

# 2021 JOINT COMPREHENSIVE PLAN UPDATE FOR BRANTLEY COUNTY AND THE CITIES OF HOBOKEN AND NAHUNTA

Adopted: June 3, 2021



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Brantley County  
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Photos courtesy of SGRC staff



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

## 1. Introduction

The 2021 Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta was prepared in accordance with the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

As required by the Local Comprehensive Planning Standards, the 2021 Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta consists of the following elements:

1. Community Goals
2. Needs and Opportunities
3. Broadband Services Element
4. Community Work Program
5. Economic Development Element (*As a community included in the Georgia Job Tax Credit Tier 1 category*) Although a separate summarized economic development element is included in this Comprehensive Plan, which by reference adopts the current regional Comprehensive Economic Development Strategy (CEDS), any economic development goals, policies, needs, opportunities, and objectives pertaining to Brantley County and the Cities of Hoboken and Nahunta have also been integrated directly into their parallel components in this Comprehensive Plan.
6. Land Use Element - (*As communities with zoning or equivalent land development regulations subject to the Zoning Procedures Law*) Brantley County has adopted a zoning ordinance while the City of Hoboken and the City of Nahunta have not yet done so.

## 2. Community Involvement

All of the required elements have been developed with multiple opportunities for involvement and input from stakeholders throughout the Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta. The following steps were taken to ensure the plan reflects the full range of needs and opportunities from the many stakeholders and residents in Brantley County and the Cities of Hoboken and Nahunta:

- a) Stakeholders were identified. These included:
  - The local governments' elected officials and staff
  - Local educational institutions (Brantley County Board of Education)
  - Public Safety departments
  - Local businesses and industries
  - Watershed groups, specifically the Satilla Riverkeeper
  - The general public
- b) Participation techniques were identified. Techniques used included a kick-off public information meeting, printed public information in local newspapers, and information on the Southern Georgia Regional Commission's website and local government websites. Below is an example of the local government announcements on the Brantley County website:

The screenshot shows the Brantley County Georgia website. At the top, there is a navigation bar with 'CURRENT BIDS', 'EMPLOYMENT', and 'CONTACT US'. Below that, 'HOME', 'County Directory', 'Brantley County', and 'PSA' are visible. The main content area features a 'County Office announcements' section with a 'Joint Public Hearing' announcement dated 'Mar 12, 2021'. The announcement text states: 'For Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update A public hearing will be held at 5:00 PM on Thursday, April 8, 2021, in the Brantley County Commissioners Meeting Room, located at 33 Allen Road, Nahunta, Georgia. This Public hearing is to...' followed by a 'READ MORE' link. Below this is a 'Public Notice' dated 'Mar 10, 2021' regarding a regular meeting of the Board of Elections on Thursday, March 18th, 2021 at 10:00 A.M. at the Elections Office, 10305 N. Main St, Ste. 400, Nahunta, Ga., with another 'READ MORE' link. On the left side of the screenshot, there are social media posts from the Brantley County Emergency Management Agency. One post asks 'ARE YOU REPAIRED?' and another provides a warning about 'AREAS OF DENSE FOG' with a map of foggy areas and a visibility warning of less than 1/4 mile. The fog warning text includes: 'Visibility may reduce rapidly at times!', 'Inland Fog Clearing 8-9 am', and 'Sea Fog through Midday'.

- c) A participation program was conducted. Identified stakeholders were invited and attended, yielding specific input in plan content. Stakeholders participated in the three workshops and via email and telephone conversation to provide input and feedback.
- d) Public participation activities were documented with workshop and public meeting photographs, sign-in sheets, and published advertisements in the plan and plan appendix.

**1st Public Hearing – “Kick-Off”**

The public hearing kicking off the comprehensive planning process was held on September 3, 2020 in the Brantley County Commissioners Meeting Room. It was held for the purpose of making any potential stakeholders and residents aware of the comprehensive plan update and review; to explain the purpose of the update; and to encourage residents and other stakeholders to actively participate in the plan update.

**3. Identification of Participation Techniques**

The following participation techniques were utilized during the update process:

- Public Hearings
- Workshops
- E-mail and telephone correspondence with stakeholders
- Special Webpage on SGRC website
- Dissemination of information in the newspaper and on local government websites

As the Covid-19 pandemic was underway during the development of this plan, social distancing measures and mask wearing were encouraged during in-person workshops and hearings.

#### 4. Participation Program

A foundational principle utilized by the Southern Georgia Regional Commission in all of its planning projects is public and stakeholder participation from, and coordination with, multiple and diverse interest groups. Outreach to the public, local governments and other stakeholders and interested parties was accomplished by e-mail correspondence, direct communication, the project website, and updates provided at workshops and at other group meetings. Opportunity for public comment was provided during the public hearings.

In addition to the two required public hearings, SGRC held a series of three workshops to discuss several elements of the plan. The first workshop, held on November 9, 2020 was used to review the existing goals, needs, and opportunities. Attendees participated in a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis (a summary is provided in the Appendix) and updated the list of goals, needs, and opportunities. Copies of the sign-in sheets are provided in the appendix along with public hearing notices.



**1<sup>st</sup> Workshop (SWOT ANALYSIS)**

#### **2<sup>nd</sup> Workshop Policies & Work Program Accomplishments**

The Policies and Report of Accomplishments were developed in the second workshop, held on December 14, 2020, along with the draft of the updated Community Work Program. The Community Work Program was developed by the participants to include specific action items and projects that would be feasible for the County and the individual communities to implement should funding become available.

#### **3<sup>rd</sup> Workshop Land Use Element/Character Area**

The third workshop, held on March 22, 2021 was utilized to discuss the new Broadband Element and to update the Land Use Element and Maps as desired by the local governments.

Following the third workshop, staff spoke individually with each community to review the applicable Community Work Plans and Land Use maps/Character Area descriptions and designations.

## Final Public Hearing

A final public hearing was held on April 8, 2021. The final draft of the plan was reviewed and public comment was sought. As a result of this hearing, the draft plan was transmitted to the Department of Community Affairs for review.

## Adoption

Brantley County adopted the plan on June 3, 2021; Hoboken and Nahunta adopted it on June 1 and June 7, 2021, respectively.

## 5. Consideration of Regional Water Plan and Environmental Planning Criteria

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

### Suwannee-Satilla Regional Water Plan

Brantley County and the Cities of Hoboken and Nahunta are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in September 2017.



Source: Suwannee-Satilla Regional Water Plan

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

Suwannee-Satilla Regional Water Plan Goals:

1. Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial water needs, and agricultural water needs including all agricultural sectors (this includes the agricultural/ forestry economy of the region).
2. Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
3. Manage the region's and state's water resources in a manner that preserves and protects private property rights.
4. Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
5. Identify opportunities to optimize existing and future supplies, and water and wastewater infrastructure.
6. Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
7. Protect and manage surface and groundwater recharge areas to ensure sufficient long term water supplies for the region.
8. Protect, maintain, and where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
9. Protect and maintain regional water-dependent recreational opportunities.
10. Identify opportunities to manage stormwater to improve water quantity and quality.
11. Identify and implement cost-effective water management strategies.
12. Seek to provide economically affordable power and water resource service to all citizens of the region.
13. Identify and implement actions to better measure and share water use data and information.

In addition, the Regional Water Plan has adopted several Short-Term Water Quantity and Water Quality Management Practices, which the local comprehensive plan should include in order to manage water resources in a sustainable manner through the planning period and beyond. The most significant issues in the Suwannee-Satilla Region are surface water availability gaps driven by agricultural usage. As such, the majority of water supply management practices are intended to address agricultural surface water use.

Future work program activities in this plan related to water quality management practices mentioned in the Regional Water Plan are highlighted in italics following the practices below.

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

1. Utilize surface water and groundwater sources within the available resource capacities.
2. Water conservation.



3. Data collection and research to confirm the frequency, duration, severity, and drivers of surface water gaps (forecast methodology assumptions and Resource Assessment modeling).
4. Evaluate and ensure that current and future surface water permit conditions do not contribute to 7Q10 low flow concerns.
5. Encourage sustainable groundwater use as a preferred supply in regions with surface water 7Q10 low flow concerns and adequate groundwater supply.
6. Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use to address 7Q10 low flow concerns.
7. Evaluate the potential to use existing storage to address 7Q10 low flow concerns.
8. Education to reduce surficial aquifer groundwater use impacts to 7Q10 low flow Concerns.

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

1. Point Sources:

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

2. Non-Point Sources:

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

3. Non-point Source Existing Impairments:

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

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

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



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

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

The criteria require that local governments shall identify existing and future water supply watersheds and adopt a water supply watershed protection plan for their jurisdiction. Some uses may be grandfathered, such as land uses existing prior to the adoption of a watershed plan, mining activities permitted by GDNR, certain utility placements, special forestry, or agricultural services.

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

<b>Brantley County Work Program Items Related to Regional Water Plan</b>
<i>Create a clean-up program targeting illicit discharge and littering.</i>
<i>Conduct a Natural Resource Conservation education program for citizens, developers and local officials.</i>
<i>Develop a plan for preserving and marketing resources for eco-tourism.</i>
<i>Repair boat ramps along the Satilla River.</i>

## II. Plan Elements

### 1. Community Goals and Vision

#### Vision

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*Brantley County and the Cities of Hoboken and Nahunta endeavor to be a thriving and vibrant community. The County and Cities seek to supply quality education for all citizens, offer various housing options, create a thriving diverse economy, and find creative ways to capitalize upon the County's strategic location and unique natural resources.*

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#### Community Goals

1. Minimize impacts of development on natural and cultural resources.
2. Consider the impacts of development on the local economy, particularly the agricultural industry.
3. Ensure that all residents within Brantley County have access to affordable housing.
4. Consider the impact of development to the functionality of the floodplain, and ensure that new development is protected from flooding.
5. Consider the suitability of soils for septic systems and proposed development.
6. Ensure that future development is coordinated appropriately with water and sanitary sewer service areas.
7. Enhance the availability of energy sources, including natural gas to increase cost effectiveness for residents and business owners.
8. Understand and manage expectations for growth.
9. Maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Brantley County.
10. Increase educational and recreational opportunities.
11. Ensure all community residents have access to critical goods, community services, and safe, clean neighborhoods.
12. Maintain broadband infrastructure to support educational opportunities and economic development.
13. Consider the impact of development to the transportation system as well as local transportation plans and projects. Provide a safe and efficient integrated multi-modal transportation system including Greenways, Bikeways, and Blueways addressing the future needs of Brantley County businesses, residents, and visitors.

## **2. Needs and Opportunities**

The Needs and Opportunities listed in this section were developed through discussions with stakeholders; from the experiences of stakeholders; through analysis of statistical data and information; and through review and revision as applicable of the needs and opportunities identified in the 2016 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta. Each of the following needs and opportunities is addressed by corresponding policies in the “Community Policies” section.

### **Natural Resources**

#### **Needs**

- Open spaces are not under long-term protection and/or do not have long-term plans for programming.
- There is a lack of conservation of resources and organized efforts to minimize waste, such as a recycling program.
- Existing dirt roads adjacent to the Satilla River experience heavy flooding during rain events.

#### **Opportunities**

- The County and Cities can work together to preserve prime agricultural land and existing open space.
- Identify the county’s natural resources and develop ways to protect and market them.
- Develop natural resource conservation and protection education for citizens, local officials, and developers.
- Incorporate walking trails, bike trails, and riding trails in greenspace.
- Creative methods to address wastewater needs adjacent to the Satilla River need to be developed in coordination with the Health Dept.
- A recycling effort could be initiated between the county and cities in coordination with non-profits and the private sector.
- A conservation corridor could be designated along the Satilla River to prevent future development on the river, in wetland areas, and in the floodplain.

### **Cultural Resources**

#### **Needs**

- The County and Cities do not have an ordinance to preserve historic homes and other historic sites.

#### **Opportunities**

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

### **Economic Development**

#### **Needs**

- There is a lack of employment opportunities.
- There is a lack of name recognition; Brantley County and the Cities of Hoboken and Nahunta need to become better known outside of the local area in order to attract businesses and tourism.

#### **Opportunities**

- The local economy could be stimulated through downtown revitalization and infill development in the Cities of Hoboken and Nahunta.
- Promote local eco-tourism (especially the Satilla River Water Trail for canoeing, boating, fishing, and educational opportunities) and historic-based tourism with marketing, festivals, and events.
- The Brantley County Development Authority is a good resource for businesses.

- The provision of natural gas service would make the county more marketable to businesses.
- Capitalize on proximity to major ports (the Ports of Brunswick, Jacksonville, and Savannah), and on proximity to I-95 and other major highways such as US-1, US-82, and US-301.
- The community should be marketed on major transportation corridors in the region, for example by exit signage on I-95.
- Updated county and city websites would enable more public engagement and involvement in the community.

### **Housing**

#### **Needs**

- There is a lack of special needs housing (for the elderly, handicapped, etc.).
- There is a lack of clean, safe affordable housing.
- There are code enforcement issues with existing housing.

#### **Opportunities**

- Create rehabilitation programs and incentive programs for affordable infill housing, and offer homebuyer education programs.

### **Community Facilities and Services**

#### **Needs**

- The County and Cities face limitations in meeting the future demands of a growing population.
- The County needs improvements in storm water management due to the great deal of flooding that occurs with heavy rains.
- There is a need for a community meeting facility that will also double as an Emergency Operations Center (EOP) and Joint Training Facility.
- Some dirt roads still lack adequate drainage because of problems created by erosion, sedimentation, and storm water runoff.
- Natural gas service could be a more cost affordable energy source than options currently available.

#### **Opportunities**

- Vacant buildings in downtown Nahunta could be redeveloped.
- LMIG funds could be utilized to pave dirt roads on a regular schedule.

### **Land Use**

#### **Needs**

- Population growth is expected in upcoming years, which may present several issues for Brantley County's provision of services, environment, and quality of life.

#### **Opportunities**

- The City of Hoboken and the City of Nahunta have the opportunity to develop land development regulations.
- Preserve open space to be used as parks and greenspace.
- Encourage traditional neighborhood development.
- Create mixed-use neighborhoods by locating small stores, such as local markets, within easy walking distance of residences.

### **Intergovernmental Coordination**

#### **Needs**

- Improve communication and inclusion between government, agencies, authorities, business, and citizens in the crafting of and implementation of plans.

#### **Opportunities**

- The county and the cities could collaborate and share resources for the provision of information to residents.

### **Education**

#### **Needs**

- Employer needs are not being met for employee training.
- Workforce development needs to be prioritized – employers have a difficult time finding qualified personnel who will stay on the job.

#### **Opportunities**

- Training and workforce partnerships could be developed between the Board of Education and local colleges to better prepare the workforce for career opportunities and employer needs.
- Partner with local community colleges and technical colleges to provide satellite classes and courses for community residents.

### **Health**

#### **Needs**

- The community needs a Critical Care Facility for stabilizing patients.
- There is a lack of recreational opportunities.

#### **Opportunities**

- Grant opportunities could be explored to determine if state and/or private funds are available to increase recreational opportunities.

### **Broadband Services**

#### **Needs**

- More affordable broadband access is needed throughout all of Brantley County and the Cities of Hoboken and Nahunta.

#### **Opportunities**

- More affordable broadband services may enable greater opportunity for citizens and businesses.
- Public/Private Partnerships could be developed to provide broadband coverage for low income populations.

### **Transportation**

#### **Needs**

- There is a lack of local and state funding to support resurfacing and maintenance of local roads.
- There is a lack of state funds and maintenance on existing state roads.

- There is a lack of a safe pedestrian, bicyclist, and golf cart transportation environment.

### **Opportunities**

- Seek the development of additional bicycle and/or multi-use trails.
- Seek the development of additional sidewalk infrastructure.
- Seek the development of additional blueways and water trails.

## **3. Analysis of Data and Information**

### **Brantley County**

The estimated 2019 population of Brantley County is 19,109<sup>1</sup>. This is an estimated increase of 698 residents since the 2010 Census; indicating a slightly increasing population<sup>2</sup>. Brantley County is part of the Brunswick, Georgia Metropolitan Statistical Area. There are an estimated 8,119 housing units in Brantley County, with approximately 54.8% of these as mobile homes<sup>3</sup>. 93.7% of the population are White and 3.5% are Black or African American<sup>4</sup>. 2.1% of the population are Hispanic or Latino<sup>5</sup>.

The median age in Brantley County is 40.9, compared with a median US age of 37.8<sup>6</sup>. The median household income is \$37,031<sup>7</sup>. The median home value is \$68,200 for owner occupied units<sup>8</sup>. The homeowner vacancy rate is 0.8% while the rental vacancy rate is 4%<sup>9</sup>. The percentage of occupied housing units with no vehicle available is 3.7%<sup>10</sup>.



<sup>1</sup> U.S. Census Bureau, Population Estimates Program, 2019

<sup>2</sup> U.S. Census Bureau, 2010 Census, Population Estimates Program, 2019

<sup>3</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2014-2018

<sup>4</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2014-2018

<sup>5</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2014-2018

<sup>6</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Sex and Age, 2014-2018

<sup>7</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2014-2018

<sup>8</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2014-2018

<sup>9</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Housing Occupancy, 2014-2018

<sup>10</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2014-2018

## City of Hoboken

The estimated 2018 population of the City of Hoboken is 762<sup>11</sup>. This is an increase of approximately 234 residents since the 2010 Census; an increase of 31%<sup>12</sup>. There are an estimated 241 housing units in the City of Hoboken<sup>13</sup>. 73.8% of the population are White and 26.2% are Black or African American<sup>14</sup>.

The median age in the City of Hoboken is 33.1. The median household income is not available<sup>15</sup>. The median home value is \$176,200<sup>16</sup>. The vacant housing unit rate is 7.1%<sup>17</sup>. The percentage of occupied housing units with no vehicle available is 9.4%<sup>18</sup>.



## City of Nahunta

The estimated 2018 population of the City of Nahunta is 775<sup>19</sup>. This is an estimated decrease of approximately 278 residents since the 2010 Census; indicating a declining population<sup>20</sup>. There are an estimated 403 housing units in the City of Nahunta<sup>21</sup>. 80.3% of the population are White and 14.8% are Black or African American<sup>22</sup>.

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<sup>11</sup> U.S. Census Bureau, Population Estimates Program, 2018

<sup>12</sup> U.S. Census Bureau, 2010 Census, General Population and Housing Characteristics

<sup>13</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2013-2017

<sup>14</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2013-2017

<sup>15</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2013-2017

<sup>16</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2013-2017

<sup>17</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Housing Occupancy, 2013-2017

<sup>18</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2013-2017

<sup>19</sup> U.S. Census Bureau, Population Estimates Program, 2018

<sup>20</sup> U.S. Census Bureau, 2010 Census, General Population and Housing Characteristics, 2013-2017

<sup>21</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Total Housing Units, 2013-2017

<sup>22</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Race, 2013-2017



The median age in the City of Nahunta is 38<sup>23</sup>. The median household income is \$19,565<sup>24</sup>. The median home value is \$67,000<sup>25</sup>. The percentage of occupied housing units with no vehicle available is 13.7%<sup>26</sup>.



#### 4. Broadband Element

The Georgia legislature, in recognition of the importance of broadband infrastructure to the vitality of communities passed the Achieving Connectivity Everywhere (ACE) Act (SB 402) in 2018. The Act provides for broadband services<sup>27</sup> planning, deployment, and incentives, along with other purposes. It also requires comprehensive plans to include the promotion of the deployment of broadband services. Brantley County and the Cities of Hoboken and Nahunta recognize the importance of broadband expansion to economic development and quality of life for residents.

Provision of broadband services enables access by residents to a number of vital services such as healthcare, economic opportunity, and education. Expansion of rural broadband along with improvement in the provision of broadband services can address concerns of resident out-migration. Effective and efficient broadband enables internet-based businesses to succeed in the global economy. It is difficult to educate upcoming generations of students in web literacy and digital skills training without adequate broadband speed and connectivity. The Covid-19 pandemic has highlighted the importance of home broadband availability, affordability, and quality as all students and many workers studied and worked remotely.

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<sup>23</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Sex and Age, 2013-2017

<sup>24</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Income and Benefits, 2013-2017

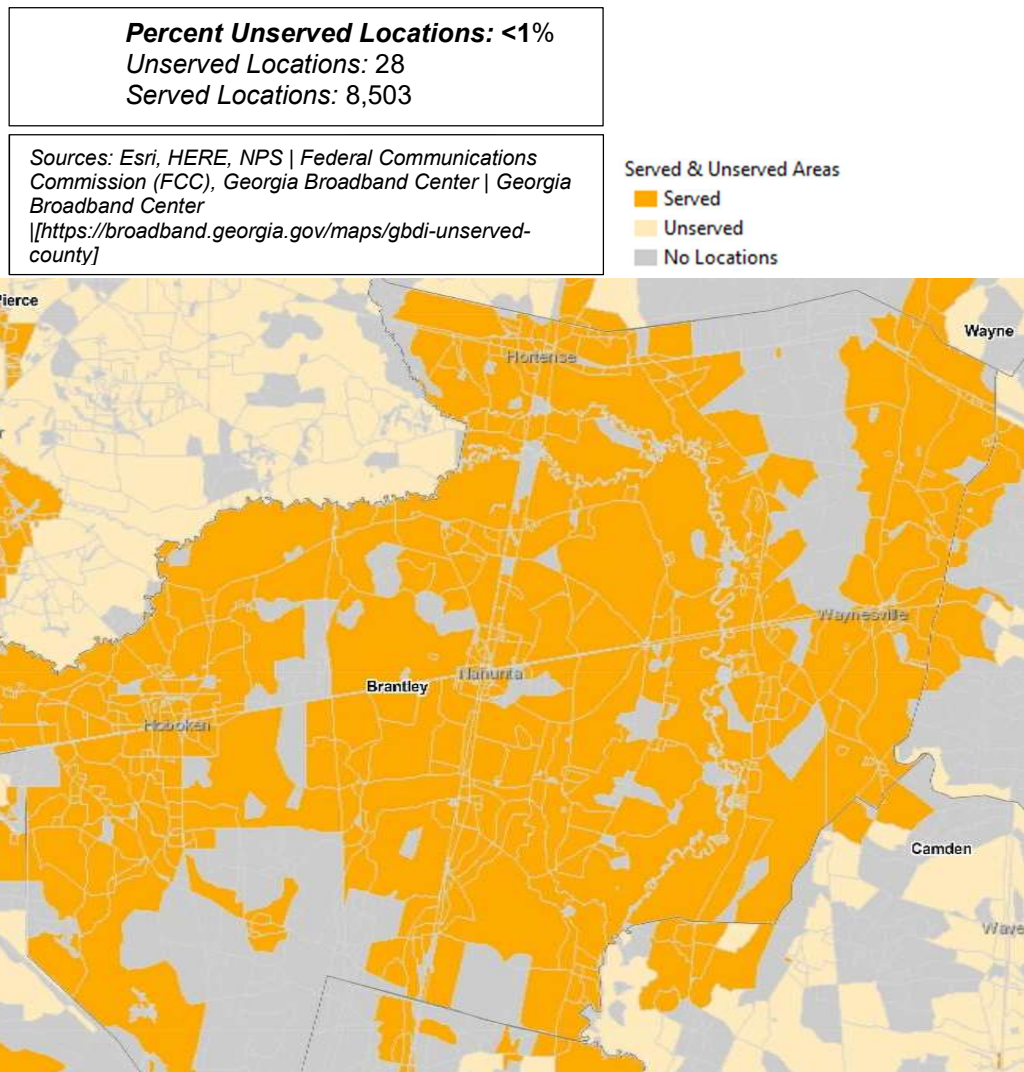
<sup>25</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Median Value (Dollars), 2013-2017

<sup>26</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Vehicles Available, 2013-2017

<sup>27</sup> As defined in O.C.G.A. §50-40-1. Definitions. "Broadband services" means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- (A) Access to the Internet; or
- (B) Computer processing, information storage, or protocol conversion.

The latest data shown in Map 1 below identifies less than 1% of the locations in Brantley County as unserved. This analysis is based on a broadband availability map made available in June, 2020. The new map utilizes more granular data than the previously utilized FCC map.



**Map 1: Served & Unserved Areas in Brantley County and the Cities of Hoboken and Nahunta**

County statistics are based on a fixed, terrestrial broadband definition of 25 megabits per second down and 3 megabits per second up. Populated areas that did not meet this definition are delineated in Map 1 (above) as 'Unserved'. There is very little area in Brantley County that is considered unserved.

80.9% of households in Brantley County are estimated to have a computer, compared to 88.6% of households statewide.<sup>28</sup> Broadband internet subscriptions in the County are held by 62.3% of households, compared to 79.4% within the state.<sup>29</sup>

<sup>28</sup> U.S. Census Bureau, 2018 American Community Survey (ACS), 5-Year Estimates, Households with a computer, percent

<sup>29</sup> U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates, Households with a broadband Internet subscription, percent, 2014-2018

Brantley County and the Cities of Hoboken and Nahunta recognize there are many barriers for private broadband services providers to effectively roll-out necessary broadband infrastructure in rural areas of the State. City and County leaders recognize the importance of broadband quality for industry retention and recruitment within this small, rural community. Community leaders continuously seek improvement in the quality of life for the rural residents of the Cities and County. Industry relocation and business creation are dependent on the necessary infrastructure being in place and being affordable. The lack of affordable broadband infrastructure is a major impediment to not only recruitment but also for the expansion of established local industry. The Broadband Ready Community and Site designation has been established to incentivize private investment in the provision of rural broadband services. Brantley County and the Cities of Hoboken and Nahunta plan to apply for these designations and signal to the State and to private Internet Service Providers their prioritization of rural broadband improvement, increase in affordability, and expansion in the community.

**Broadband Action Plan**

Brantley County is located within rural South Georgia. The County has a level of broadband penetration not seen in the majority of the region. However, the provision of education, access to vital information, and health services demands a certain level of affordable broadband infrastructure. While the large majority of the county enjoys service by broadband infrastructure, a more in-depth analysis could show that this minimal level of 25 megabits per second down and 3 megabits per second up is not sufficient for the higher-speed uses of broadband technology such as for business, education, health, and entertainment. Goal 12 of this Comprehensive Plan seeks the maintenance of broadband infrastructure to support educational opportunities and economic development. This plan identifies the following Needs and Opportunities related to the provision of broadband infrastructure (also see Section 2):

**Needs**

- More affordable broadband access is needed throughout all of Brantley County and the Cities of Hoboken and Nahunta.

**Opportunities**

- More affordable broadband services may enable greater opportunity for citizens and businesses.
- Public/Private Partnerships could be developed to provide broadband coverage for low income populations.

The following needs and community policies in this plan relate to the provision of broadband infrastructure:

Need #1. More affordable broadband access is needed throughout all of Brantley County and the Cities of Hoboken and Nahunta.

Policy 12.1 Enable public/private partnerships to reduce the cost of broadband service in Brantley County.

The above need and policy has been used to inform an action plan to support the deployment of broadband services into unserved and underserved areas of Brantley County and the Cities of Hoboken and Nahunta. The specific action items in the action plan are listed below and are cross-listed in the Community Work Programs of the appropriate jurisdictions (see Section 7).

**Broadband Action Steps**

Activity	FY2 2	FY2 3	FY2 4	FY2 5	FY2 6	Responsible Party	Estimated Cost	Funding Source
Provide adequate high speed broadband access for local industries, commercial businesses, residences, and community facilities.	x	x	x	x	x	Brantley County, Cities of Hoboken and Nahunta, Public/Private Partnership	\$1,000,000 - \$10,000,000	General Fund, SPLOST, grants, private funding

Activity	FY2 2	FY2 3	FY2 4	FY2 5	FY2 6	Responsible Party	Estimated Cost	Funding Source
Adopt a Broadband Ordinance.	x	x	x	x	x	Brantley County, Cities of Hoboken and Nahunta, Public/Private Partnership	Staff time	General Fund
Apply for Broadband Ready Certification.	x	x	x	x	x	Brantley County, Cities of Hoboken and Nahunta, Public/Private Partnership	Staff time	General Fund
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	x	x	x	x	x	Brantley County, Cities of Hoboken and Nahunta, Public/Private Partnership	Staff time	General Fund

## **5. Consideration of DCA Community Quality Objectives**

The Department of Community Affairs (DCA) has crafted a series of objectives dealing with a broad range of issues that concern local governments. The objectives, which are listed below, are only recommendations, but provide local governments with a tool to guide them in the assessment of their needs and opportunities and in the development of their implementation activities. If they are used as such a tool by many of the local governments in their planning efforts, these objectives also have the potential to result in consistent planning projects and goals, which may translate into greater efficiency and a better quality of life for the residents.

### **1. Economic Prosperity**

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

#### **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*Economic development activities, which are coordinated between the County and the Cities of Hoboken and Nahunta, are consistent with the Economic Prosperity objective. Applicable best practices include: workforce training, corridor study, tracking business needs, business incubator, evaluating business formation in the community, and economic development strategy for diversifying the local economy.*

### **2. Resource Management**

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

#### **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*Natural Resource and Land Use goals and policies are consistent with the Resource Management objective. Applicable best practices include: water resource protection, stormwater management, conservation easements to include the setting aside of flood-prone land and preservation of regionally important resources.*

### **3. Efficient Land Use**

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

#### **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*The development pattern of the County is consistent with the Efficient Land Use objective. Applicable best practices include: infill development program, adaptive reuse, and preservation of agricultural land.*

### **4. Local Preparedness**

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

## **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*Preparedness actions within the County are consistent with the Local Preparedness objective. Applicable best practices include: staff professional development, coordination with federal and state partners, all hazards strategy, and effective and reliable communications strategy.*

### **5. Sense of Place**

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

## **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*The downtown character of the main streets in the Cities of Hoboken and Nahunta is consistent with the Sense of Place objective. Applicable best practices include: protection of natural features such as the Satilla River, prioritizing growth in areas currently served by public infrastructure (infill development), environmental resource inventory, landscaping ordinance, and code enforcement.*

### **6. Regional Cooperation**

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

## **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*The amount and level of collaboration between the County, Cities, and the region is consistent with the Regional Cooperation objective. Applicable best practices include: service delivery strategy, regional roundtable, communication strategy, environmental resource inventory, regional economic development efforts, and joint economic development strategy.*

### **7. Housing Options**

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

## **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*The Housing goals and policies of this plan are consistent with the Housing Options objective. Applicable best practices include: Georgia Initiative for Community Housing (GICH), affordable housing, creative design for higher density, cottage zoning, cluster development, accessory housing units, and workforce housing.*

### **8. Transportation Options**

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

### **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*Transportation goals, policies, and objectives are consistent with the Transportation Options objective. Applicable best practices include: safe routes to school, complete streets, scenic byway designation, sidewalk/trail network, right of way improvements, and access control measures and management.*

### **9. Educational Opportunities**

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

### **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*Goals, policies, and objectives of this plan are consistent with the Educational Opportunities objective. Applicable best practices include: workforce training, inmate educational opportunities, and affordable internet access for education, employment, and health needs.*

### **10. Community Health**

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

### **Notes on Consistency with Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan**

*Goals, policies, and objectives are consistent with the Community Health objective. Applicable best practices include: access to public services, parks and recreation resources, and development of trails/outdoor activity amenities.*

## 6. Community Policies

The following policies, numbered to align with the Community Goals, were developed in conjunction with all stakeholders and are intended to provide a qualitative guidance to address the Needs and Opportunities identified in this Plan, and to provide a framework for the development of the Community Work Program. The Community Work Program then addresses the Needs and Opportunities through specific projects, for each of which the participants, anticipated cost, and time frame are identified.

### Development Patterns

#### Natural & Cultural Resources

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

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

#### Needs & Policies

**The County and Cities do not have an ordinance to preserve historic homes and other historic sites.**

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

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

#### Needs & Policies

**Open spaces are not under long-term protection and/or do not have long-term plans for programming.**

**Policy 1.3:** Encourage new development in suitable locations in order to protect natural resources.

**Policy 1.4:** Encourage more compact and efficient urban development and preservation of open spaces.

**Policy 1.5:** Ensure that the protection and conservation of the community's resources plays an important role in the decision-making process.

**Policy 1.6:** Pursue the establishment of bikeways and trails in and around the Satilla River area.

**Policy 1.7:** Encourage conservation easements to keep productive farmland in agricultural use.

**There is a lack of conservation of resources and organized efforts to minimize waste, such as a recycling program.**

**Policy 1.8:** Pursue the development of a recycling program.

**Policy 1.9:** Continue fiscally responsible operation of solid waste collection and disposal.

**Policy 1.10:** Encourage participation in annual Satilla River cleanup events.

**Existing dirt roads adjacent to the Satilla River experience heavy flooding during rain events.**

**Policy 1.11:** Encourage stewardship of the Satilla River and all natural resources within Brantley County through behavior change and outreach programs.



## **Economic Development**

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

### **Needs & Policies**

**There is a lack of employment opportunities.**

- Policy 2.1:** Encourage economic development and redevelopment, to include the acquisition and development of land.
- Policy 2.2:** Encourage the development of the downtowns of the two cities as vibrant centers for culture, government, dining, residential use, and retail diversity.
- Policy 2.3:** Encourage adoption of landscaping guidelines to create a unified and pleasing visual environment.
- Policy 2.4:** Support programs for retention, expansion and creation of businesses that enhance the community's economic well-being.
- Policy 2.5:** Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community.
- Policy 2.6:** Support and work with the Development Authority to attract new business and industry to the community.

**There is a lack of name recognition; Brantley County and the Cities of Hoboken and Nahunta need to become better known outside of the local area in order to attract businesses and tourism.**

- Policy 2.7:** Pursue a marketing campaign to increase name recognition of the community.
- Policy 2.8:** Encourage niche marketing of local artists and craftsmen.
- Policy 2.9:** Encourage promotion of sustainable local eco-tourism, canoeing (including the Satilla River Water Trail), hiking, nature trails, bird watching, hunting, fishing, swimming, and environmental education as viable economic opportunities.
- Policy 2.10:** Participate in the 121, 301, and Woodpecker Trail Associations to promote US 301 as a scenic and economic development highway.
- Policy 2.11:** Promote the Christmas Parade, Satilla Celebration, and Sacred Harp Singing Festival to generate tourism dollars.

## **Housing**

**Goal:** Ensure that all residents within Brantley County have access to affordable housing.

### **Needs & Policies**

**There is a lack of special needs housing (for the elderly, handicapped, etc.).**

- Policy 3.1:** Accommodate the community's diverse population by encouraging a harmonious mixture of housing types and uses.
- Policy 3.2:** Encourage developers to include affordable homes when building a particular number of market rate homes.

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

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

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

**There is a lack of clean, safe affordable housing.**

**Policy 3.6:** Ensure new affordable housing is built to quality standards.

**There are code enforcement issues with existing housing.**

**Policy 3.7:** Explore a collaborative effort between the county and the cities in regards to code enforcement.

### **Community Facilities and Services**

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

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

**Goal:** **Enhance the availability of energy sources, including natural gas to increase cost effectiveness for residents and business owners.**

### **Needs & Policies**

**The County and Cities face limitations in meeting the future demands of a growing population.**

**Policy 4.1:** Promote strategies to ensure that new development does not cause a decline in locally adopted level of service for and that capital improvements or other strategies needed to accommodate the impacts of development are made or provided for concurrent with new development.

**Policy 4.2:** Maintain regulations for shared/combined septic and water systems for new residential, commercial, and industrial developments.

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

**Policy 4.3:** Pursue opportunities to conduct a sedimentation, erosion and storm water runoff survey and pursue the creation of a plan to address those issues.

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

**Policy 4.4:** Pursue funding to construct a community meeting facility adequate to serve the community's needs.

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

**Policy 4.5:** Continue to encourage paving or grading/stabilizing and best management practices for existing dirt roads.

**Policy 4.6:** Continue implementing the plan to address sedimentation, erosion and storm water runoff issues.

**Natural gas service could be a more cost affordable energy source than options currently available.**

**Policy 4.7:** Explore options for encouraging the expansion of a natural gas pipeline to Brantley County.

### **Land Use**

**Goal:** **Understand and manage expectations for growth.**

#### **Needs & Policies**

**Population growth is expected in upcoming years, which may present several issues for Brantley County's provision of services, environment, and quality of life.**

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

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

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

### **Intergovernmental Coordination**

**Goal:** **Maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Brantley County.**

#### **Needs & Policies**

**Improve communication and inclusion between government, agencies, authorities, business, and citizens in the crafting of and implementation of plans.**

**Policy 6.1:** Encourage coordination between the County and Cities with regard to the development of plans.

**Policy 6.2:** Pursue joint processes for collaborative planning and decision-making.

### **Education**

**Goal:** **Increase educational and recreational opportunities.**

#### **Needs & Policies**

**Employer needs are not being met for employee training.**

**Policy 7.1:** Strive for partnerships and alliances with other educational institutions serving Brantley County.

**Policy 7.2:** Strive for partnerships with local businesses and industries for increased career related student internships.

**Workforce development needs to be prioritized – employers have a difficult time finding qualified personnel who will stay on the job.**

**Policy 7.3:** Pursue expansion of educational opportunities.

**Policy 7.4:** Pursue partnerships with local community colleges and technical colleges to provide satellite classes and courses for community residents.

- Policy 7.5:** Explore methods to offer financial literacy programs within the school system and/or through public/private partnerships with local banks and/or financial planning companies.
- Policy 7.6:** Determine how to best be responsive to the demands of new employers.
- Policy 7.7** Perform a gap analysis to determine which education programs best meet the needs of employers.
- Policy 7.8** Explore the creation of an educational program to meet needs of employers.

### **Health**

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

### **Needs & Policies**

**The community needs a Critical Care Facility for stabilizing patients.**

**Policy 8.1:** Encourage development of health care services that meet the current and future needs of the community.

**There is a lack of recreational opportunities.**

**Policy 8.2:** Encourage parks and community facilities to be located as focal points in neighborhoods.

**Policy 8.3:** Encourage increased investment in existing neighborhoods.

**Policy 8.4:** Continue to develop existing and new recreational facilities and community centers throughout the County and Cities. Aggressively pursue grant opportunities to support the creation of a new regional park.

### **Broadband Services**

**Goal:** Maintain broadband infrastructure to support educational opportunities and economic development.

### **Needs & Policies**

**More affordable broadband access is needed throughout all of Brantley County and the Cities of Hoboken and Nahunta.**

**Policy 9.1:** Enable public/private partnerships to reduce the cost of broadband service in Brantley County.

### **Transportation**

**Goal:** Consider the impact of development to the transportation system as well as local transportation plans and projects. Provide a safe and efficient integrated multi-modal transportation system including Greenways, Bikeways, and Blueways addressing the future needs of Brantley County businesses, residents, and visitors.

### **Needs & Policies**

**There is a lack of local and state funding to support resurfacing and maintenance of local roads.**

**Policy 10.1:** Pursue and lobby for additional funding to improve local roads, including CDBG and SPLOST funds.

**Policy 10.2** Research and implement measures to develop multi-modal systems including bicycle and pedestrian safety initiatives.

**There is a lack of state funds and maintenance on existing state roads.**

**Policy 10.3:** Raise awareness of maintenance issues on existing state roads among local and State elected officials and staff.

**Policy 10.4:** Support the Transportation Infrastructure Act (TIA) which has enabled the regional TSPLOST.

**There is a lack of a safe pedestrian, bicyclist, and golf cart transportation environment.**

**Policy 10.5:** Promote safe, walkable neighborhoods.

**Policy 10.6:** Encourage neighborhoods to develop as interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation.

**7. Community Work Program**

**Brantley County 5-Year Short-Term Work Program Update Report of Accomplishments**  
(2017 - 2021)

PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
<b>CULTURAL RESOURCES</b>							
Develop a historic preservation ordinance for protection of locally designated historic properties	Ongoing				X		Expected completion FY26.
<b>ECONOMIC DEVELOPMENT</b>							
Acquire 200 – 300 acres of land for future construction of an Industrial Park	Ongoing	X	X				Expected completion FY26.
<b>NATURAL RESOURCES</b>							
Conduct a Natural Resource Conservation education program for citizens, developers and local officials	Ongoing		X	X			Expected completion FY26.
Develop a plan for preserving and marketing resources for eco-tourism	Ongoing		X	X			Expected completion FY26.
Purchase and improve land for Satilla River Recreational Facilities, including public restrooms, beach, and campsite	Cancelled			X	X	X	Decision was made to invest in upgrading boat ramps instead.
Enhance three existing public boat ramps along the Satilla River, with concrete repairs, picnic tables, and other improvements	Complete	X	X				

PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
Construct 2 – 3 miles of bikeways and trails in and around the Satilla River area	Ongoing			X	X	X	Expected completion FY26.
Install signage, kiosk, and make maps available along the Satilla River Water Trail	Ongoing	X					Expected completion FY26.
<b>LAND USE</b>							
Develop land use development codes and/or zoning codes for the County and Cities	Complete	X	X	X			
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Expand and improve recreation facilities at the Nahunta, Schlatterville, and Waynesville parks, including 4 ballfields, gymnasium, walking track, playground equipment, dock, public restrooms, lighting, and paved driveways	Ongoing	X	X	X	X	X	Partially complete.
Construct a 1-mile walking trail at the Recreation Park	Ongoing			X	X		Expected completion FY26.
Pave approximately 22 miles of dirt roads, including CR 163, CR 63, CR 90, CR 92, CR 528, and CR 42	Ongoing	X	X	X	X	X	Partially complete.
Resurface approximately 15 miles of roads, including Caney Bay Rd., Riverside Rd., West Raybon Rd., Hwy 259, and Cumberland Rd.	Ongoing	X	X	X	X	X	Partially complete.
Replace Humpback Bridge	Ongoing		X				Expected completion FY26.

PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
Purchase 5 dump trucks, 1 track hoe, 1 bulldozer, 6 motor graders, and fueling system upgrade	Complete	X	X	X	X	X	
Purchase 3 new ambulances, 3 stretchers, and 3 cardio units	Complete	X	X	X			
Construct 3 new fire stations	Ongoing		X	X	X		Partially complete.
Purchase 80 SCBA units for firefighters	Ongoing	X	X	X	X	X	Partially complete.
Purchase 80 air tanks for firefighters	Ongoing	X	X	X	X	X	Partially complete.
Purchase 80 turnout gear sets for firefighters	Ongoing	X	X	X	X	X	Partially complete.
Purchase 50-foot fire hose	Complete	X					
Purchase 2 cascade systems	Complete		X	X			
Purchase 1 brush truck for fire dept.	Complete	X					
Purchase 1 tanker/pumper for fire dept.	Complete		X				
Purchase 1 rescue truck for fire dept.	Complete			X			
Purchase 1 air truck/compressor	Complete				X		
Construct firefighter training facility	Ongoing			X	X		Expected completion FY26.
Purchase 20 new police cars	Ongoing	X	X	X	X	X	Expected completion FY26.
Renovate the Brantley County courthouse for improved accessibility and additional parking, and retrofit other existing public buildings to comply with the Americans with Disabilities Act	Ongoing			X			Expected completion FY26.



PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
Renovate existing building to house the County Commissioners, County Tax Assessor, and Tax Commissioner offices	Ongoing		X	X			Expected completion FY26.
Install taxiways, fueling system, and restroom/terminal facilities at the County Airport	Ongoing			X	X		Expected completion FY26.
Construct new hangars at the County Airport	Ongoing		X	X	X		Expected completion FY26.

**Brantley County 5-Year Community Work Program Update**  
(2022 - 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
<b>NATURAL RESOURCES</b>									
Create a clean-up program targeting illicit discharge and littering.	\$10,000	Brantley County	General fund, grants	1, 4	X	X	X	X	X
Conduct a Natural Resource Conservation education program for citizens, developers and local officials.	\$25,000	Brantley County, Satilla Riverkeeper, State agencies	General fund, grants	1, 4	X	X	X	X	X
Develop a plan for preserving and marketing resources for eco-tourism.	Staff time	Brantley County, Historical Society, Development Authority	General fund, grants	1, 4	X	X	X	X	X
Repair boat ramps along the Satilla River.	\$25,000	Brantley County	General fund, grants	1, 4	X	X	X	X	X
<b>CULTURAL RESOURCES</b>									
Develop a historic preservation ordinance for protection of locally designated historic properties.	Staff time	Brantley County	General fund, grants	1	X	X	X	X	X
<b>ECONOMIC DEVELOPMENT</b>									
Acquire 200 – 300 acres of land for future construction of an Industrial Park.	\$750,000	Brantley County, Development Authority	General fund, grants, CDBG	2	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
<b>HOUSING</b>									
Rehabilitate housing units that were not built to a sufficient standard to increase the quality of existing affordable housing.	\$750,000	Brantley County	General fund, grants, CDBG, CHIP	3	X	X	X	X	X
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Expand and improve recreation facilities at the Nahunta, Schlatterville, and Waynesville parks, including 4 ballfields, gymnasium, and playground equipment.	\$1,000,000	Brantley County	General fund, grants, LWCF	10-11	X	X	X	X	X
Construct a 1-mile walking trail at the Recreation Park	\$125,000	Brantley County	General fund, grants, LWCF	10-11	X	X	X	X	X
Construct firefighter training facility.	\$500,000	Brantley County	General fund, grants	11	X	X	X	X	X
Purchase 20 new police cars.	\$750,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X
Renovate the Brantley County courthouse for improved accessibility and additional parking, and retrofit other existing public buildings to comply with the Americans with Disabilities Act.	\$75,000	Brantley County	SPLOST, County and City General fund, grants, CDBG	11	X	X	X	X	X
Construct 3 new fire stations.	\$750,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X
Purchase 80 SCBA units for firefighters.	\$400,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X
Purchase 80 air tanks for firefighters.	\$88,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Purchase 80 turnout gear sets for firefighters.	\$160,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X
Renovate existing building to house the County Commissioners, County Tax Assessor, and Tax Commissioner offices.	\$400,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X
Install taxiways, fueling system, and restroom/terminal facilities at the County Airport.	\$700,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X
Construct new hangars at the County Airport.	\$400,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X
<b>INTERGOVERNMENTAL COORDINATION</b>									
Coordinate on shared use agreements and analyze current agreements for billing and tax collection.	Staff time	Brantley County, City of Hoboken, City of Nahunta	General fund	9	X	X	X	X	X
<b>EDUCATION</b>									
Pursue technical education and job-based programs.	Staff time	Brantley County, Development Authority, private and non-profit sector	General fund	10	X	X	X	X	X
<b>BROADBAND</b>									
Provide adequate high speed broadband access for local industries and commercial businesses.	\$1,000,000 - \$10,000,000	Brantley County, , Public/Private Partnership	General fund, SPLOST, grants, private funding	12	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	Brantley County	General fund	12	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	Brantley County	General fund	12	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	Brantley County	General fund	12	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
<b>TRANSPORTATION</b>									
Participate in discussions on the provision of regional transit.	Staff time	Brantley County	General fund	13	X	X	X	X	X
Construct 2 – 3 miles of bikeways and trails in and around the Satilla River area	\$300,000	Brantley County	General fund, grants, Satilla Riverkeeper	10,11,13	X	X	X	X	X
Install signage, kiosk, and make maps available along the Satilla River Water Trail	\$3,000	Brantley County	General fund, Satilla Riverkeeper, grants	10,11,13	X	X	X	X	X
Resurface approximately 15 miles of roads, including Caney Bay Rd., Riverside Rd., West Raybon Rd., Hwy 259, and Cumberland Rd.	\$3 million	Brantley County, City of Hoboken	General fund, GDOT, TSPLOST	13	X	X	X	X	X
Replace Humpback Bridge.	\$200,000	Brantley County	General fund, GDOT, TSPLOST, LMIG	13	X	X	X	X	X
Pave approximately 22 miles of dirt roads, including CR 163, CR 63, CR 90, CR 92, CR 528, and CR 42.	\$16,400,000	Brantley County	General fund, GDOT, TSPLOST, LMIG	13	X	X	X	X	X
Install Electric Vehicle (EV) infrastructure (charging stations, conduit, signage, etc.) at key locations to meet the needs of residents and visitors to the county.	\$300,000	Brantley County, Private Sector	General fund, GDOT, grants	11,13	X	X	X	X	X

**City of Hoboken 5-Year Short-Term Work Program Update Report of Accomplishments**  
(2017 - 2021)

PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
<b>HOUSING</b>							
Renovate approximately 10 homes of low-income residents	Ongoing		X	X	X	X	Expected completion FY23.
<b>COMMUNITY FACILITIES AND SERVICES</b>							
Develop the Recreation Park with facilities including picnic area, shelters, walking track, educational materials, etc.	Ongoing		X	X			Expected completion FY24.
Construct new City Hall	Cancelled			X	X		Too costly.
Pave approximately 2 miles of dirt roads	Complete	X	X	X	X	X	
Resurface approximately 2 miles of roads	Complete	X	X	X	X	X	
Construct approximately ½ mile of sidewalks along US 82	Ongoing	X	X				Expected completion FY26.
Repair approximately ¼ mile of sidewalks leading to the Elementary School	Complete	X	X				
Extend water lines and install hydrants along Palmetto and Maple Streets	Complete		X	X	X		
Purchase Christmas decorations and entry signs for the City	Complete		X	X			

**City of Hoboken 5-Year Community Work Program Update**  
(2022 - 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
<b>ECONOMIC DEVELOPMENT</b>									
Conduct an assessment of economic development needs in the City.	\$12,500	City of Hoboken	General fund, grants	2		X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
<b>HOUSING</b>									
Renovate approximately 10 homes of low-income residents	\$300,000	City of Hoboken	General fund, grants, CDBG and CHIP	3	X	X			
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Improve the Recreation Park with amenities including picnic shelter, lighting, Veteran's memorial, gazebo, etc.	\$20,000 per year	City of Hoboken	SPLOST, General fund, LWCF, grants	10,11	X		X		
Construct new City Hall.	\$200,000	City of Hoboken	General fund, grants, and CDBG	11	X	X	X	X	X
<b>INTERGOVERNMENTAL COORDINATION</b>									
Coordinate on shared use agreements and analyze current agreements for billing and tax collection.	Staff time	Brantley County, City of Hoboken, City of Nahunta	General fund	9	X	X	X	X	X
Provide adequate high speed broadband access for local industries and commercial businesses.	\$1,000,000 - \$10,000,000	Public/Private Partnership	General fund, SPLOST, grants, private funding	12	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	City of Hoboken	General fund	12	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Hoboken	General fund	12	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Hoboken	General fund	12	X	X	X	X	X
<b>TRANSPORTATION</b>									
Participate in discussions on the provision of regional transit.	Staff time	City of Hoboken	General fund	13	X	X	X	X	X
Repair approximately ½ mile of sidewalks along US 82.	\$20,000	City of Hoboken	TSPLOST, LMIG, General fund	13	X	X	X	X	X
Resurface approximately 2 miles of roads.	\$67,000/year	City of Hoboken	TSPLOST, LMIG, General fund	13	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Resurface approximately 15 miles of roads, including Caney Bay Rd., Riverside Rd., West Raybon Rd., Hwy 259, and Cumberland Rd.	\$3 million	Brantley County, City of Hoboken	General fund, GDOT, TSPLOST	13	X	X	X	X	X

**City of Nahunta 5-Year Short-Term Work Program Update Report of Accomplishments**  
(2017 - 2021)

PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
<b>ECONOMIC DEVELOPMENT</b>							
Acquire and develop land for a potential factory site	Ongoing		X				Expected completion FY26.
<b>HOUSING</b>							
Acquire land and construct approximately 25 affordable housing units	Ongoing		X	X	X		Expected completion FY26.
<b>COMMUNITY FACILITIES &amp; SERVICES</b>							
Expand City of Nahunta water system to meet the projected influx of future population	Ongoing	X	X	X	X		Expected completion FY26.
Replace water lines citywide	Ongoing		X	X	X		Expected completion FY26.
Loop water lines citywide	Ongoing	X	X				Expected completion FY26.

PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
Renovate water tower	Ongoing		X				Expected completion FY26.
Extend sewer lines to the north end of the City	Ongoing	X	X				Expected completion FY26.
Expand sewer pond with more land and spray field	Cancelled		X	X			This item is not necessary as plans have changed and now the City is going to build a Wastewater Treatment Plant.
Purchase sewer jetter	Ongoing	X					Expected completion FY26.
Replace culvert pipes and upgrade other drainage citywide	Ongoing		X	X	X		Expected completion FY26.
Purchase limb truck	Ongoing	X					Expected completion FY26.
Construct new City Hall and adapt an existing building to serve as the Community Center	Ongoing			X	X		Expected completion FY26.
Pave approximately 10 miles of dirt roads	Ongoing	X	X	X	X	X	Expected completion FY26.



PROJECTS	STATUS	FY 17	FY 18	FY 19	FY 20	FY 21	COMMENTS
Resurface approximately 15 miles of roads	Ongoing	X	X	X	X	X	Expected completion FY26.
Repair approximately 5 miles of sidewalks	Ongoing	X	X	X	X	X	Expected completion FY26.
Construct approximately 3 miles of new sidewalks	Ongoing	X	X	X	X	X	Expected completion FY26.
Construct brick sidewalks, planters, benches, and other streetscaping on Main Street	Ongoing		X	X			Expected completion FY26.
Purchase land and develop facilities for a City Park	Ongoing			X	X		Expected completion FY26.
Purchase 2 police vehicles	Complete	X			X		
Purchase Christmas decorations and lights for Downtown	Ongoing	X					Expected completion FY26.

**City of Nahunta 5-Year Community Work Program Update**  
(2022 - 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
<b>ECONOMIC DEVELOPMENT</b>									
Acquire and develop land for a potential factory site.	\$500,000	City of Nahunta	General fund, grants	2	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
<b>HOUSING</b>									
Acquire land and construct approximately 25 affordable housing units.	\$1,300,000	City of Nahunta	General fund, grants, CDBG, CHIP	3	X	X	X	X	X
<b>COMMUNITY FACILITIES &amp; SERVICES</b>									
Expand City of Nahunta water system.	\$400,000	City of Nahunta	General fund, Grants	5-6, 11	X	X	X	X	X
Replace water lines citywide.	\$1,000,000	City of Nahunta	General fund, Grants	5-6, 11	X	X	X	X	X
Loop water lines citywide.	\$50,000	City of Nahunta	General fund, Grants	5-6, 11	X	X	X	X	X
Renovate water tower.	\$250,000	City of Nahunta	General fund, Grants, CDBG	5-6, 11	X	X	X	X	X
Construct new Wastewater Treatment Plant.	\$1,000,000	City of Nahunta	General fund, Grants, CDBG	5-6, 11	X	X	X	X	X
Extend sewer lines to the north end of the City.	\$200,000	City of Nahunta	General fund, Grants	5-6, 11	X	X	X	X	X
Purchase sewer jetter.	\$50,000	City of Nahunta	General fund, Grants	5-6, 11	X	X	X	X	X
Replace culvert pipes and upgrade other drainage Citywide.	\$1,000,000	City of Nahunta	General fund, Grants	5-6, 11	X	X	X	X	X
Purchase limb truck.	\$100,000	City of Nahunta	General fund, Grants	11	X	X	X	X	X
Construct new City Hall and adapt an existing building to serve as the Community Center.	\$1,000,000	City of Nahunta	General fund, Grants, CDBG	5-7, 11	X	X	X	X	X
Construct brick sidewalks, planters, benches, and other streetscaping on Main Street.	\$100,000	City of Nahunta	General fund, Grants	11, 13	X	X	X	X	X
Purchase land and develop facilities for a City Park.	\$1,000,000	City of Nahunta	General fund, Grants, LWCF	5-6, 11	X	X	X	X	X
Purchase 2 police vehicles.	\$100,000	City of Nahunta	General fund, Grants	11	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Purchase Christmas decorations and lights for downtown.	\$25,000	City of Nahunta	General fund, Grants	11	X	X	X	X	X
Purchase banners for light poles.	\$25,000	City of Nahunta	General fund, Grants	11	X	X	X	X	X
<b>INTERGOVERNMENTAL COORDINATION</b>									
Coordinate on shared use agreements and analyze current agreements for billing and tax collection.	Staff time	Brantley County, City of Hoboken, City of Nahunta	General fund	9	X	X	X	X	X
<b>BROADBAND</b>									
Provide adequate high speed broadband access for local industries and commercial businesses.	\$1,000,000 - \$10,000,000	Public/Private Partnership	General Fund, SPLOST, grants, private funding	12	X	X	X	X	X
Adopt a Broadband Ordinance.	Staff time	City of Nahunta	General Fund	12	X	X	X	X	X
Apply for Broadband Ready Certification.	Staff time	City of Nahunta	General Fund	12	X	X	X	X	X
Review and reduce any obstacles to roll-out or development of broadband infrastructure.	Staff time	City of Nahunta	General Fund	12	X	X	X	X	X
<b>TRANSPORTATION</b>									
Participate in discussions on the provision of regional transit.	Staff time	City of Nahunta	General Fund	13	X	X	X	X	X
Pave approximately 10 miles of dirt roads.	\$7,000,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X
Resurface approximately 15 miles of roads.	\$2,500,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X
Repair approximately 5 miles of sidewalks.	\$500,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26
Construct approximately 3 miles of new sidewalks.	\$500,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X
Construct brick sidewalks, planters, benches, and other streetscaping on Main Street.	\$100,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X



## 8. Economic Development Element

The 2018-2022 Comprehensive Economic Development Strategy (CEDS), as developed by the Southern Georgia Regional Commission under a grant from the US Department of Commerce Economic Development Administration, is hereby incorporated by reference into this Comprehensive Plan to serve as the Economic Development Element for Brantley County and the Cities of Hoboken, Nahunta.

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

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

The Southern Georgia CEDS gives an overview of the region, briefly describing the geography, population, economy, labor and workforce development and use, education, transportation access, environment, and regional resources. It reviews the state of the regional economy and provides a list of achievable Goals and Objectives for the region, a Plan of Action to ensure success, and Performance Measures used to evaluate the Southern Georgia Regional Commission's successful development and implementation of the 2018-2022 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

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

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

### **Goal 1: Promote economic development strategies that encourage entrepreneurship, support existing industries, attract new employers, and stimulate tourism.**

#### Strategy:

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

#### Objectives:

- Promote coordination among all economic development entities in the region.
- Promote coordination between the local governments and area businesses and agencies to identify ways to attract and retain more young, workforce age population to the region.

### **Goal 2: Protect, expand, and enhance critical infrastructure and connectivity for existing and future community growth.**

#### Strategy:

*Improve broadband access in rural communities.*

Objectives:

- Identify locations where additional bandwidth is needed.
- Provide incentives for broadband; i.e. Electric Membership Cooperatives

**Goal 3: Facilitate growth and development of an educated, skilled, prepared workforce by utilizing available programs and resources.**

Strategy:

*Create and maintain long-term, meaningful employment opportunities sufficient to establish a sound and balanced economic base in which average per capita income and employment levels are consistently comparable to those of the State and Nation.*

Objectives:

- Encourage private/public partnerships between counties, cities, local businesses, and schools for the development of work programs and career education programs such as career academies for young adults.
- Support educational institutions to provide learning/skill development opportunities.

**Goal 4: Create an inviting sense of place through rural renewal and other strategies in order to retain population and to attract new members to our community.**

Strategy:

*Facilitate vibrant, attractive communities.*

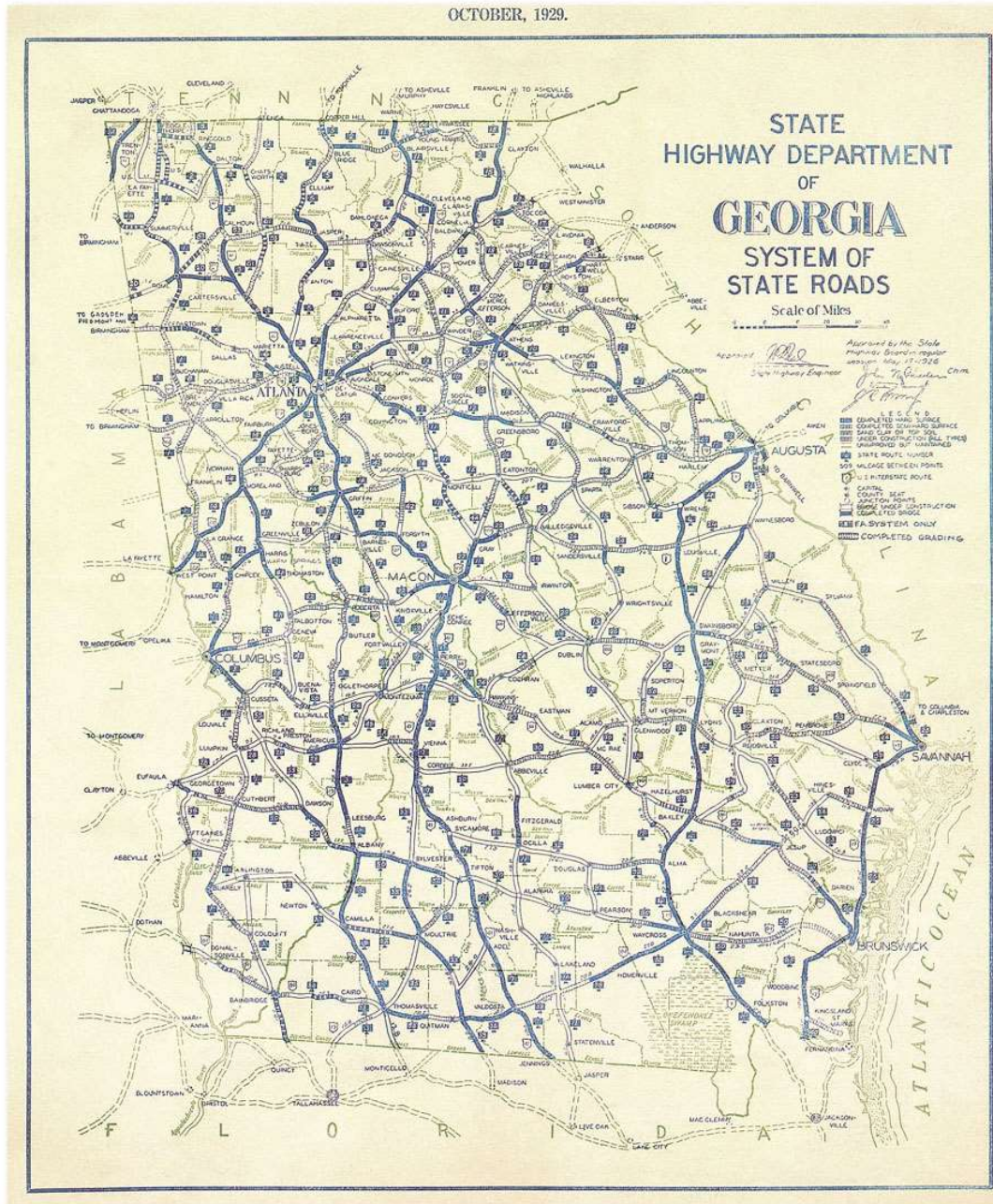
Objectives:

- Create a welcoming, functional neighborhood with “work, play, live” atmospheres to invite younger families to the region.
- Encourage local governments to participate in CHIP, CDBG, and USDA housing programs.

## 9. Land Use Element

### Background

Brantley County was created in 1920 from portions of Charlton, Pierce, and Wayne counties. The first county seat for Brantley County was located in Hoboken, incorporated in 1920. The City of Nahunta was founded around 1870 and was incorporated in 1925. The county seat was transferred from Hoboken to Nahunta in 1923.



State Highway Map, 1929

As can be seen on the above map of State Highways from 1929, Brantley County was and still is connected by roadway to Waycross and Brunswick. This map predates the construction of Interstate-95 (construction began in 1966 to the east in Camden County).



## **Character Areas**

In keeping with State Minimum Planning Standards, every part of the Greater Brantley Community was delineated into specific Character Areas. Character areas are intended to serve as guidance for future land use and land development. Each of the following character area narratives was developed based on stakeholder input, existing land uses, anticipated development, planned infrastructure improvements and expansions, and guidance found in the *State Planning Recommendations*. As with the Plan in general, these character area descriptions and goals should not be considered final. As the community gains a greater understanding of the role and value of character areas, their descriptions should be fine-tuned. Additionally, as the community continues to grow, specific character area depictions may need adjusting.

Each Character Area narrative has a unique **Description** stating either the existing or desired qualities for that area. **Predominant Land Uses** are then described.

The listing of **Permitted Zonings** (for Brantley County only as the cities do not have zoning) provides guidance as to the type of land uses encouraged within each Character Area. While many of the differences between uses can be mitigated through site design and development standards, there are certain uses which are incompatible with surrounding uses and should not be permitted.

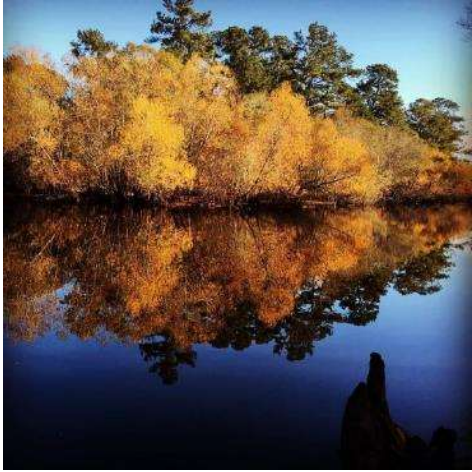
The stated **Development Strategy** should serve as a guide for all development and redevelopment taking place in the Character Area. Adherence to these development strategies will ensure consistent and complimentary development, which promotes a greater sense of place and overall improved quality of life.

As required by the State, the **Quality Community Objectives** demonstrate the unique ideals established for each Character Area (also see Section II, subsection 5 of this plan for descriptions of the Quality Community Objectives). While there is certainly a value to regional planning, planning on the neighborhood (or character area) level allows for greater implementation of specific objectives, which ultimately promotes an improved quality of life.

The **Implementation Measures** are the specific activities or programs which could take place within each of the Character Areas. While the suggested list of measures may or may not currently exist in Greater Brantley County, their implementation in appropriate areas would help achieve the established objectives and overall development strategy for each Character Area. In most cases, these measures should be considered joint efforts between the local government, development community, and citizens alike.

Character Area maps are provided in the Maps section prior to the Appendix.

### **Satilla River Character Area (Brantley County)**



#### **Description**

The Satilla River offers Brantley County an opportunity to encourage economic growth through the preservation of natural resources, developing eco-tourism and recreation. Brantley County lies in the Satilla Watershed with a major portion of the county consisting of wetlands (16%) and lowlands with poorly drained soils, 5 significant groundwater recharge areas, and approximately 90 miles of river corridor. The Satilla River was nominated in 1992 as a Regionally Important Resource. Brantley County contains two Wildlife Management Areas. Science, natural disasters, and increasing demand for water have shown us that these valuable resources are vital to the community's wellbeing and must be conserved, restored, and increased in future planning. Currently this area is being impacted by residential development encroaching from Glynn County.

#### **Predominant Land Uses**

Sustainable eco-tourism, canoeing, hiking, nature trails, bird watching, hunting, fishing, swimming, and environmental education

#### **Permitted Zoning:**

- A-G Agricultural Use
- PD – Planned Development

#### **Development Strategy**

Protect water quality and preserve natural resources and habitat areas.

#### **Quality Community Objectives:**

- Resource Management
- Sense of Place
- Regional Cooperation

#### **Implementation Measures:**

- Encourage promotion of sustainable local eco-tourism, canoeing (including the Satilla River Water Trail), hiking, nature trails, bird watching, hunting, fishing, swimming, and environmental education as viable economic opportunities (Policy 2.9).
- Encourage new development in suitable locations in order to protect natural resources (Policy 1.3).

- Encourage participation in annual Satilla River cleanup events (Policy 1.10).



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

### **Agriculture and Forestry Character Area (Brantley County, City of Hoboken, City of Nahunta)**



#### **Description**

The Agricultural and Forestry Area will emphasize the rural lifestyle and offer an economic boost through the promotion of agri-tourism. Prime agricultural and forestland are located between the convergence of the Satilla and the Little Satilla Rivers, along the southern side of the Satilla River border with Pierce County, north and southeast of Hickox, and running parallel to the Satilla River at Lulaton. Part of the Waycross State Forest is located along the east-southeast border of Ware and Brantley Counties at Schlatterville. Most of this area is surrounded by timberland, although there is some residential development along the fringe areas of the forest. Sandy, poorly drained soils are well suited for timber, but the land has suffered from ditching, monoculture, pesticides, and loss of native hardwood trees.

#### **Predominant Land Uses**

Forestry, with some farmland

**Permitted Zoning:** *(in Brantley County only as the cities do not have zoning)*

- A-G Agricultural Use
- M-H-P Manufactured Housing Park
- PD – Planned Development

### **Development Strategy**

Preserve farming and conservation options as vital components of the rural economy and quality of life for Brantley County.

### **Quality Community Objectives:**

- Resource Management
- Sense of Place

### **Implementation Measures:**

- Ensure that the protection and conservation of the community's resources plans an important role in the decision-making process (Policy 1.5).
- Encourage conservation easements to keep productive farmland in agricultural use (Policy 1.7).

### **Conservation Character Area (*Brantley County*)**



### **Description**

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

### **Predominant Land Uses**

Conservation – both passive and active, including private land and public park and/or preserve lands

### **Permitted Zoning:**

- A-G Agricultural Use

### **Development Strategy**

Preserve conservation options for the long-term recreational and natural habitat goals of the community.

**Quality Community Objectives:**

- Resource Management
- Efficient Land Use

**Implementation Measures:**

- Encourage more compact and efficient urban development and preservation of open spaces (Policy 1.4).
- Ensure that the protection and conservation of the community's resources plans an important role in the decision-making process (Policy 1.5).
- Pursue the establishment of bikeways and trails in and around the Satilla River area (Policy 1.6).

**Residential Character Area (Brantley County, City of Hoboken, City of Nahunta)**



**Description**

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

### **Predominant Land Uses**

Residential with limited neighborhood amenities such as schools, churches, and minimal neighborhood serving commercial uses

### **Permitted Zoning:** *(in Brantley County only as the cities do not have zoning)*

- R-R Rural Residential
- R-1 Single Family Residential
- R-22 Single Family Residential
- M-R Multiple Residential
- DR-22-M Residential
- B-R Business Retail
- PD – Planned Development

### **Development Strategy**

Reinforce the stability of the neighborhoods through encouragement of homeownership and by supporting code enforcement efforts.

### **Quality Community Objectives:**

- Sense of Place
- Efficient Land Use
- Housing Options

### **Implementation Measures:**

- Accommodate the community's diverse population by encouraging a harmonious mixture of housing types and uses (Policy 3.1).
- Promote availability of vacant and developable land available for multifamily housing (Policy 3.3).
- Encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence (Policy 3.4).
- Encourage creation of affordable housing opportunities to ensure that all those who work in the community have a viable choice or option to live in the community (Policy 3.5).
- Ensure new affordable housing is built to quality standards (Policy 3.6).
- Explore a collaborative effort between the county and the cities in regards to code enforcement (Policy 3.7).

### **Developing Subdivisions in East Brantley County Character Area (*Brantley County*)**



#### **Description**

Numerous subdivisions began developing in East Brantley County during the previous update of the comprehensive plan. Some of the lots have been developed, while others remain vacant. This area has an opportunity to contribute to the economy of the County. Local business owners and entrepreneurs may have the opportunity to locate specialty locally-owned restaurants and entertainment in this area. This would have the beneficial result in homeowners and residents spending money within Brantley County instead of neighboring areas.

#### **Predominant Land Uses**

Medium to large lot single family residential uses

#### **Permitted Zoning:**

- R-R Rural Residential
- PD – Planned Development

#### **Development Strategy**

Ensure that sufficient infrastructure is available in conjunction with development and minimize unintended consequences through proactive planning efforts.

#### **Quality Community Objectives:**

- Sense of Place
- Resource Management
- Housing Options

#### **Implementation Measures:**

- Accommodate the community's diverse population by encouraging a harmonious mixture of housing types and uses (Policy 3.1).
- Explore a collaborative effort between the county and the cities in regards to code enforcement (Policy 3.7).
- Ensure that necessary services are provided concurrent with growth and are planned for in keeping with future growth (Policy 5.2).

**Major Highway Corridor Character Area (Cities of Hoboken and Nahunta)**



**Description**

US Highways 82 and 301 intersect Brantley County. Development such as local specialty shops and restaurants along these major highways will encourage travelers to contribute to the local economy. Highway 82 runs the width of the county, as does the railroad. Buffers should be maintained on either side of the highway for wildlife, aesthetics, fly zones, safety, and erosion control. CSX Transportation operates an east-west railroad line parallel to US 82 that bisects the County and the Cities of Hoboken and Nahunta, as well as the communities of Lulaton, Atkinson, and Waynesville. CSX also operates a north-south railroad line parallel to US 301, which runs through the City of Nahunta and the Hortense and Hickox communities.

**Predominant Land Uses**

Mixed residential, commercial, and industrial uses.

**Development Strategy**

Enhance and uphold visual and property maintenance standards.

**Quality Community Objectives:**

- Sense of Place
- Resource Management
- Transportation Options
- Local Preparedness

**Implementation Measures:**

- Encourage economic development and redevelopment, to include the acquisition and development of land (Policy 2.1).
- Participate in the 121, 301, and Woodpecker Trail Associations to promote US 301 as a scenic and economic development highway (Policy 2.10).



- Encourage neighborhoods to develop as interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation (Policy 10.6).

**Commercial Character Area (Brantley County)**



**Description**

This character area consists of developing or developed commercial areas including office, retail, and service uses abutting major commercial corridors.

**Predominant Land Uses**

Developed or developing commercial uses.

**Permitted Zoning:**

- C-H - Commercial Highway
- B-R Business Retail
- PD – Planned Development

**Development Strategy**

Enhance and uphold visual and property maintenance standards.

**Quality Community Objectives:**

- Sense of Place
- Economic Prosperity
- Transportation Options
- Local Preparedness

**Implementation Measures:**

- Encourage economic development and redevelopment, to include the acquisition and development of land (Policy 2.1).
- Encourage neighborhoods to develop as interactive communities where people have easy access to schools, parks, residences and businesses through walkways, bike paths, roads and public transportation (Policy 10.6).

**Brantley County Courthouse Character Area (City of Nahunta)**



**Description**

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

**Predominant Land Uses**

Professional, government offices.

**Development Strategy**

Preserve the historical character of this small area while also enabling the property to serve the functions of local government, meeting resident's needs.

**Quality Community Objectives:**

- Sense of Place
- Local Preparedness

**Implementation Measures:**

- Encourage the development of the downtowns of the two cities as vibrant centers for culture, government, dining, residential use, and retail diversity (Policy 2.2).

**Hoboken Downtown Character Area (City of Hoboken)**



### **Description**

Downtown Hoboken has vacant buildings, such as a convenience store. This building could be converted for uses such as a local specialty shop or office space. Such a property represents an opportunity not only for local entrepreneurs, but also for those relocating from outside the County. The Hoboken Downtown area, being located on Highway 82, has the potential to bring in large volumes of potential customers. Currently the downtown area consists of commercial, retail, and scattered residential. There are no zoning codes or land use development regulations in Hoboken to guide growth.

### **Predominant Land Uses**

Commercial, Residential

### **Development Strategy**

Enhance the economy and maintain the rural character of this small town setting.

### **Quality Community Objectives:**

- Sense of Place
- Local Preparedness
- Efficient Land Use
- Transportation Options

### **Implementation Measures:**

- Encourage the development of the downtowns of the two cities as vibrant centers for culture, government, dining, residential use, and retail diversity (Policy 2.2).
- Encourage adoption of landscaping guidelines to create a unified and pleasing visual environment (Policy 2.3).
- Support programs for retention, expansion and creation of businesses that enhance the community's economic well-being (Policy 2.4).
- Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community (Policy 2.5).
- Encourage niche marketing of local artists and craftsmen (Policy 2.8).

**Nahunta Downtown Character Area (City of Nahunta)**



**Description**

This area contains the traditional downtown in the City of Nahunta and its historical buildings.

**Predominant Land Uses**

Commercial, Residential, City Services

**Development Strategy**

Maintain the rural Main Street character while enhancing retail options and maintaining historic buildings.

**Quality Community Objectives:**

- Sense of Place
- Local Preparedness
- Efficient Land Use
- Transportation Options

**Implementation Measures:**

- Encourage the development of the downtowns of the two cities as vibrant centers for culture, government, dining, residential use, and retail diversity (Policy 2.2).
- Encourage adoption of landscaping guidelines to create a unified and pleasing visual environment (Policy 2.3).
- Support programs for retention, expansion and creation of businesses that enhance the community's economic well-being (Policy 2.4).
- Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community (Policy 2.5).
- Encourage niche marketing of local artists and craftsmen (Policy 2.8).

**Brantley County Industrial Park Character Area (Brantley County and the City of Hoboken)**



### **Description**

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

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

### **Predominant Land Uses**

Industrial uses including metal work, manufacturing, and warehousing.

**Permitted Zoning:** *(in Brantley County only as the City of Hoboken does not have zoning)*

- L-I Light Industrial
- PD – Planned Development

### **Development Strategy**

Enhance the economic opportunity in the community while preserving natural areas for non-industrial uses.

### **Quality Community Objectives:**

- Economic Prosperity

- Educational Opportunities
- Local Preparedness
- Regional Cooperation

**Implementation Measures:**

- Encourage new development in suitable locations in order to protect natural resources (Policy 1.3).
- Support programs for retention, expansion and creation of businesses that enhance the community's economic well-being (Policy 2.4).
- Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community (Policy 2.5).
- Support and work with the Development Authority to attract new business and industry to the community (Policy 2.6).

**Light Industrial Character Area (Brantley County)**



**Description**

This area includes various industrial areas of lesser intensity within the County.

**Predominant Land Uses**

Industrial uses including light manufacturing and warehousing.

**Permitted Zoning:**

- L-I Light Industrial
- PD – Planned Development

### **Development Strategy**

Provide an environment conducive to maintaining and attracting businesses to create quality jobs for the community. This includes the provision of up-to-date infrastructure, including broadband and natural gas, if feasible.

### **Quality Community Objectives:**

- Economic Prosperity
- Local Preparedness

### **Implementation Measures:**

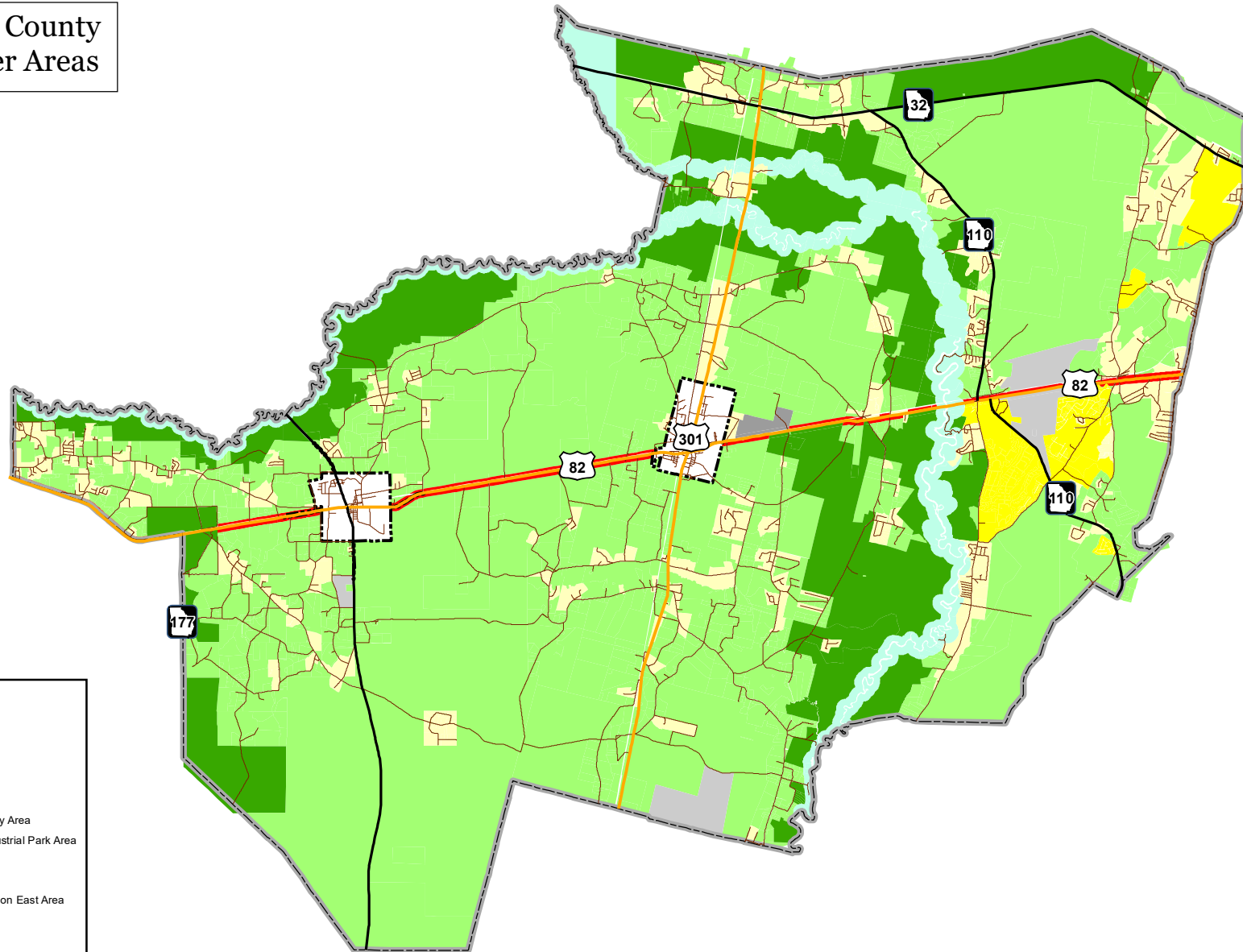
- Encourage new development in suitable locations in order to protect natural resources (Policy 1.3).
- Support programs for retention, expansion and creation of businesses that enhance the community's economic well-being (Policy 2.4).
- Establish an atmosphere in which entrepreneurial enterprise is nurtured in the community (Policy 2.5).

### **III. Maps**

Character Area Map– Brantley County  
Character Area Map – City of Hoboken  
Character Area Map – City of Nahunta



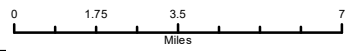
# Brantley County Character Areas



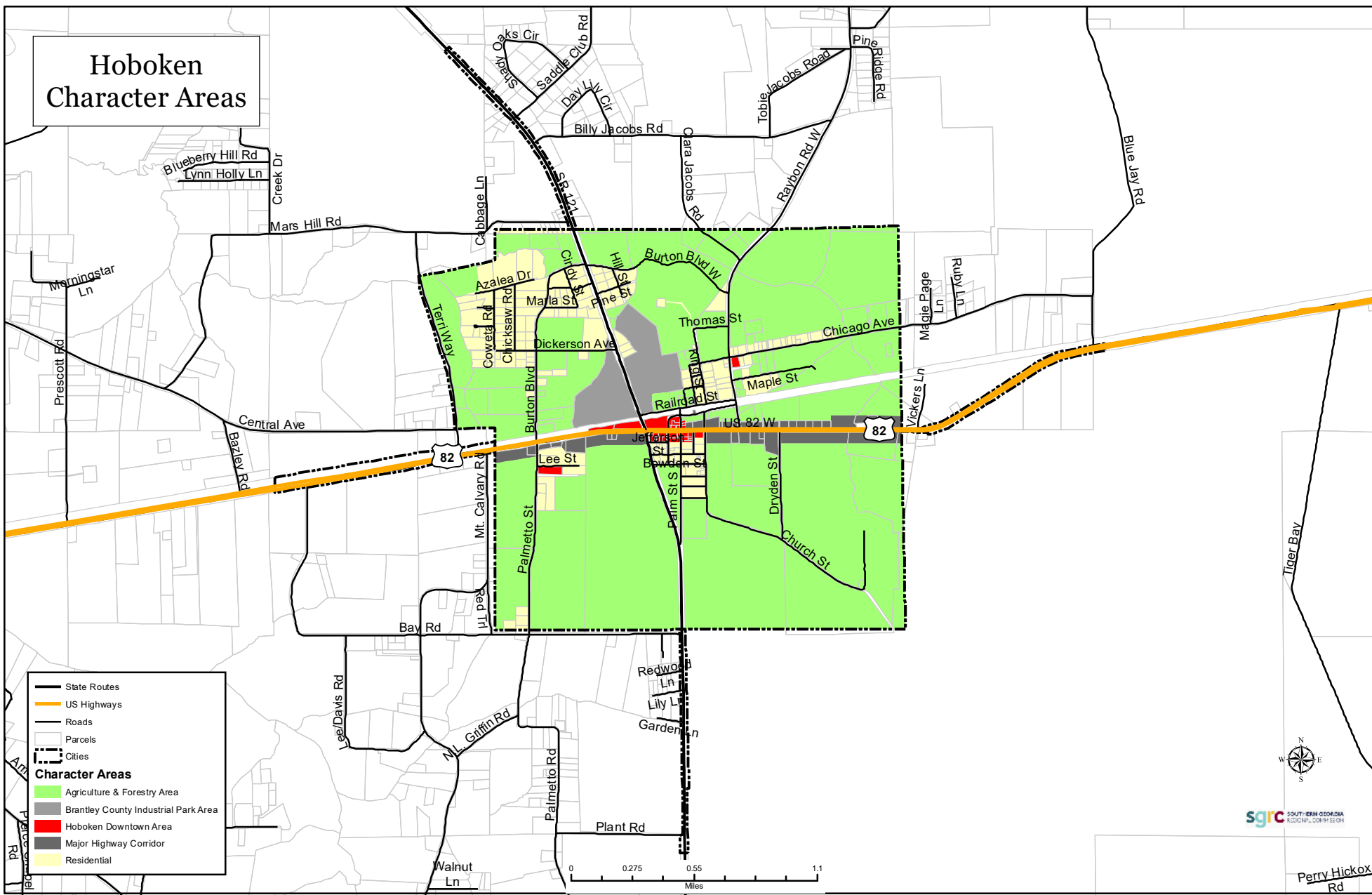
— State Routes  
 — US Highways  
 — Roads  
 - - - Cities  
 — County Boundary

**Character Areas**

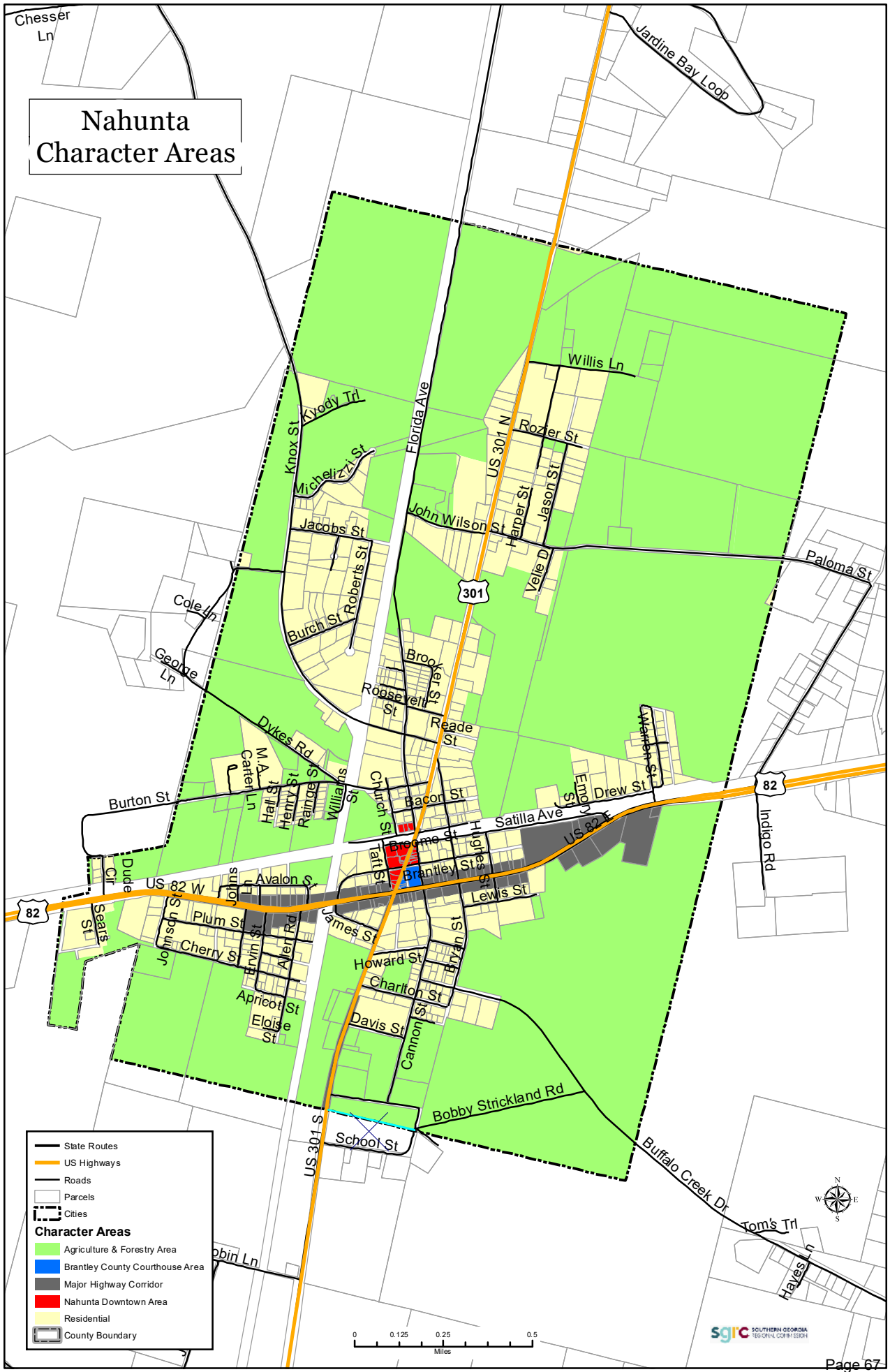
- Agriculture & Forestry Area
- Brantley County Industrial Park Area
- Commercial
- Conservation
- Developing Subdivision East Area
- Light Industrial Area
- Residential
- Satilla River Area



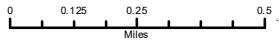
# Hoboken Character Areas



# Nahunta Character Areas



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



# Appendix

SWOT Analysis Summary  
Data Analysis Tables  
Sign-In Sheets  
Public Hearing Notices  
Transmittal Letters  
Adoption Resolutions

## **SWOT Analysis Results**

**11/10/20**

### **Strengths**

- The County has a significant economic strength in the timber industry.
- There is an abundance of open space with areas that could be used for active or passive recreation.
- The City of Hoboken is well known for their Sacred Harp singing.
- The population appears to be increasing as land is less costly in Brantley County compared to surrounding counties.
- Code enforcement efforts have been ramping up which will result in safer living conditions for residents.
- There is a transportation option as MIDS is the third party rural transit provider.
- The County has adopted zoning.
- The County has sufficient broadband infrastructure that is considered to be very strong in comparison to neighboring jurisdictions.
- The County has made a significant financial investment in the airport.
- There is a small park adjacent to the Hoboken Elementary School and a walking track.
- The County and the Cities work together on elections, tax billing, collections, use of the community center, and for juries.
- The County and the Cities work together on grading of roads and procurement of rocks.

### **Weaknesses**

- There are undocumented water supply wells; some are very shallow and are grandfathered in. Residents are not alerted to developments that could impact the quality of their water supply wells when there is no record that they exist.
- Water level – the County has a large proportion of land in wetlands. This impacts the ability to develop more housing for residents.
- There are code enforcement and safety issues with recreational vehicles and campers.
- As the County administers rural transit, there are administrative costs and staff time devoted to managing rural transit.

### **Opportunities**

- If a natural gas pipeline could be added to the County, there would be an additional energy source that may be more affordable than existing sources.
- Recreational opportunities will be increased once the City of Nahunta completes a planned park project adjacent to City Hall.
- There are many open space areas including land that fronts rivers and/or wetlands that could be programmed or developed for passive or active recreational pursuits.
- Affordable housing is a need in the county.
- If rural transit is made regional, the County wouldn't have to spend time and money on administering transit.
- The County would like to further refine the commercial zoning districts into additional zoning designations.
- Use of the airport could be expanded if additional improvements are made.

### **Threats**

- Certain uses of land (for example, landfills) have the risk of possibly polluting waterways and impairing air quality and drinking water supplies.
  - Educational options could be strengthened to encourage youth to stay in the County after graduating high school.
  - Population counts may be impacted due to the 2020 Census being performed during the Covid-19 pandemic; this could result in a reduction of resources being directed towards the County
-

Data below are compiled and formatted by Headwaters Economics Economic Profile System November 20, 2020.  
 Data Sources: U.S. Department of Commerce. 2019. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.

# Demographics

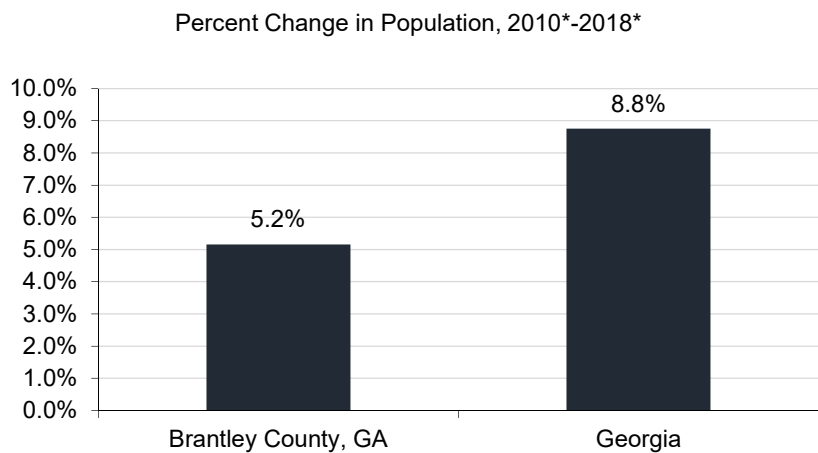
## Brantley County, GA

### Population

	Brantley County, GA	Georgia
Population (2018*)	18,561	10,297,484
Population (2010*)	17,650	9,468,815
Population Change (2010*-2018*)	911	828,669
Population Pct. Change (2010*-2018*)	5.2%	8.8%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.  
**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.  
**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- From 2010\* to 2018\*, Brantley County, GA had the smallest estimated absolute change in population (911).
- From 2010\* to 2018\*, Georgia had the largest estimated relative change in population (8.8%), and Brantley County, GA had the smallest (5.2%).



## Age and Gender

	Brantley County, GA	Georgia
Total Population, 2018*	18,561	10,297,484
Under 5 years	1,106	655,810
5 to 9 years	1,448	697,132
10 to 14 years	1,098	718,143
15 to 19 years	1,363	721,206
20 to 24 years	1,014	718,646
25 to 29 years	1,099	727,688
30 to 34 years	1,023	692,096
35 to 39 years	869	690,300
40 to 44 years	1,382	682,251
45 to 49 years	1,283	704,947
50 to 54 years	1,349	702,308
55 to 59 years	1,446	656,064
60 to 64 years	1,228	578,604
65 to 69 years	1,073	481,669
70 to 74 years	736	353,555
75 to 79 years	562	234,522
80 to 84 years	292	149,164
85 years and over	190	133,379
Total Female	9,458	5,285,255
Total Male	9,103	5,012,229

### Change in Median Age, 2010\*-2018\*

Median Age^ (2018*)	40.9	36.5
Median Age^ (2010*)	37.2	35.0
Median Age % Change	9.9%	4.3%

^ Median age is not available for metro/non-metro or regional aggregations.

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- From 2010\* to 2018\* , the median age estimate increased the most in Brantley County, GA (37.2 to 40.9, a 9.9% increase) and increased the least in Georgia (35.0 to 36.5, a 4.3% increase).

# Age and Gender

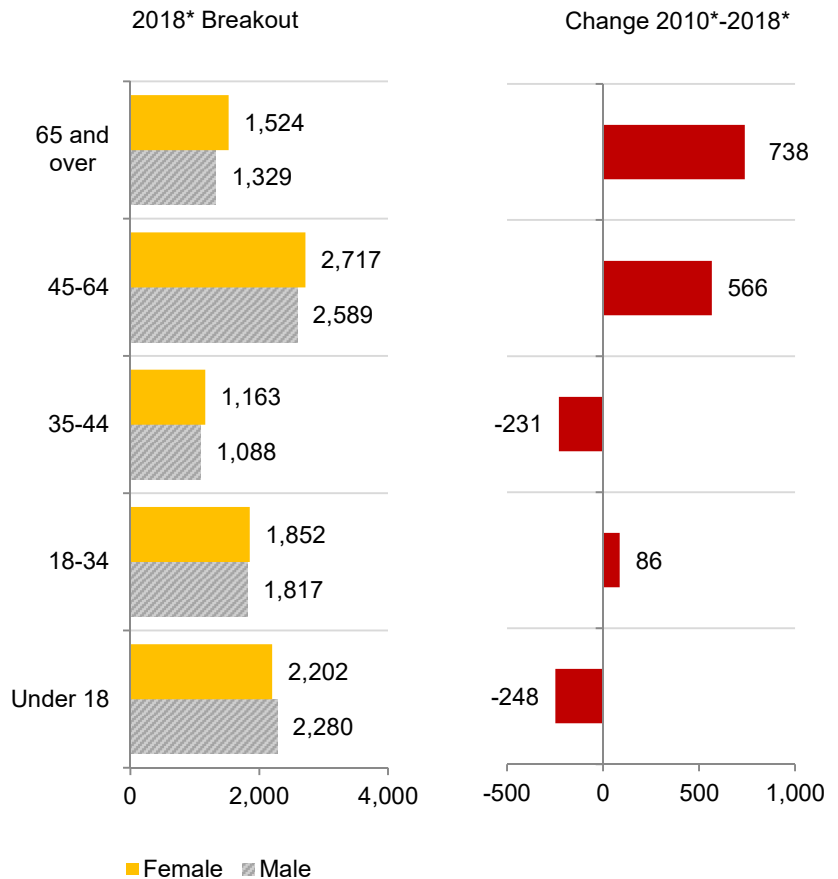
	2010*	2018*
Total Population, 2010*-2018*	17,650	18,561
Under 18	4,730	4,482
18-34	3,583	3,669
35-44	2,482	2,251
45-64	4,740	5,306
65 and over	2,115	2,853

## Percent of Total

	2010*	2018*
Under 18	26.8%	24.1%
18-34	20.3%	19.8%
35-44	14.1%	12.1%
45-64	26.9%	28.6%
65 and over	12.0%	15.4%

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- In 2018\*, the age category with the highest estimate for number of women was 45-64 (2,717), and the age category with the highest estimate for number of men was 45-64 (2,589).
- From 2010\* to 2018\*, the age category with the largest estimated increase was 65 and over (738), and the age category with the largest estimated decrease was Under 18 (-248).





# Race

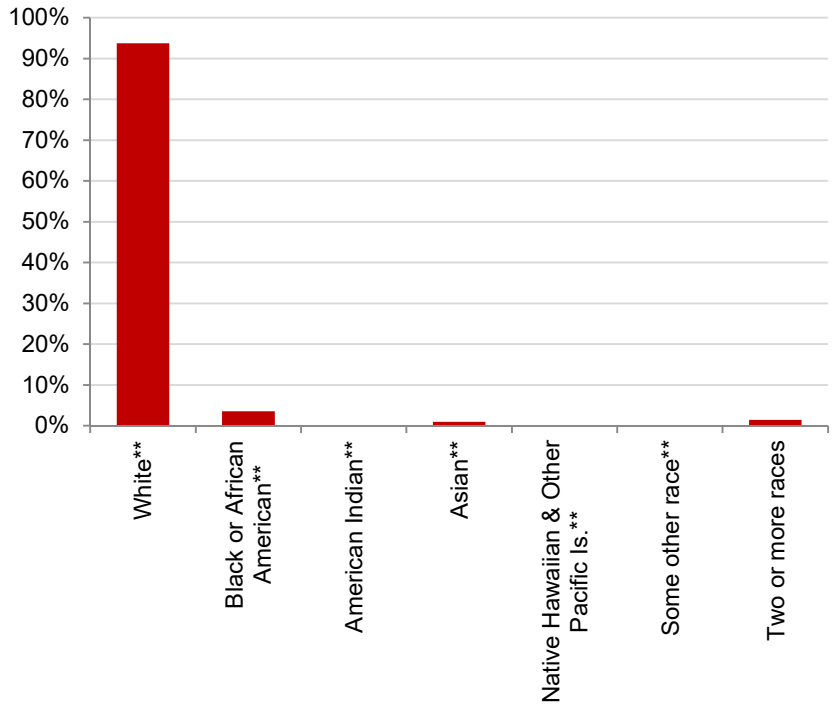
	Brantley County, GA	Georgia
Total Population, 2018*	18,561	10,297,484
White alone	17,399	6,079,976
Black or African American alone	655	3,239,300
American Indian alone	35	33,484
Asian alone	183	402,501
Native Hawaii & Other Pacific Is. alone	3	6,095
Some other race alone	14	283,680
Two or more races	272	252,448

## Percent of Total

White alone	93.7%	59.0%
Black or African American alone	3.5%	31.5%
American Indian alone	0.2%	0.3%
Asian alone	1.0%	3.9%
Native Hawaii & Other Pacific Is. alone	0.0%	0.1%
Some other race alone	0.1%	2.8%
Two or more races	1.5%	2.5%

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**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

Population by Race, Percent of Total, Brantley County, GA, 2018\*



- In the 2014-2018 period, the racial category with the highest estimated percent of the population in the Brantley County, GA was white alone (93.7%), and the racial category the lowest estimated percent of the population was native Hawaii & other pacific is. alone (0.0%).

## Ethnicity

	Brantley County, GA	Georgia
Total Population, 2018*	18,561	10,297,484
Hispanic or Latino (of any race)	392	968,463
Not Hispanic or Latino	18,169	9,329,021
White alone	17,162	5,476,441
Black or African American alone	569	3,195,363
American Indian alone	23	18,416
Asian alone	183	399,223
Native Hawaii & Oth.Pacific Is. alone	3	5,070
Some other race	11	30,394
Two or more races	218	204,114

### Percent of Total

Hispanic or Latino (of any race)	2.1%	9.4%
Not Hispanic or Latino	97.9%	90.6%
White alone	92.5%	53.2%
Black or African American alone	3.1%	31.0%
American Indian alone	0.1%	0.2%
Asian alone	1.0%	3.9%
Native Hawaii & Oth.Pacific Is. alone	0.0%	0.0%
Some other race	0.1%	0.3%
Two or more races	1.2%	2.0%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

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# Commuting

	Brantley County, GA	Georgia
Workers 16 years and over, 2018*	6,661	4,667,378
PLACE OF WORK:		
Worked in county of residence	1,983	2,715,491
Worked outside county of residence	4,678	1,951,887
TRAVEL TIME TO WORK:		
Less than 10 minutes	564	431,071
10 to 14 minutes	507	558,010
15 to 19 minutes	1,049	666,047
20 to 24 minutes	929	632,434
25 to 29 minutes	151	268,468
30 to 34 minutes	1,041	632,503
35 to 39 minutes	319	142,381
40 to 44 minutes	341	173,482
45 to 59 minutes	1,050	433,254
60 or more minutes	568	475,226
Mean travel time to work (minutes)	29.0	26.9

## Percent of Total

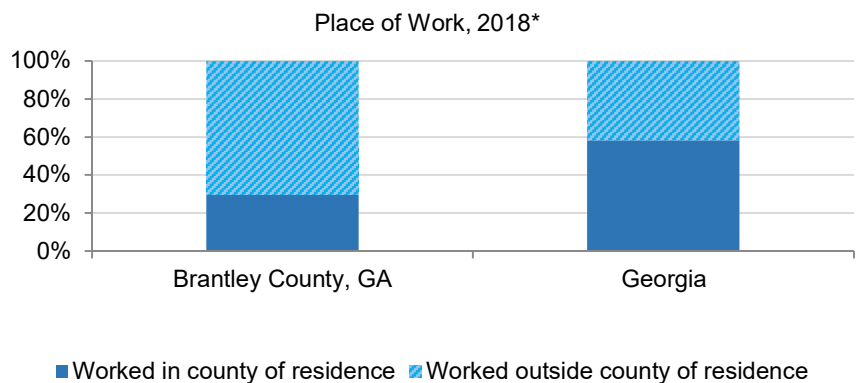
PLACE OF WORK:		
Worked in county of residence	29.8%	58.2%
Worked outside county of residence	70.2%	41.8%
TRAVEL TIME TO WORK:		
Less than 10 minutes	8.5%	9.2%
10 to 14 minutes	7.6%	12.0%
15 to 19 minutes	15.7%	14.3%
20 to 24 minutes	13.9%	13.6%
25 to 29 minutes	2.3%	5.8%
30 to 34 minutes	15.6%	13.6%
35 to 39 minutes	4.8%	3.1%
40 to 44 minutes	5.1%	3.7%
45 to 59 minutes	15.8%	9.3%
60 or more minutes	8.5%	10.2%

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2014-2018 period, Brantley County, GA had the highest estimated percent of people that worked outside the county of residence (70.2%), and Georgia had the lowest (41.8%).



# Income

	Brantley County, GA	Georgia
Per Capita Income (2018 \$s)	\$18,904	\$29,523
Median Household Income^ (2018 \$s)	\$37,031	\$55,679
Total Households, 2018*	6,564	3,709,488
Less than \$10,000	621	269,435
\$10,000 to \$14,999	613	178,646
\$15,000 to \$24,999	1,112	367,346
\$25,000 to \$34,999	728	366,826
\$35,000 to \$49,999	1,158	496,060
\$50,000 to \$74,999	872	659,327
\$75,000 to \$99,999	693	453,876
\$100,000 to \$149,999	610	500,979
\$150,000 to \$199,999	118	201,822
\$200,000 or more	39	215,171
Gini Coefficient^	0.44	0.48

## Percent of Total

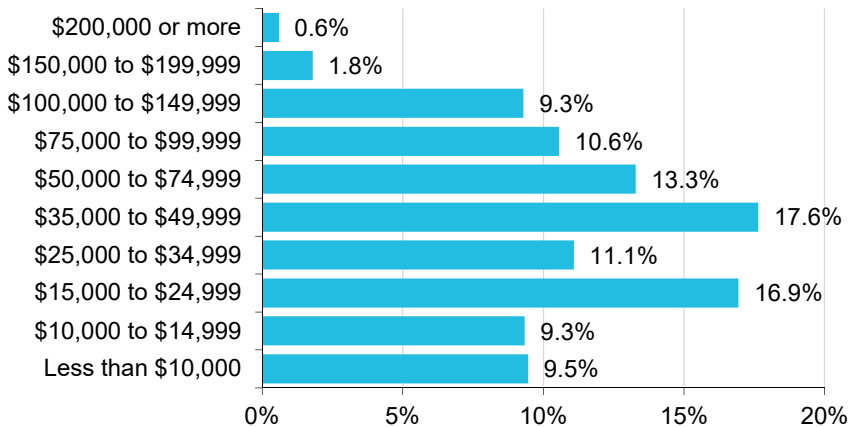
Less than \$10,000	9.5%	7.3%
\$10,000 to \$14,999	9.3%	4.8%
\$15,000 to \$24,999	16.9%	9.9%
\$25,000 to \$34,999	11.1%	9.9%
\$35,000 to \$49,999	17.6%	13.4%
\$50,000 to \$74,999	13.3%	17.8%
\$75,000 to \$99,999	10.6%	12.2%
\$100,000 to \$149,999	9.3%	13.5%
\$150,000 to \$199,999	1.8%	5.4%
\$200,000 or more	0.6%	5.8%

^ Median Household Income and Gini Coefficient are not available for metro/non-metro or regional aggregations.

- High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.
- Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.
- Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

Household Income Distribution, Brantley County, GA, 2018\*

- In the 2014-2018 period, the income category in the Brantley County, GA with the most households was \$35,000 to \$49,999 (17.6% of households). The income category with the fewest households was \$200,000 or more (0.6% of households).



# Education

	Brantley County, GA	Georgia
Total Population 25 yrs or older, 2018*	12,532	6,786,547
No high school degree	2,510	903,914
High school graduate	10,022	5,882,633
Associates degree	1,004	518,144
Bachelor's degree or higher	1,025	2,080,116
Graduate or professional	468	797,169

## Percent of Total

No high school degree	20.0%	13.3%
High school graduate	80.0%	86.7%
Associates degree	8.0%	7.6%
Bachelor's degree or higher	8.2%	30.7%
Graduate or professional	3.7%	11.7%

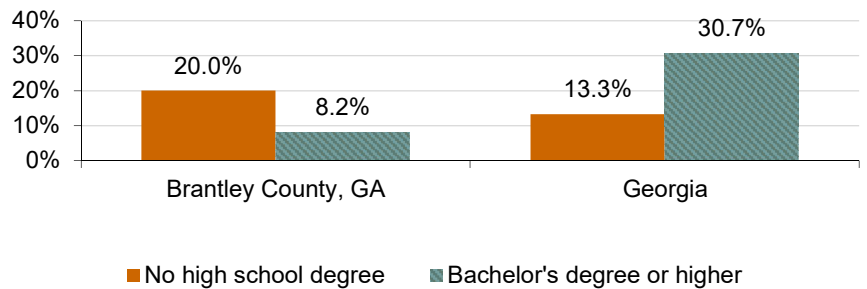
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**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2014-2018 period, Georgia had the highest percent of people over age 25 with a bachelor's degree or higher (30.7%), and Brantley County, GA had the lowest (8.2%).
- In the 2014-2018 period, Brantley County, GA had the highest percent of people over age 25 with no high school degree (20.0%), and Georgia had the lowest (13.3%).

Educational Attainment, 2018\*



## Housing Characteristics

	Brantley County, GA	Georgia
Total Housing Units, 2018*	8,119	4,241,003
Occupied	6,564	3,709,488
Vacant	1,555	531,515
For rent	54	104,455
Rented, not occupied	0	22,625
For sale only	41	48,158
Sold, not occupied	24	17,454
Seasonal, recreational, occasional	458	100,207
For migrant workers	0	817
Other vacant	978	237,799
Year Built		
Built 2010 or later	363	190,387
Built 2000 to 2009	1,755	930,687
Built 1990 to 1999	2,442	887,553
Built 1980 to 1989	1,000	718,252
Built 1970 to 1979	1,251	586,546
Built 1940 to 1969	946	748,153
Median year structure built^	1992	1988
<b>Percent of Total</b>		
Occupancy		
Occupied	80.8%	87.5%
Vacant	19.2%	12.5%
For rent	0.7%	2.5%
Rented, not occupied	0.0%	0.5%
For sale only	0.5%	1.1%
Sold, not occupied	0.3%	0.4%
Seasonal, recreational, occasional	5.6%	2.4%
For migrant workers	0.0%	0.0%
Other vacant	12.0%	5.6%
Year Built		
Built 2010 or later	4.5%	4.5%
Built 2000 to 2009	21.6%	21.9%
Built 1990 to 1999	30.1%	20.9%
Built 1980 to 1989	12.3%	16.9%
Built 1970 to 1979	15.4%	13.8%
Built 1940 to 1969	11.7%	17.6%

^ Median year structure built is not available for metro/non-metro or regional aggregations.

**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

**Medium Reliability:** Data with CVs between 12 & 40% are in orange to indicate that the values should be interpreted with caution.

**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

# Housing Affordability

	Brantley County, GA	Georgia
Owner-occupied mortgaged homes, 2018*	2,300	1,533,925
Cost >30% of household income	768	407,261
Specified renter-occupied units, 2018*	1,293	1,369,507
Rent >30% of household income	506	626,929
Median monthly mortgage cost <sup>^</sup> , 2018*	\$1,056	\$1,383
Median gross rent <sup>^</sup> , 2018*	\$586	\$968

## Percent of Total

Cost >30% of household income	33.4%	26.6%
Rent >30% of household income	39.1%	45.8%

<sup>^</sup> Median monthly mortgage cost and median gross rent are not available for metro/non-metro or regional aggregations.

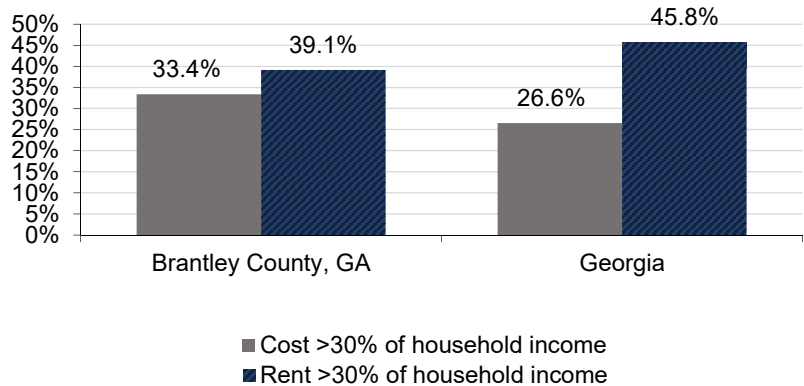
**High Reliability:** Data with coefficients of variation (CVs) < 12% are in black to indicate that the sampling error is relatively small.

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**Low Reliability:** Data with CVs > 40% are displayed in red to indicate that the estimate is considered very unreliable.

- In the 2014-2018 period, Brantley County, GA had the highest percent of owner-occupied households where > 30% of household income was spent on mortgage costs (33.4%), and Georgia had the lowest (26.6%).
- In the 2014-2018 period, Georgia had the highest percent of renter-occupied households where > 30% of household income was spent on gross rent (45.8%), and Brantley County, GA had the lowest (39.1%).
- In the 2014-2018 period, Georgia had the highest estimated monthly mortgage costs for owner-occupied homes (\$1,383), and Brantley County, GA had the lowest (\$1,056).
- In the 2014-2018 period, Georgia had the highest estimated monthly gross rent for renter-occupied homes (\$968), and Brantley County, GA had the lowest (\$586).

Housing Costs as a Percent of Household Income, 2018\*



## Comparisons

Indicators		Brantley County, GA	Georgia	Percent difference Brantley County, GA vs. Georgia
Demographics	Population Growth (% change, 2010*-2018*)	5.2%	8.8%	-41%
	Median Age (2018*)	40.9	36.5	12%
	Percent Population White Alone (2018*)	93.7%	59.0%	37%
	Percent Population Hispanic or Latino (2018*)	2.1%	9.4%	-77%
	Percent Population American Indian or Alaska Native (2018*)	0.2%	0.3%	-33%
	Percent of Population 'Baby Boomers' (2018*)	27.5%	23.5%	17%
Income	Median Household Income (2018*)	\$37,031	\$55,679	-34%
	Per Capita Income (2018*)	\$18,904	\$29,523	-36%
	Percent Individuals Below Poverty (2018*)	24.1%	16.0%	51%
	Percent Families Below Poverty (2018*)	20.3%	12.1%	67%
	Percent of Households with Retirement and Social Security Income (2018*)	62.6%	45.9%	36%
	Percent of Households with Public Assistance Income (2018*)	35.5%	20.6%	72%
Structure	Percent Population 25 Years or Older without High School Degree (2018*)	20.0%	13.3%	50%
	Percent Population 25 Years or Older with Bachelor's Degree or Higher (2018*)	8.2%	30.7%	-73%
	Percent Population That Speak English Less Than 'Very Well' (2018*)	0.7%	5.5%	-87%
	Percent of Houses that are Seasonal Homes (2018*)	5.6%	2.4%	133%
	Owner-Occupied Homes where > 30% of Household Income Spent on Mortgage (2018*)	33.4%	26.6%	26%

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# Land Use

## Brantley County, GA

### Land Ownership

	Brantley County, GA	Georgia
Total Acres	286,210	37,609,198
Private Lands	278,418	34,574,767
Conservation Easement	3,371	712,496
Federal Lands	0	2,300,949
Forest Service	0	859,863
BLM	0	0
National Park Service	0	60,002
Military	0	895,005
Other Federal	0	486,079
State Lands	7,747	623,170
State Trust Lands*	0	0
Other State	7,747	623,170
Tribal Lands	0	0
City, County, Other	41	110,377

### Percent of Total

Private Lands	97.3%	91.9%
Conservation Easement	1.2%	1.9%
Federal Lands	0.0%	6.1%
Forest Service	0.0%	2.3%
BLM	0.0%	0.0%
National Park Service	0.0%	0.2%
Military	0.0%	2.4%
Other Federal	0.0%	1.3%
State Lands	2.7%	1.7%
State Trust Lands*	0.0%	0.0%
Other State	2.7%	1.7%
Tribal Lands	0.0%	0.0%
City, County, Other	0.0%	0.3%

\* Most state trust lands are held in trust for designated beneficiaries, principally public schools. Managers may lease and sell these lands for a diverse range of uses to generate revenues for the beneficiaries.

## Forest, Grassland, and Other Land Cover

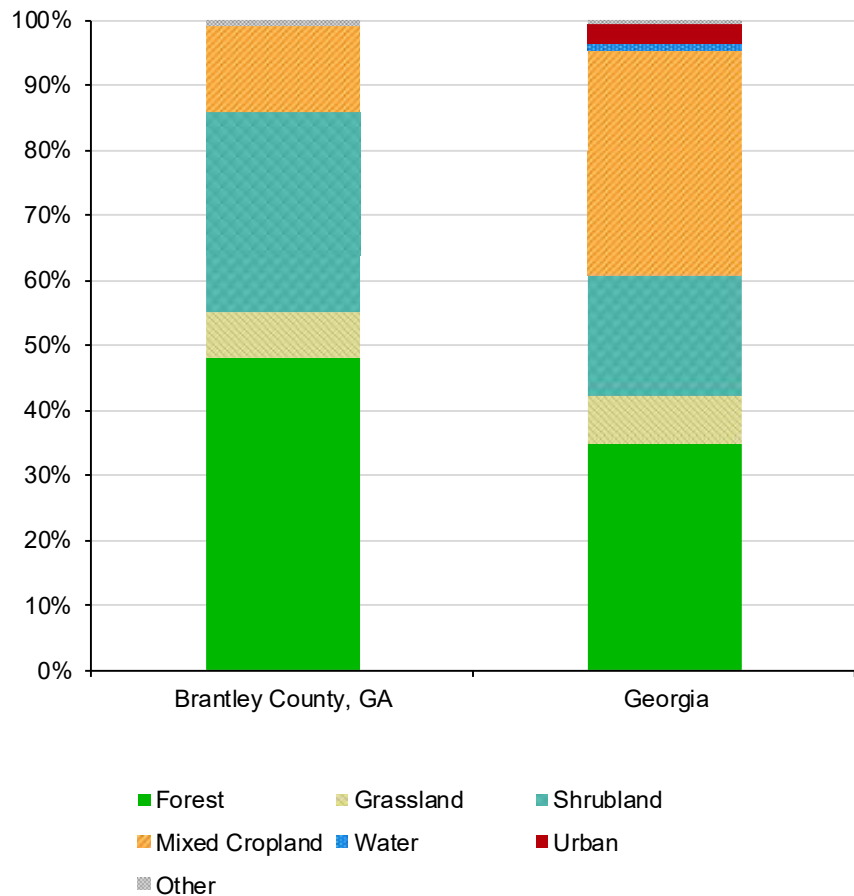
	Brantley County, GA	Georgia
Total Acres (2006)	286,210	37,609,198
Forest	134,519	12,787,127
Grassland	20,035	2,632,644
Shrubland	85,863	6,769,656
Mixed Cropland	37,207	12,787,127
Water	0	376,092
Urban	0	1,128,276
Other	2,476	170,198

### Percent of Total

Forest	47.0%	34.0%
Grassland	7.0%	7.0%
Shrubland	30.0%	18.0%
Mixed Cropland	13.0%	34.0%
Water	0.0%	1.0%
Urban	0.0%	3.0%
Other	0.9%	0.5%

Land Cover, Percent of Land Area, 2006

- Brantley County, GA has the largest share of forest cover (47%), and Georgia has the smallest (34%).
- Brantley County, GA has the largest share of grassland cover (7%), and Georgia has the smallest (7%).
- Brantley County, GA has the largest share of shrubland cover (30%), and Georgia has the smallest (18%).



Data Sources: NASA MODIS Land Cover Type Yearly L3 Global 1km MOD12Q1, 2006.

## Residential Development (Acres)

	Brantley County, GA	Georgia
Total Private Land, Acres (2000-2010)	278,418	34,574,767
Total Residential, 2000	47,660	9,021,168
Urban/Suburban, 2000	1,355	1,198,984
Exurban, 2000	46,305	7,822,183
Total Residential, 2010	63,508	9,792,450
Urban/Suburban, 2010	2,335	1,784,873
Exurban, 2010	61,172	8,007,579
Percent Change in Total Residential	33.3%	8.5%

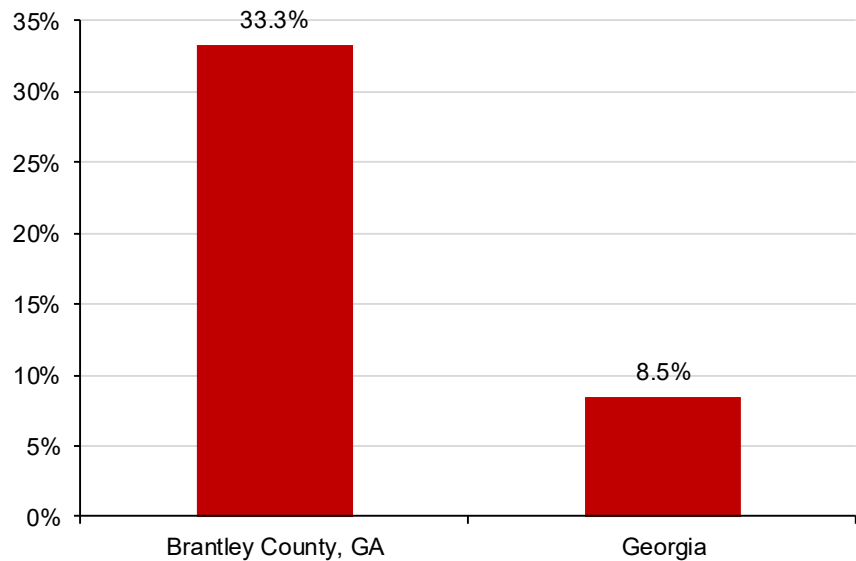
### Percent of Total\*

Total Residential, 2000	17.1%	26.1%
Urban/Suburban, 2000	0.5%	3.5%
Exurban, 2000	16.6%	22.6%
Total Residential, 2010	22.8%	28.3%
Urban/Suburban, 2010	0.8%	5.2%
Exurban, 2010	22.0%	23.2%

\* The percentages in this table represent the percent of private land developed at various housing densities, and should not sum to 100%.

Percent Change in Area, Total Residential Development, 2000-2010

- From 2000 to 2010, Brantley County, GA had the largest percent change in residential development (33.3%), and Georgia had the smallest (8.5%).

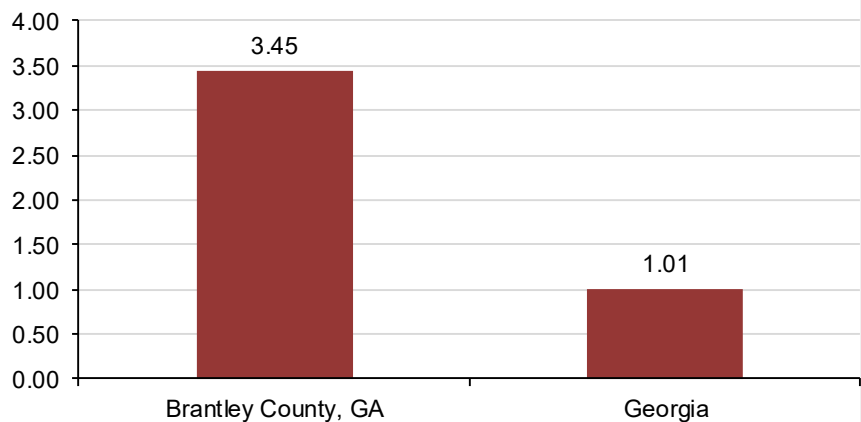


## Residential Development (Population Density)

	Brantley County, GA	Georgia
Residential Acres/Person, 2000	3.24	1.10
Residential Acres/Person, 2010	3.45	1.01
Change in Residential Acres/Person, 2000-2010*	0.21	-0.09
Private Acres/Person, 2010	15.13	3.56

Average Residential Acres per Person, 2010

- In 2010, Brantley County, GA had the largest average acreage in residential development per person (3.45 acres), and Georgia had the smallest (1.01 acres).



Change in Average Residential Acres per Person, 2000-2010

- From 2000 to 2010, Brantley County, GA had the largest change in average acreage in residential development per person (0.21 acres), and Georgia had the smallest (-0.09 acres).



# Agriculture

## Brantley County, GA

### Farm Employment

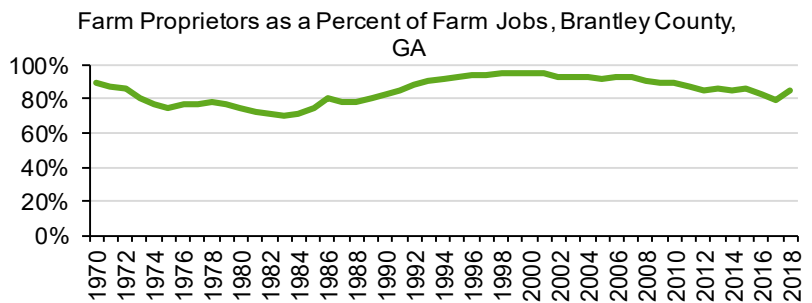
	Brantley County, GA	Georgia
Total Employment, 2018	4,268	6,274,450
Farm Employment	212	51,482
Farm Proprietors Employment	180	35,007
Non-Farm Employment	4,056	6,222,968

#### Percent of Total

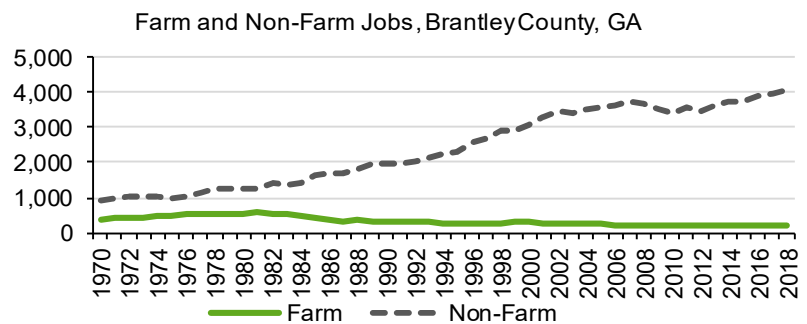
Farm Employment	5.0%	0.8%
Farm Proprietors Employment	4.2%	0.6%
Non-Farm Employment	95.0%	99.2%

All employment data on this page are reported by place of work.

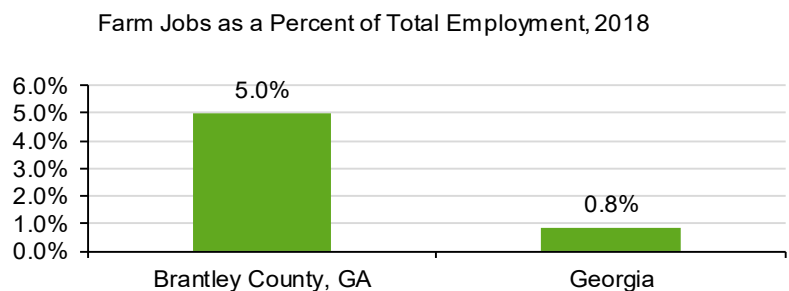
- In 1970, farm proprietors represented 89.4 percent of all farm employment. By 2018, farm proprietors represented 84.9 percent of all farm employment.



- From 1970 to 2018, farm employment shrank from 397 to 212 jobs, a 46.6 percent decrease.
- From 1970 to 2018, non-farm employment grew from 919 to 4,056 jobs, a 341.3 percent increase.



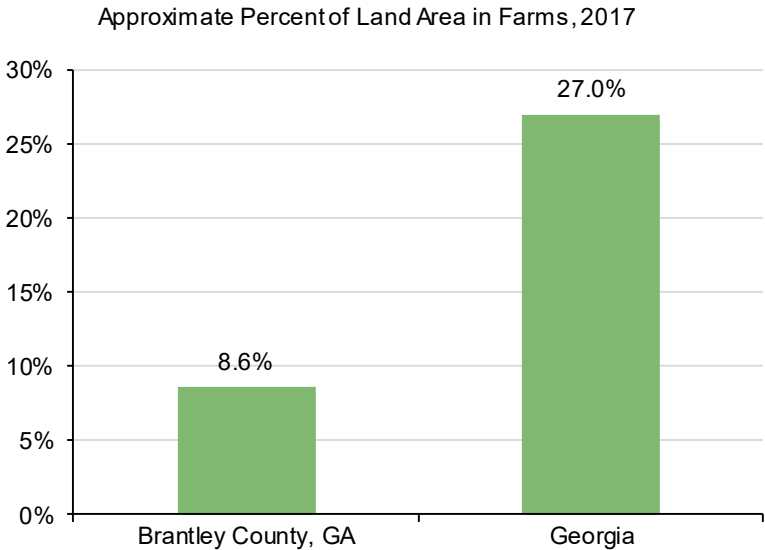
- In 2018, Brantley County, GA had the largest percent of total farm employment (4.97%), and Georgia had the smallest (0.82%).



# Number and Size of Farms

	Brantley County, GA	Georgia
Number of Farms, 2017	235	42,439
Land in Farms (Acres), 2017	24,484	9,953,730
Average Farm Size (Acres)	104	235
Approximate Land Area (Acres)	283,111	36,862,570
Approximate Percent of Land Area in Farms	8.6%	27.0%

- In 2017, Georgia had the largest percent of land area in farms (27.0022681543908%), and Brantley County, GA had the smallest (8.64819805659264%).



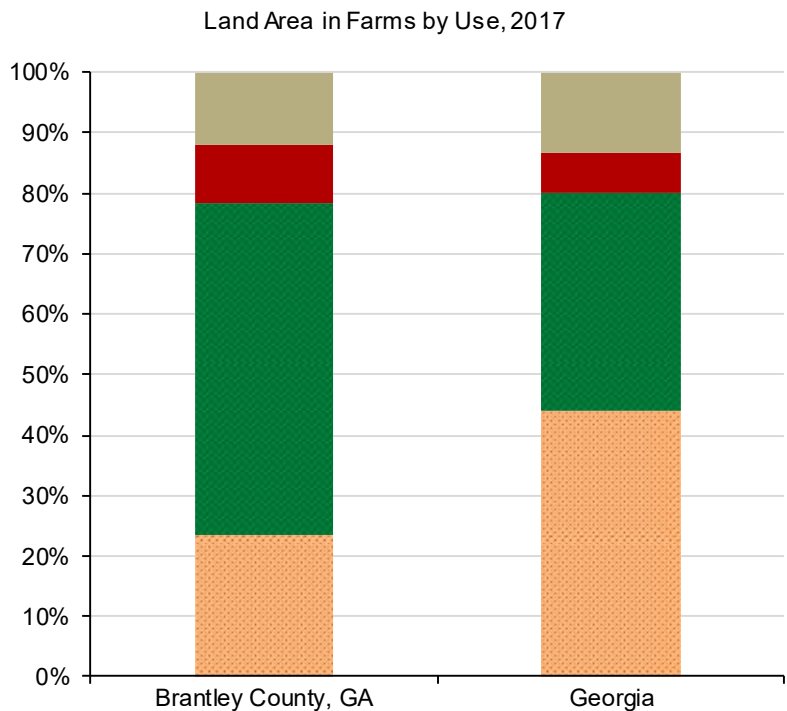
## Acres of Farm Land

	Brantley County, GA	Georgia
Land in Farms (Acres), 2017	24,484	9,953,730
Cropland	5,735	4,372,134
Woodland	13,423	3,584,016
Land in Farmsteads & Buildings	2,415	662,208
Permanent Pasture & Rangeland	2,911	1,335,372

### Percent of Total

Cropland	23.4%	43.9%
Woodland	54.8%	36.0%
Land in Farmsteads & Buildings	9.9%	6.7%
Permanent Pasture & Rangeland	11.9%	13.4%

- In 2017, Georgia had the largest percent of land area in cropland (43.9%), and Brantley County, GA had the smallest (23.4%).
- In 2017, Brantley County, GA had the largest percent of land area in woodland (54.8%), and Georgia had the smallest (36%).
- In 2017, Brantley County, GA had the largest percent of land area in farmsteads and buildings (9.9%), and Georgia had the smallest (6.7%).
- In 2017, Georgia had the largest percent of land area in permanent pasture and rangeland (13.4%), and Brantley County, GA had the smallest (11.9%).



■ Cropland
 ■ Woodland  
■ Land in Farmsteads & Buildings
 ■ Permanent Pasture & Rangeland

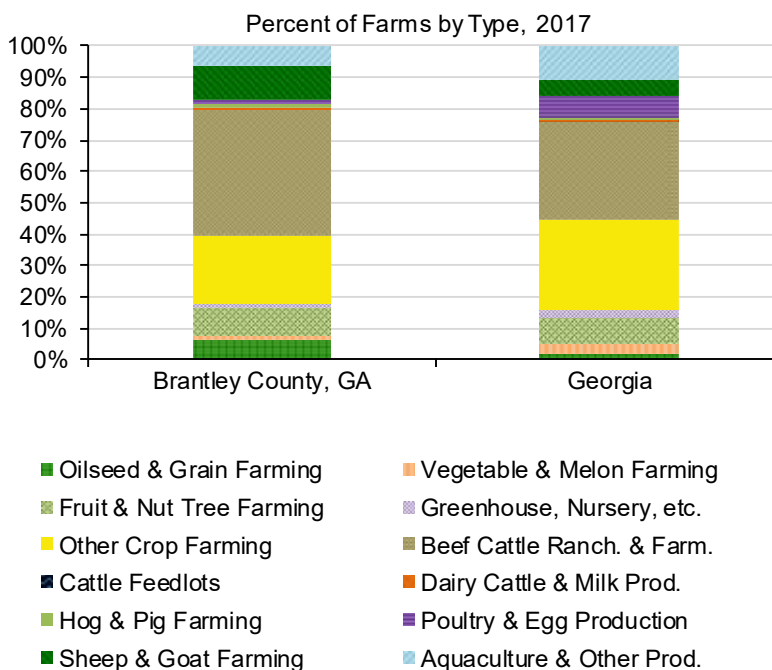
## Types of Farms

	Brantley County, GA	Georgia
All Farms, 2017	235	42,439
Oilseed & Grain Farming	15	853
Vegetable & Melon Farming	3	1,287
Fruit & Nut Tree Farming	21	3,500
Greenhouse, Nursery, etc.	3	964
Other Crop Farming	51	12,307
Beef Cattle Ranch. & Farm.	94	13,209
Cattle Feedlots	0	1
Dairy Cattle & Milk Prod.	2	319
Hog & Pig Farming	3	230
Poultry & Egg Production	3	3,024
Sheep & Goat Farming	25	2,198
Animal Aquaculture & Other Animal Pro	15	4,547

### Percent of Total

Oilseed & Grain Farming	6.4%	2.0%
Vegetable & Melon Farming	1.3%	3.0%
Fruit & Nut Tree Farming	8.9%	8.2%
Greenhouse, Nursery, etc.	1.3%	2.3%
Other Crop Farming	21.7%	29.0%
Beef Cattle Ranch. & Farm.	40.0%	31.1%
Cattle Feedlots	0.0%	0.0%
Dairy Cattle & Milk Prod.	0.9%	0.8%
Hog & Pig Farming	1.3%	0.5%
Poultry & Egg Production	1.3%	7.1%
Sheep & Goat Farming	10.6%	5.2%
Aquaculture & Other Prod.	6.4%	10.7%

- In 2017, Brantley County, GA had the largest percent of oilseed and grain farming (6.4%), and Georgia had the smallest (2%).
- In 2017, Brantley County, GA had the largest percent of beef cattle ranching and farming (40%), and Georgia had the smallest (31.1%).



Data Sources: U.S. Department of Agriculture. 2019. National Agricultural Statistics Service, Census of Agriculture, Washington, D.C.



# Socioeconomic Trends

## Brantley County, GA

### Overview of Historical Trends

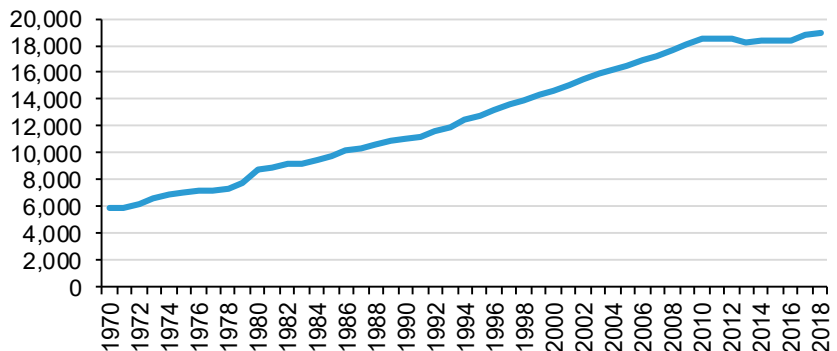
According to the U.S. Census Bureau, Brantley County, GA is designated as a Metropolitan Statistical Area.

	1970	2000	2018	Change 2000-2018
Population	5,955	14,700	18,897	4,197
Employment (full & part-time jobs)	1,316	3,338	4,268	930
Personal Income (thousands of 2019 \$s)	106,214	395,414	527,342	131,928

Population and personal income are reported by place of residence, and employment by place of work on this page.

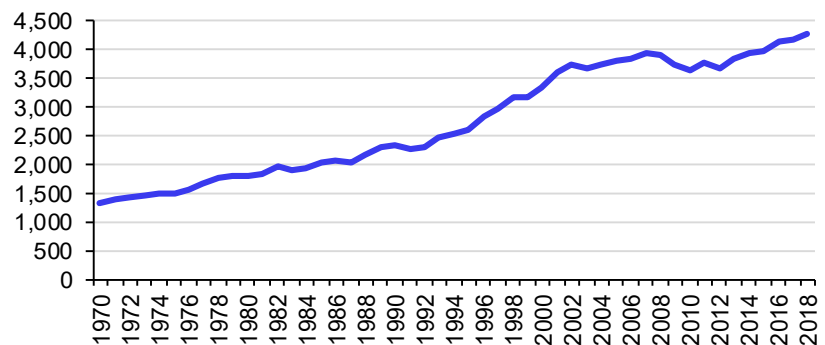
- From 1970 to 2018, population grew from 5,955 to 18,897 people, a 217% increase.

Population Trends, Brantley County, GA



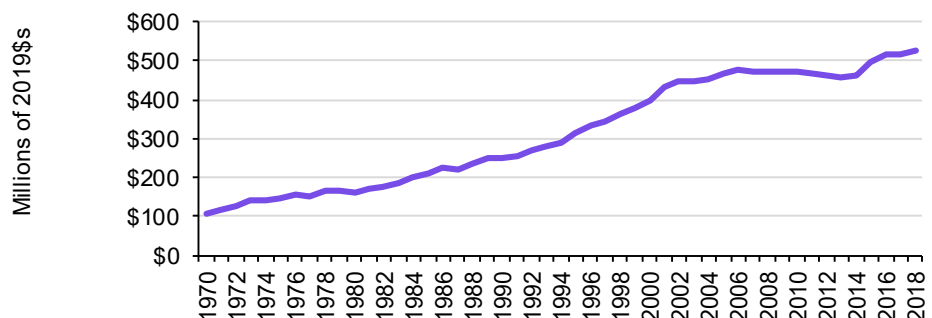
- From 1970 to 2018, employment grew from 1,316 to 4,268, a 224% increase.

Employment Trends, Brantley County, GA



- From 1970 to 2018, personal income grew from \$106.2 million to \$527.3 million, (in real terms), a 396% increase.

Personal Income Trends, Brantley County, GA

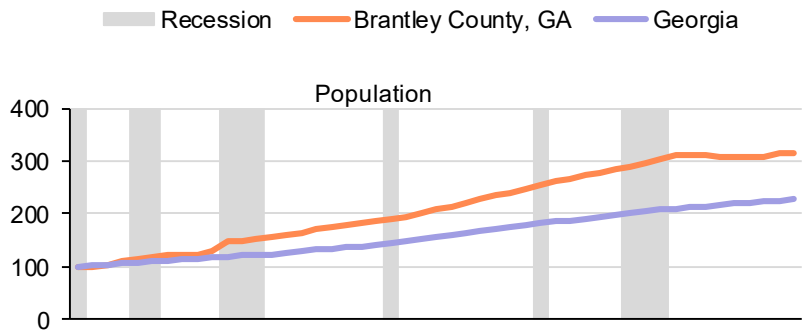


Data Sources: U.S. Department of Commerce. 2019. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System, [headwatersseconomics.org/eps](http://headwatersseconomics.org/eps).

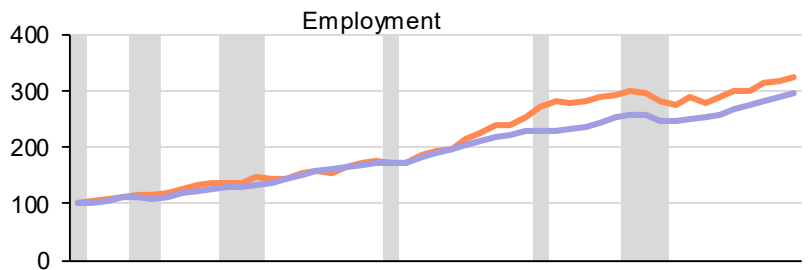
# Comparisons

## Brantley County, GA compared to Georgia

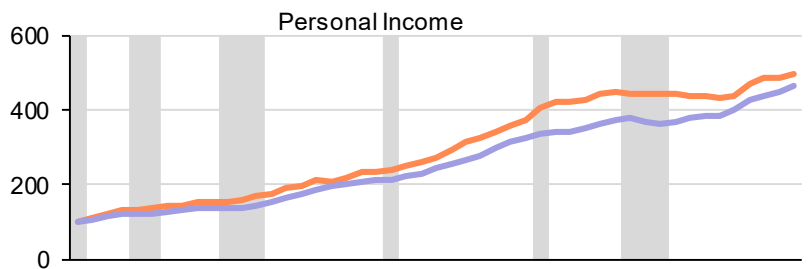
- From 1970 to 2018, population in Brantley County, GA grew by 217% compared to 128% for the Georgia.



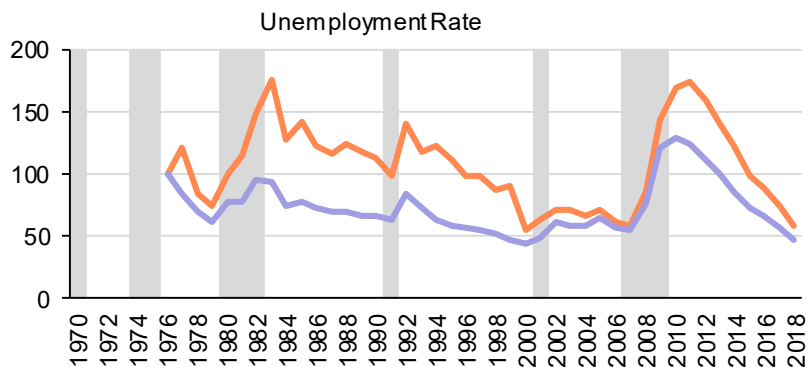
- From 1970 to 2018, employment in Brantley County, GA grew by 224% compared to 196% for the Georgia.



- From 1970 to 2018, personal income in Brantley County, GA grew by 396% compared to 364% for the Georgia.



- From 1976 to 2018, the unemployment rate in Brantley County, GA shrank by 41% compared to -52% for the Georgia.



Data Sources: U.S. Department of Commerce. 2019. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C.; U.S. Department of Labor. 2020. Bureau of Labor Statistics, Local Area Unemployment Statistics, Washington, D.C.; reported by Headwaters Economics' Economic Profile System, [headwaterseconomics.org/eps](http://headwaterseconomics.org/eps).

# Travel & Tourism

## Brantley County, GA

### Travel & Tourism Sectors

	Brantley County, GA	Georgia
Total Private Employment, 2018	1,312	3,975,657
Travel & Tourism Related	209	636,188
Retail Trade	87	104,682
Gasoline Stations	87	30,772
Clothing & Accessory Stores	na	53,286
Misc. Store Retailers	na	20,624
Passenger Transportation	na	25,321
Air Transportation	na	24,888
Scenic & Sightseeing Transport	na	433
Arts, Entertainment, & Recreation	na	54,305
Performing Arts & Spectator Sports	na	9,849
Museums, Parks, & Historic Sites	na	3,847
Amusement, Gambling, & Rec.	na	40,609
Accommodation & Food	122	451,880
Accommodation	na	46,798
Food Services & Drinking Places	122	405,082
Non-Travel & Tourism	1,103	3,339,469

#### Percent of Total

Travel & Tourism Related	15.9%	16.0%
Retail Trade	6.6%	2.6%
Gasoline Stations	6.6%	0.8%
Clothing & Accessory Stores	na	1.3%
Misc. Store Retailers	na	0.5%
Passenger Transportation	na	0.6%
Air Transportation	na	0.6%
Scenic & Sightseeing Transport	na	0.0%
Arts, Entertainment, & Recreation	na	1.4%
Performing Arts & Spectator Sports	na	0.2%
Museums, Parks, & Historic Sites	na	0.1%
Amusement, Gambling, & Rec.	na	1.0%
Accommodation & Food	9.3%	11.4%
Accommodation	na	1.2%
Food Services & Drinking Places	9.3%	10.2%
Non-Travel & Tourism	84.1%	84.0%

The major industry categories (retail trade; passenger transportation; arts, entertainment, and recreation; and accommodation and food) in the table above are the sum of the sub-categories underneath them and as shown here do not represent NAICS codes. The data does not include employment in government, agriculture, railroads, or the self-employed because these are not reported by County Business Patterns. Estimates for data that were not disclosed are indicated with tildes (~).

# Populations at Risk

## Brantley County, GA

### Young & Elderly Populations

	Brantley County, GA	Georgia
Total Population, 2018*	18,561	10,297,484
Under 5 years old	1,106	655,810
65 years and older	2,853	1,352,289
80 years and older	190	133,379

#### Percent of Total, 2018\*

Under 5 years old	6.0%	6.4%
65 years and older	15.4%	13.1%
80 years and older	1.0%	1.3%

#### Change in Percentage Points, 2010\*-2018\*

For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

Under 5 years old	-0.9	-0.9
65 years and older	3.4	2.9
80 years and older	0.5	0.1

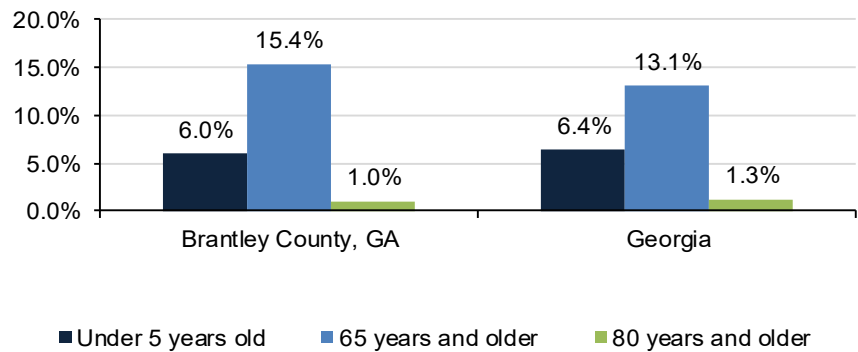
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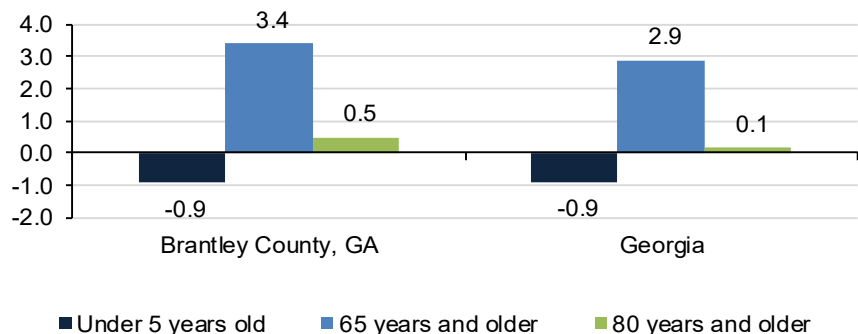
#### Population by Group, Percent of Total, 2018\*

- Georgia has the largest share of people under 5 years old (6.4%).
- Georgia has the largest share of people 80 years and older (1.3%).



#### Population by Group, Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of people under 5 years old occurred in Brantley County, GA, which went from 6.9% to 6.0%.
- The largest change in the share of people 80 years and older occurred in Brantley County, GA, which went from 0.5% to 1.0%.



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.

CITATION: U.S. Department of Commerce. 2019. Census Bureau, American Community Survey Office, Washington, D.C., reported by Headwaters Economics' Populations at Risk, [headwaterseconomics.org/par](http://headwaterseconomics.org/par).

## Educational Attainment

	Brantley County, GA	Georgia
Total Population 25 years or older, 2018*	12,532	6,786,547
No high school degree	2,510	903,914
No high school degree, percent	20.0%	13.3%
No high school degree, change in percentage points**, 2010*-2018*	-4.3	-3.2

\*\*For example, if the value is 3% in 2010\* and 4.5% in 2018\*, the reported change in percentage points is 1.5.

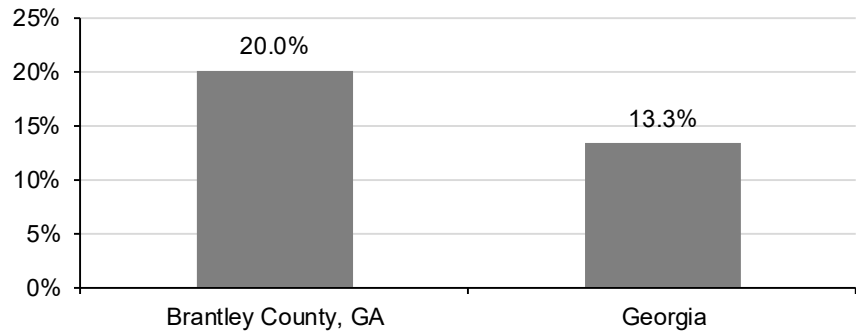
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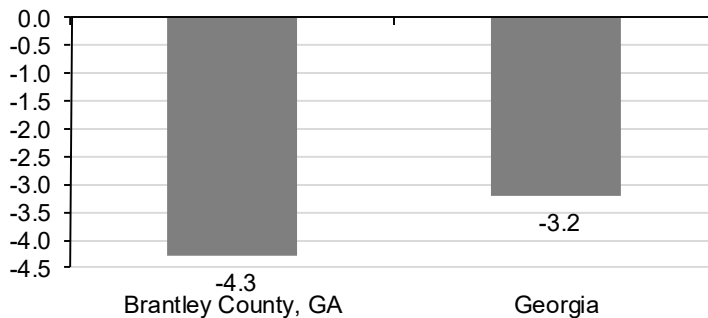
### Population with Less than High School Education, Percent of Total, 2018\*

- Brantley County, GA has the largest share of people with less than a high school education (20.0%).



### Population with Less than High School Education, Change in Percentage Points, 2010\*-2018\*

- The largest change in the share of people with less than a high school degree occurred in Brantley County, GA, which went from 24.3% to 20.0%.



\* ACS 5-year estimates used. 2018 represents average characteristics from 2014-2018; 2010 represents 2006-2010.





Southern Georgia Regional Commission  
 2021 JOINT COMPREHENSIVE PLAN FOR  
 BRANTLEY COUNTY AND THE CITIES OF HOBOKEN AND NAHUNTA  
 KICK-OFF Meeting  
 Date: September 3, 2020

NAME	ORGANIZATION	PHONE	E-MAIL
Elizabeth Buckle	SERC	229-333-5277	etackle@sgrc.us
Linda Henderson	City of Hoboken	912-458-2171	lhenderson1948@hotmail.com
Randy E. Davison	BCAD	912-473-2478	rdavison@btconline.net
Rory Bruffin	BCA	912-409-7746	
Rene Jayin	County of BC	912-462-5256	bcbcc@btconline.net
Barbara Maswell	City of Nahunta	912-462-5631	nahunta.mayor@cityofnahunta.org
Travis Wright	City of Nahunta	912-462-5631	citymanager@cityofnahunta.org
Lindsay Igan	Chemurus	678-427-394	lindsay@chemurus.com
Munson AT		912-670-1532	mpp494@aigmail.com
Sela Moran	Tax	912-86-6041	le.moran-1946@gmail.com
Deborah Wolf	City of Nahunta	912-338-7071	hookbeborah@gmail.com
Tim Renner	Southern Tomics Minerals	912-215-9318	James.Renner@chemurus.com
Nita Edwards	WVFD	912-511-5185	hennytad@yahoo.com
Marion Ingram	CITIZEN	912-778-4990	
PAT BETCHIK	PRESS	772-256-7990	patrick.betchik@gmail.com







## BRANTLEY COUNTY BOARD OF COMMISSIONERS

Chris Harris, Chairman  
Brian Hendrix, Vice-Chairman  
Randy Davison, Commissioner  
Harold Herndon, Commissioner  
Jesse Mobley, Commissioner

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

René T. Herrin, County Clerk  
Toby Harris, County Manager  
Kendal Lewis, Human Resources Coordinator  
Taylor Sheppard, Administrative Assistant

April 8, 2021

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Toby Harris, County Manager, at (912) 462-5256 or [bccm@btconline.net](mailto:bccm@btconline.net).

Sincerely,

Chris Harris  
Chairman  
Brantley County Board of Commissioners



# CITY OF HOBOKEN

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



**JOEY D. CREWS**  
*Mayor*

**LINDA HENDERSON**  
*Clerk*

April 8, 2021

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

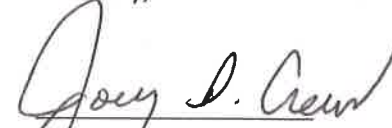
The City of Hoboken has completed an update of its Comprehensive Plan and is submitting it with this letter for review by the Southern Georgia Regional Commission and the Department of Community Affairs.

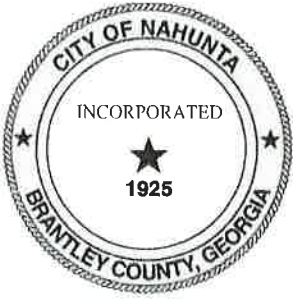
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I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

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

Sincerely,

  
Joey Crews  
Mayor  
City of Hoboken



# City of Nahunta

---

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

April 8, 2021

To: Southern Georgia Regional Commission  
1937 Carlton Adams Dr.  
Valdosta, Georgia 31601

RE: Comprehensive Plan Update Submittal

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

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

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

If you have any questions concerning our submittal, please contact Tom Wirth, City Manager, at (912) 462-5631 or [citymanager@cityofnahunta.org](mailto:citymanager@cityofnahunta.org).

Sincerely,

A handwritten signature in blue ink that reads "Barbara Mae Field". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Barbara Mae Field  
Mayor  
City of Nahunta

(57) was arrested and charged with Simple Battery after deputies responded to a call in the 900 Block of Whisper Ridge Loop in reference to a Physical Altercation. Jonathan Manning (44) was ar-



ister/Sell/Possess with Intent to Distribute Controlled Substance, Possession of a Schedule II Controlled Substance and Tampering with Evidence after deputies responded to a call on



**Obituaries are published free of charge in this newspaper...**

**Robbie ROBERSON**  
 912-283-3131  
 Email: [roberstonford@aic.com](mailto:roberstonford@aic.com)  
[www.robberstonford.com](http://www.robberstonford.com)  
 Memorial Drive,  
 Waycross, Georgia

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**\$5.00**  
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*The Brantley County Express*

P.O. Box 825—Nahunta, GA  
 Phone: (912) 462-8140  
 E-mail: [pressexpress@bellsouth.net](mailto:pressexpress@bellsouth.net)  
 Mittie Vaughan  
 Editor and Publisher

The Brantley County Express (USPS No. 022-534) is published weekly on Wednesdays at an annual rate of \$30.00 in Brantley County and \$40.00 elsewhere (quarterly and semi-annual rates are available upon request.) The Express is published by Mittie Vaughan, P.O. Box 825, Nahunta, GA 31553. "Periodicals" postage is paid at the Nahunta, GA, Post Office, Nahunta, GA 31553.

POSTMASTER: Please send address changes to The Brantley County

## Joint Public Hearing

### For Brantley County and Cities of Hoboken and Nahunta

### Comprehensive Plan Update

A public hearing will be held at 5:00 PM on Thursday, April 8, 2021, in the Brantley County Commissioners Meeting Room, located at 33 Allen Road, Nahunta, Georgia, to review and transmit the 2021 Brantley County and the Cities of Hoboken and Nahunta Comprehensive Plan Update to the Southern Georgia Regional Commission and the Georgia Department of Community Affairs for review.

Residents are invited to attend and participate in the planning effort. Copies of the Plan Update are available for public review at the Brantley County Commission office, and the Cities of Hoboken and Nahunta and for download at the SGRC website [www.sgrc.us](http://www.sgrc.us).

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

If you would like more information, please contact Brantley County at (912) 462-5256 or Elizabeth Backe at the Southern Georgia Regional Commission at (229) 333-5277.

### Kick Off — Joint Public Hearing For Brantley County and Cities of Hoboken and Nahunta Comprehensive Plan Update

A public hearing will be held at 5:45 PM on Thursday, September 3, 2020, in the Brantley County Commissioners Meeting Room, located at 33 Allen Road, Nahunta, Georgia, to announce the beginning of the 2020-21 Comprehensive Plan Update for

Brantley County and the Cities of Hoboken and Nahunta. The purpose of this hearing is to brief the community on the process to be under to develop the Comprehensive Plan, announce opportunities for public participation in development of the plan and obtain input on the proposed planning process.

Person with special needs relating to disabilities may consider using the Georgia RelayService at 1-800-255-0135.

All persons are invited to attend the public hearing. If you would like more information, please contact the Brantley County Board of Commissioners at (912) 462-5256 or Elizabeth Backe at the Southern Georgia Regional Commission at (220) 333-5277.

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**BRANTLEY COUNTY**

**RESOLUTION TO ADOPT  
2021 JOINT COMPREHENSIVE PLAN UPDATE  
FOR BRANTLEY COUNTY AND THE CITIES  
OF HOBOKEN AND NAHUNTA**

**WHEREAS**, Brantley County has completed the 2021 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that Brantley County does hereby adopt the 2021 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta.

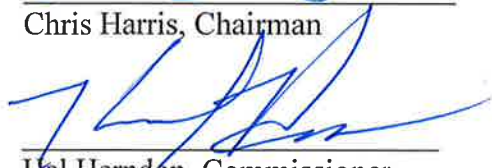
Adopted this 3<sup>rd</sup> day of June, 2021.



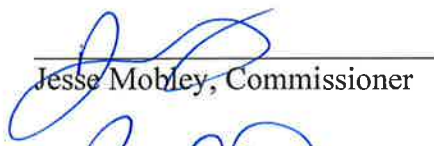
Chris Harris, Chairman



Brian Hendrix, Vice Chairman



Hal Herndon, Commissioner



Jesse Mobley, Commissioner



Randy Davison, Commissioner



ATTEST: Rene Herrin, County Clerk

CITY OF HOBOKEN

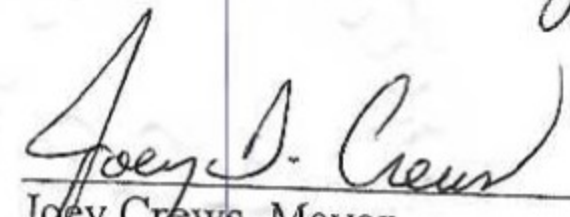
RESOLUTION TO ADOPT  
2021 JOINT COMPREHENSIVE PLAN UPDATE  
FOR BRANTLEY COUNTY AND THE  
CITIES OF HOBOKEN AND NAHUNTA

WHEREAS, the City of Hoboken has completed the 2021 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta;

WHEREAS, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

BE IT THEREFORE RESOLVED, that the City of Hoboken does hereby adopt the 2021 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta.

Adopted this 1<sup>st</sup> day of June, 2021.

  
\_\_\_\_\_  
Joey Crews, Mayor  
City of Hoboken

  
\_\_\_\_\_  
ATTEST: Linda Henderson, City Clerk



CITY OF NAHUNTA

RESOLUTION TO ADOPT  
2021 JOINT COMPREHENSIVE PLAN UPDATE  
FOR BRANTLEY COUNTY AND THE  
CITIES OF HOBOKEN AND NAHUNTA

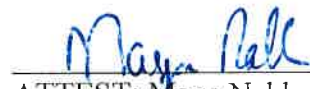
**WHEREAS**, the City of Nahunta has completed the 2021 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta;

**WHEREAS**, this document was prepared according to the Standards and Procedures for Local Comprehensive Planning as established by the Georgia Planning Act of 1989 and the Rules of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018;

**BE IT THEREFORE RESOLVED**, that the City of Nahunta does hereby adopt the 2021 Joint Comprehensive Plan Update for Brantley County and the Cities of Hoboken and Nahunta.

Adopted this 7<sup>th</sup> day of June, 2021.

  
\_\_\_\_\_  
Barbara Maefield, Mayor  
City of Nahunta

  
\_\_\_\_\_  
ATTEST: Maya Nabb, City Clerk