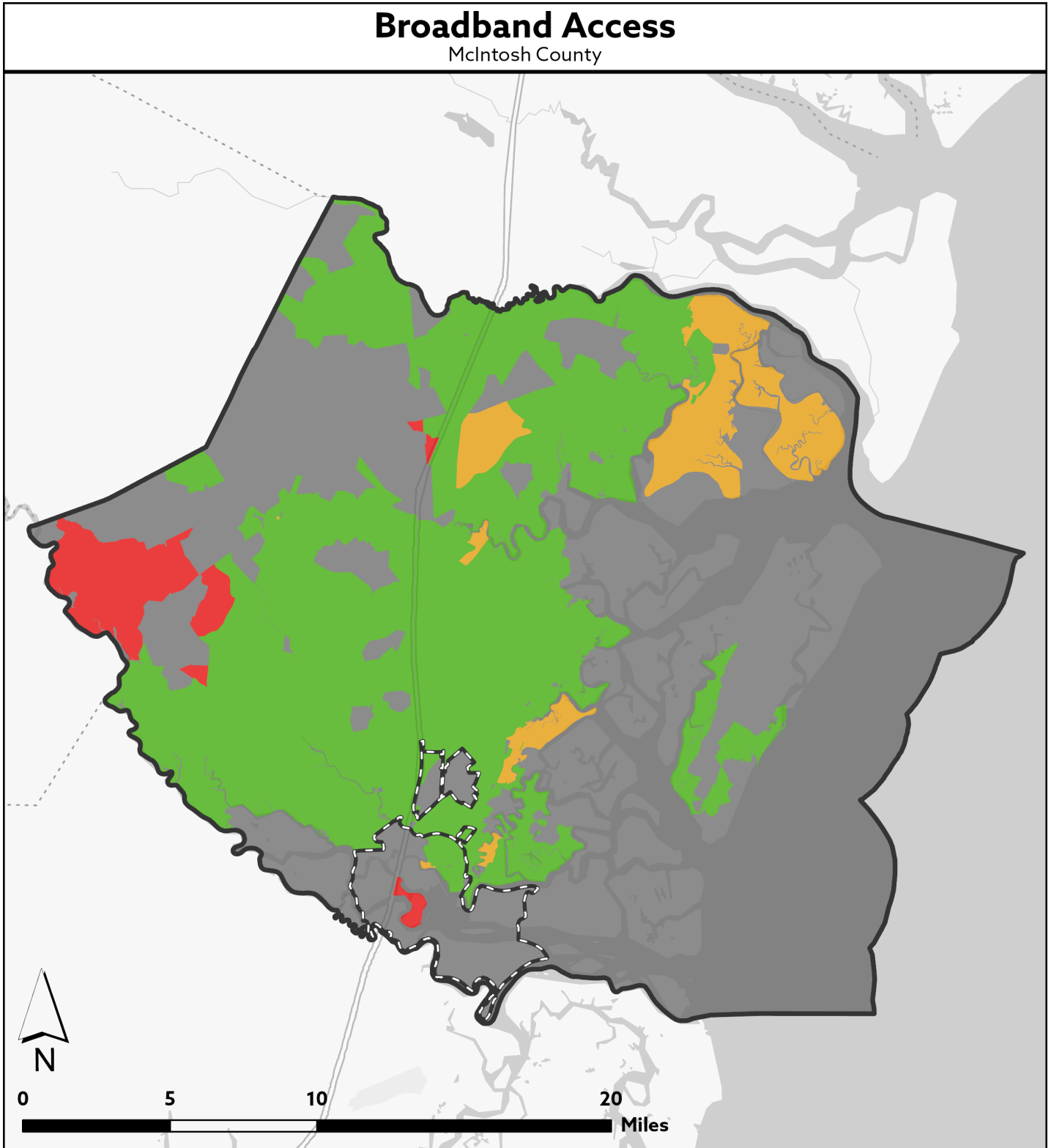
General Maritime Zone – This category is for waterfront areas with significant commercial fishing activities present. The purpose of this category is to provide local commercial fishing operations a convenient and useful location from which to launch and receive fishing boats and offer maritime related commercial services.



Broadband Access

- *Broadband Access Map*

The following broadband availability map details served, partially served, and underserved areas of McIntosh County. Most of the unserved, partially served, and no data areas are composed of wetlands or unpopulated areas.



1:300,000

No Locations	Partially Served	County Boundary
Unserved	Served	City Limits

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Economic Development

- *Economic Base*
- *Unemployment and Places of Employment*
- *Occupation*
- *Workforce Development Issues*
- *Ecotourism*

Economic Development

Economic development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, and responsibly produce and trade valuable goods and services. Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector.

Economic development is policy intervention with the goal of improving the economic and social well-being of its community. Economic growth is observable through productivity and the rise in the value of services produced. Increasing productivity can raise living standards because more income improves the ability to purchase goods and services and improve housing and education.

Economic development opportunities via ecotourism for McIntosh County is tied to its coastal assets through waterways and the natural, historic, and cultural resources. McIntosh County's economic development and economic growth can also be leveraged through industrial development in the main industries identified including manufacturing; logistics & warehousing, and hospitality. The projections of modest growth in in-demand industry sectors are important to the future of McIntosh County's economy especially.



Economic Base

The McIntosh and Darien labor force has steadily decreased in the previous decade. Moreover, the decrease in labor force is proportionate to the reported decrease in population in the 2020 Census. This table provides the percentages of the McIntosh and Darien workforce employed in each industry by type from years 2010, 2015, and 2021¹. These numbers only include full-time, year-round employees.

Industry Type	McIntosh & Darien		
	2010	2015	2021
Total Employed (16 years and over Civilian Labor Force)	6,230	5,410	3,437
Agriculture, forestry, fishing and hunting, and mining:	5.3%	1.8%	1.8%
Construction	13.1%	5.8%	4.9%
Manufacturing	8.6%	10.3%	16.2%
Wholesale trade	1.6%	1.1%	5.1%
Retail trade	10.8%	12.5%	11.3%
Transportation and warehousing, and utilities:	4.7%	7.8%	10.9%
Information	1.2%	3.3%	1.3%
Finance and insurance, and real estate and rental and leasing:	3.6%	5.5%	2.3%
Professional, scientific, and management, and administrative and waste management services	6.5%	4.9%	17.8%
Educational services, and health care and social assistance:	18.2%	21.9%	16.9%
Arts, entertainment, and recreation, and accommodation and food services	11.0%	10.5%	3.3%
Other services, except public administration	5.6%	4.1%	5.2%
Public administration	9.8%	10.5%	2.8%

¹ ACS 5-Year Estimates

Unemployment and Places of Employment

Although the labor force continues to decline in the community, unemployment rates have also steadily decreased. As of October 2022, the unemployment rate for McIntosh County is 3.2 percent².

This table details the inflow and outflow of employees. In 2019, roughly 67 percent of McIntosh and Darien workforce residents worked outside the county.

2019 ³	
Employee Inflow/Outflows	Job Counts
Employed in McIntosh County but Living Outside	1,057
Living in McIntosh County but Employed Outside	3,648
Living and Employed in McIntosh County	742

This table shows where McIntosh and Darien residents are employed, with a plurality of employees working in Glynn County.

2019 ⁴		
Where Workers are Employed	Number	Share
Total	4,390	100.0%
Glynn	1,192	27.2%
McIntosh	742	16.9%
Chatham	662	15.1%
Liberty	293	6.7%
Others	1,501	34.2%

² Bureau of Labor Statistics

³ Bureau of Labor Statistics

⁴ Bureau of Labor Statistics

Occupation

The U.S. Census reports five primary occupation types and the trends of total employed in each occupation. These numbers include full-time and part-time employees.

2021 ⁵		
Occupation Type	Number	Share
Total Civilian Workforce	4,697	100.0%
Management, business, science, and arts occupations	1,274	27.1%
Service occupations	865	18.4%
Sales and office occupations	1,292	27.5%
Natural resources, construction, and maintenance occupations	555	11.8%
Production, transportation, and material moving occupations	711	15.1%

⁵ 2021 U.S. Census Data

Workforce Development Issues

Workforce development issues that threaten quality economic development in the region include:

- High poverty rate
- Low rates of education attainment
- Inferior skill levels for high-wage jobs
- A poor level of occupational soft skills

These factors present the risk of disinvestment and pose difficulty in recruiting new firms to the area.

Coastal Workforce

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs. Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances the economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations. Coastal Workforce is charged with ensuring that its job centers are business/customer-focused and outcome-based, with the placement of job seekers who meet businesses' hiring needs being a high priority. Because Coastal Workforce maintains effective workforce development systems, it enables many quality connections, matching employers' specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.

Department of Community Affairs

DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.

U.S. Department of Agriculture Rural Development

USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural areas.

⁵ 2021 U.S. Census Data

Ecotourism

To protect sensitive ecological areas like marshes, estuarine waters, and islands of the McIntosh coast, the State of Georgia has acquired significant holdings throughout the years; federal agencies have also acquired important resources in McIntosh County. While preserving the beauty and ecology of the coast, these actions have severely inhibited increasing future tax base advantage by development. As a result, the Steering and Stakeholder Committees state the development of a robust ecotourism strategy is necessary to offset these conditions.

Developing historic, recreational, and environmental resources in balance with environmental stewardship is vital to real economic advantage for the McIntosh and Darien community. How then, might better economic and employment opportunities be identified and developed for McIntosh and Darien, without infringing upon the delicate coastal environment? Developing a strong recreational-tourism base is key to taking advantage of the natural resources while avoiding their abuse.

The McIntosh natural and historic features provide substantial opportunity for recreation attractions: the estuarine/salt marsh environment, the Altamaha River and river swamp, the barrier islands, dozens of historic sites, and more.

With the number of potential visitors who pass through the area, primarily on Interstate 95, the McIntosh area is favorably located to become a must-stop attraction for travelers.



⁵ 2021 U.S. Census Data



Housing

- *Housing Types and Costs*
- *Cost-Burdened Housing*
- *Housing Conditions*
- *Job Housing Balance*

Housing Types and Costs

The Housing section provides a framework for promoting a diverse housing supply predicated on the idea that the County should attempt to meet the housing needs of all residents regardless of age, tenure, or economic background. The County must foster housing that protects and enhances the health and livability of the community while being affordable and attainable to those of all income levels.

Housing demand is largely driven by the economic and demographic forces acting upon a community. Economic characteristics influence the housing costs households are able to afford while demographic characteristics influence market demand with regard to the number of households; household size; tenure (owner v. renter); and preference for styles and amenities.

The County's distinct communities include residential districts that are differentiated by housing density, age, size, architectural style, condition and other features, and neighborhood commercial districts with mixed housing types. These communities, each with their own unique character, offer a variety of housing and lifestyle opportunities.

The most pressing and complex challenge facing the County is housing affordability. With housing costs making up, by far, the largest expenditure in most households, the ability of families and individuals to be able to find the type and size of housing that fits their needs, while remaining affordable, is paramount to a community's success.

Local governments have several tools at their disposal in order to help address this challenge. They can increase the supply of available residential land, particularly land that is zoned for multi-family. They can relax restrictions on existing land that is zoned residential to allow for more housing units to be constructed. They can increase the availability of public services in residential areas to encourage development. Finally, they can look to support low- and moderate-income households by pursuing private, state, or federal grant resources to construct or rehabilitate existing housing units for the explicit purpose of serving these households.

The vast majority of occupied housing types in McIntosh continues to remain single-family detached units, representing 60.7 percent of the total housing supply in 2021. This number has increased by 3.2 percent from what it was a decade ago. Mobile or manufactured homes remain the second most common housing type representing 33.4 percent of the market, down 3.9 percent over the same time period.

Multi-family units remain a relatively small proportion of the housing supply in McIntosh making up only 4.8 percent. Broken down, 2-unit apartments are 0.2 percent, 3- to 4-unit apartments are 0.5 percent, 5- to 9-unit apartments are 0.9 percent, and apartments with 10 or more units are 4.1 percent.

The remaining housing stock is comprised of single-family attached units at 0.9 percent and boats, RVs, Vans, or other at 0.2 percent.

Housing Types and Costs

Category	2011	2016	2021	% Change 2011-2021
Single Family De-tached	57.5%	57.2%	60.7%	3.2%
Single Family At-tached	0.0%	0.5%	0.9%	0.9%
2 Units	0.6%	0.6%	0.2%	-0.4%
3 to 4 Units	1.4%	2.4%	0.5%	-0.9%
5 to 9 Units	1.3%	0.9%	0.9%	-0.4%
10 to 19 Units	1.1%	0.8%	2.6%	1.4%
20 to 49 Units	0.7%	0.7%	0.5%	-0.2%
50 or More Units	0.1%	0.3%	0.1%	0.1%
Mobile Home	37.3%	36.5%	33.4%	-3.9%
Boat, RV, Van, etc.	0.0%	0.1%	0.2%	0.2%

Over half the supply of housing in McIntosh was constructed in either the 1990s (22.6 percent) or the 2000s (33.7 percent). Roughly one-quarter was constructed prior to 1980. From 2010 onwards, only 432 housing units have been constructed, representing only 6.3 percent of the total housing stock.

Following the recession of 2008, vacancy rates in McIntosh were elevated as a large amount of housing units went unoccupied. Those numbers have since decreased quite substantially to the point where today, demand far outstrips supply and development has subsequently taken back off. 31.9 percent of housing units are vacant today, down from 37.7 percent a decade ago and the vacancy rate (the number of housing units for sale or rent) is down to 3.2 percent from 5.7 percent over the same time period.

Category	2011	2016	2021	Change 2011-2021	% Change 2011-2021
Median Monthly Gross Rent	\$514	\$717	\$691	\$177	34.4%
Median Monthly Owner Costs (w/ Mortgage)	\$1,091	\$1,209	\$1,238	\$147	13.5%
Median Home Value (Owner Occupied)	\$99,000	\$110,200	\$153,600	\$54,600	55.2%

Cost Burdened Housing

Housing is considered affordable if housing expenses, primarily being rent or mortgage payments, utilities, and insurance, comprise no more than 30 percent of a household's gross family income. This number is calculated as the threshold that a resident can be expected to pay for housing while also 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, it is said that they are "cost-burdened".

Category	2011			2021		
	Darien	McIntosh County (Total)	Georgia	Darien	McIntosh County (Total)	Georgia
Occupied Units Paying Rent	374	860	1,158,069	142	764	1,274,576
Gross Rent Exceeds 30% of Household Income - B25070	34.5%	53.1%	47.7%	54.9%	53.7%	49.7%
Housing Units with a Mortgage	539	2,295	1,655,578	189	1,715	1,610,977
Selected Monthly Owner Costs Exceed 30% of Household Income - B25091	40.4%	41.4%	36.1%	34.9%	42.0%	25.1%
Housing Units without a Mortgage	300	2,067	656,430	258	2,062	869,465
Selected Monthly Owner Costs Exceed 30% of Household Income - B25091	16.0%	11.4%	14.0%	10.5%	12.4%	10.8%

In 2011, 53.1 percent of renters, 41.4 percent of mortgagors, and 11.4 percent of non-mortgagors were cost-burdened to some degree. In 2021, the percentage of cost-burdened households in all three of these groups increased slightly to 53.7 percent, 42.0 percent, and 12.4 percent respectively. Compared to the state of Georgia, far more McIntosh renters and homeowners find themselves cost-burdened.

Housing Conditions and Job Balance

Housing Conditions

Good housing conditions are essential for people's health and play a crucial role in childhood development. Therefore, it is imperative that housing in a community is not only attainable, but meets the minimum standards of quality as well. To track this, the Department of Housing and Urban Development uses four key housing conditions to assess the adequacy of a housing market:

1. Housing lacks complete kitchen facilities
2. Housing lacks complete plumbing facilities
3. Housing is severely overcrowded (more than 1.5 persons per room)
4. Housing is severely cost-burdened (monthly housing costs exceeding 50 percent of gross income)

In McIntosh, according to the most recent 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data, 13.4 percent of households have at least one of these severe housing problems. The most widespread of this being severe cost-burden at 12 percent up from 8.5 percent in 2011. 2.7 percent of households lack complete kitchen facilities while 2.5 percent lack complete plumbing facilities, both decreased from where they were a decade ago. The American Community Survey reported no McIntosh housing units with severe overcrowding problems.

Job Housing Balance

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

As of 2021, the Bureau of Labor Statistics reports 1,667 jobs in McIntosh County while the American Community Survey lists the number of total housing units at 6,908. This indicates a job to housing ratio of 0.24, far below the recommended ratio. The lack of job opportunities present in the county combined with the older population is the primary cause of this.



Transportation

- *Roads and Highways*
- *Transportation Map*
- *Road Network Hierarchy*
- *Alternative Modes of Transportation*

Roads and Highways

Transportation is one of the most important components of a healthy local economy as economic opportunities are closely linked to the mobility of people, goods, and information. The relationship between the quantity and quality of transport infrastructure and the level of economic development within a community is apparent. Highly connected networks are efficient and provide economic and social opportunities that result in positive multipliers effects such as better accessibility to markets, employment, tourism activities, and additional investment.

In McIntosh County transportation contributes directly to economic activity through road and can potentially contribute through maritime local services.

Transportation facilities are the artery for economic growth and proper management and maintenance of these facilities is imperative.



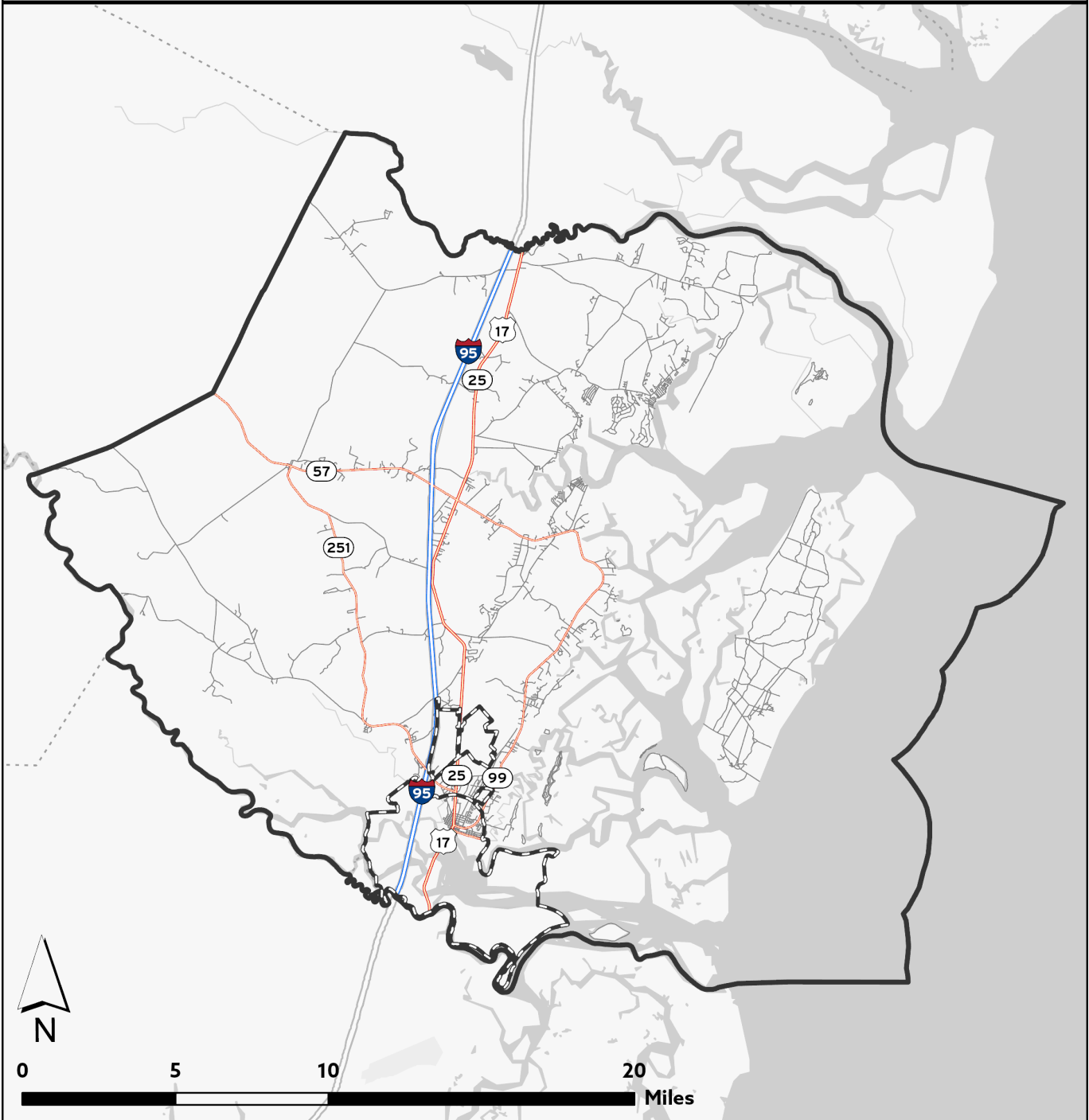
Roads and Highways

McIntosh County is primarily traversed by Interstate 95 (I-95) and U.S. Route 17 (HWY 17), both run north-south from the border with Liberty County in the north to the border with Glynn County in the south. These two routes provide residents and businesses with easy access to Savannah in the north and Brunswick to the south. With I-95 one of the most traveled interstates as well, this leads to a large amount of traffic transiting McIntosh on a daily basis.

With the open ocean to its east, McIntosh is connected west to Long County and its county seat, Ludowici, by State Route 57 (SR 57). There is also State Route 25 (SR 25), State Route 99 (SR 99), and State Route 251 (SR 251) which facilitate further travel within the county. The remainder of the county consists of primarily local roads with collectors providing access to the more major routes.

Transportation Map

Transportation McIntosh County



1:300,000

- County Boundary
- Interstate
- State Highway
- City Limits
- US Highway
- Local Roads

Published: 12/14/2022



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Road Network Hierarchy

Freeways

Limited access roads, freeways, or motorways, including most toll roads are at the top of the hierarchy. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds. Interstate 95 in McIntosh County is a limited access freeway.

Arterials

Major through roads that are expected to carry large volumes of traffic are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of rural minor arterials in McIntosh County include US 301/US 25/SR 57/SR 251. SR 57 has no passing lanes and is an important route that carries commuter traffic east-west.

Collectors

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector is usually going to or coming from somewhere nearby. Examples of collectors in McIntosh County include Blount Crossing, Smith Road, Shellman Bluff Road, Churchill Road, Warsaw Road, and Harris Neck Road.

Local Roads

These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In some areas, these roads may be unpaved.

Bridges

McIntosh County has identified 7 major bridges within the county. There are three bridges that span over the Altamaha River, (one on I-95 and two over HWY 17), a bridge over the Butler River, and a bridge over the Champney River, the Darien River, and the Cathead Creek.

Signalized Intersections

McIntosh County has no signalized intersections. There is one flashing light in the County at a four-way stop intersection of US HWY 17 and GA HWY 99 in Eulonia.

Signage

The County has identified a need to invest in signage at community access points including the US HWY 17 Scenic Route, US Bike Route 1, and the East Coast Greenway. Additionally, wayfinding signage to the area's natural assets including the historic areas and the fishing villages help to inform visitors and direct them to the unique resources within the County.

Alternative Modes of Transportation

Pedestrian and Bicycle Paths

The Coastal Georgia Greenway is a 155-mile trail system which connects South Carolina to Florida through Georgia's six coastal counties. The centerpiece of the Coastal Georgia Greenway is a continuous trail along various north-south routes including the US HWY 17 corridor. The future extension of the Highlander Trail runs from Sapelo Dock Road along State (SR) 99 and connects to the pedestrian/bike trail in Darien. The trail currently ends at Blue North Hall Road.

The US HWY 17 corridor is part of the U.S. Bike Route 1, a cross-country bicycle route that will run the length of the eastern seaboard from Florida to Maine. US Bike Route 1 is one of the two original US bicycle routes.

Public Transportation

The Coach buses operated by the Coastal Regional Commission provide rural transit service to residents of McIntosh County.

Intracoastal Waterway

McIntosh County sits at the center of the Intracoastal Waterway that runs from Massachusetts all the way down the eastern seaboard and Gulf of Mexico to the Mexican Border. This consists of a vast collection of inlets, canals, bays, sounds, and saltwater rivers that allow boats to travel this vast distance without having to face the hazards of the open sea.



Coastal Resiliency

- *Natural Hazards and Storm Surge*
- *Vegetation and Open Water Buffers*
- *Vulnerable Populations*
- *Coastal Resiliency Maps*

Natural Hazards and Storm Surge

Resilient communities strive to minimize the disruptions to everyday life and their local economies caused by disasters. They are not only prepared to prevent or minimize the loss of life as well as damage to property and the environment, but they also have the ability to quickly return citizens to work, reopen businesses, rebuild and repair homes, and restore other essential services necessary for a complete and timely economic recovery.

Natural Hazards

McIntosh County is located in the low-lying coastal plains of the Atlantic Coast. With its highest point at roughly 60 ft above sea level, it is particularly susceptible to flooding from rivers and canals as well as regular inundation from king tides. As a coastal community, it is also subject to flooding by tropical storms and hurricanes. The waterways of St. Catherine's Sound, Sapelo Sound, Doboy Sound, and Altamaha Sound all intersect the County and pose a significant threat of flooding.

McIntosh County is a part of the Community Rating System that allows it to earn points based on the amount of open space reserved for conservation purposes. These points are then used to allow residents discounts on their flood insurance should they choose to develop within a FEMA designated flood zone.

Storm Surge

In addition to the flooding danger posed by tropical storms and hurricanes, storm surge presents the most serious disaster risk for McIntosh County. While the vast majority of people live outside the projected category 1 and 2 storm surge impact area. Many of the transportation routes connecting them together and to the outside world would be affected to some degree. In addition to this, storms stronger than category 2 have the potential to affect many residential areas far inland and cause significant property damage and risk to life.

The culturally significant community of Hog Hammock, found on Sapelo island, is home to many descendants of the Gullah/Geechee, and is only accessible by a single ferry that leaves three times a day from the mainland. Considering 90% of the island is subject to be inundated with at least one foot of water during a category 2 storm, particular attention should be given to ensure the residents have access to readily available transit for evacuation should it be necessary.

Vegetation and Open Water Buffers

Riparian buffers can be given a value based on their presence and allowance from open water and wetlands towards the built and developed environment. Three categories of consideration include: 100, 150, and 200-foot riparian buffers. A 100-foot riparian buffer is the recommended minimum based on literature reviews by the scientific community. As reported by the U.S. Agriculture and U.S. Environmental Protection agency in 1997, there are specific riparian widths that are associated with specific objectives. The recommended buffer width for flood control should be up 200 feet. This buffer width provides flood and sediment control as well as wildlife habitat.

Buffers narrower than 35 feet can provide some limited benefits but may require long-term maintenance since their ability to trap sediments is reduced.

McIntosh County has ninety percent vegetation coverage within the 100-foot riparian buffer. The state currently mandates a 25-foot buffer from hydrology.



Vulnerable Populations

A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

The most vulnerable populations include children less than five years old, the elderly and frail, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly, but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present: unintentional weight loss of 10 pounds or more in the past year, self-reported exhaustion, weakness as measured by grip strength, slow walking speed and low physical activity. The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

In McIntosh County, the percentage of children under the age of 5 fell from 4.4% in 2011 to 2.6% in 2021 while the percentage of those over the age of 65 rose from 16.6% in 2011 to 27.0% in 2021.

Income and Poverty Level

Income can directly relate to a family's ability to have reliable transportation, which then directly relates to a family's ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family's ability to secure temporary lodging (hotels or motels) beyond publicly provided shelter, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster.

As of 2021, Median Household Income in McIntosh County is \$49,951. The Department of Housing and Urban Development defines low- and moderate-income as households making up to 80 percent of the Median Household Income in an area, which would be \$39,961 in the case of McIntosh County. Poverty levels are set by the federal government and are based upon income and family size. The official poverty rate for McIntosh County in 2021 is 11.9 percent, up from 7.9 percent a decade ago. This is slightly higher than the statewide average of 10.3 percent.

Means of Transportation

The US Census Bureau reports on the number of vehicles available to households. This is an important indicator of the percentage of the population that has access to reliable transportation should they need to evacuate in the event of a storm or other natural disaster. As of 2021, 3.5 percent of households in McIntosh County do not have access to a vehicle.

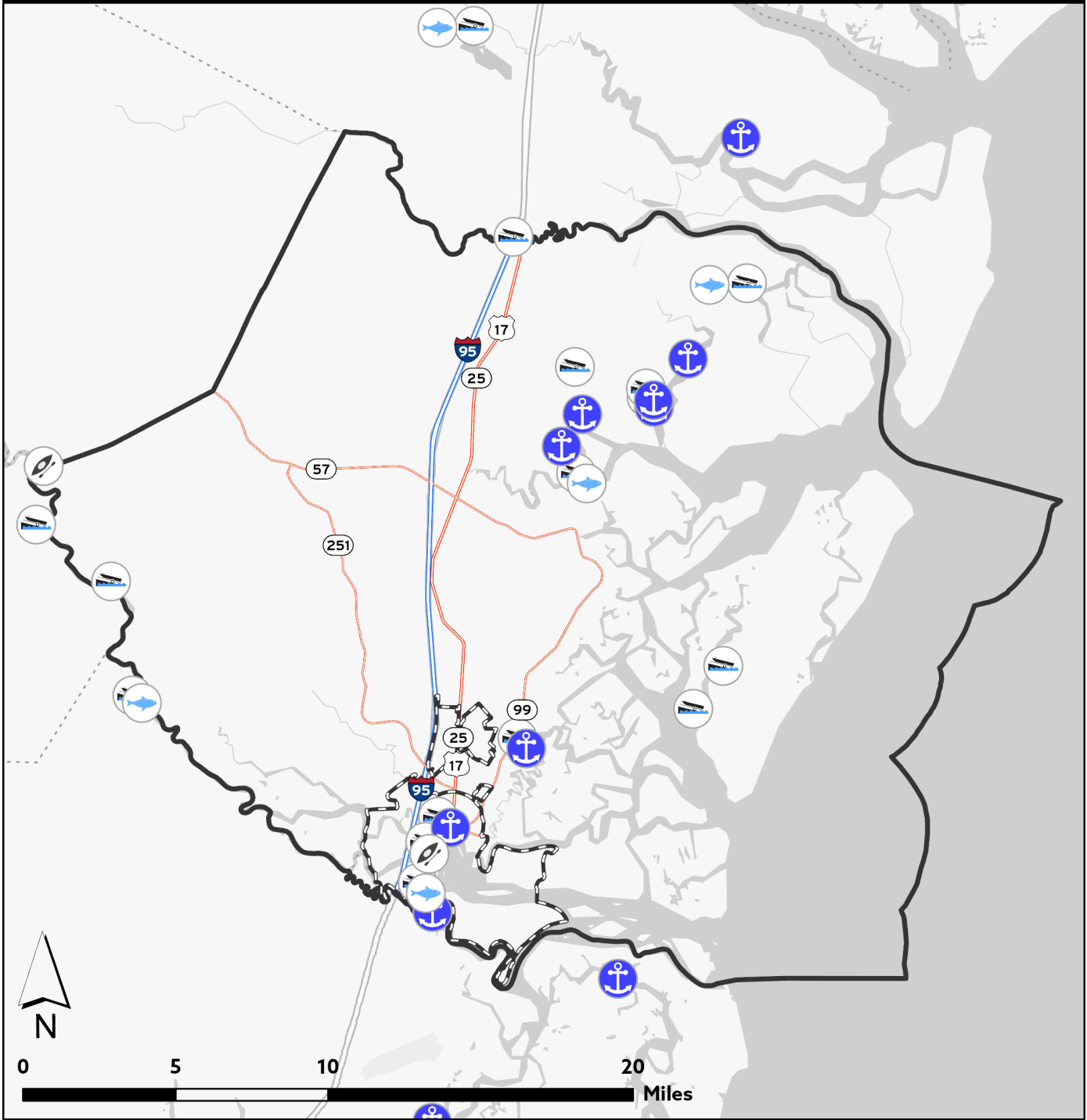
Housing Type

Mobile or manufactured homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. As of 2021, 33.4 percent of the housing supply in McIntosh County is comprised of mobile or manufactured homes.

Coastal Resiliency Maps

Coastal Access

McIntosh County



1:300,000

Published: 12/15/2022

-  Boat Ramp
-  Fishing Pier
-  Kayak
-  Marina
-  County Boundary
-  City Limits

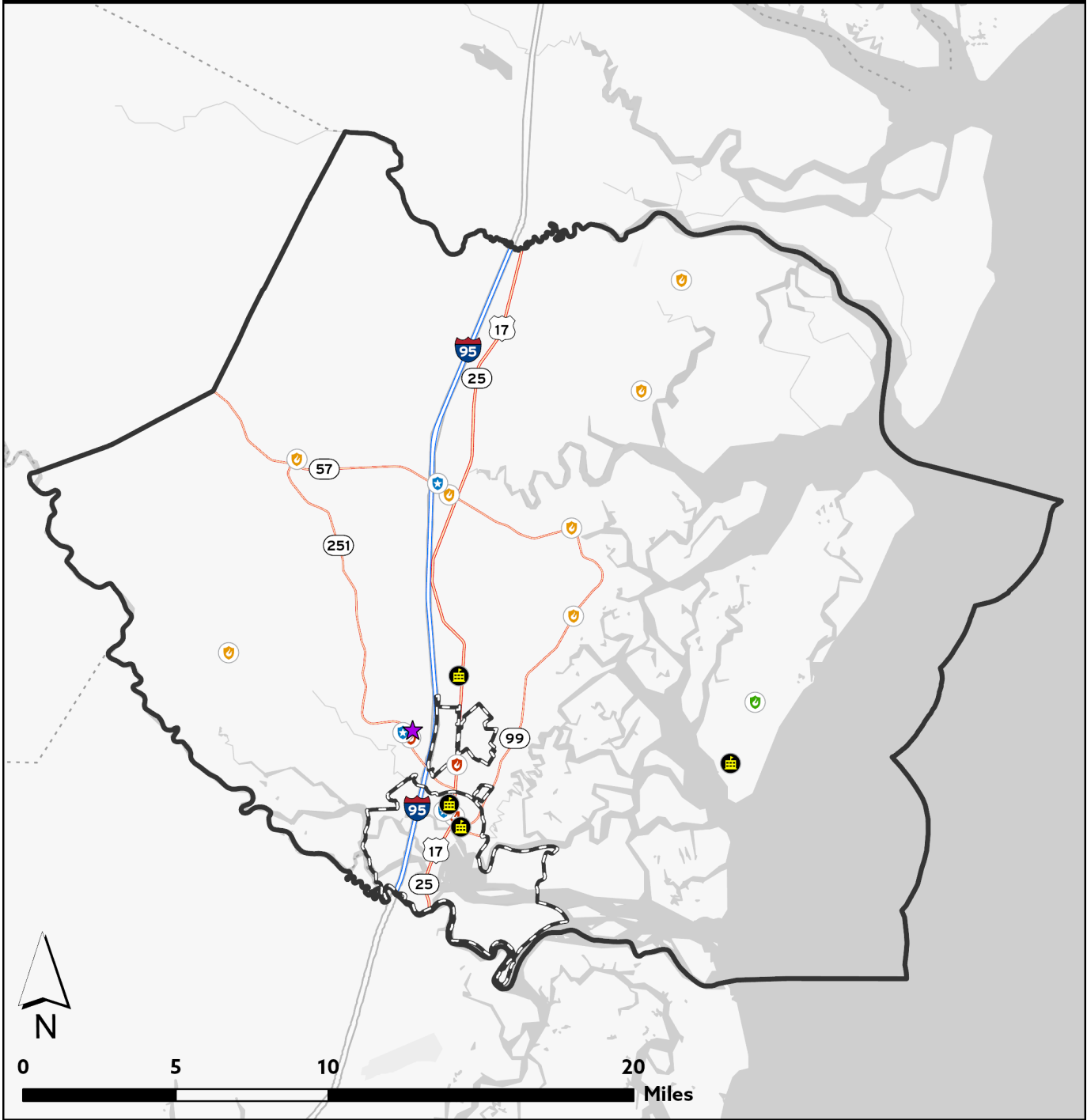


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Coastal Resiliency Maps

Critical Facilities

McIntosh County



1:300,000

- ★ Emergency Operations Center
- 🏫 School
- 👮 Police Station
- 🚒 Darien Fire Dept.
- 🚒 Sapelo Fire Dept.
- 🚒 Townsend Fire Dept.
- ▭ County Boundary
- ▭ City Limits

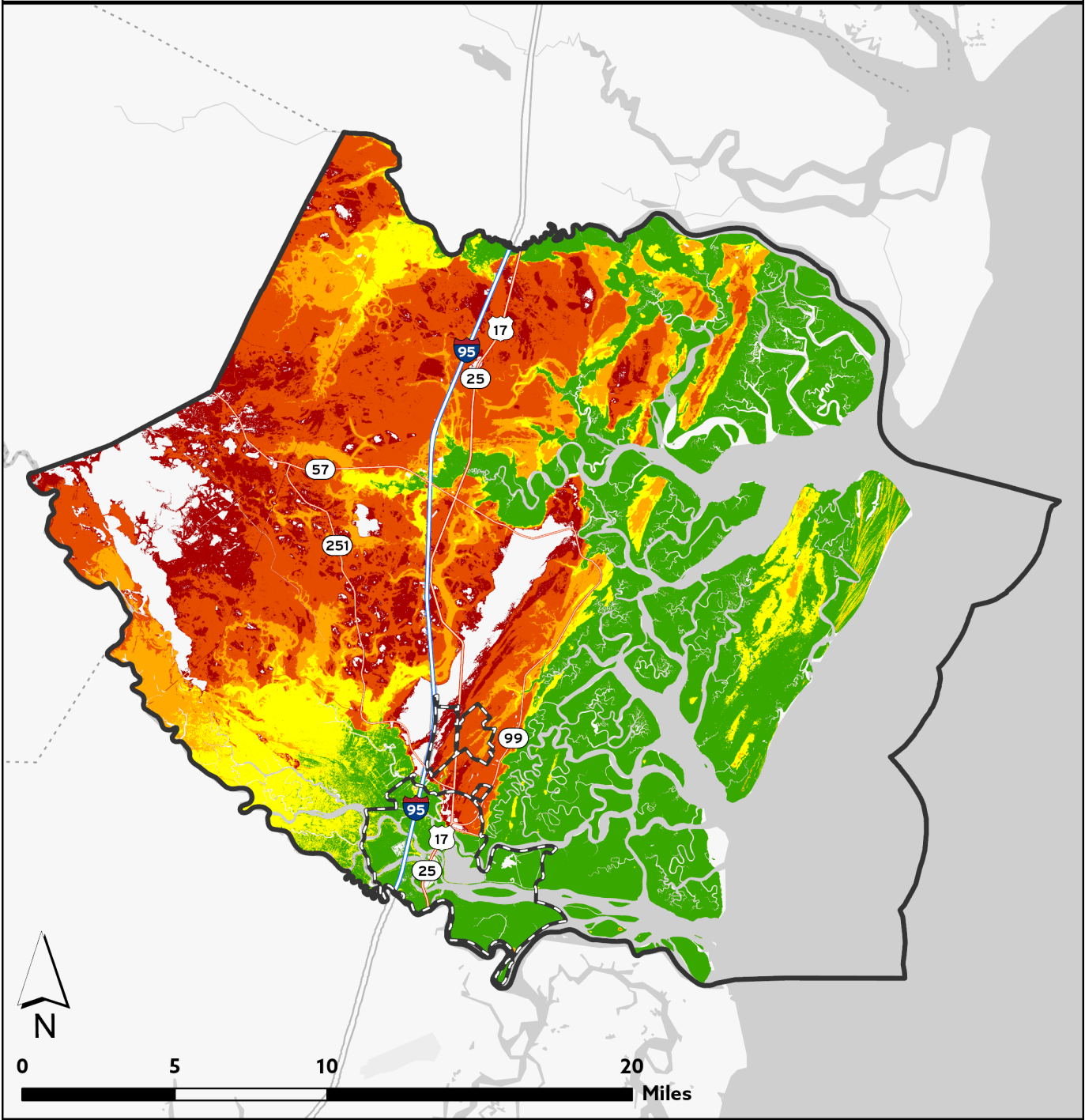
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Coastal Resiliency Maps

Storm Surge Risk McIntosh County



1:300,000

Published: 12/14/2022

- | | | | |
|--|--|--|---|
| Storm Surge |  Category 2 |  Category 4 |  County Boundary |
|  Category 1 |  Category 3 |  Category 5 |  City Limits |

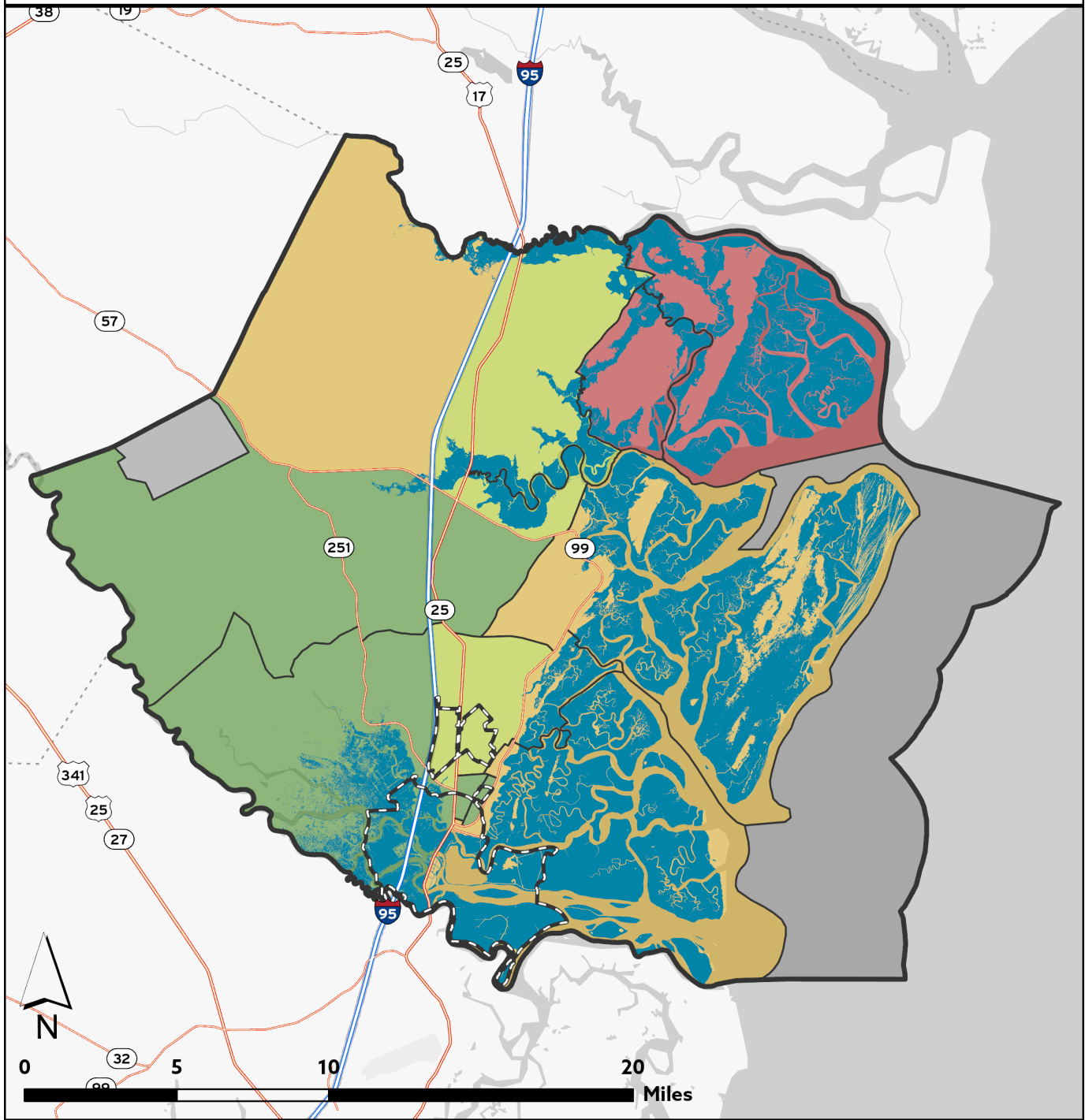


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Coastal Resiliency Maps

Vulnerable Senior Population (65+)

McIntosh County



1:300,000

% of Pop. Over 65

<20%

20% - 30%

30% - 40%

40% - 50%

No People

City Limits

County Boundary

Category 1 Storm Surge

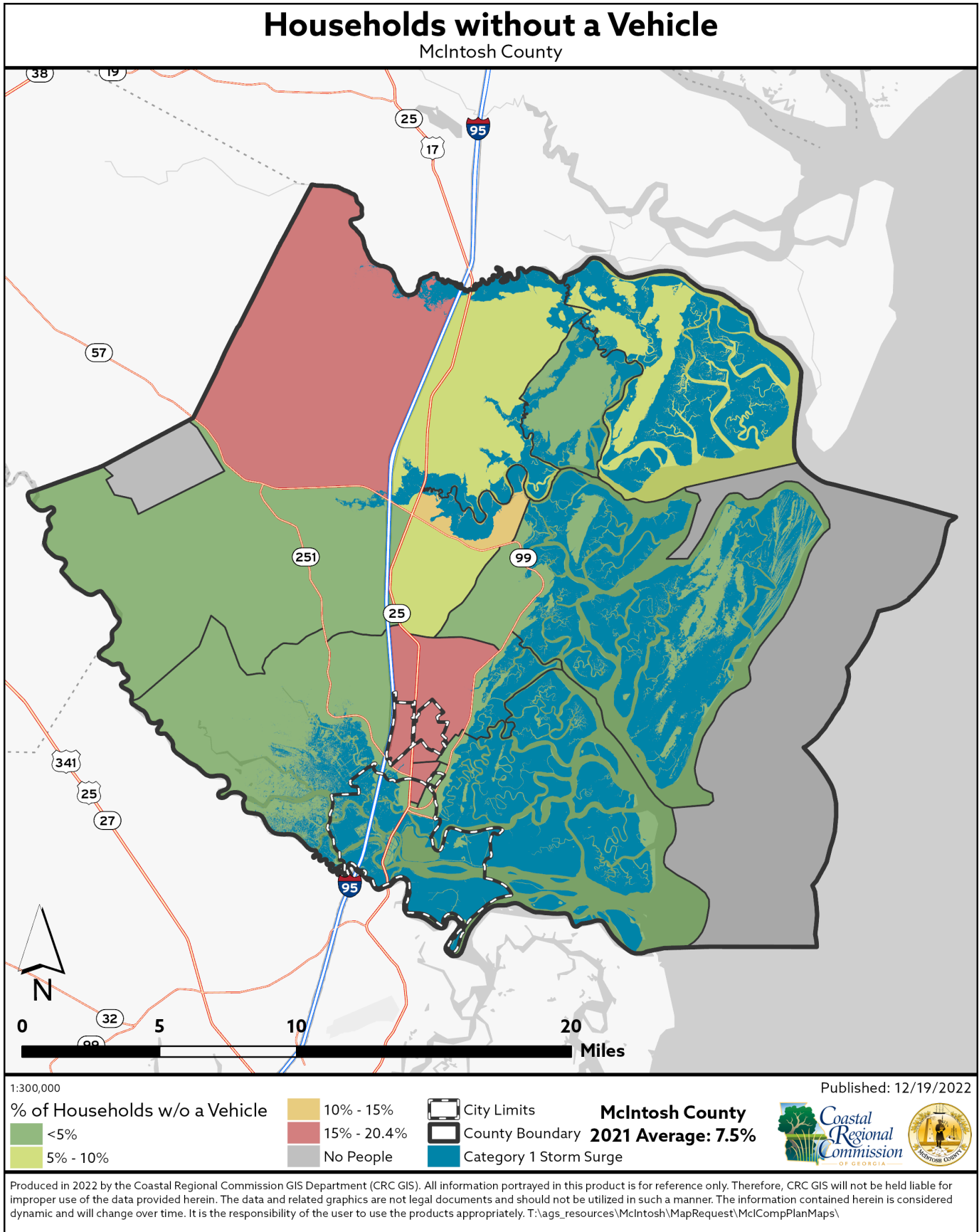
McIntosh County
2021 Average: 27.0%

Published: 12/19/2022



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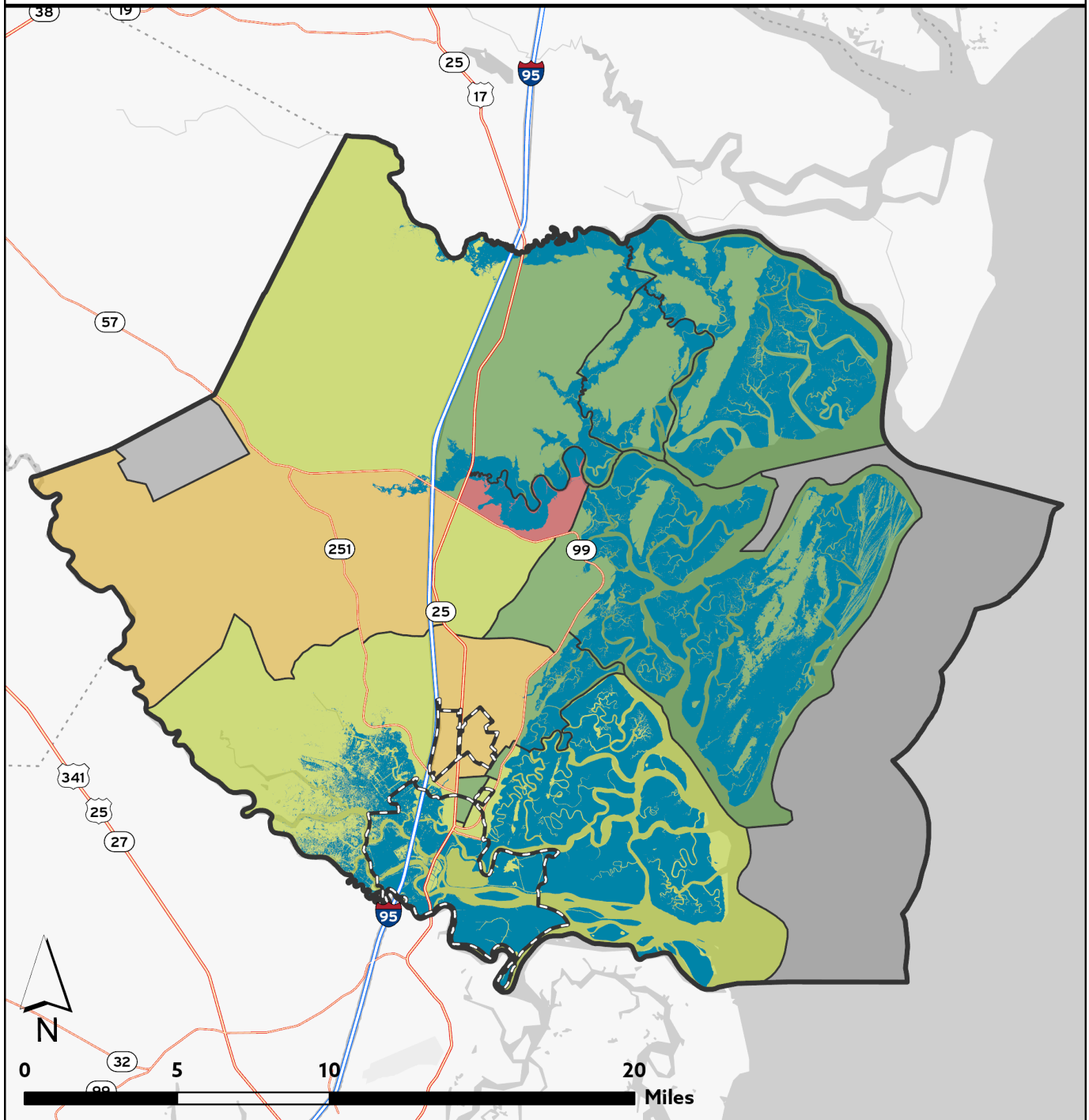
Coastal Resiliency Maps



Coastal Resiliency Maps

Families with Income Below the Poverty Level

McIntosh County



1:300,000

% of Families in Poverty

<10%

10% - 20%

20% - 30%

30% - 40%

No People

City Limits

County Boundary

Category 1 Storm Surge

McIntosh County
2021 Average: 11.9%

Published: 12/19/2022



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Needs and Opportunities

- *Strengths, Weaknesses, Opportunities, and Threats (SWOT)*
- *Needs and Opportunities*

SWOT

The process that identified the Needs and Opportunities unique to the community was based on technical indicators and input collected as part of the public engagement process.

A need can be defined as a condition of something that is required or wanted, while an opportunity is a chance for progress or advancement. To achieve the Community Vision and goals for the future, several Needs and Opportunities were identified.

The information derived from the SWOT analysis informs the needs and opportunities. This analysis was performed with the Steering and Stakeholder Committees.



SWOT

Strengths

- Community Size
- Engaged Citizens
- Rich Heritage (Gullah Geechee, Highlands)
- Natural Resources
- I-95 Access
- Waterways
- Hunting, Fishing, Recreation, Wildlife

Weaknesses

- Lack of public transportation or ride sharing
- 17 Corridor traffic
- Pedestrian Flow

- Lack of Workforce
- Lack of Childcare
- Lack of Medical Services

Opportunities

- Ecotourism
- Cultural and Historical Tourism
- Industrial Development
- Planned growth
- Proximity to I-95
- State and Federal Representative Relationships
- Developable Land
- Basketball Team

Threats

- Lack of emergency infrastructure (fire/flooding)
- Changes in shrimping industry
- Unplanned development (waterfront and downtown)
- Hesitancy to change
- Darien Bridge
- Lack of Affordable Housing

Needs and Opportunities

ISSUES

OPPORTUNITIES

Population

- Aging Population
- Declining Average Household Size
- Livable Communities

Economic Development

- Low Educational Attainment
- Declining Employment
- Lacking an Educated Workforce
- Declining Median Household Income
- Develop and nurture a workforce with access to technical education
- Unrivaled Historic and Cultural Resources
- Broadband Capacity
- Eco-Tourism Education
- Boating and Kayaking Opportunities
- Abundant Natural Resources
- East Coast Greenway
- Downtown Infill
- Oglethrope Grid
- Promote tourism with a focus on natural and historic recreation
- Encourage development of industrial businesses by marketing location and developable land

Housing

- Cost Burdened Housing
- Infill Housing
- Managing Development
- Incorporate Universal Design

Community Facilities

- Restricted Infrastructure
- High-Tech Infrastructure
- Sprawl and unplanned developments
- Improve community services and infrastructure to underserved neighborhoods

Transportation

- Travel Patterns
- East Coast Greenway
- Traffic Lights for Safety
- Bike Routes
- Trails
- Historic Grid

Land Use

- City Ordinances need to regulate building materials in highly visible areas
- Proximity to waterways

Intergovernmental Coordination

- Historic Preservation District
- Coastal Regional Commission
- Community Partners

Quality of Life

- Natural, Cultural, and Historic Resources

A wooden boardwalk made of weathered planks extends from the foreground into a vast, flat wetland. The water is still, reflecting the sky and the surrounding vegetation. In the distance, a line of trees separates the wetland from a range of mountains under a cloudy sky. The overall color palette is muted, with greens, browns, and greys, and a soft, hazy atmosphere.

Implementation Strategy

- *Work Program*
- *Report of Accomplishments*

Short-Term Work Program

The Short-Term Work Program provides an action plan for McIntosh County and the City of Darien to implement over the coming five years. It is a way for the public to hold their local governments accountable to following the plan. The actions identified below are intended to help achieve the vision and goals and address the needs and opportunities. Each action below has a corresponding responsible party, timeline, and cost estimate to help guide decision makers.

2023-2027 McIntosh County and City of Darien Short-Term Work Program								
Action/Implementation Strategy	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
Population								
Update ordinances to include principles of Livable Communities.	X	X				County	Staff Time	General Fund
Plan for a floating zone specific to Livable Communities	X	X				County	Staff Time	General Fund
Development Patterns								
Develop and Adopt Impact Fees	X	X				County	Staff Time	General Fund
Continue to develop marketing program for environmental sensitive economic development.	X	X	X	X	X	City	\$5,000	General Fund, Private Organizations
Update zoning and subdivision ordinances to ensure their conformity to this plan.		X	X					
Develop preservation policies specific to Butler Island.		X	X			City	Staff Time	General Fund
Increase parking options for the waterfront and parks.	X	X				City, DDA	\$250,000	Grants
Improve signage and markers in the downtown area.		X		X		City, DDA	TBD	TBD
Update the tree ordinance to plan for replanting.		X	X			City	Staff Time	General Fund
Social and Economic Development								
Provide public dockage for day-visitors to Sapelo Island.	X	X	X	X	X	County, DNR	TBD	CIG, SPLOST, General Fund
Create greater access and educational facilities on Sapelo Island.	X	X	X	X	X	County, DNR	TBD	CIG, SPLOST, General Fund
Update County ordinances to provide residents at or near the Harris Neck Wildlife Refuge incentives to create cottage industries.		X				County, CRC	Staff Time	General Fund
Work with the State of Georgia to restore the Huston Mansion and Dairy Barn on Butler Island.	X	X				McIntosh County, City, DNR	TBD	HPC Funds, CIG, African-American Historic Funds
Accurately catalog and visualize tourist access points using story maps.	X					County, CRC	\$2,500	General Fund

2023-2027 McIntosh County and City of Darien Short-Term Work Program

Action/Implementation Strategy	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
Social and Economic Development (Continued)								
Improve Eulonia Park by constructing a walking track and pavillion.		X				County	\$400,000	SPLOST/ARPA Funds
Develop a marketing campaign to brand the City as a center for eco-tourism, cultural heritage, and waterfront activities.	X	X	X	X	X	County, City, DDA	\$15,000	General Fund, Grants
Construct a dog park within the county.			X			County	\$50,000	General Fund/Grant
Develop a camping site with amenities (water and electricity) at Fort Barrington Park.	X	X				County	\$1,600,000	Splost/Grant Funds
Create a Workforce Development Strategy	X	X				Chamber of Commerce	TBD	TBD
Identify and implement strategies to secure early childhood education programs.		X	X			County	Staff Time	General Fund
Work with IDA to install new infrastructure in Industrial Park.	X	X	X	X	X	County, IDA	Staff Time	General Fund
Host trainings and programs on safe waterway usage.		X		X		City, DNR	Staff Time	General Fund
Designate space to fishing boats.					X	City	Staff Time	General Fund
Develop a marketing campaign to brand the City as a center for eco-tourism, cultural heritage, and waterfront activities.	X	X	X	X	X	City, DDA	\$10,000	General Fund
Partner with training and mentorship programs that are in neighboring counties.	X	X	X	X	X	City	Staff Time	General Fund
Community Facilities								
Continue to improve water infrastructure countywide.	X	X	X	X	X	County	TBD	Water Fund/CDBG
Seek funds to improve the McIntosh County Senior Citizen's Center to help provide the services to more seniors.	X	X	X	X	X	County	TBD	TBD
Purchase and implement 700mhz-800mhz radio system to improve public safety communications.					X	County	\$2,000,000	Grant Funds
Acquire new fire apparatus and equipment.			X			County	\$350,000	SPLOST/FEMA
Conduct a feasibility study of paid fire department staff.		X				County	TBD	FEMA
Conduct a needs assessment for a third EMS station in the County.				X		County	Staff Time	General Fund

2023-2027 McIntosh County and City of Darien Short-Term Work Program

Action/Implementation Strategy	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
Community Facilities (Continued)								
Research and apply for funding concerning mosquito control and public health.	X	X	X	X	X	County	Staff Time	General Fund
Improve and extend water and sewer lines throughout the county to facilitate commercial and residential growth.	X	X	X	X	X	County	TBD	TBD
Enhance access to landings and park facilities, including: lighting, trash disposal, restrooms, dock safety.		X	X			County	TBD	TBD
Increase the number of park benches and trash cans.		X				City	\$5,000	Grants
Expand wastewater capacity to keep up with more industry and residents.	X	X	X	X	X	City	TBD	General Fund, Grants
Create additional sidewalks and paths at public squares and cemeteries.				X	X	City	TBD	TBD
Increase signage that guide to public squares and explain historical importance.			X			City	TBD	TBD
Implement the new water withdrawal permit requirements.	X	X	X	X	X	City	Staff Time	General Fund
Improve mobility access to public facilities.		X	X			City	TBD	TBD
Housing								
Implement CDBG grant to build affordable housing on city-owned property.	X	X	X	X		City, CRC	\$700,000	CDBG-DR
Amend zoning ordinances to allow for medium density housing and add more diverse housing options (R3 Zone).		X	X			City	Staff Time	General Fund
Consider actions to encourage construction of low and moderate income single family housing.	X	X	X	X	X	County, City	Staff Time	General Fund
Transportation								
Secure an interchange at Exit 52 for adequate access to Industrial Park.	X	X	X	X	X	County, IDA, GDOT	TBD	GDOT
Pursue completion of the Highlander Trail/East Coast Greenway.	X	X	X	X	X	County, CRC	\$18,000,000	DCA, DOT, SPLOST
Seek funding for additional transportation alternatives.	X	X	X	X	X	County	Staff Time	General Fund

2023-2027 McIntosh County and City of Darien Short-Term Work Program

Action/Implementation Strategy	2023	2024	2025	2026	2027	Responsible Party	Cost Estimate	Funding Source
Natural, Cultural, and Historic Resources								
Develop a kayak launch and park at McCullough Creek/McClendon Creek.				X		County	\$1,500,000	DNR
Develop Cathead Marina project.			X			County	\$3,000,000	Private Funding
Pursue resources to support a comprehensive downtown redevelopment plan.	X	X				City, DDA	Staff Time	General Fund
Publish wetland maps and other environmental information on the county website.	X					County Staff, CRC	Staff Time	General Fund
Improve marketing and signage to natural resources.	X	X				City, Chamber of Commerce, DDA	TBD	TBD
Provide training to the Historic Preservation Committee	X			X		City, CRC	Staff Time	General Fund
Land Use								
Create a tree ordinance that also maintains existing natural vegetation.	X	X				County	Staff Time	General Fund
Develop a Public Parks Masterplan that includes opportunities to maximize walking, bicycling, and other recreational activities.	X	X	X	X	X	County, City	Staff Time	General Fund, Grants
Audit ordinances to update or create specific desirable uses on major highway and gateway corridors.	X	X				County	Staff Time	General Fund
Update Zoning and Subdivision Ordinances to ensure their conformity to this plan.	X	X	X			City, CRC	TBD	General Fund
Intergovernmental Coordination								
Provide training for the Planning and Zoning Board	X		X		X	City and County	Staff Time	General Fund
Host an annual retreat that includes monitoring accomplishments, training, and developing elected and appointed officials.	X	X	X	X	X	County, City, BOE, CRC, IDA, Chamber, DCA, Tourism, DCA, DDA, Workforce, DOD	Staff Time	General Fund

Report of Accomplishments

The report of accomplishments provides the status of action items identified in the 2018-2022 Comprehensive Plans' Short-Term Work Program for McIntosh County and the City of Darien.

McIntosh Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Population						
Provide recommendations on HR 389 for consideration.	2018	County Staff	Staff Time	General Fund	Cancelled	H.R. 389 was introduced in the House on 1/21/2021 and is no longer applicable.
Plan for a floating zone specific to Livable Communities.	2018-2022	County Staff	Staff Time	General Fund	Underway (on-going)	
Update Ordinances to include principles of Liveable Communities.	2018-2022	County Staff	Staff Time	General Fund	Underway (on-going)	
Work with Purpose Built Communities to eradicate poverty and improve educational attainment.	2018-2022	County Staff	Staff Time	General Fund	Cancelled	Cancelled due to a lack of staff capacity.
Development Patterns						
Pursue completion of the Highlander Trail.	2018	McIntosh County, DCA, CRC	\$500,000	DCA, CRC, Greenway Funds	Underway (on-going)	Moved to the transportation section in the 2023-2026 STWP.
Continue to develop marketing program for environmentally sensitive economic development.	2018-2022	County Staff	\$5,000	General Fund, Private Funding	Cancelled	Cancelled due to a lack of funding and staff capacity.
Social and Economic Development						
Create a communication task to promote an informed citizenry and promulgate County information.	2018-2022	McIntosh County, IDA, DDA, Chamber of Commerce, City of Darien, civic groups, NGO's, media	Staff Time	General Fund	Completed	
Work with BOE to strengthen schools in workforce preparedness and competitiveness.	2018-2022	McIntosh County, BOE, Coastal Pines, Business, Coastal Workforce, IDA	Staff Time	General Fund	Moved to Policies	
Work with Coastal Workforce on existing and emerging economic conditions and in-demand target industries.	2018-2022	McIntosh County, Coastal Workforce, IDA, Business Leaders, Technical Colleges	Staff Time	General Fund	Completed	

McIntosh Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Create a clear and consistent identity for the county based on qualities that are important to the County.	2018-2022	McIntosh County, IDA, DDA, Chamber of Commerce	Staff Time	General Fund	Completed	
Seek to provide public dockage for day visitors and work with the State of Georgia to make ferry schedules "visitor friendly".	2018-2022	McIntosh County, DNR	TBD	CIG, SPLOST, General Fund	Underway (on-going)	
Work with private land owners and the State of Georgia to enhance the access, safety, and educational facilities on Sapelo Island.	2018-2022	McIntosh County, DNR, Stakeholders	TBD	CIG, SPLOST, General Fund	Underway (on-going)	
Update County ordinances to provide residents of Sapelo Island incentives to create cottage industries.	2018-2022	McIntosh County, Stakeholders	TBD	General Fund	Cancelled	Cancelled due to a lack of political will.
Develop a masterplan for restoration and preservation of assets on Sapelo.	2018-2022	McIntosh County, DNR, Stakeholders	TBD	General Fund	Cancelled	Cancelled because assets on Sapelo are mostly owned by the State of Georgia, making implementation of this activity difficult.
Seek funding to restore Reynolds Mansion.	2018-2022	McIntosh County, Sea Island, DNR	TBD	General Fund	Cancelled	Cancelled because the Reynolds Mansion is owned by the State of Georgia, making implementation of this activity difficult.
Seek private investment to manage the Reynolds Mansion.	2018-2022	McIntosh County, Sea Island	TBD	General Fund	Cancelled	Cancelled because the Reynolds Mansion is owned by the State of Georgia, making implementation of this activity difficult.
Update County ordinances to provide residents at or near the Harris Neck Wildlife Refuge incentives to create cottage industries.	2018-2022	McIntosh County	Staff Time	General Fund	Underway (on-going)	Zoning ordinances are currently being revised.
Work with the State of Georgia and the City of Darien to restore the Huston Mansion and Dairy Barn on Butler Island.	2018-2022	McIntosh County, DNR, City of Darien	TBD	HPC Funds, CIG, African-American Historic Funds	Underway (on-going)	

McIntosh Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Establish designated kayak/boating tours in various waterways and establish outposts and nature walks through areas of interest.	2018-2022	McIntosh County, DNR	TBD	CIG, General Fund	Completed / Accomplished	
Work with the Chamber of Commerce to promote the historic churches.	2018-2022	McIntosh County, Chamber, Church leaders, DCA Tourism	Staff Time	General Fund	Completed / Accomplished	
Work with the Chamber of Commerce to promote the Altamaha River Corridor.	2018-2022	McIntosh County, Chamber, DCA Tourism	Staff Time	General Fund	Completed / Accomplished	
Host an annual retreat that includes monitoring accomplishments, training, and developing current and new leaders, and appointed officials.	2018-2022	McIntosh County, BOE, CRC, IDA, Chamber, DCA Tourism, DDA, Workforce, DOD	Staff Time	General Fund	Underway (on-going)	Moved to the intergovernmental coordination section in the 2023-2026 STWP.
Continue to revise regulations to be consistent with Coastal Comprehensive Plan.	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Develop proposal for community facilities projects and set priorities within project classifications.	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Continue to identify and implement recreation projects as part of the list of potential capital projects.	2018-2022	McIntosh County	TBD	General Fund, Grants, SPLOST	Completed / Accomplished	
Promote area around I-95 exit for economic development as gateway to the county.	2018-2022	McIntosh County, IDA	\$5,000	General Fund	Completed / Accomplished	
Continue to develop and distribute promotional materials in support of history and culture-based tourism.	2018-2022	McIntosh County, IDA	\$5,000	General Fund, Grants	Completed / Accomplished	
Continue to coordinate and cooperate with BOE on issues of mutual interest such as development of infrastructure.	2018-2022	McIntosh County	Staff Time	General Fund, Grants	Completed / Accomplished	
Consider actions to encourage construction of low and moderate income single family housing.	2018-2022	McIntosh County	Staff Time	General Fund, Grants	Underway (on-going)	
Work with IDA to install new infrastructure in Industrial Park.	2020	McIntosh County, IDA	\$110,000/yr	McIntosh County, IDA	Postponed	Postponed due to a lack of funding. Effort will continue in the 2023-2026 STWP.

Housing

McIntosh Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Submit application to DCA Georgia Initiative for Community Housing (GICH).	2018-2022	McIntosh County, CRC, Stakeholders	Staff Time	General Fund	Cancelled	Cancelled due to a lack of staff capacity.
Audit the ordinances and include initiatives to update or draft new development regulations including those that support affordable housing, livable principles, and address accessory units	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Audit and update the ordinances as they relate to code enforcement, property maintenance, and abatement to address the issue of blight.	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Community Facilities						
Identify a suitable location for a fire station on Sapelo Island.	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Work with the State to rehabilitate the Community Center on Sapelo Island.	2018-2022	McIntosh County, HPC	TBD	General Fund	Completed / Accomplished	
Construct a public dock for day visitors at Sapelo Island.	2018-2022	McIntosh County, HPC, DNR	TBD	Grant Funds	Underway (on-going)	Moved to social and economic development section in the 2023-2026 STWP.
Complete renovation of existing County Courthouse.	2018	McIntosh County	\$350,000	SPLOST	Completed / Accomplished	
Create Masterplan or future Leisure Services Complex on purchased property.	2018	McIntosh County	\$10,000	SPLOST	Completed / Accomplished	
Seek funding for construction of future leisure services complex.	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Continue to improve water infrastructure countywide.	2018-2022	McIntosh County	TBD	CBDG/USDA	Underway (on-going)	
Install a Voter system to improve public safety and emergency management communications.	2018	McIntosh County	\$50,000	SPLOST	Completed / Accomplished	
Construct a Water Department Facility.	2018-2022	McIntosh County	\$50,000	SPLOST, CBDG	Cancelled	Cancelled due to insufficient need at this time.
Purchase three fire tankers.	2018-2022	McIntosh County	\$150,000 / each	SPLOST, CDBG	Completed / Accomplished	
Transportation						

McIntosh Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Work with GDOT to secure an Interchange at Exit 52 for adequate access to Industrial Park.	2018-2022	McIntosh County, IDA, GDOT	TBD	GDOT	Underway (on-going)	
Pave King Swamp Road to industrial arterial standards to promote industrial development.	2018-2022	McIntosh County, IDA, GDOT	TBD	IDO	Completed / Accomplished	
Submit yearly grant application to complete the Highlander Trail of the East Coast Greenway.	2018-2022	McIntosh County, CRC, GDOT	Staff Time	General Fund	Completed / Accomplished	
Complete the sidewalk on 251 through to Hwy 17 for mobility and safety.	2018-2022	McIntosh County, GDOT	TBD	TBD	Cancelled	Cancelled to focus efforts on completion of the East Coast Greenway/Highlander Trail
Natural, Cultural, and Historic Resources						
Work with US Fish & Wildlife to properly mark, label the historic content of the Harris Neck National Wildlife Refuge for visitor interpretation/education.	2018-2022	McIntosh County, US Fish & Wildlife, The Nature Conservancy	TBD	TBD	Cancelled	Cancelled due to a lack of political will.
Work with US Fish & Wildlife to create an interpretive center on the Refuge.	2018-2022	McIntosh County, US Fish & Wildlife, The Nature Conservancy	TBD	TBD	Cancelled	Cancelled due to a lack of political will.
Identify historic church structures at risk and funding to assist with preservation efforts.	2018-2022	Chamber of Commerce, McIntosh County, DCA, HPC, Stakeholders	TBD	TBD	Completed / Accomplished	
Work with the Chamber to provide additional promotion of the area's most tangible resources including the Altamaha Corridor, Harris Neck, Fishing Villages, and historic churches.	2018-2022	Chamber of Commerce, McIntosh County, DCA, HPC, Stakeholders	TBD	TBD	Completed / Accomplished	
Implement the Altamaha Scenic Corridor Management Plan.	2018-2022	Chamber of Commerce, McIntosh County, City of Darien, HPC, Stakeholders	TBD	TBD	Cancelled	Cancelled due to a lack of staff capacity.
Create Highway 17 Cultural and Heritage Tourism ordinance to protect and enhance the corridor.	2018-2022	McIntosh County, DCA, HPC, Chamber of Commerce, Stakeholders	TBD	TBD	Cancelled	Cancelled due to a lack of political will.
Continue to develop programs to enhance and promote cultural and historic resources to the public.	2018	McIntosh County	\$1,000	General Fund	Completed / Accomplished	

McIntosh Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Continue to designate historic districts, unique landmarks, and to protect natural resources following DNR/HPD guidelines.	2018-2022	McIntosh County	\$25,000	General Fund, Grants, SPLOST	Completed / Accomplished	
Continue to investigate all opportunities for conservation of protected animal and plant habitats, achievement of water quality standards and management of water resources, conservation of freshwater and saltwater marshlands, and protection of aquifer recharge areas.	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Land Use						
Audit ordinances to update or create nature-based economic development initiatives that are consistent with natural resource conservation and protection.	2018-2022	McIntosh County	\$5,000	General Fund	Completed / Accomplished	
Audit ordinances to update or create covenants for industrial park standards that adhere to best management practices.	2018-2022	McIntosh County	\$5,000	General Fund	Cancelled	Cancelled due to a lack of political will.
Conduct a feasibility study on the long-term need of development impact fees.	2018-2022	McIntosh County	TBD	General Fund	Completed / Accomplished	
Update or create tree ordinance that also maintains existing natural vegetation.	2019	McIntosh County	\$5,000	General Fund	Cancelled	Cancelled due to a lack of political will.
Develop a Public Parks Masterplan that includes opportunities to maximize walking, bicycling, and other recreational activities.	2018-2022	McIntosh County	TBD	General Fund	Underway (on-going)	
Audit ordinances to update or create specific desirable uses on major highway and gateway corridors.	2018-2022	McIntosh County	\$5,000	General Fund	Completed / Accomplished	
Audit ordinances to update or create overlay districts that protect the character and promote compatible development.	2018-2022	McIntosh County	\$5,000	General Fund	Completed / Accomplished	
Intergovernmental Coordination						

McIntosh Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Host an annual retreat that includes monitoring accomplishments, training, and developing current and new leaders, and appointed officials.	2018-2022	McIntosh County, BOE, CRC, IDA, Chamber, DCA Tourism, DDA, Workforce, DOD	TBD	General Fund	Underway (on-going)	
Provide training for the Planning & Zoning Board.	2018-2022	McIntosh County	TBD	General Fund	Underway (on-going)	
Work with BOE to strengthen schools in workforce preparedness and competitiveness.	2018-2022	McIntosh County, BOE, Coastal Pines, Business, Coastal Workforce, IDA	Staff Time	General Fund	Completed / Accomplished	
Work with GDOT to create Interchange Exit 52.	2018-2022	McIntosh County, GDOT, IDA	Staff Time	General Funds	Underway (on-going)	Moved to the transportation section in the 2023-2026 STWP.
Work with the State of Georgia for privatization/ intergovernmental administration of Cabretta Island Campground, the Reynolds Mansion on Sapelo Island and the Huston Mansion on Butler Island.	2018-2022	McIntosh County, DNR, Legislators	Staff Time	General Fund	Cancelled	Cancelled due to a lack of political will.
Partner with Workforce Coastal to improve workforce training and readiness in support of economic development.	2018-2022	McIntosh County, Workforce Coastal, BOE, IDA	Staff Time	General Fund	Completed / Accomplished	
Work with City of Darien on areas of mutual interest.	2018-2022	McIntosh County, City of Darien	Staff Time	General Fund	Completed / Accomplished	
Continue to initiate contact with other local governments and institutions in our region to find solutions to common problems, or to craft region-wide strategies.	2018-2022	McIntosh County	Staff Time	General Fund	Completed / Accomplished	

Darien Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Population						
Work with Purpose Built Communities to eradicate poverty and improve educational attainment.	2018-2022	City Staff	Staff Time	General Fund	Cancelled	Cancelled due to a lack of staff capacity.
Development Patterns						
Continue to develop marketing program for environmentally sensitive economic development.	2018-2022	County Staff	\$5,000	General Fund, Private Funding	Underway (on-going)	
Social and Economic Development						
Conduct an inventory of available business assets.	2018	DDA	\$2,000	General Fund	Completed / Accomplished	
Develop and implement a business recruitment and retention program.	2018-2022	DDA	\$10,000	General Fund, Grants	Cancelled	Cancelled due to a lack of staff capacity.
Develop a marketing campaign to brand the City as a center for eco-tourism, cultural heritage, and waterfront activities.	2018-2022	DDA	\$10,000	General Fund, Grants	Underway (on-going)	
Develop a plan for restoration and adaptive reuse of historic structures within the City.	2020-2022	Historic Preservation Commission	\$3,500	General Fund, Grants	Completed / Accomplished	
Implement the Urban Redevelopment Plan	2018-2022	DDA, City	\$1.5 Million	CDBG, Private Investment, General Fund	Cancelled	Cancelled due to a lack of political will.
Accept dedication of Waterfront Park and Visitors facility from Industrial Authority and operate these facilities.	2018-2022	Industrial Authority, City	\$15,000 / year	General Fund	Cancelled	Cancelled due to a lack of political will.

Darien Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Coordinate with S.C.O.R.E. and S.B.A. to provide services to small businesses and start-up companies.	2018-2022	DDA	Staff Time	General Fund	Cancelled	Cancelled due to a lack of staff capacity.
Develop programs to enhance and promote cultural and historic resources to the public as a regional economic development tool	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	
Pursue funding for cultural/historical museums, such as a maritime museum.	2018-2022	City, DDA, Chamber	Staff Time	General Fund	Completed / Accomplished	
Coordinate with appropriate organizations to improve workforce training and readiness in support of economic development efforts.	2018-2022	City, IDA	Staff Time	General Fund	Completed / Accomplished	
Participate in the US 17 Heritage Corridor project by the CGRDC and scenic and heritage byway programs to enhance tourism using natural, cultural, and historic resources	2018-2022	City	Staff Time	General Fund	Cancelled	Cancelled due to a lack of political will.
Attract nature-based economic development initiatives consistent with natural resource conservation and protection.	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	
Implement the Unified Economic Development Plan.	2018-2019	City	Staff Time	General Fund	Cancelled	Cancelled due to a lack of political will.
Pursue funding sources to implement Darien Better Home-town Program improvements.	2018-2022	City, DDA	Staff Time	General Fund	Cancelled	Cancelled due to a lack of staff capacity.
Support innovative methods of improving the quality and diversity of public education such as those set up under the articulation agreements.	2018-2022	City, School Board	Staff Time	General Fund	Completed / Accomplished	
Housing						
Conduct a condition assessment of housing in the City.	2018-2019	City, Census Bureau	Staff Time	Census Bureau, General Fund	Completed / Accomplished	

Darien Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Assist prospective developers of low and moderate income housing in getting technical information on site development, financing, building requirements, etc.	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	
Support Habitat for Humanity projects and other such programs that encourage housing structures for elderly and low-income persons.	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	
Implement CDBG grant to build infrastructure and affordable housing on City-owned property.	2018-2022	City, IDA	\$750,000	CDBG	Underway (on-going)	
Natural, Cultural, and Historic Resources						
Perform study to determine feasibility of restoration of the Mustering Grounds, Jefferson Square, and Franklin Square	2018-2019	City	\$10,000	General Fund	Underway (on-going)	
Begin restoration of the Dairy Barn as a cultural/environmental interpretive center.	2018-2022	City, County	\$100,000	General Fund, Grants	Completed / Accomplished	
Seek funding sources for the restoration of the Adam Strain Building	2018-2022	City, Historic Preservation Commission, DDA	Staff Time	General Fund, Grants	Completed / Accomplished	
Support local historic district designation of the western downtown area of Darien, across U.S. 17 from City Hall.	2018-2022	City, Historic Preservation Commission	Staff Time	General Fund, Grants	Cancelled	Cancelled due to a lack of political will.
Develop programs to enhance and promote cultural and historic resources to the public.	2018-2022	City, Historic Preservation Commission	Staff Time	General Fund, Grants	Completed / Accomplished	
Designate historic districts, unique landmarks, and protect natural resources following DNR/HPD guidelines.	2018-2022	City, Historic Preservation Commission	Staff Time	General Fund	Completed / Accomplished	
Pursue resources to support a comprehensive downtown redevelopment plan.	2018-2022	City, DDA	Staff Time	General Fund	Underway (on-going)	
Promote designated historic sites and natural resources through events, projects, public education, and recognition programs.	2018-2022	City, DDA, Better Hometown Program	Staff Time	General Fund	Completed / Accomplished	
Work through Darien Better Hometown Program to develop impact and design standards within historic districts.	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	

Darien Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Seek grant funding for protection and enhancement of historic based tourism.	2018-2022	City, County	Staff Time	General Fund	Cancelled	Cancelled due to a lack of staff capacity.
Develop and distribute promotional materials in support of history based tourism.	2018-2022	City, County	Staff Time	General Fund	Completed / Accomplished	
Work with County to build a convenience center for single stream recycling.	2018-2022	City, County	Staff Time	McIntosh County	Completed / Accomplished	
Land Use						
Review and update development related ordinances and construction standards to incorporate architectural and design standards.	2018-2020	City	\$12,500	General Fund, Grants	Completed / Accomplished	
Rezone all squares in the City to an openspaces/parks classification.	2018	City	Staff Time	Grant Funds	Completed / Accomplished	
Update Zoning and Subdivision Ordinances to ensure their conformity to this plan.	2018-2019	City	TBD	General Fund, Grants	Underway (on-going)	
Intergovernmental Coordination						
Coordinate with McIntosh County to provide services to residents.	2018-2022	City, McIntosh County	Staff Time	General Fund	Completed / Accomplished	
Ensure coordinated efforts between the Downtown Development Authority, Chamber, City, and the County.	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	
Develop a Master Plan for restoration and preservation of historic structures.	2018-2022	City, Historic Preservation Commission, DDA	TBD	General Funds, Grants	Cancelled	Cancelled due to a lack of funding.
Develop programs to enhance and promote cultural and historic resources to the public.	2018-2022	City, Chamber	Staff Time	General Fund	Completed / Accomplished	
Develop proposals for community facility projects and set priorities within project classifications.	2018-2022	City	Staff Time	General Fund	Cancelled	Cancelled due to the vagueness of the activity.
Investigate the feasibility of developing additional community meeting facilities.	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	

Darien Report of Accomplishments 2018-2022

Activity	Year	Responsible Party	Cost Estimate	Funding Source	Status	Notes
Keep public squares and other recreational areas in good repair with maximum public access.	2018-2022	City	Staff Time	General Fund	Completed / Accomplished	
Work with school board and other agencies to facilitate providing adult education.	2018-2022	City	Staff Time	General Fund	Cancelled	Cancelled due to a lack of staff capacity.
Develop master plan for streepscales and downtown parking study.	2018-2022	City	TBD	General Fund	Completed / Accomplished	
Facilities and Services						
Implement the Multi-use Trail Masterplan Recommendations.	2018-2022	City	TBD	Grants, General Fund	Cancelled	Cancelled due to a lack of funding.
Continue to rehabilitate lift stations.	2018-2022	City	\$300,000	Water & Sewer Fund	Completed / Accomplished	
Work with Area Agency on Aging to establish an Adult Day Care Center.	2018-2022	City, Area Agency on Aging, CRC	TBD	Grants, General Fund	Cancelled	Cancelled due to a lack of funding.
Implement the new water withdrawal permit requirements.	2018-2022	City	Staff Time	General Fund	Underway (on-going)	
Transportation						
Adop an ordinance to allow for scooters and gold cart transportation in appropriate areas.	2018-2019	City	Staff Time	General Fund	Completed / Accomplished	
Implement TE Grant 4 to continue streetscape on Hwy 17 to Doyle Village.	2018-2022	City, GDOT	\$200,000	TE Grant	Completed / Accomplished	



Appendix

- *Public Engagement Materials*

address is Michael Gaitten.
(1/5-12)

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**CITY OF DARIEN
NOTICE OF PUBLIC
HEARING**

IN

Draft McIntosh/Darien Joint
Comprehensive Plan Public
Hearing Notice

IN

Public Hearing will be held
January 17, 2023 at 5:30 p.m.
during the regularly scheduled
monthly City Council Meeting.

**ES
PI**

The City of Darien will hold a
Public Hearing on January 17,
2023, at 5:30 p.m. during their
regularly scheduled monthly
council meeting held at Darien
City Hall, 106 Washington
Street.

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Comprehensive Plan Up-
date: The purpose of this hear-
ing is to give the citizens of
Darien as well as the commu-
nity, an opportunity to review
the current comprehensive
plan draft. During the Public
Hearing, the community will
be briefed on the contents of
the plan and may offer final
suggestions, additions, and or
revisions prior to submission to
the Regional Commission for
review, and DCA for approval.

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Hard copies of the Draft
McIntosh/Darien Comprehen-
sive Plan are available for pub-
lic review at City Hall Annex,
702 North Way in Darien and
online at The City of Darien's
website <https://cityofdarienga.com/>.

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**NOTICE TO DEBTORS AND
CREDITORS**

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Middle Grade Adventure Book Set In Crescent

Muriel Ellis Pritchett's sixth novel, *Drowning Days*, is set in Crescent. The Atlanta-born author Muriel Ellis Pritchett has firsthand knowledge of coastal culture because she married Hal Pritchett, a man whose cousins live on Baisden's Bluff.

Pritchett first experienced coastal Georgia on her honeymoon, when she was getting acquainted with the late Skipper and Margaret Hopkins, as well as their daughters Honey (Fanning Durden) and Margaret (Williams).

"On my wedding day on September 12, 1964, a short, white-haired, darkly tanned gentleman walked down the reception line, grabbed me in a tight bear hug and lifted me a foot off the floor," Pritchett said. "Who was that? I asked, gasping for breath. My new husband Hal Pritchett casually replied, 'Oh, that's Skipper. You'll see more of him on our honeymoon. You're gonna love him.'"

"Sure enough, as part of our honeymoon, we spent a few days in Crescent, Georgia, getting acquainted with Hal's coastal cousins Skipper and Margaret Hopkins. I will never forget dinner that night. Skipper went out on the tidal creek and returned with fresh shrimp, oysters and crabs. The oysters were eaten raw, and the shrimp and crabs were boiled and tossed on the table with a box of crackers. I had never seen, tasted or shelled a boiled shrimp. I had never seen a crab or tasted it or picked the meat out of the shell. I thought oysters came in a carton or can to make oyster stew. Before I had recovered from dinner, they took me down to the dock, mumbled it was a moonless night and perfect for mullet jumping. They helped me into the rowboat and Skipper started rowing toward Patterson's Dock. No one told me they were going

to light a bonfire in the middle of that boat. No one mentioned that mullet would jump out of the water and into the boat and make me scream in horror.

"Over the years and after many visits with Hal's coastal cousins, I came to dearly love Coastal Georgia and the marsh. But I never went mullet jumping again."

Many events in *Drowning Days* take direct inspiration from Pritchett's first visit to the area.

"I set this middle grade adventure novel in Crescent and Darien, and on two fictional barrier islands -- Williams Island and Little Pirates Island," Pritchett said. "I wanted to share with young readers the joys of living in the marsh on a tidal creek."

Drowning Days follows the story of sixth-grader Luke Sigman from Atlanta, whose family moves to Crescent after his father's sudden death leaves the family in debt. Attending middle school in Darien, Luke is bullied by his cousin Buck. After the two fight on the school bus, their principal takes them both to the fictional Little Pirates Island to sort out their differences. Real wild-hog-poaching pirates kidnap the group, and Luke and Buck must work together to save the day.

The Georgia Coast also provided the setting for several of Pritchett's books in her humorous Feisty Women's Fiction Series about older women who have been wronged and have to pull themselves out of the muck.

"The two latest books in the series are set in a fictitious high-rise retirement community in Brunswick called the Villas at Kensington Grove," Pritchett said. "From the upper floors, the residents can see St. Simons, Jekyll Island, the Brunswick River and the Sidney Lanier Bridge."

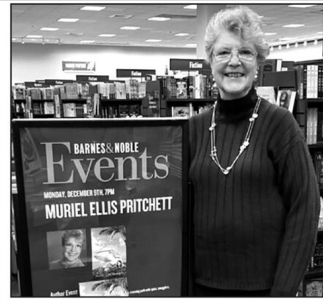
Pritchett's fifth book, the young adult paranormal *Not Myself Today*, is about a high school athlete who dies on the soccer field and wakes up in the body of a 14-year-old sex trafficking victim--only to discover this new body is being hunted by parapsychologists and a drug dealer wanting his stolen money back.

"I call it *Freaky Friday* meets Stephen King," Pritchett said. "But in my story, the soccer star doesn't get her body back." Born and raised in Atlanta, Pritchett is a graduate of the University of Georgia. A former daily

newspaper reporter, she also worked many years in public relations. Retired from a long career in journalism, she is completing work on her next middle grade novel, titled *Aliens Spurlock*.

"This one is science fiction," Pritchett said. "It's already won a literary award."

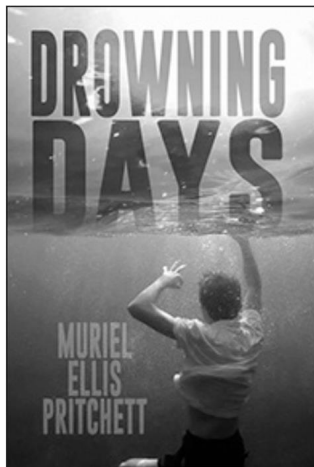
All of Pritchett's books are published by Black Rose Writing, an independent publishing house based in Texas. For more information on Pritchett, visit www.murielpritchett.com.



Author Muriel Ellis Pritchett's newest book is set in Crescent.



The Hopkins family, from left, front, Skipper and Margaret Hopkins, back, Honey Hopkins Fanning Durden and Margaret Hopkins Williams.



Front cover of "Drowning Days" by Muriel Ellis Pritchett

McIntosh County Clerk of the Court will be closed for JUNETEENTH on Monday, June 20th

MCINTOSH COUNTY/DARIEN COMPREHENSIVE PLAN
June 30, 2022
5:00 p.m.

Coastal Regional Commission,
1181 Coastal Drive, SW, Darien, GA 31305

You are invited to participate in planning process for the future of Darien/McIntosh.

This planning process will ensure quality growth, assist Darien/McIntosh to prioritize expenditure of funds and coordinate future development efforts. The plan will focus on population, economic development, housing, natural and cultural resources, community facilities, land use, intergovernmental coordination and transportation. It is anticipated that a draft will be ready for public comment in December of 2022.

This is your opportunity to share ideas, voice concerns, and describe your vision for Darien/McIntosh over the next ten years. In addition, the CRC Planning Staff will be present to introduce the planning process and highlight the main issues that the Steering Committee has identified. Darien/McIntosh County encourages all interested parties to take part in this process. The Kick-Off meeting will take place on June 30, 2022, at 5:00 PM. It will be held at the Coastal Regional Commission.

Citizens who are unable to attend but would like to provide comments regarding the plan, can contact Russ Marane, Senior Planner at (912) 514-1638 or mranec@crcga.gov or Karen Saunders, Grant Specialist at (912) 580-7314 or ksaunders@crcga.gov.

General Primary Run-Off Election
Tuesday, June 21, 2022
Registered Voters who did not vote in Primary Election may vote for either Party in the Runoff; Voters who voted in the Primary Election must vote in the same Party in the Runoff.

REPUBLICAN PARTY
All Precincts

For State Senate District 3 (Vote for One)

Mike Hodges

Jeff Jones

For County Commission District 5 - At Large (Vote for One)

Tim Gardner

Davis Poole

DEMOCRATIC PARTY
All Precincts

For Lieutenant Governor (Vote for One)

Charlie Bailey

Kwana Hall

For Secretary of State (Vote for One)

Dee Dawkins-Haigler

Bee Nguyen

For Commissioner of Insurance (Vote for One)

Raphael Baker

Janice Laws Robinson

For Commissioner of Labor (Vote for One)

William "Will" Boddie, Jr.

Nicole Horn

For United States House of Representatives - District 1 (Vote for One)

Joyce Marie Griggs

Wade Herring

LOCATION OF POLLS ON JUNE 21

- District 1, Darien, 1771st Precinct: Darien Fire Station, U.S. 17, 700 North Way, Darien
- District 2, North Darien 271st Precinct: Darien Church of God Gymnasium, 1140 Blount Crossing Road SE, Darien.
- District 3, Crescent, 1515th Precinct: Crescent Fire Station, 1127 Old Trail Road NE, at Water Tower
- District 3, Sapelo Island, 1312th Precinct: Sapelo Senior Citizens Center, 2337 East/West Autobahn Road.
- District 4, South Newport, 22nd Precinct: New Shellman Bluff Volunteer Fire Station, 6572 Shellman Bluff Road NE.

Early Voting
June 13-17
8 a.m.-5 p.m.
McIntosh County Board of Elections and Registration Office
103 Jefferson Street, Darien
(Across from Darien Post Office)
For more information or questions:
Call Doll Gale, 437-6605

Identification Required To Vote At Precincts

The Coastal Regional Commission (CRC) is working with McIntosh County and The City of Darien on the Joint McIntosh/Darien Comprehensive Plan. The Comprehensive Plan is a state-mandated document, and five-year updates are required by the Georgia Department of Community Affairs.

The CRC is seeking public participation in shaping the future of the community through public listening sessions.

Three public listening sessions are scheduled where staff from the Coastal Regional Commission will be available to review the draft plan, solicit feedback, and answer any question or concern you may have about this process.

We invite you to participate:

1. **November 1st from 10:00 a.m. -1:00 p.m.** a table will be set up at Downtown Darien during The Second Saturday Event
2. **November 15th from 3:30-5:30 p.m.** Sweet Tee's Log Cabin Restaurant, 12974 US 251, Darien, Georgia
3. **November 17th from 10:00 a.m. to 12:00 p.m.** Sapelo Hammock Golf Club, 1354 Marshview Dr. NE, Shellman Bluff, Georgia

If you have any questions, please contact Karen Saunds by calling 912-580-7314 or emailing ksaunds@crc.ga.gov

performance is free and open to the public.

- **Friday, Dec. 2-3: Friends of Shellman Bluff** will hold the first Smoke on the Water Backyard BBQ Cook-Off. On Friday, 6-9 p.m., Marker 4 Band will be playing at Friends of Shellman Park. The Cook-Off will continue on Saturday, from 9 a.m.-2 p.m.

- **Saturday, Dec. 3, 6 p.m.--Friends of Shellman Bluff** will light the Christmas tree in the FOSB Park, and then have the annual Lighted Gold Cart Parade around Shellman.

- **Sunday, Dec. 4, 4:30 p.m.--Community Christmas Tree Lighting Ceremony** will be held at Grant Chapel Presbyterian Church. Grant Chapel and First Presbyterian Church host the annual event. Everyone is invited.

- **Sunday, Dec. 4, 5:30 p.m.--Joyful Christmas** begins in Darien, with a Lighted Christmas Parade, luminaries, lighting of tree and Santa visit at the Old Jail Art Center.



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Nathan Gilbert, Manager/Director

1000 C.A. DeVillars Street Telephone: 912 427 4122 FAX: 912 427 4123

Claims of the Amendment as States Constituting, "This is for injunctive relief to right of qualification residents male residents County, Georgia, without on as to race

In May 1976, the Court ordered that the traverse McIntosh County

"To God be the glory!"

the coast of Georgia!

Notice of Public Hearing:

McIntosh County will hold a Public Hearing on January 19, 2023, at 5:00 p.m. during a special called commission meeting held at the McIntosh County Courthouse.

The purpose of this hearing is to give the citizens of McIntosh County as well as the community, an opportunity to review the current comprehensive plan draft. During the Public Hearing, the community will be briefed on the contents of the plan and may offer final suggestions, additions, and or revisions prior to submission to the Regional Commission for review, and DCA for approval.

Hard copies of the Draft McIntosh/Darien Comprehensive Plan are available for public review at the County Commission Office, 1200 North Way or McIntosh County website McIntosh County Board of Commissioners | McIntosh County, GA (mcintoshcountyga.com)

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&
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Meeting Sign-In Sheet

Project:	2023 Joint Comprehensive Plan-McIntosh/Darien	Date:	06/30/2022	Location:	Coastal Regional Commission
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Name	Title	Organization	Email
Kate Pontello Karwacki	Distict 1 Co. Comm	McIntosh Co.	katep@darientel.net
Marcy Goodyear	City Council	Darien	mhgootyear@yahoo.com
Richy Braun	City Manager	COO	Richy.Braun@cityofdariega.com
Ad Poppell	Co Atty	McIntosh Co	Apoppell@darientel.net
Sherrell Davis	Ho. Clerk	McIntosh Co	sherrell.davis@mcintoshcountyga.gov
Chad Simpson	OWNER-OVERSEER	210 CAPW Cof	210capw@comcast.net
Susan Inman		One Hundred Miles	Susan@onehundredmiles.org
Kat Hoyt	Chamber President	McIntosh Chamber	Khoyt@mcintoshchamber.com
Bubba Skeen	City Council	City	ak.skeen@darientel.net
Chris Harper	IDA	IDA	chris.harper@southcoastbank.com
Witt Pro	District 3	DARIE	
Mike Gumulaukas	Father Mike	St. Anthony's / St. Cyprian's	gumulaukas@gmail.com
Roger Latsen	DIST 3	County	Latsen, DIST 3 @ gmail.com



Meeting Sign-In Sheet

Stakeholder/Steering Committee Meeting

Project:	McIntosh/Darien Joint Comprehensive Plan	Date:	08/11/2022	Location:	Coastal Regional Commission
----------	--	-------	------------	-----------	-----------------------------

Name	Title	Organization	Email
✓ Clay Hutchinson	past chair	McIntosh County Chamber of Commerce	cdhutchinson3@yahoo.com
✓ Genevieve WYNZGAR	Exec EXECUTIVE DIRECTOR	McIntosh County Family Connection	mcfamcon@darientel.net
Kat Hoyt	Chamber President	McIntosh Chamber	khoyt@mcintoshchamber.com
✓ Katarina Crompler			katarinaObermeyer@gmail.com
✓ Pierre Lovett	Dist. Ex Director	CRC	plovett@erc.ga.gov
Kate Pontello Karmacki	Commissioner	McIntosh Co.	katep@darientel.net
RUSTY QUARTERMAN	CHAIRMAN	ODDA	RTQUARTERMAN@GMAIL
BILL BARSON	steering committee	Unit 3 zone of McIntosh	billbarson & billsouth.net
Roger Lotson	Commissioner		District 3 Lotson@gmail.com
✓ Lee Brandt			COASTALworshipcenter@hotmail.com
Augustus Skepe	CC	City Council	
✓ CHARLIE TOTTIS			
Aaron Carpenter			



Meeting Sign-In Sheet

Project:	McIntosh/Darien Comprehensive Plan Update: Stakeholder Meeting #2	Date:	08/31/2022	Location:	McIntosh County Welcome Center-Discover Darien
-----------------	--	--------------	------------	------------------	---

Name	Title	Organization	Email
Clay Hutchinsan	PAST CHAIR	mcintosh/darien coc	cdhutchinson3@yahoo.com
Kathy Scott			khscattle.comcast.net
SHAWN JORDAN	PROXI FOR PATRICK Z.	MCBOC	SHAWN.JORDAN@MCINTOSH.COUNTY-GA.GOV
Martha B. Williams			spooky79.mw@gmail.com
Frank B. Williams			justfbw@gmail.com
Dionne Loret	Asst. Exec. Director		dlorett@crcc.ga.gov
Kieran McMillen	Bldg Insp	City of Darien	Kieran.McMillen@CityofDarienGA.com
Jackie Mull		Friend of SB	jfmulle@dariantel.net
Kate Pontello Kanwacki			
A L Poppell	Co AH		
DAVIS POOLE	IDA BOARD	IDA	DAVIS.POOLE@GMAIL
Bubba Skeen	City Council	CC	
RUSTY QUARTERMAN	DDDA CHAIRMAN	DDDA	RTQUARTERMAN@GMAIL
Zach Crumpler			Zach.Crumpler@Tmail.com
Katarina Crumpler			KatarinaObermeyer@gmail.com
Kat Hoyt	President	COC	Khoytc@mcintoshchamber.



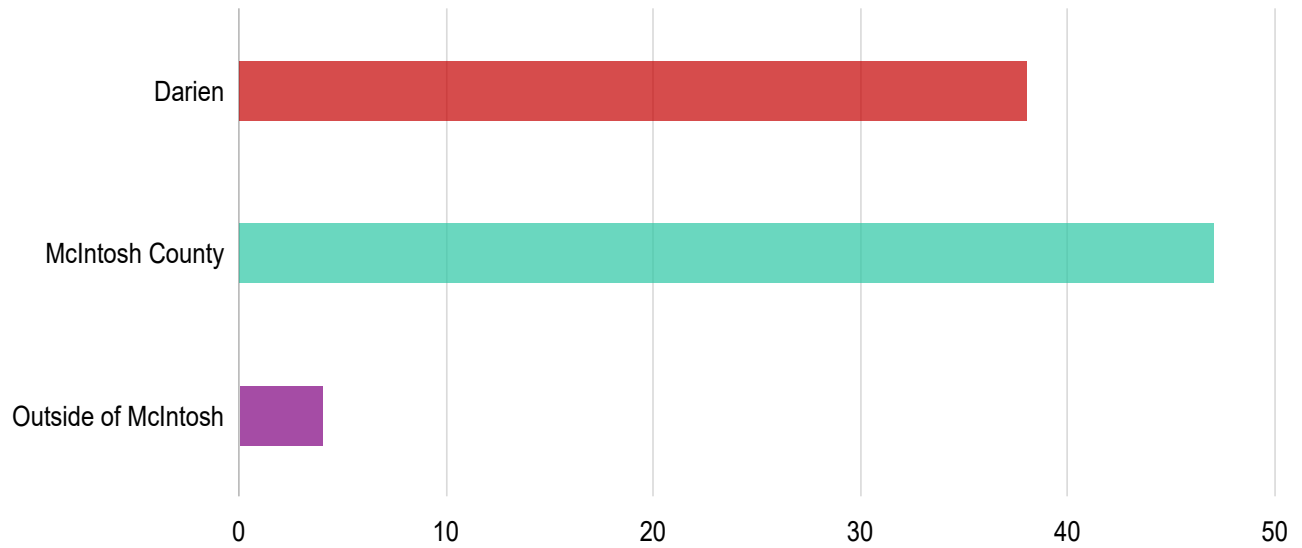
Meeting Sign-In Sheet Stakeholder/Steering Committee Meeting 3

Project:	McIntosh/Darien Joint Comprehensive Plan	Date:	10/27/2022	Location:	Coastal Regional Commission
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Name	Title	Organization	Email
Kat Hoyt	President	Chamber	khoyt@mcintoshchamber.com
Zach Crumpler			Zach.Crumpler@gmail.com
Jim Pulos	Superintendent	BOE	jpulos@mcintosh.k12.ga.us
Martha Williams			
Frank Williams			
SHAWN JORDAN	Deputy Co. manager	McBOC	SHAWN.JORDAN@mcintoshcounty-ga.gov
ROGER LOTSON	Co. commission		District 3, Lotson@gmail.com
RUBY QUARTERMAN	DDDA CHAIRMAN		
BILL BARDON	DARIEN PLANNING & ZONING		
Kate Pontello Karwacki	McIntosh Co. Comm		katep@dariantel.net
Kathy Scott			khscottle@comcast.net
AK SKEEN	City Council		
Clay Hutchinson	FIRE DEPT		cdhutchinson3@yaho.com

Public Survey-McIntosh/Darien Joint Comprehensive Plan Update

Where do you live?



Answers

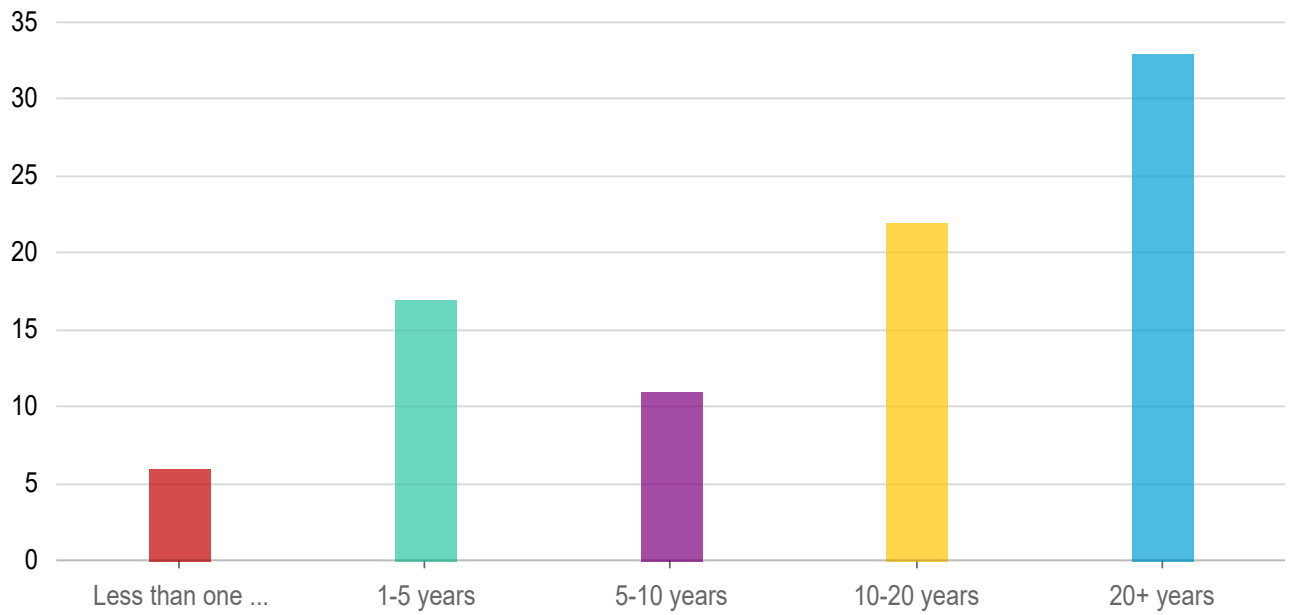
Count

Percentage

Darien	38	43.18%
McIntosh County	47	53.41%
Outside of McIntosh	4	4.55%

Answered: 87 Skipped: 1

How long have you lived in McIntosh County?



Answers

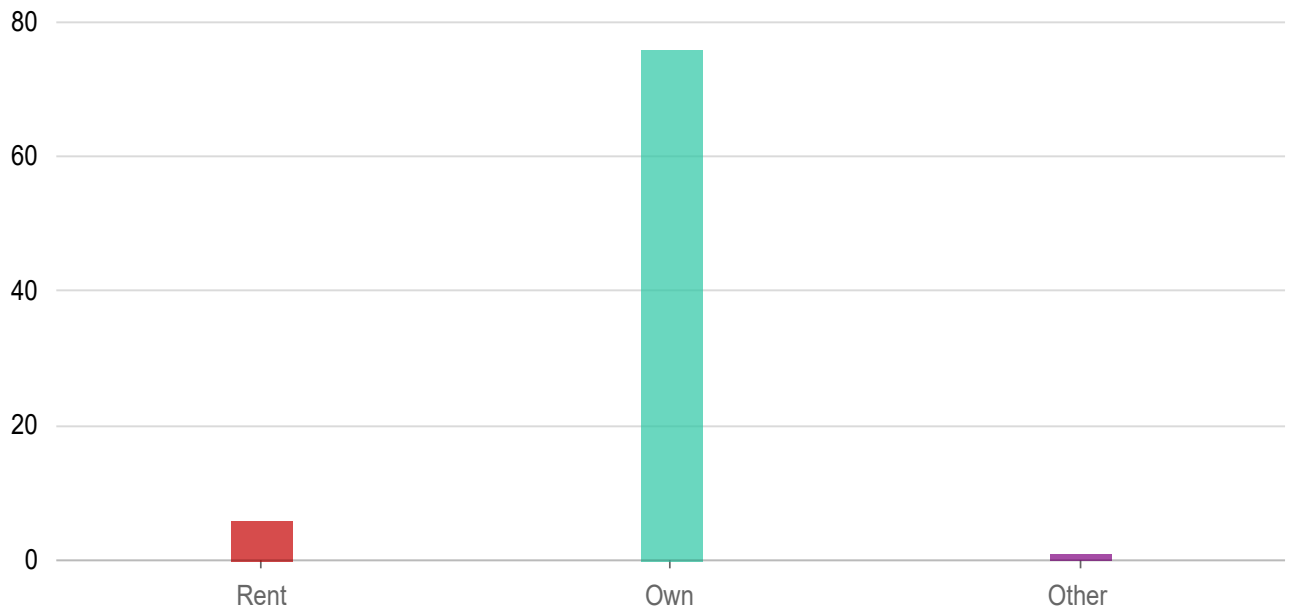
Count

Percentage

Answers	Count	Percentage
Less than one year	6	6.82%
1-5 years	17	19.32%
5-10 years	11	12.5%
10-20 years	22	25%
20+ years	33	37.5%

Answered: 86 Skipped: 2

Do you rent or own your home?



Answers

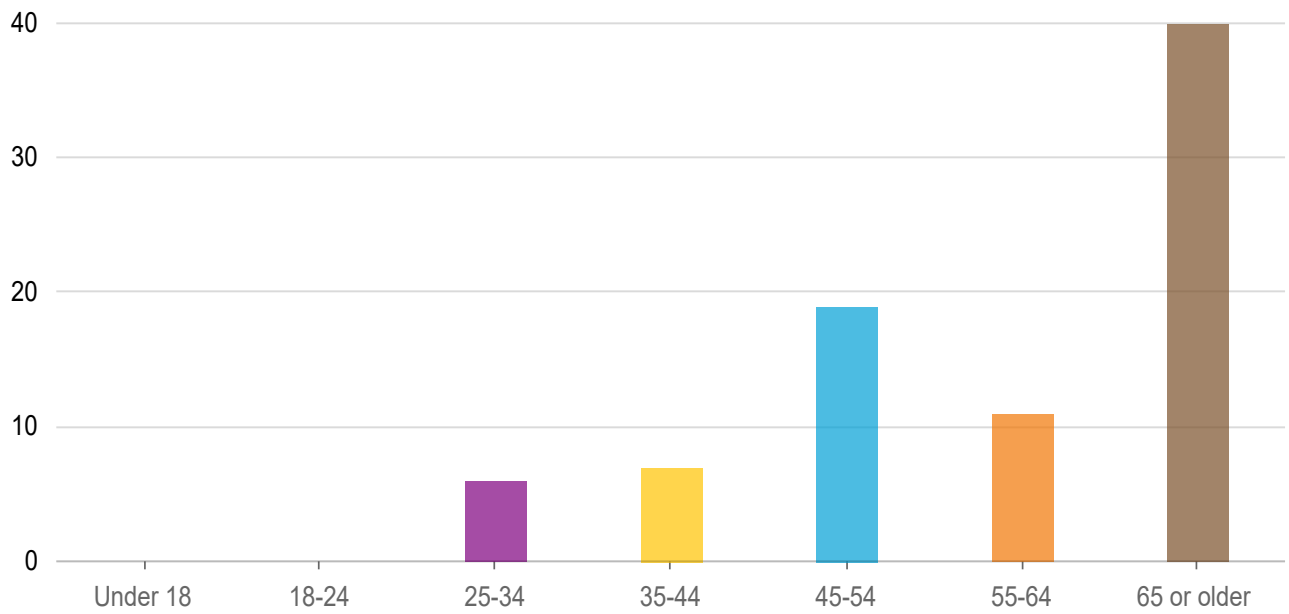
Count

Percentage

Answers	Count	Percentage
Rent	6	6.82%
Own	76	86.36%
Other	1	1.14%

Answered: 83 Skipped: 5

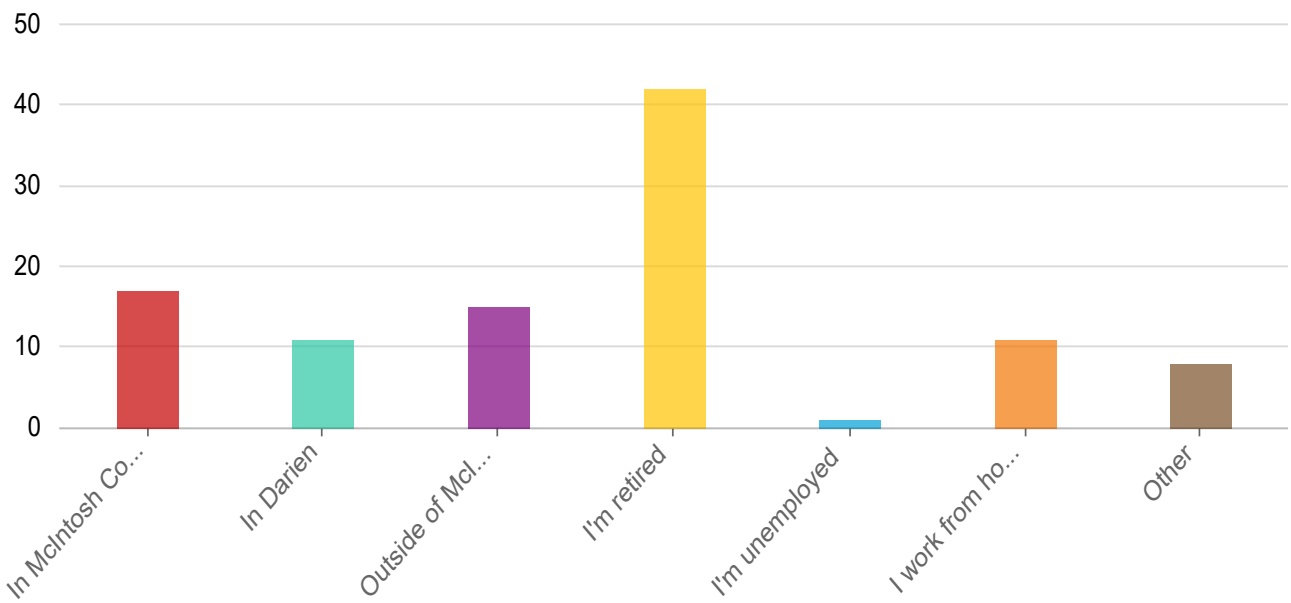
How old are you?



Under 18	0	0%
18-24	0	0%
25-34	6	6.82%
35-44	7	7.95%
45-54	19	21.59%
55-64	11	12.5%
65 or older	40	45.45%

Answered: 83 Skipped: 5

Where do you work?



Answers

Count

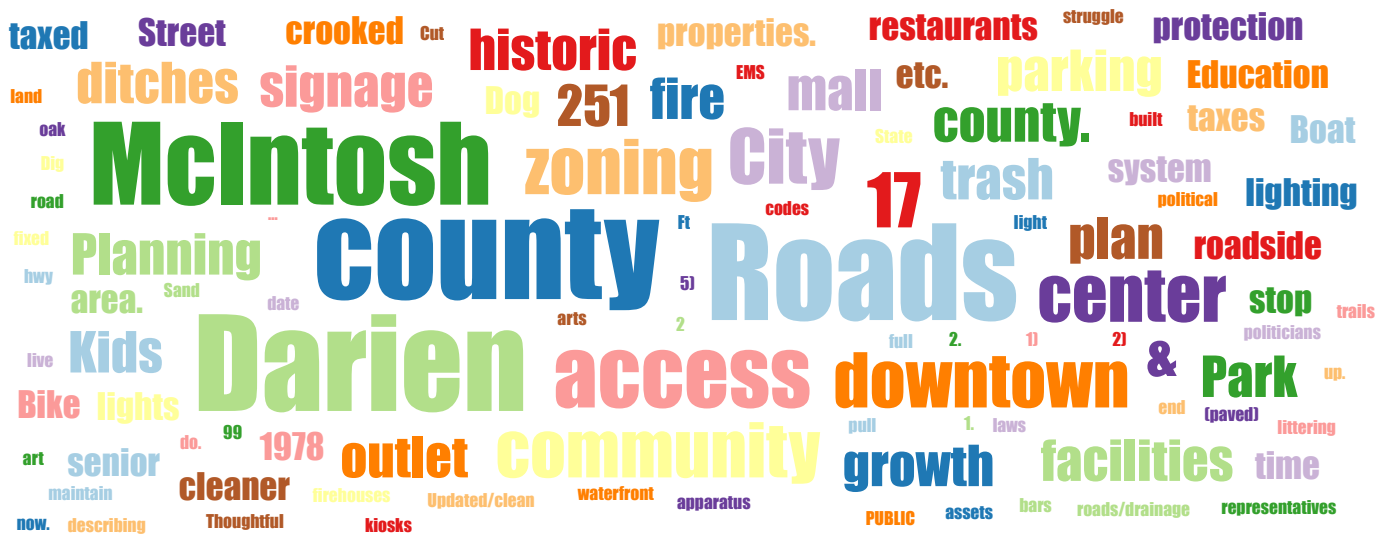
Percentage

Answers	Count	Percentage
In McIntosh County	17	19.32%
In Darien	11	12.5%
Outside of McIntosh	15	17.05%
I'm retired	42	47.73%

I'm unemployed	1	1.14%
I work from home	11	12.5%
Other	8	9.09%

Answered: 88 Skipped: 0

Name one thing you would like to see improved in Darien/McIntosh.



Response	Count
Roads	3
Zoning, roadside littering trash	1
Zoning codes	1
Updated/clean waterfront Downtown	1
Up to date fire apparatus for all firehouses in the county	1
Thoughtful planning that would help maintain the assets of the county.	1
The roads/drainage along roads	1

The representatives on the City Council! No, seriously, ... signage pointing to and kiosks describing the City's many historic homes and other properties.	1
The crooked political system and crooked politicians	1
Street lights Electric gates	1
Street (paved) Cleaner ditches	1
Storefronts/buildings cleaner and updated.	1
State of the arts senior center	1
Standardized signage, benches, lighting, trash receptacles	1
Something done with the outlet mall area.	1
Some roads need repaving	1
sidewalk along hwy 251 stop light at 251 and 17	1
Septic/Water	1
Sand spread to the road in Crescent	1
Roads Bike trails on Bellville Rd	1
Riverwalk events	1
Restaurants and Hospital	1
Reduction of taxes School education statistics increase	1
Recognition by officials that there is more to McIntosh County than Darien alone. Every government/school facility that is built is convenient to Darien residents. The North end of the county and Townsend are inconvenienced every time you have to do business. Eulonia is the center of the county.	1
PUBLIC TRANSPORTATION	1
Protection of live oak trees & more restrictions, oversight of future development.	1
Preservation and access to historic landmarks.	1
People cleaning up their properties.	1
Pathetic mall fixed up	1

Parking in downtown Darien is terrible. If there is any event, even Second Saturday, you struggle to find space. Highway 17 should have pull in parking spots, not parallel like there is now.	1
Overgrown areas	1
Need DOG PARKS!	1
More vibrant downtown/intown destination: shops, bars, regular concerts, book signings, a visitors' center in Darien similar to the one in Meridian at the Sapelo Island Ferry Access that includes history, art, books, interpretative displays, etc. There is no need to come up with completely new ideas when this very issue was addressed in 1978 in a Feasibility Study and Master Plan for the McIntosh County Review Committee and the Georgia Coastal Area Planning and Development Commission. The name of the Study: Darien, an Environmental Tourism Program for McIntosh County, Georgia 1978. 1978 McIntosh Comp Plan Horizontal.pdf	1
More things for kids (not in sports) to do. Like a swimming pool	1
More parks for people to enjoy	1
more minority on job placement	1
More Business and industry growth	1
More affordable housing	1
medical facilities,	1
Making it look better when you cross the bridge	1
Local access to urgent medical care. Not necessarily EMS, but by brick n mortar. More efforts for roadside beautification and trash pick up.	1
Leverage the unique Cultural and historic preservation and interpretation	1
Less taxes	1
Larger businesses for employment So our families would stay in the community and stop moving.	1
Increased awareness of the importance of preserving our unique history, including continued access to our waterfront. Also, insurance that the existing infrastructure can support the growth this county and city are seeing.	1
Improved Judicial system in town/county	1
Improve outlet center	1

I would like to see more entertainment that kids would like, like arcades, but also things for tourists would like, like boat rides, making Sapelo a destination, theatre shows, etc. We also need restaurants outside of seafood.	1
I would like to see McIntosh get ready for future development by adopting zoning ordinances well-suited to planned growth based on higher density models adopted and managed successfully by other jurisdictions. Otherwise, the county will have to continue dependence added SPLOST measures to offset stagnant tax revenue.	1
Gov't customer service can be atrocious in that county. Also, land values (away from deep water) for tax purposes are clearly assessed and taxed too high. McIntosh in middle of nowhere and lots away from the water are not worth what they are taxed at.	1
Fire protection	1
Everything	1
Enforcement of zoning ordinances and environmental laws Commitment to protecting ecological resources	1
Education system--work force is poorly educated	1
Economy	1
Eco tourism	1
drainage	1
Downtown revived	1
Dog Park Kids activities (under 5)	1
Do something at the outlet mall Go carts track, park, some kind of entertainment	1
Do a plan and "re-do" downtown, better side walks, lighting, landscaping	1
Dig out the drains and ditches	1
Darien parking, which will bring more visitors to the local area.	1
Cut less grass in the ditches	1
Community Facilities Recreation for Services	1
Community facilities Recreation for seniors	1

Clean up "scenic" drive	1
Clean up	1
Boat ramps--parking for water access Roads fixed--ditches cleared	1
Bike path completed throughout 99	1
Better signage and more uniformed signs throughout city/county	1
Better services offered to the community	1
Better communication	1
An enhanced infrastructure to help prevent localized flooding. Specifically in the neighborhoods of Darien.	1
Affordable Housing	1
Address drug problem	1
A paid full time fire department. Bring back the city police department.	1
2 red lights 17 and Ft King George and 17 and 251	1
1. City Planning Protecting Historical Nature of Mc & Darien 2. Park & Rec. inclusion of senior sports: pickleball, bocce, pentarque, etc	1
1) More noise control 2) More law enforcement EVERYWHERE!	1

Answered: 82 Skipped: 6

What is missing in Darien/McIntosh that you would like to see?



Response **Count**

Youth entertainment (arcade/go carts/ amusement park etc)	1
Weight lifting Gym	1
The children should have a pool and a nice park/playground	1
The “second layer” of eco-friendly development, such as guided river tours, gift shops and antique stores.	1
Steakhouse	1
Some sort of business that could employ local folks. Given our proximity to the ports in Brunswick and Savannah, we should have several businesses located here.	1
Some beautification. More flowers. Better, more appealing signage. A few benches with proper dedications to locals. Pretty lampposts for later in the evening. Road crews.	1
Smart-growth planned, multi-use district in Eulonia.	1
Sidewalks on Blount Crossing Competitive grocery shopping Sat. Farmers Market	1
Senior citizen recreational programs Mental Health Services	1
Senior Citizen Recreation Programs Make Health Services	1
See below	1

See above.	1
Retirement home/Nursing home	1
Restaurants/shops/antiques	1
Restaurants in North county	1
Public boat ramp near Darien with parking and amenities	1
Promotion of eco-tourism and history	1
Pool where people can learn to swim or go exercise	1
Places for families to gather other than the school games.	1
Pizzeria, bakery.	1
Parks with walking trails	1
Outdoor venue for music and movies	1
Music center Performing Arts	1
More waterfront access in Darien for the public and general activities like walking, running, biking, enjoying the view. Space that used to be available has become private, limited use by a few with walled off access from the general public. Pedestrian/ cycling lane on the new bridge that continues southward once the bridge in Darien is crossed. The East Coast Greenway utilizes this section of Hwy 17 but traffic is an issue. Designated bike lane on Hwy 17 or a separate concrete bike lane similar to the one recently built in Darien that presently extends north to the Ridge. I would like to see a designated bike lane from Harris Neck Rd along Hwy 17 going south through Townsend, Darien, Two Way Fish Camp and beyond toward Brunswick. Consider using space at Outlet Mall as a designated place to exercise. For example: a walking track along the perimeter of the site with signage. A dog park, too. Comprehensive list of volunteer opportunities in the city/county. KMB, MCAS, etc.	1
More things for children and families to do, a Publix, a Target, a real shopping center, etc. Make Darien/McIntosh Savannah/Brunswick, please.	1
More small businesses including restaurants and food truck events.	1
More options for eating out	1
More industrial development	1
More Holiday decorations	1

More franchise restaurants and grill/bar Pub walks downtown	1
More affordable housing.	1
Meat store	1
marked 'Other'	1
Lodging	1
Local Police presence more visible	1
Little theater, Farmers Market	1
Jobs! Industry	1
Jobs to be able to keep our young people home	1
Jobs	1
Industry and GOOD paying Jobs	1
Hospital	1
Grocery stores	1
Groceries on Northend	1
grass cutting	1
Government watchdog and citizen organization for more responsible government Protection for ecological resources like roadside native plants.	1
Good jobs , things for children and young adults to do.	1
FREE & VERY LOW COST: *A place to teach Home Economics, Bachelors Survival Skills- for Youth & Adults.	1
Family style restaurant chain or chic filet Place to rent for events that's reasonable A Kroger grocery store Apartment complex	1
Easily accessible recycling center for household trash and debris.	1
Downtown area better organized and maintained	1
Dog parks Medical transportation for seniors esp.	1

Dog Park	1
Do something with outlet mall	1
Bring in more industry to the county. We can not rely on tourism alone.	1
Better transportation services	1
Better city landscaping and fix streets	1
Bakery Hikes in town Rec center/pool/DISC GOLF	1
Assisted living facilities.	1
Arts Entertainment Business, retail	1
Affordable rental for events	1
affordable housing, senior living, better food options, protection of history & artifacts, more uniform signage, parking & lighting	1
Affordable housing!	1
Affordable Housing	1
A young people's pinball arcade	1
A swimming pool!!!	1
A public swimming pool. It would be so great for kids. Offering swim lessons since there is water all around.	1
A public pool that we could pay to use.	1
A pool	1
A Mayor and City Council with a Vision for the City.	1
A GOOD and big grocery store.	1
A dream would be to have public indoor and outdoor Olympic-sized pools with free swimming lessons available to every resident in the county.	1
A doctor	1

A business that rents kayaks, canoes, bicycles and conducts ecological tours and sells outdoor gear and clothing. 1

"See above" 1

Answered: 75 Skipped: 13

As the city/county continues to grow, what types of development/growth would you...



Response	Count
Various. Some things for kids to do. Skating rink,	1
Ungentrified lower income housing developments	1
Tours--small town history tours Maps of historical points of interests	1
TOURISM. We need to encourage our youth. We should be working with our environment instead of a gainst our environment. People are so scared of change, but if we don't grow with the times, we'll die!	1
Tourism	1
tax base	1
Swimming pool	1
Subcontractors for the new Hyundai plant in Bryan.	1

Some kind off plants, manufacture anything that gives decent jobs	1
Small/medium industrial to provide living wages. More commercial businesses.	1
small manufacturing business	1
Small business, restaurants, public parks, affordable housing.	1
Small business, housing, no big box stores	1
Slow growth that is well planned, no subdivisions planned by companies like DR Horton or Century th at through up poor quality houses in a few weeks that burden the infrastructure, schools and emergen cy services.	1
Shopping centers, industrial jobs, parks with pools and restaurants.	1
Shopping areas/more restaurants	1
Senior Citizen Facility	1
See the above.	1
See above.	1
See above suggestions	1
Retirement facilities	1
Restaurants, parking	1
Restaurant Shopping Youth activity centers	1
Residential development is coming as we are the last of the undeveloped coastline on the Eastern Se aboard. Development codes should be developed in anticipation of this and ENFORCED.	1
Residential building	1
Please maintain historical sections protect Oaks and keep large commercial development near 95	1
Places to eat	1
Music at Second Friday	1
More/improved park/roads	1
more stores	1

More sidewalks More vocational subjects in high school	1
More shops to attract more visitors. Make renting to merchants more affordable. Maybe Development Authority can offer low interest Loans	1
More places for youth to go.	1
more jobs	1
Make sure we are well organized as we grow and have a firm plan	1
Lux Hotel	1
LOCAL Trade School: offering Scholarships for McIntosh County residents	1
Local business	1
Limited by density (for businesses) height limited for residential	1
Less development on the menu and more community dev. for teens and families	1
keep slow growth	1
jobs	1
Industry Agri Corp HQs Supply chain facilities	1
Industry w/good paying jobs	1
Industrial Park	1
I hope that more ecotourism is promoted highlighting all the assets that we have. Special programs for birdwatchers, photography, estuarine tours, tours of Butler/Champney - historical, ecological, birding. Then there is Cathead Creek and Ft. Barrington with the possibility of Kayak tours highlighting the freshwater environment. Harris Neck birding, Blackbeard Island and all it has to offer. People come, enjoy, spend money, and leave.	1
Hotels, grocery stores, chain stores (such as Lowes, Target, Wal-Mart)	1
Hospital	1
Historically friendly development	1
Green spaces/recreation	1

Get a handle on all the willy nilly house's being built. Stop charging ordinances to suit the builders	1
Environmental and Eco Tourism	1
Ecotourism, affordable housing, public museums, and historic properties such as Oglethorpe's Squares developed into public parks.	1
Ecotourism	1
Economics and Workforce	1
Economic Workforce	1
Eco-friendly, such as tourism and low-impact light industrial. I'd say no to any other type of industrial. Also high density housing needs to be scrutinized before approval.	1
Eco-friendly growth	1
Eco and cultural tourism	1
Do a better job of electing commissioners, don't let one commissioner enter vote counting	1
Controlled with architectural standards that reflect the history and tradition of the area.	1
Condos and single family homes More minority businesses	1
Casino	1
Businesses that provide goods and services to residents. Quality affordable housing. Extremely important to locate away from vulnerable ecological areas and flooding	1
Businesses	1
Better water/better water infrastructure	1
Better restaurants. Retail shopping in the outlet mall area.	1
Any new development downtown in style similar to those buildings west of 17. No more "Florida style" buildings.	1
Any decent industry in the industrial park that will create jobs	1
Affordable housing.	1

Too many people come in and want to change the county from what is here into what they left. Not all ways a good idea. Let's use what we have and not try to entice gambling casinos, large polluters, and excessive water users.	1
There was an age group missing from above. My age was not listed	1
Thanks for reaching out.	1
Thank you	1
Revitalization of downtown area to extend business, fitness facilities, more (easier) water access.	1
Please add trash receptacles to public parks	1
Leadership that is not inline with political agendas. Someone that will work for OUR community and not just a party	1
Law enforcers with regards to littering. Parking downtown Boat ramp in Darien	1
Keep public areas better kept--mow grass, clean planters--repave Broad St. etc. Street scaping Bike paths--through Darien to Butler Island Slogan: "Heart of Coastal Georgia"	1
Invest in our youth. We won't see return on that invest for 18 years but it's something worth investing in so we don't have idiots running our community. Take a page out of thomasville, invest in downtown. Invest in tourism. We are blessed to live where we do and we should be sharing it more.	1
Industrial development	1
I'm all for growth of Darien/McIntosh county, but we need leadership that will listen to the life long citizens. There's a lot of people that love the small town feel. We do not need another St.Simons Island.	1
I would like to see improved infrastructure and education to draw more residents and businesses	1
I would like to see Darien develop a brand with standardized signage, lighting, benches and trash receptacles. We should continue to evolve into a quaint shrimping destination town where the river is the gateway to the uniqueness of Darien!	1
Have a great plan moving forward	1
Darien, although is a small town, we can still have growth. I'd like to see the buildings on the main drag through Darien renovated and maybe have some new businesses move into them. Let's spruce up the town!!! Have some pride in your hometown!!!	1

Darien and McIntosh County are carrying the water for the State of Georgia and the federal government in conservation and preservation. It's time for the state and feds to recognize the sacrifices of our people, and step in to help. There are many ways they could assist in improving the local economy without negatively impacting the environment. 1

City & County officials often overlook policies if a business moves in creating tax revenue. This should stop. Give them some sort of tax or license break but they should all follow the same rules as all of us citizens. The tacky rubber shark signage needs to stop - hope this isn't the way city planners think Darien should look / grow. Get some class! 1

Answered: 22 Skipped: 66