

2026
JOINT COMPREHENSIVE
PLAN UPDATE
FOR
BRANTLEY COUNTY AND THE CITIES OF
HOBOKEN AND NAHUNTA (DRAFT)



Brantley County City of Hoboken City of Nahunta

Adopted 00/00/2026



TABLE OF CONTENTS

Contents

I. Chapter 110-12-1. Minimum Standards and Procedures for Local Comprehensive Planning - 4 -

1. Introduction - 4 -

2. Community Involvement - 4 -

3. Identification of Participation Techniques - 6 -

4. Participation Program - 6 -

5. Consideration of Regional Water Plan and Environmental Planning Criteria - 11 -

 Suwannee-Satilla Regional Water Plan - 11 -

II. Plan Elements..... - 24 -

1. *Community Goals and Vision*..... - 24 -

 Vision - 24 -

2. Needs and Opportunities - 26 -

3. Analysis of Data and Information - 33 -

 Brantley County, Georgia Population, Income, and Housing Statistics - 36 -

 City of Hoboken Population, Income, and Housing Statistics - 39 -

 City of Nahunta Population, Income, and Housing Statistics - 42 -

4. Broadband Element - 44 -

 Broadband Action Plan - 45 -

 Broadband Action Steps - 46 -

5. Consideration of DCA Community Quality Objectives - 47 -

6. Community Policies - 51 -

 Natural & Cultural Resources - 51 -

 Economic Development - 53 -

 Housing - 54 -

 Community Facilities and Services - 55 -

 Land Use - 57 -

 Intergovernmental Coordination - 58 -

 Education - 58 -

 Health - 59 -

 Broadband Services - 60 -

 Transportation - 60 -

7. Community Work Program - 62 -

 Brantley County 5-Year Short-Term Work Program Update Report of Accomplishments - 62 -

 Brantley County 5-Year Community Work Program Update - 66 -

 City of Hoboken 5-Year Short-Term Work Program Update Report of Accomplishments - 71 -

 City of Hoboken 5-Year Community Work Program Update - 73 -

 City of Nahunta 5-Year Short-Term Work Program Update Report of Accomplishments - 76 -

 City of Nahunta 5-Year Community Work Program Update - 79 -

8. Economic Development Element - 83 -

Character Areas - 86 -

 Satilla River Character Area - 87 -

 Agriculture and Forestry Character Area - 89 -

 Conservation Character Area - 91 -

 Residential Character Area - 93 -

 Single-Family Residential Character Area - 96 -

 Multi-Family Residential Character Area - 99 -

 Developing Subdivisions in East Brantley County Character Area - 101 -

 Major Highway Corridor Character Area - 103 -

 Brantley County Courthouse Character Area - 106 -

 HWY Commercial Character - 108 -

 Public Institution Character Area - 109 -

 Park/Recreation Character Area - 110 -

 Hoboken Downtown Character Area - 111 -

Nahunta Downtown Character Area	- 114 -
Industrial Character Area	- 117 -
Brantley County Industrial Park Character Area	- 119 -
<i>III. Character Maps</i>	- 121 -
Brantley Comp. Plan Update Kick-off Public Hearing	- 125 -
Brantley County Comprehensive Plan Update - Workshop I	- 126 -
Brantley County Comprehensive Plan Update - Workshop II	- 127 -
Brantley County Comprehensive Plan Update – Workshop III	- 128 -
Brantley County Comp. Plan Transmittal Public Hearing	- 129 -
Brantley County Comprehensive Plan Adoption	- 129 -
City of Hoboken Comprehensive Plan Adoption	- 129 -
City of Nahunta Comprehensive Plan Adoption	- 129 -

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

1. Introduction

The 2026 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 2026 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 and the City of Nahunta have adopted zoning ordinances while the City of Hoboken has not 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.
- 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.

Brantley County and the Cities of Hoboken and Nahunta Joint Comprehensive Plan Update Stakeholder List – 2026 Update	
Joey Cason	County Manager
Taylor Sheppard	County Clerk
Skipper Harris	County Commission Chairman
Brian Hendrix	County Commissioner
Hal Herndon	County Commissioner
Randy Davison	County Commissioner
Andy Riggins	County Commissioner
Michael Brooks	Public Works/Roads Superintendent
Len Davis	Sheriff
Beth Hawkins	EMA Director
Mel Baxter	Brantley County Development Authority
Justin Bowers	Brantley County Chamber of Commerce
Liza Lloyd	Brantley County Chamber of Commerce
Dr. Kim Morgan	Superintendent of Schools
Blake Johns	Finance Director for Brantley Board of Education
Kat Montgomery	Citizen
Ellen Herrin	Citizen
Joey Crews	Mayor of Hoboken
Mary Stone	Hoboken Councilmember
Tim King	Hoboken Councilmember
Linda Henderson	Hoboken City Clerk
Heath Lee	Hoboken Fire Chief
Sammie Hendrix	Hoboken Police Chief
Ben Stone	Hoboken Public Works Superintendent
Amy Lee	Hoboken Citizen
Robin Helmuth	Hoboken Citizen
J. Steelman	Hoboken Citizen
Marty Lee	Mayor of Nahunta
Bruce Davis	Mayor Pro-Tem of Nahunta
Andrew Altman	Nahunta Councilmember
Crystal Johns	Nahunta Councilmember
Deloise Anderson	Nahunta Councilmember
Tom Wirth	Nahunta City Manager
Angela Wirth	Nahunta City Clerk

- d) Public participation activities were documented with workshop and public meeting photographs, sign-in sheets, and published advertisements at the back of the plan.

1st Public Hearing – “Kick-Off”

The public hearing kicking off the comprehensive planning process was held on August 7, 2025 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:

- Two Public Hearings
- Three Workshops
- E-mails and telephone correspondence with stakeholders
- Individual meetings with each participating jurisdiction to discuss their needs
- Dissemination of information in the newspaper and on local government websites
- A digital SWOT Analysis available on the web through a QR Code and Link
- A paper SWOT Analysis provided to those who did not use digital one

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 13, 2025 was used to review the existing goals, needs, and opportunities. Attendees participated in a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis and updated the list of goals, needs, and opportunities. Copies of the sign-in sheets are provided towards the rear of the plan along with public hearing notices.



1st Workshop

Introduction, Overview, and SWOT Analysis

The first workshop was held on November 11, 2025 and included a PowerPoint presentation on the comprehensive planning process, why it is important, and a timeline for the update. Next was the SWOT Analysis which was conducted utilizing both paper copies and electronic copies available on the Web by a QR Code or a link.



2nd Workshop

Policies & Work Program Accomplishments

The Policies and Report of Accomplishments were developed in the second workshop, held on December 9, 2025, 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.



3rd Workshop

Land Use Element/Character Area

The third workshop, held on January 13, 2026 was utilized 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

5. Consideration of Regional Water Plan and Environmental Planning Criteria

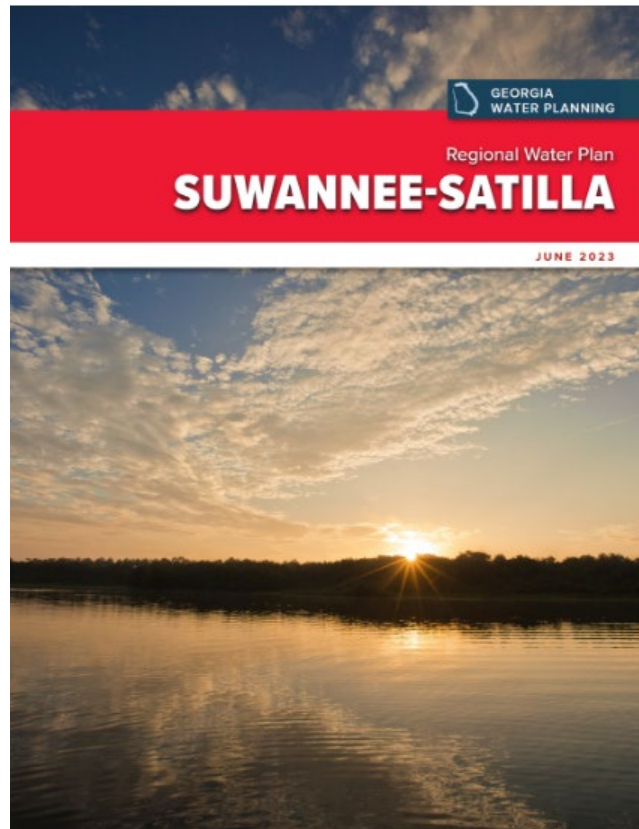
During the preparation of the Comprehensive Plan, the local governments must review both the Regional Water Plan covering its area and the Georgia Department of Natural Resources Rules for Environmental Planning Criteria, as laid out in Chapter 391-3-16, to determine whether any local implementation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

Suwannee-Satilla Regional Water Plan

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, the City of Hoboken, and the City of Nahunta are within the area of the Suwannee-Satilla Regional Water Plan, which was adopted in June 2023.





Executive Summary

Introduction and Overview of the Suwannee-Satilla Region

Of all of Georgia's natural resources, none is more important to the future of our State than water. Over the last several decades, Georgia continues to be one of the most populous states in the nation. According to the U.S. Census Bureau, between 2010 and 2020, Georgia ranked fifth in total population gain (1.02 million new residents) and 12th in percentage increase in population (10.6%). During a portion of this same period, our State also experienced critical areas of severe drought. Georgia's growth and economic prosperity are vitally linked to our water resources.

As our State has grown, the management and value of water resources has also changed. Ensuring a bright future for our State requires thoughtful planning and wise use of our water resources. The water planning process began in 2008, when the State of Georgia's leadership authorized a comprehensive state-wide water planning process to help address these challenges and take a forward look at how our State is expected to grow and use water through 2060. The Suwannee-Satilla Regional Water Planning Council (Suwannee-Satilla Council) was established in February 2009 as part of this state-wide process. The Suwannee-Satilla Council completed the initial Regional Water Plan in 2011, and in 2016-2017 the Suwannee-Satilla Council updated the Regional Water Plan. This current update builds upon the original

Water Resource Trends and Key Findings for the Suwannee-Satilla Region

The Suwannee-Satilla Region includes 18 counties in the south central portion of Georgia. Over the next 40 years, the population of the region is projected to increase by 4% growing from approximately 416,000 to 435,000 residents.

Key economic drivers in the region include agriculture, forestry, professional and business services, education, healthcare, manufacturing, public administration, and construction. Recreation and fishing are also important to the area. Water supplies, wastewater treatment, and related infrastructure will need to be developed and maintained to support these economic drivers and maintain a high quality of life.

The rivers in the region are unique in comparison to most of Georgia Rivers in that the watersheds are much smaller in size. This results in more frequent surface water lower flow conditions and increases the importance of groundwater to the region.

Surface water is forecasted to meet about 21% of the region's water use and agriculture accounts for 99% of this use. Surface water use in the region is highest in the Suwannee River basin, followed by the Satilla River basin.

Groundwater is predominately used from the Floridan aquifer and is needed to meet about 79% of the region's water needs. Agriculture, municipal, domestic, and industry are the major demand sectors for groundwater.

Water resource challenges in the region include projected surface water shortfalls during some periods of time throughout the region, associated with flows that would likely be unable to satisfy withdrawal needs or adequately assimilate wastewater discharges; and water quality challenges associated with trophic-weighted residual mercury in fish tissue, fecal coliform, and low dissolved oxygen in some portions of the region.

Management practices are needed to address these challenges including: water conservation; refining planning information; use of existing or new storage to help reduce the frequency/severity of critical low flow conditions; sustainable use of groundwater during times of limited surface water flows; improving/upgrading wastewater treatment; and addressing non-point sources of pollution.



meet its growing needs. In addition, the region has a vibrant agricultural base that requires water supply to continue supporting the economics of the region.

The primary economic sectors in the region include agriculture, forestry, professional and business services, education, healthcare, manufacturing, public administration, and construction. The rural economies of five counties in the region (Atkinson, Brantley, Charlton, Clinch, and Pierce Counties) are categorized as very or critically dependent on the forestry industry by the Georgia Forestry Commission in the 2008 report “Economic Impact of Forest Products Manufacturing in Georgia.” Forested lands and agriculture are major land covers in the region, which are also important drivers for the region’s economy.

Establishing a Water Resource Vision for the Suwannee-Satilla Region

A foundational part of the water planning process was the development of a vision for the region that describes the economic, population, environmental, and water use conditions that are desired for the region. On September 23, 2009, the Suwannee-Satilla Council adopted the following Vision for the region.

“The Vision of the Suwannee-Satilla Regional Council is to manage water resources in a sustainable manner under Georgia’s regulated riparian and regulated reasonable use laws to support the state’s and region’s economy, to protect public health and natural resources, and to 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.”

On November 11, 2009, the Suwannee-Satilla Council identified 13 goals to complement the Vision. These goals can be found in Section 1 of the Regional Water Plan.

In addition to providing these regional vision and goals, the Suwannee-Satilla Council believes it is critically important for the Council to have an ongoing role in regional water planning. The information in the Regional Water Plan is complex and will require ongoing education and an emphasis on cooperation to help obtain local support for, and maximize the effectiveness of the Plan’s recommendations. The leadership, knowledge and experience of the Suwannee-Satilla Council establishes a uniquely qualified group to assist in facilitating implementation of the Plan, clarifying questions regarding the intent of the Regional Water Plan recommendations, and refining and updating existing information as well as executing future planning efforts. More information regarding the region and its water resource needs, challenges, and solutions is provided below.

Overview of Water Resources and Use in the Suwannee-Satilla Region

Surface Water

Major surface water features in the region include the Alapaha, Satilla, St. Marys, Suwannee, and Withlacoochee Rivers. The Alapaha and Withlacoochee Rivers are major tributaries to the Suwannee River, which flows through Florida into the Gulf of Mexico downstream of these confluences. The headwaters of the Suwannee River are in the Okefenokee Swamp. The Satilla



River flows to the southeast and discharges to the Atlantic Ocean between Cumberland and Jekyll Islands. This water body is a blackwater stream consisting of tannins and other natural leachates, which cause the river to have a darkly stained appearance and have unique physical and chemical characteristics and dissolved oxygen dynamics. Over half (59%) of the St. Marys River tributary area lies in Georgia and the remainder is in Florida. The St. Marys River is also a blackwater stream. However, the St. Marys River flows north and east, forming the border between southeast Georgia and northeast Florida and discharges into the Atlantic Ocean.

As shown in Figure ES-2, in 2015 surface water provided 19% of the water supply within the region (USGS, 2019). Based on water use trends and forecast information through 2060, the majority of the agricultural and industrial surface water use in the region is projected to come from the Suwannee River basin (72%) and Satilla River basin (27%). This information is based on the assumption that future use will follow current practices and trends.

Groundwater

As shown in Figure ES-2, groundwater provided 81% of the region's water supply needs in 2015. Based on 2020 groundwater withdrawal data, approximately 99% of groundwater in the region is supplied from the Floridan aquifer, which is one of the most productive groundwater aquifers in the United States.

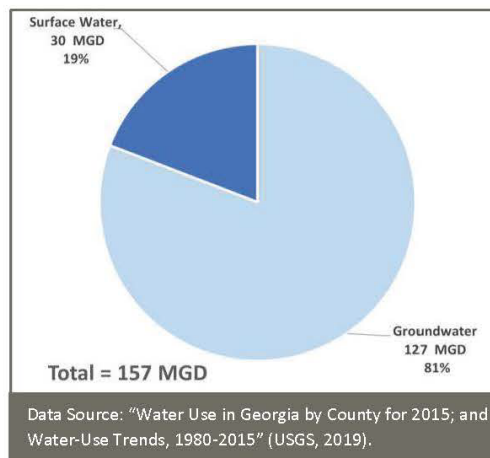


Figure ES-2 2015 Water Supply by Source

Water and Wastewater Needs in the Suwannee-Satilla Region – A Closer Look

Figure ES-3 presents 2015 surface water and groundwater use by sector in the Suwannee-Satilla Region. All surface water withdrawals in the region are for the agricultural sector. Of the 127 MGD of groundwater withdrawn in 2015, 52% was used to supply agricultural, 37% municipal users and 11% industrial users.

Wastewater treatment types representing current conditions in the region are shown in Figure ES-4. According to the Suwannee-Satilla Wastewater Forecast developed for the Regional Water Plan (CDM Smith, 2022), 51% of treated wastewater in the region is disposed of as a municipal/industrial point source discharge or to a land application system (25%). The remaining wastewater is treated by on-site sewage treatment (septic) systems (24%).

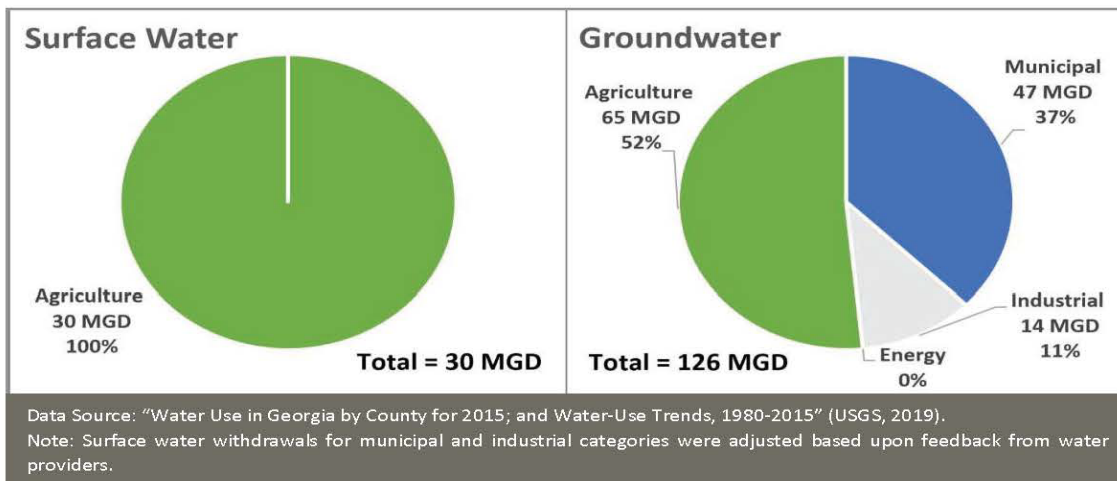


Figure ES-3 2015 Water Use by Category

Suwannee-Satilla Forecasted Water Resource Needs from the Year 2020 to 2060

Municipal water and wastewater forecasts are closely tied to population projections for the counties within the Suwannee-Satilla Region. The population projections were developed by the Georgia Governor’s Office of Planning and Budget and are shown in Figure ES-5. Industrial, energy, and agricultural water and wastewater forecasts were estimated separately from population projections. Overall, the region’s water supply needs are expected to grow by 23% (74 MGD) in demand from 2020 through 2060. Wastewater return flows are expected to grow by 5% (3 MGD) from 2020 through 2060.

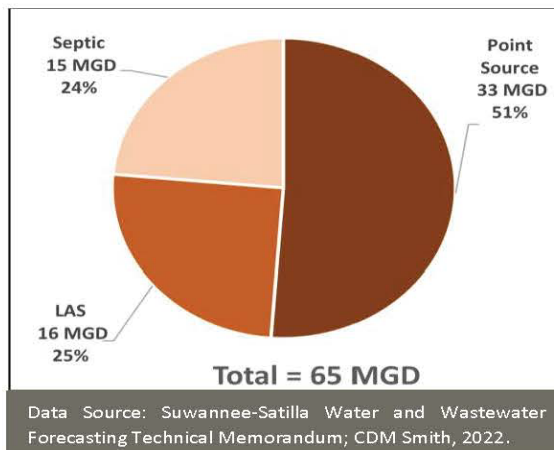


Figure ES-4 2020 Patterns of Wastewater Discharge and Return Flows

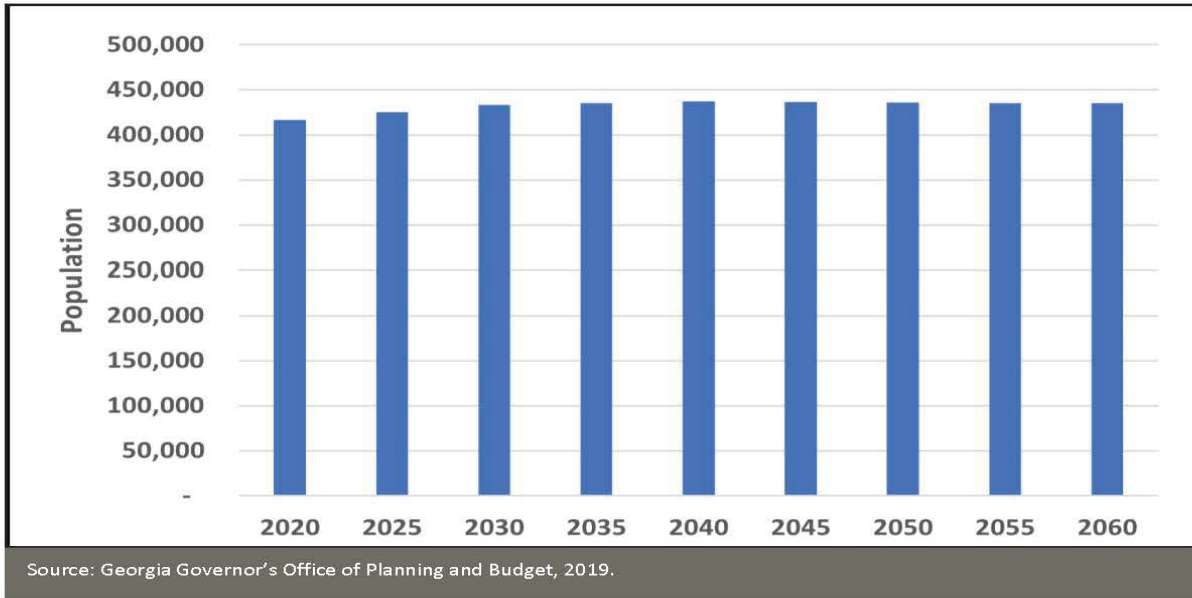


Figure ES-5 Suwannee-Satilla Region Population Projections (2020-2060)

Comparison of Available Resource Capacity to Future Water Resource Needs

Groundwater Availability

Groundwater is projected to meet about 79% of the region's water supply needs. Groundwater from the Floridan aquifer is a vital resource for the Suwannee-Satilla Region. Overall, the results from the Groundwater Availability Resource Assessment (EPD, March 2010) indicate that the sustainable yield for the modeled portions of the regional aquifer(s) is greater than the forecasted demands. Therefore, at this time no groundwater resource shortfalls are expected to occur in the Suwannee-Satilla Region over the planning horizon. However, localized issues such as excessive drawdown or reduction in baseflow to streams could arise in areas where there is a high well density and/or high volumes of groundwater withdrawal.

Surface Water Availability

Surface water is an important resource used to meet current and future needs of the Suwannee-Satilla Region, especially in the agricultural sector. There are many surface water model nodes located in and around the Suwannee-Satilla Region. The modeling tools currently used to assess surface water availability are described in Section 3. From the updated Surface Water Availability Resource Assessment (EPD, 2023b), the basic conclusions of the current and future conditions modeling show that some potential surface water challenges (i.e., times when there may be insufficient water to meet off-stream demands and also meet the targets for support of instream uses) do exist in the region.



An important update to this plan was the conversion of surface water modeling to a more detailed simulation platform (BEAM), which includes all water users (withdrawals and discharges) as specific nodes instead of aggregating their impacts into downstream nodes as was done in previous rounds of planning. It should be noted that due to the utilization of BEAM in resource assessment modeling, some of the previous approaches in expressing potential issues at the planning nodes have become obsolete. The resource issues identified previously are now replaced by these new resource assessment results (higher level of site-specific detail). Table ES-1 summarizes potential surface water challenges by 2060. Many of the challenges involve streamflows that are insufficient to adequately assimilate wastewater discharges. Others involve shortfalls relative to withdrawal needs.

Table ES-1 Summary of Modeled 2060 Potential Surface Water Challenges

BEAM Model Node	% of Total Days with Projected Challenge by 2060	Total Volume of Shortage	Corresponding 7Q10 Flow (Reference, used to determine ability to assimilate wastewater)	Change in Duration of Challenge from Current Condition
2188 (Town of Alapaha (Alapaha WPCP))	17.9%	4,543 MG	1.4 cfs (0.90 MGD)	729 (2.5%)
2198 (City of Fitzgerald (C.A. Newcomer))	2.8%	172 MG	0.25 cfs (0.16 MGD)	520 (1.7%)
2248 (City of Lakeland (Lakeland WPCP))	0.6%	84.2 MG	2.0 cfs (1.29 MGD)	26 (0.1%)
2568 (City of Nashville (Nashville WPCP))	20.7%	3,558 MG	0.01 cfs (0.006 MGD)	4,577 (15.7%)
2578 (City of Tifton (New River WPCP))	9.6%	490 MG	0.06 cfs (0.04 MGD)	-1,749 (-6.0%)
2598 (City of Sparks (Sparks WPCP))	2.5%	14.6 MG	0.02 cfs (0.01 MGD)	-6,992 (-23.9%)
2628 (Ray City (Ray City WPCP))	7.8%	410 MG	0.26 cfs (0.17 MGD)	152 (0.5%)
2868 (City of Valdosta (Withlacoochee WPCP))	2.8%	1,076 MG	4.3 cfs (2.78 MGD)	756 (2.6%)
3158 (City of Alma (Alma WPCP))	11.5%	1763 MG	1.77 cfs (1.14 MGD)	-87 (-0.3%)
3188 (Milliken & Company (Alma Plant))	2.5%	222 MG	0.55 cfs (0.36 MGD)	246 (0.9%)
3258 (City of Douglas (Southeast WPCP))	12.9%	11,033 MG	0.04 cfs (0.03 MGD)	286 (1.0%)
3298 (City of Pearson (Pearson WPCP))	0.4%	7.8 MG	0.29 cfs (0.19 MGD)	-15 (-0.1%)
3418 (City of Waycross (Waycross WPCP))	14.3%	34,233 MG	14.2 cfs (9.18 MGD)	746 (2.6%)
3528 (City of Patterson (Patterson WPCP))	0.6%	13.6 MG	0.21 cfs (0.14 MGD)	1 (0.0%)



BEAM Model Node	% of Total Days with Projected Challenge by 2060	Total Volume of Shortage	Corresponding 7Q10 Flow (Reference, used to determine ability to assimilate wastewater)	Change in Duration of Challenge from Current Condition
4238 (City of Folkston (Folkston WPCP (Pond)))	0.7%	12.3 MG	0.15 cfs (0.10 MGD)	0 (0.0%)
4248 (City of Folkston (Folkston WPCP Wetlands))	0.6%	136 MG	1.83 cfs (1.18 MGD)	18 (0.0%)

Source: Surface Water Availability Resource Assessment, 2023b, EPD.
Note: Surface Water Availability modeling simulation period is from 1939 to 2018.

Assessment of Water Quality Conditions

One measure of the capacity of surface water to maintain its health and the health of the aquatic species living therein is the amount of residual dissolved oxygen in the water. As part of the Water Quality (Assimilative Capacity) Resource Assessment (EPD, 2017 and 2023a), modeling of dissolved oxygen concentrations was performed for each surface water reach in the region that has upstream wastewater discharges to the reach. The modeling estimates the ability of the surface water to assimilate the amount of waste being discharged without creating adverse conditions (also referred to as assimilative capacity). Each modeled river segment was classified as exceeding dissolved oxygen capacity, meeting dissolved oxygen capacity, or having available dissolved oxygen capacity. The assimilative capacity assessment for dissolved oxygen at baseline and/or permitted conditions is presented in Section 3 and Section 5, and Section 6 (Management Practices) outlines the recommendations that have been made to address these impairments in the future. Assimilative capacity assessments indicate the potential need for improved wastewater treatment in some facilities within the Suwannee, Satilla, St. Marys, and Ochlockonee River Basins.

Under Section 303d of the federal Clean Water Act, a total maximum daily load (TMDL) must be developed for waters that do not meet their designated uses. A TMDL represents the maximum pollutant loading that a water body can assimilate and continue meeting its designated use (i.e., not exceeding State water quality standards). A water body is deemed to be impaired if it does not meet the applicable criteria for a particular pollutant; consequently, TMDLs are required to be established for these waters to reduce the concentrations of the exceeding parameters in order to comply with State water quality standards.

For the Suwannee-Satilla Region, there are 118 impaired stream reaches (total impaired length of 1,279 miles) and 3 impaired lakes (total impaired area of 3,181 acres).



All impaired lakes in the region are impaired for trophic-weighted residual mercury in fish tissue. TMDLs have been completed for 95 of the impaired stream reaches. A full list of impaired waters can be found on the EPD website (epd.georgia.gov/georgia-305b303d-list-documents). This list is updated every 2 years by EPD; the above information is based upon the approved 2022 list.

Identifying Water Management Practices to Address Water Resource Challenges and Future Needs

The comparison of the Resource Assessments and forecasted demands identified the region's likely resource shortfalls or potential challenges and demonstrated the necessity for region and resource specific water management practices. In selecting the actions needed (i.e., water management practices), the Suwannee-Satilla Council considered practices identified in existing plans, the Region's Vision and Goals, and coordinated with local governments and water providers as well as neighboring Councils that share these water resources.

The Suwannee-Satilla Council developed a management practice strategy based on the best data and modeling results available. The Council recognizes that as data are refined and modeling results improve—including water and wastewater projections and Resource Assessments—the resulting future needs and challenges may change. Therefore, the Council has prioritized short-term management practices to address challenges with the understanding that more complex management practices may be required in the future. These short-term management practices are presented in Table ES-2 and Table ES-3.

Summary of Resource Assessment Results

Management Practices should be developed and implemented to address water resource shortfalls as determined by the three Resource Assessments.

Groundwater: Overall, results indicate that the sustainable yield for the modeled portions of the regional aquifer(s) is greater than the forecasted demands, but site-specific challenges could arise without careful planning.

Surface Water Quantity: Refined modeling suggests that there are numerous challenges with the ability of surface water to provide sufficient flow for wastewater assimilation or withdrawals throughout the region.

Surface Water Quality: Throughout the region, 1,279 miles of stream reaches are impaired, principally for trophic-weighted residual mercury in fish tissue, E. coli, and dissolved oxygen.

**Table ES-2 Short-Term Water Quantity Management Practices (0 – 10 Years)**

Utilize surface water and groundwater sources within the available resource capacities
Water conservation
Data collection and research to confirm the frequency, duration, severity, and drivers of surface water challenges (forecast methodology assumptions and Resource Assessment modeling)
Evaluate and ensure that current and future surface water permit conditions do not contribute to challenges/low flow concerns
Encourage sustainable groundwater use as a preferred supply in regions with surface water challenges/low flow concerns
Identify incentives and a process to sustainably replace a portion of existing agricultural surface water use with groundwater use (for agricultural irrigation) to address challenges/low flow concerns
Evaluate the potential to use existing storage to address challenges/low flow concerns
Education to reduce shallow aquifer groundwater use where it impacts surface water in areas with challenges/low flow concerns

Table ES-3 Short-Term Water Quality Management Practices (0 – 10 Years)

<p>Point Sources:</p> <ul style="list-style-type: none"> ▪ Support current permitting and waste load allocation process to improve 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
<p>Non-point Sources:</p> <ul style="list-style-type: none"> ▪ Data collection to confirm source of pollutants and causes; encourage stormwater ordinances, septic system maintenance, and coordinated planning ▪ Ensure funding and support for Best Management Practices programs by local and state programs, including urban, rural, forestry, and agricultural Best Management Practices
<p>Non-point Source Existing Impairments:</p> <ul style="list-style-type: none"> ▪ Total maximum daily load listed streams: Improve data on source of pollutant and length of impairment; Identify opportunities to leverage funds and implement non-point source Best Management Practices

Members of the Suwannee-Satilla Council have invested significant time and expertise into the planning process and wish to capitalize on the expertise gained by the Council prior to the end of their third term as Council members.

The Suwannee-Satilla Council believes the Regional Water Plan should be reviewed in defined increments in the future such as every 5 years to evaluate how the implemented management practices are performing toward addressing challenges and meeting forecasted needs and what additional measures might be required. This is the second of such updates. If the selected management practices have not sufficiently addressed the challenges identified by the Resource Assessments, then additional management practices should be selected and implemented. Over time, the selected management practices will address identified challenges and meet future uses. Addressing surface water challenges will require that management practices also be implemented by adjacent water planning councils that share resources with the Suwannee-Satilla Council.



Implementing Water Management Practices

The Suwannee-Satilla Council supports the concept of regional water resource planning with a focus on planning Councils composed of local governments, water users, water providers, industry, business and affected stakeholders. Local representatives are typically most familiar with local water resource issues and needs. The State has a vital role providing technical support, guidance, and funding to support locally focused water resource planning.

Implementation of the Suwannee-Satilla Regional Water Plan will be primarily by various water users and wastewater utilities in the region. The most cost-effective and more readily implemented management practices will be prioritized for short-term implementation via an incremental and adaptive approach as shown in Figure ES-6. If resource needs are not met and/or challenges are not addressed, then more complex management practices will be pursued. Future planning efforts should confirm current assumptions and make necessary revisions and/or improvements to the conclusions reached during this round of planning.



Figure ES-6 Implementation of Management Practices

Cost Considerations

Planning level cost estimates were prepared for the various categories of management practices. A detailed summary of costs can be found in Section 7 of the Regional Water Plan. In general, addressing surface water needs in the region from both a water supply and a water quality perspective are expected to present the largest challenges and have the most fiscal impact. For the Regional Water Plan to be most effective, wastewater utilities and agricultural water users will need planning and implementation support to help them meet current and future needs. It is anticipated that several different funding sources and options will be used to secure funding for the various management practices outlined in the Regional Water Plan, and adequate funding will be a critical component of the successful implementation of the state-wide water planning effort.



Water conservation remains a cost-effective means to address future water supply needs and could be applied region-wide, especially in areas of limited future surface water withdrawals. Wastewater treatment will likely also require funding sources, both to upgrade plants and to address aging infrastructure.

Implementation Considerations and Benchmarks – Helping Ensure Progress toward Meeting Future Needs

Effective implementation of the Regional Water Plan will require the availability of sufficient funding in the form of loans, and in some cases, possibly grants. In addition, many of the proposed management practices require ongoing coordination with affected stakeholders/water users and collaboration to help ensure successful solutions are identified and implemented. Finally, in many cases monitoring progress toward addressing future needs will require improved data and information on the current actions and management practices that are already in place.

To assess progress toward meeting regional needs, the Suwannee-Satilla Council identified several benchmarks, which can be used to evaluate the effectiveness of the Regional Water Plan. The benchmarks are shown in Section 8 of the Regional Water Plan and include both the activities to be accomplished and the measurement tools that can be used to assess progress.

The Suwannee-Satilla Council supports the concept of regional water planning led by local representatives. The Council members wish to express their gratitude to the Governor, Lieutenant Governor, and Speaker of the House for their nomination to the Suwannee-Satilla Council. The Regional Water Plan provides a recommended path forward to help achieve social, economic, and environmental prosperity for the region. The Council members are grateful for the opportunity to serve the region and State. The Suwannee-Satilla Council members wish to remain involved in facilitating attainment of the Regional Water Plan benchmarks and making necessary revisions to the Plan.

II. Plan Elements

1. Community Goals and Vision

Vision

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.



Community Goals

- Goal 1: Minimize impacts of development on natural and cultural resources.**
- Goal 2: Consider the impacts of development on the local economy, particularly the agricultural industry.**
- Goal 3: Ensure that all residents within Brantley County have access to affordable housing.**
- Goal 4: Consider the impact of development to the functionality of the floodplain, and ensure that new development is protected from flooding.**
- Goal 5: Consider the suitability of soils for septic systems and proposed development.**
- Goal 6: Ensure that future development is coordinated appropriately with water and sanitary sewer service areas.**
- Goal 7: Enhance the availability of energy sources, including natural gas to increase cost effectiveness for residents and business owners.**
- Goal 8: Understand and manage expectations for growth.**
- Goal 9: Maintain communication between each jurisdiction and surrounding counties in an effort to better serve the residents of Brantley County.**
- Goal 10: Increase educational and recreational opportunities.**
- Goal 11: Ensure all community residents have access to critical goods, community services, and safe, clean neighborhoods.**
- Goal 12: Maintain broadband infrastructure to support educational opportunities and economic development.**
- Goal 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 from the SWOT Analysis; and through review and revision as applicable of the needs and opportunities identified in the 2021 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.

- **Note: The larger the print, the more times something was mentioned in the SWOT Analysis.**

Natural Resources

Needs

- Open spaces are not under long-term protection and/or do not have long-term plans for programming.
- A conservation corridor could be designated along the Satilla River to prevent future development on the river, in wetland areas, and in the floodplain.
- 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.
- Clean water is a very important issue – I need more detail on what is needed.
- Protection from land clearing is outlined as a problem.
- Recreation is listed as an important need.

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.

Cultural Resources

Needs

- The County and Cities do not have an ordinance to preserve historic homes and other historic sites.
- **Citizen participation in the development of cultural development ideas and facilities is needed.**
- **A platform for citizen involvement is needed – this is a strongly iterated need.**
- Historic preservation is still a need.
- Recreational opportunities are needed – especially family recreational opportunities.

Opportunities

- Develop a list of the historic sites in the community.
- Folks can get more involved.
- To communicate the need, educate on the importance, and provide the opportunity to get involved.

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 needs to become better known outside of the local area in order to attract businesses and tourism.
- Agribusinesses are needed to support the agricultural industry.
- **Natural Gas service would help attract industries and businesses.**
- The same small group of folks are always the ones doing the work.
- Voter turnout is low.
- There are not very many skilled jobs available.
- Growth in businesses and industries is not consistent.
- There is little commercial and industrial diversity in the types of jobs available locally.
- Training opportunities for skilled job development are not readily available.
- Need to remove local economic development barriers for child care business owners to help stabilize and expand the industry.
- Grants for industry capacity building are needed.

- The school system can provide a good education to help ready young folks to enter the workforce.
- There is too much reliance on grants to help with local economic development needs – this is part of the problem of more economic development.

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.
- Active recruiting and support of new businesses to the area would be a means to new business development.

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.
- **Affordable housing is mentioned as a need over and over.**
- Loans program for home ownership.
- Grants to develop affordable housing inventory.
- First-time buyer assistance programs for homeownership.
- Residential zoning is needed – I need more information on this.

Opportunities

- Create rehabilitation programs and incentive programs for affordable infill housing, and offer homebuyer education programs.
- The affordability of housing is based on the income of the employees.
- Expand water and sewer into the county to grow more housing there.

- Grants can help with affordable housing development.
- The development of more job opportunities is directly tied to housing needs and development.

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.
- Natural gas service has been listed as an important need.
- **Childcare services are needed as so many folks have to commute to work.**
- Water delivery needs to be expanded.
- Recreational opportunities need to be expanded with parks, trails, and sidewalks in Nahunta and Hoboken.
- Fire coverage could be better and definitely lower ISO ratings for lower insurance costs are needed.
- EMS service is needed – where?
- Disaster plans need to be improved.
- Disaster shelters need to be identified.
- Senior-aid has been identified as a need.

Opportunities

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

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.

- Zoning updates are needed.
- Zoning is needed for residential and commercial uses – where – is it Hoboken?
- Building maintenance is an issue.
- Land maintenance is an issue.
- Simplification of the building permit process.
- Conservation of green space is needed.
- Industrial areas – need more information.
- Residential areas – need more information.
- Commercial areas - need more information.
- More transparency is needed of what the local governments are doing in relation to land use.

Opportunities

- The City of Hoboken has 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.
- The upkeep of land and buildings is very important to assist county and city officials and the development authority to draw new businesses to the community – nuisance ordinances and code enforcement officers could assist with this process.

Intergovernmental Coordination

Needs

- Improve communication and inclusion between government, agencies, authorities, business, and citizens in the crafting of and implementation of plans.
- Voter turnout is low.
- The success of the county is dependent on the participation of local officials and citizens.
- Improved intergovernmental coordination is needed.
- **Community engagement is needed.**
- More transparency is needed.
- A few individuals are usually always the ones working on projects within the county.

Opportunities

- The county and the cities could collaborate and share resources for the provision of information to residents.
- More participation in local projects by local government officials and by citizens.

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.
- A strong education system is a benefit to the community – there is an opportunity for more communication between the local governments and the school system.

Health

Needs

- The community needs a Critical Care Facility for stabilizing patients.
- There is a lack of recreational opportunities.
- Healthcare is a growing need.
- An urgent care facility is needed.

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.
- Affordability is still an issue for broadband.
- Rural access to broadband is also mentioned.
- Faster speed is needed.
- Competition is needed.

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.
- Dirt roads need to be paved.
- Sidewalks are needed – need more information on where.
- Need public transportation.
- Paving roads is a major financial burden – more funding is needed.
- Too many miles of dirt roads which are impacting the travel for commuters, businesses, and school transportation.

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.
- Seek funding to assist with the paving of dirt roads.

Summary statement of the needs:

Low community support, low employment, low paying jobs, little industry, low education, low household value, low property tax, high commute times and decreased local spending all go hand in hand.

3. Analysis of Data and Information

Brantley County

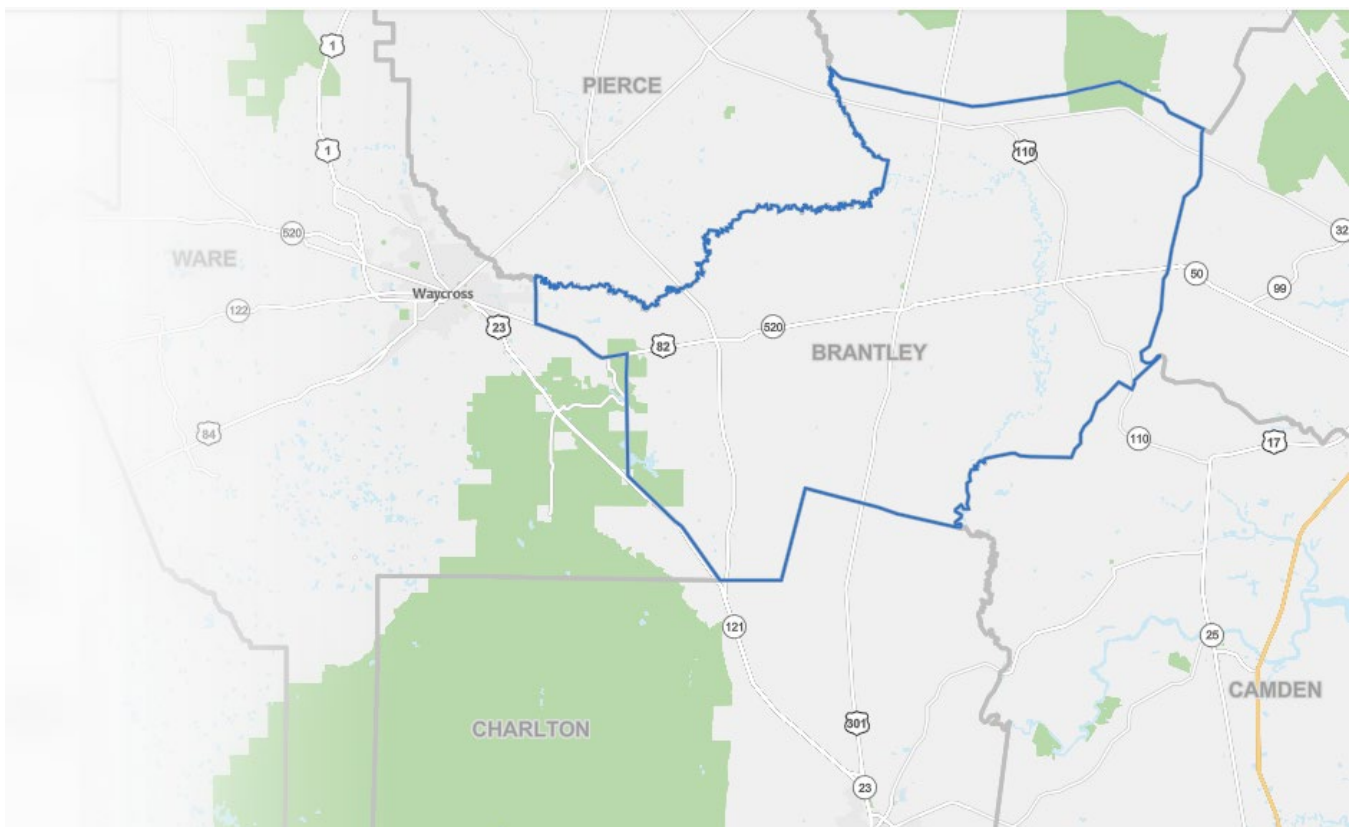
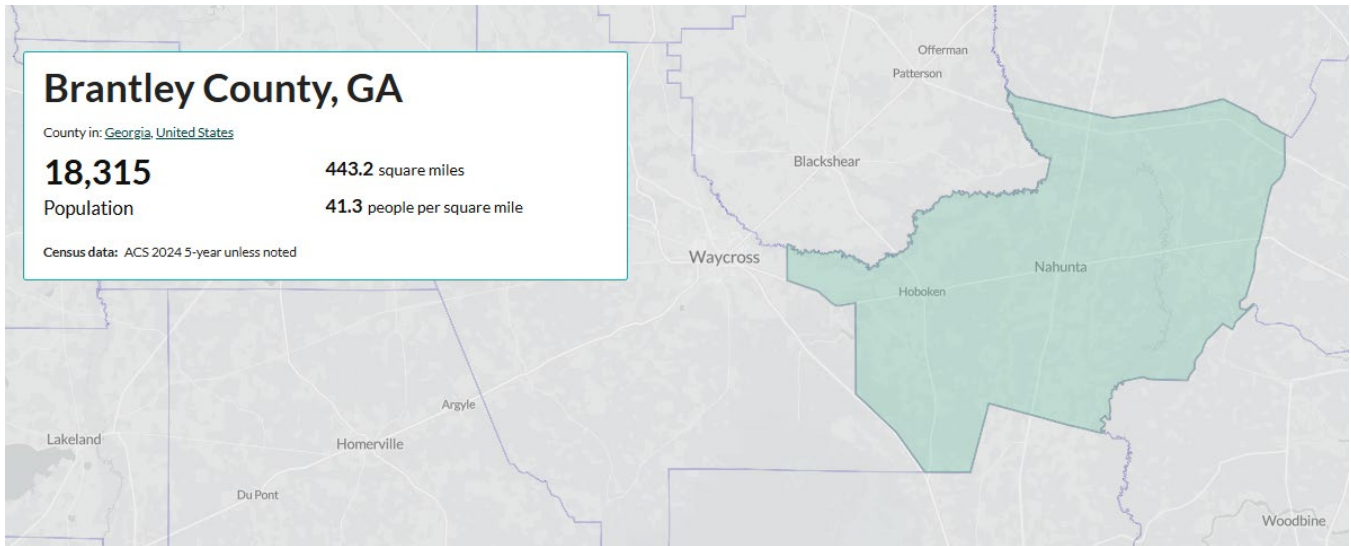
Brantley County, Georgia was created in 1920 from parts of Charlton, Pierce, and Wayne Counties. It was established to create a new government to serve residents in rural southern Georgia to serve residents in rural areas who were located far away from other existing county seats. The county was named after Benjamin Daniel Brantley and the county seat is Nahunta.



Brantley County Courthouse constructed in 1930
Designed by South Georgia architect Thomas J. Darling of Waycross



Historic Marker on the lawn of the Brantley Co. Courthouse lawn



Brantley County, Georgia location map – courtesy of Census Reporter

Brantley County, Georgia has 443.2 square miles of land area and is the 41st largest county in Georgia by total land area. Brantley County is bordered by Wayne County, Pierce County, Camden County, Ware County, Charlton County, and Glynn County, Georgia.



The estimated population of Brantley County is 18,315 according to the Census Reporter which is based on ACS 2024-5 data. This is a decrease of 794 from the previous estimate of 19,109 reported in the 2021 Comprehensive Plan, however all indicators show that Brantley County is growing in population of over 1% each year. Brantley County is part of the Brunswick, Georgia Metropolitan Statistical Area.

Brantley County, Georgia Population, Income, and Housing Statistics

Age

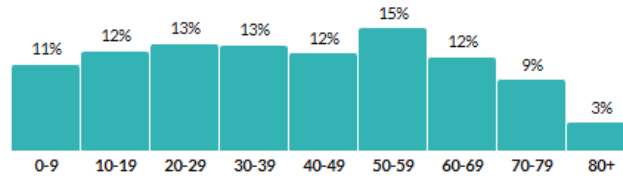
40.5

Median age

about 10 percent higher than the figure in Georgia: 37.6

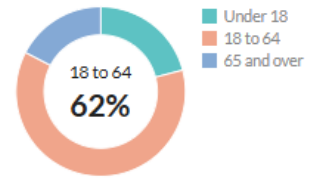
a little higher than the figure in United States: 38.9

Population by age range



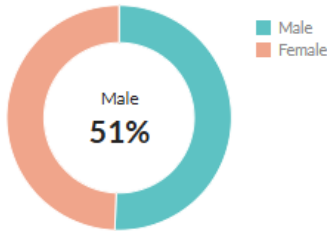
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Population by age category



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Sex



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Race & Ethnicity



Show data / Embed * Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Income

\$27,944

Per capita income

about two-thirds of the amount in Georgia: \$40,924

about three-fifths of the amount in United States: \$44,673

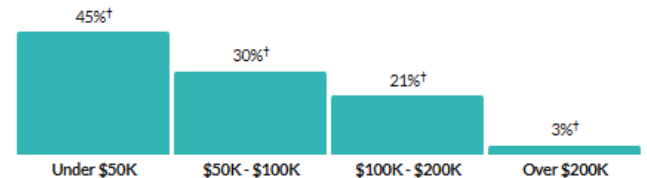
\$58,239

Median household income

about three-quarters of the amount in Georgia: \$77,353

about three-quarters of the amount in United States: \$80,734

Household income



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Poverty

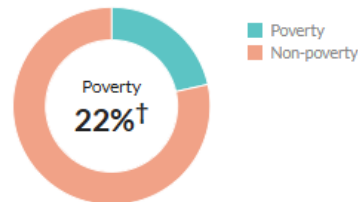
17.1%

Persons below poverty line

about 1.3 times the rate in Georgia: 13.4%

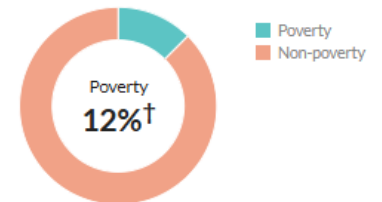
about 1.4 times the rate in United States: 12.5%

Children (Under 18)



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Seniors (65 and over)



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<https://censusreporter.org/profiles/05000US13025-brantley-county-ga/>

Transportation to work

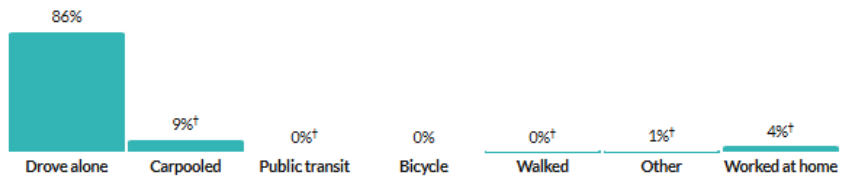
30.5 minutes

Mean travel time to work

about 10 percent higher than the figure in Georgia: 28.3

about 20 percent higher than the figure in United States: 26.4

Means of transportation to work



* Universe: Workers 16 years and over

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Households

6,599

Number of households

Georgia: 4,074,366

United States: 129,227,496

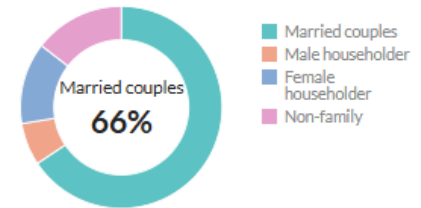
2.8

Persons per household

a little higher than the figure in Georgia: 2.6

about 10 percent higher than the figure in United States: 2.5

Population by household type



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Units & Occupancy

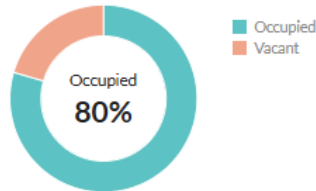
8,298

Number of housing units

Georgia: 4,541,835

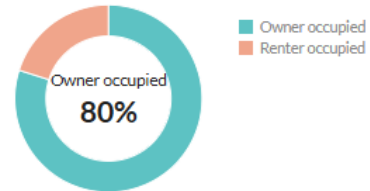
United States: 143,775,360

Occupied vs. Vacant



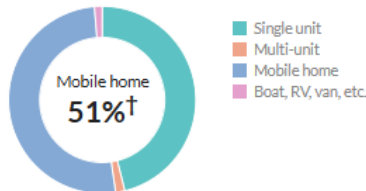
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Ownership of occupied units



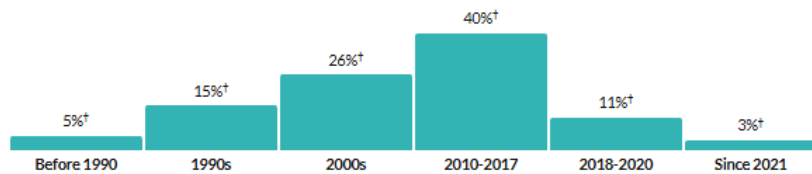
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Types of structure



Show data / Embed

Year moved in, by percentage of population



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Value

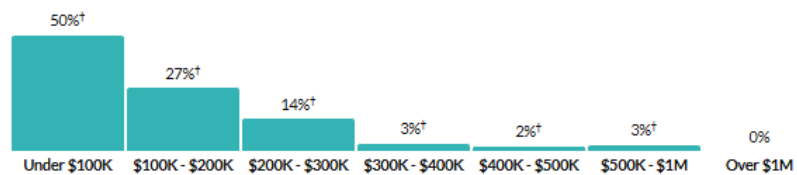
\$99,600

Median value of owner-occupied housing units

about one-third of the amount in Georgia: \$303,300

about one-third of the amount in United States: \$332,700

Value of owner-occupied housing units

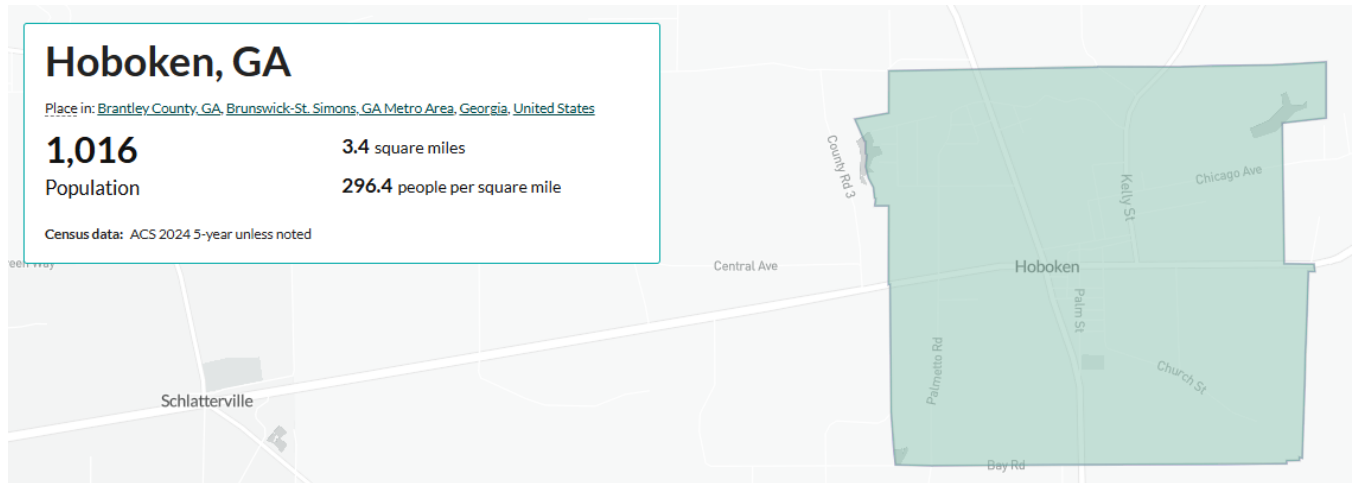


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<https://censusreporter.org/profiles/05000US13025-brantley-county-ga/>

City of Hoboken

The City of Hoboken, Georgia is located in Brantley County and was incorporated in 1920. It originally served as the county seat for Brantley between the years of 1920-1923 when the county seat was moved to Nahunta. The town's economy was originally driven by turpentine, logging, and farming. It is purported that the name Hoboken originated from the name of Hoboken, New Jersey.



<https://censusreporter.org/profiles/16000US1339216-hoboken-ga/>



City of Hoboken City Hall and Police Department

Hoboken's population is stable to growing slowly. The City continues to see interest new residents moving in with the construction of high-end new homes in neighborhoods to the north of U.S. Route 82 (referred to locally as Main Street).

City of Hoboken Population, Income, and Housing Statistics

Age

43.2

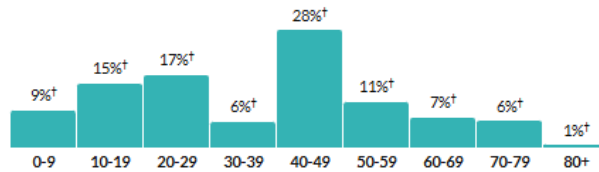
Median age

about the same as the figure in the Brunswick-St. Simons, GA Metro Area: 43.6

about 20 percent higher than the figure in Georgia: 37.6

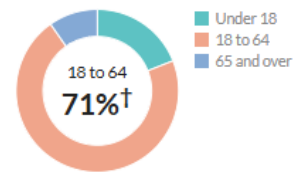
about 10 percent higher than the figure in United States: 38.9

Population by age range



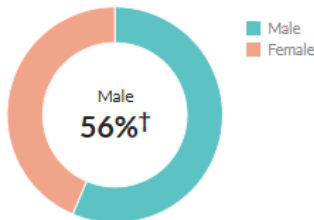
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Population by age category



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Sex



Race & Ethnicity



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* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Income

\$32,207 ±\$6,293

Per capita income

about 80 percent of the amount in the Brunswick-St. Simons, GA Metro Area: \$39,483 ±\$1,438

about 80 percent of the amount in Georgia: \$40,924 ±\$189

about three-quarters of the amount in United States: \$44,673 ±\$122

\$63,813

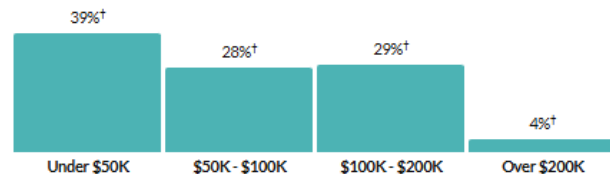
Median household income

a little less than the amount in the Brunswick-St. Simons, GA Metro Area: \$66,623

about 80 percent of the amount in Georgia: \$77,353

about 80 percent of the amount in United States: \$80,734

Household income



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Poverty

9.9%

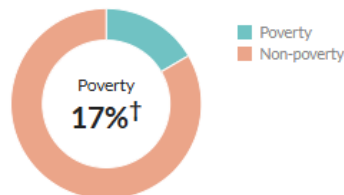
Persons below poverty line

about three-fifths of the rate in the Brunswick-St. Simons, GA Metro Area: 16.9%

about three-quarters of the rate in Georgia: 13.4%

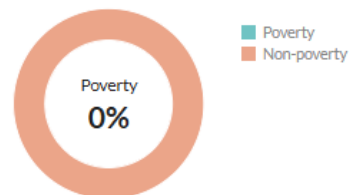
about 80 percent of the rate in United States: 12.5%

Children (Under 18)



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Seniors (65 and over)



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Transportation to work

14.9 minutes

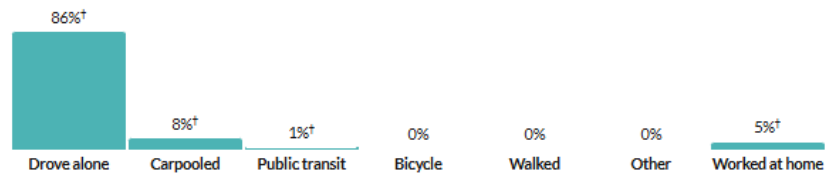
Mean travel time to work

about two-thirds of the figure in the Brunswick-St. Simons, GA Metro Area: 23.2

about half the figure in Georgia: 28.3

about three-fifths of the figure in United States: 26.4

Means of transportation to work



* Universe: Workers 16 years and over

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Households

361

Number of households

the Brunswick-St. Simons, GA Metro Area: 47,209

Georgia: 4,074,366

United States: 129,227,496

2.8

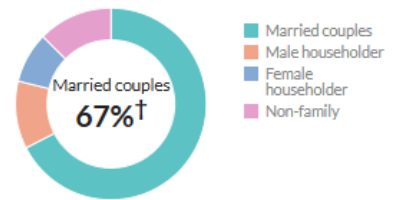
Persons per household

about 20 percent higher than the figure in the Brunswick-St. Simons, GA Metro Area: 2.4

about 10 percent higher than the figure in Georgia: 2.6

about 10 percent higher than the figure in United States: 2.5

Population by household type



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Units & Occupancy

393

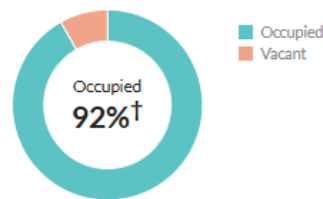
Number of housing units

the Brunswick-St. Simons, GA Metro Area: 58,648

Georgia: 4,541,835

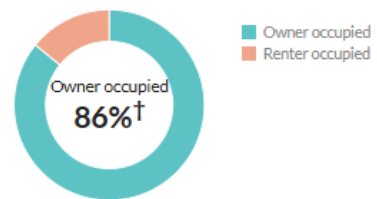
United States: 143,775,360

Occupied vs. Vacant



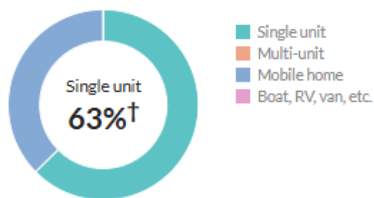
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Ownership of occupied units



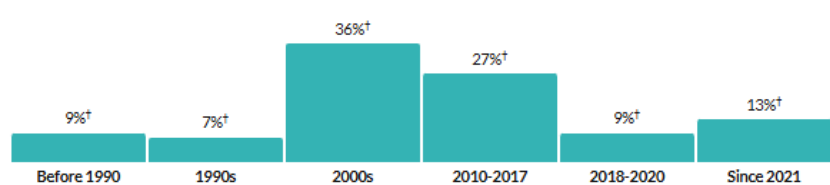
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Types of structure



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Year moved in, by percentage of population



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Value

\$135,200

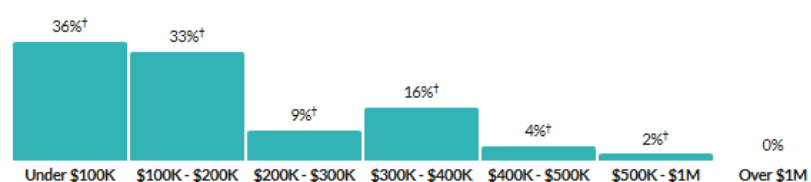
Median value of owner-occupied housing units

about three-fifths of the amount in the Brunswick-St. Simons, GA Metro Area: \$242,500

about half the amount in Georgia: \$303,300

about two-fifths of the amount in United States: \$332,700

Value of owner-occupied housing units

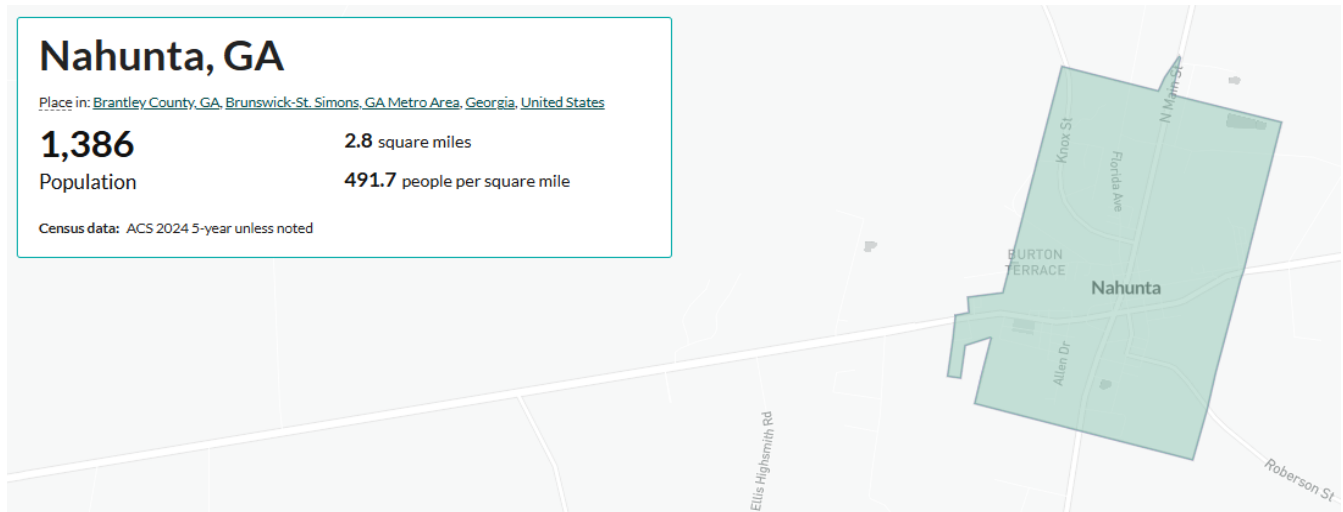


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City of Nahunta

Nahunta, Georgia was incorporated July 28, 1925 as the county seat of Brantley County. However, Nahunta existed prior to the creation of Brantley County. Nahunta originally was founded in 1870 as Victoria where it sprang up as a railroad town. It is purportedly named Nahunta which was derived, and shortened, from the name of lumber executive N.A. Hunter who shipped so much timber by rail there that the local rail stop was named N.A. Hunter.



<https://censusreporter.org/profiles/16000US1354124-nahunta-ga/>



Nahunta City Hall and Police Department

Nahunta's population is growing slowly each year at about a 0.48%. There are some new homes being built in the city as well as some new businesses locating there.

City of Nahunta Population, Income, and Housing Statistics

Age

36.3

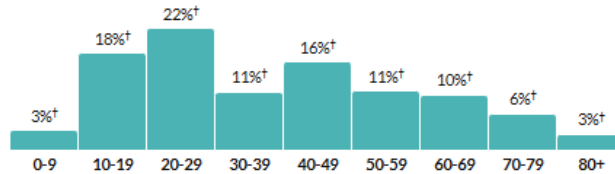
Median age

about 80 percent of the figure in the Brunswick-St. Simons, GA Metro Area: 43.6

a little less than the figure in Georgia: 37.6

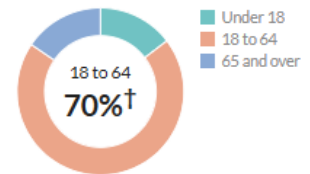
about 90 percent of the figure in United States: 38.9

Population by age range



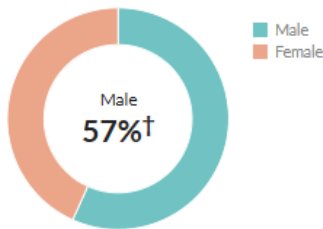
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Population by age category



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Sex



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Race & Ethnicity



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Income

\$17,648

Per capita income

about half the amount in the Brunswick-St. Simons, GA Metro Area: \$39,483

about two-fifths of the amount in Georgia: \$40,924

about two-fifths of the amount in United States: \$44,673

\$45,893

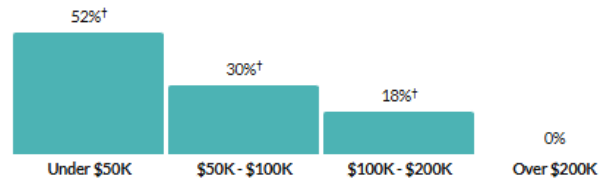
Median household income

about two-thirds of the amount in the Brunswick-St. Simons, GA Metro Area: \$66,623

about three-fifths of the amount in Georgia: \$77,353

about three-fifths of the amount in United States: \$80,734

Household income



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Poverty

29.3%

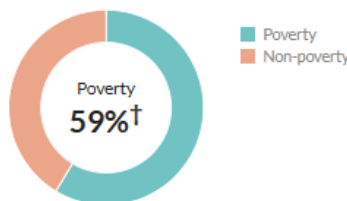
Persons below poverty line

more than 1.5 times the rate in the Brunswick-St. Simons, GA Metro Area: 16.9%

more than double the rate in Georgia: 13.4%

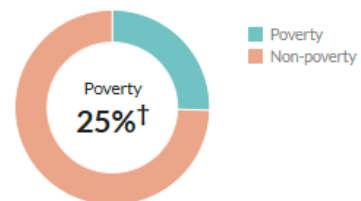
more than double the rate in United States: 12.5%

Children (Under 18)



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Seniors (65 and over)



Show data / Embed

Transportation to work

31.6 minutes

Mean travel time to work

about 1.4 times the figure in the Brunswick-St. Simons, GA Metro Area: 23.2

about 10 percent higher than the figure in Georgia: 28.3

about 20 percent higher than the figure in United States: 26.4

Households

398

Number of households

the Brunswick-St. Simons, GA Metro Area: 47,209

Georgia: 4,074,366

United States: 129,227,496

Units & Occupancy

424

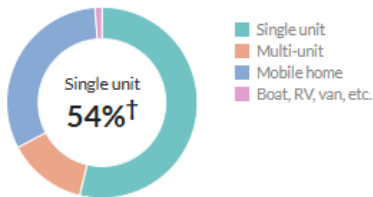
Number of housing units

the Brunswick-St. Simons, GA Metro Area: 58,648

Georgia: 4,541,835

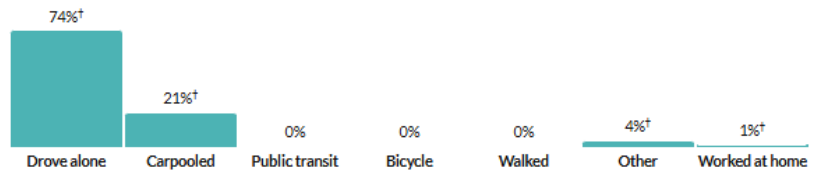
United States: 143,775,360

Types of structure



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Means of transportation to work



* Universe: Workers 16 years and over

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3.3

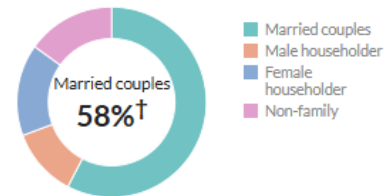
Persons per household

about 1.4 times the figure in the Brunswick-St. Simons, GA Metro Area: 2.4

about 25 percent higher than the figure in Georgia: 2.6

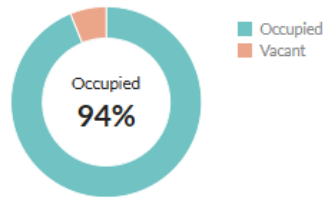
about 1.3 times the figure in United States: 2.5

Population by household type



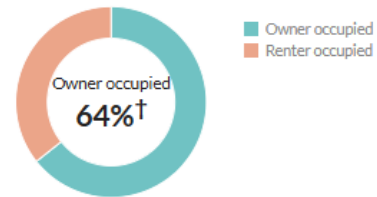
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Occupied vs. Vacant



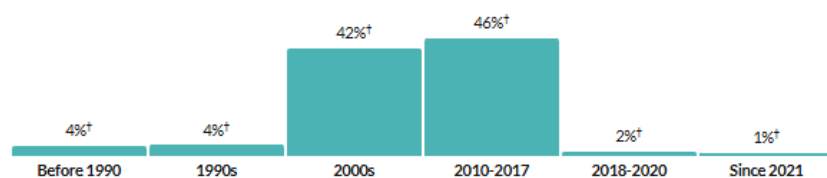
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Ownership of occupied units



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Year moved in, by percentage of population



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Value

\$73,000

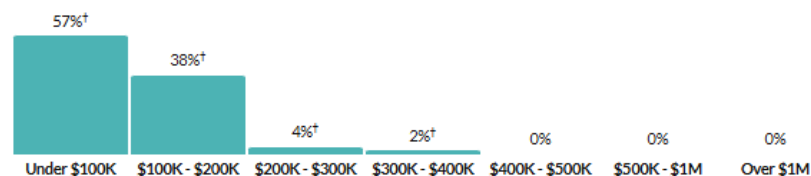
Median value of owner-occupied housing units

about one-third of the amount in the Brunswick-St. Simons, GA Metro Area: \$242,500

about one-quarter of the amount in Georgia: \$303,300

about one-fifth of the amount in United States: \$292,700

Value of owner-occupied housing units



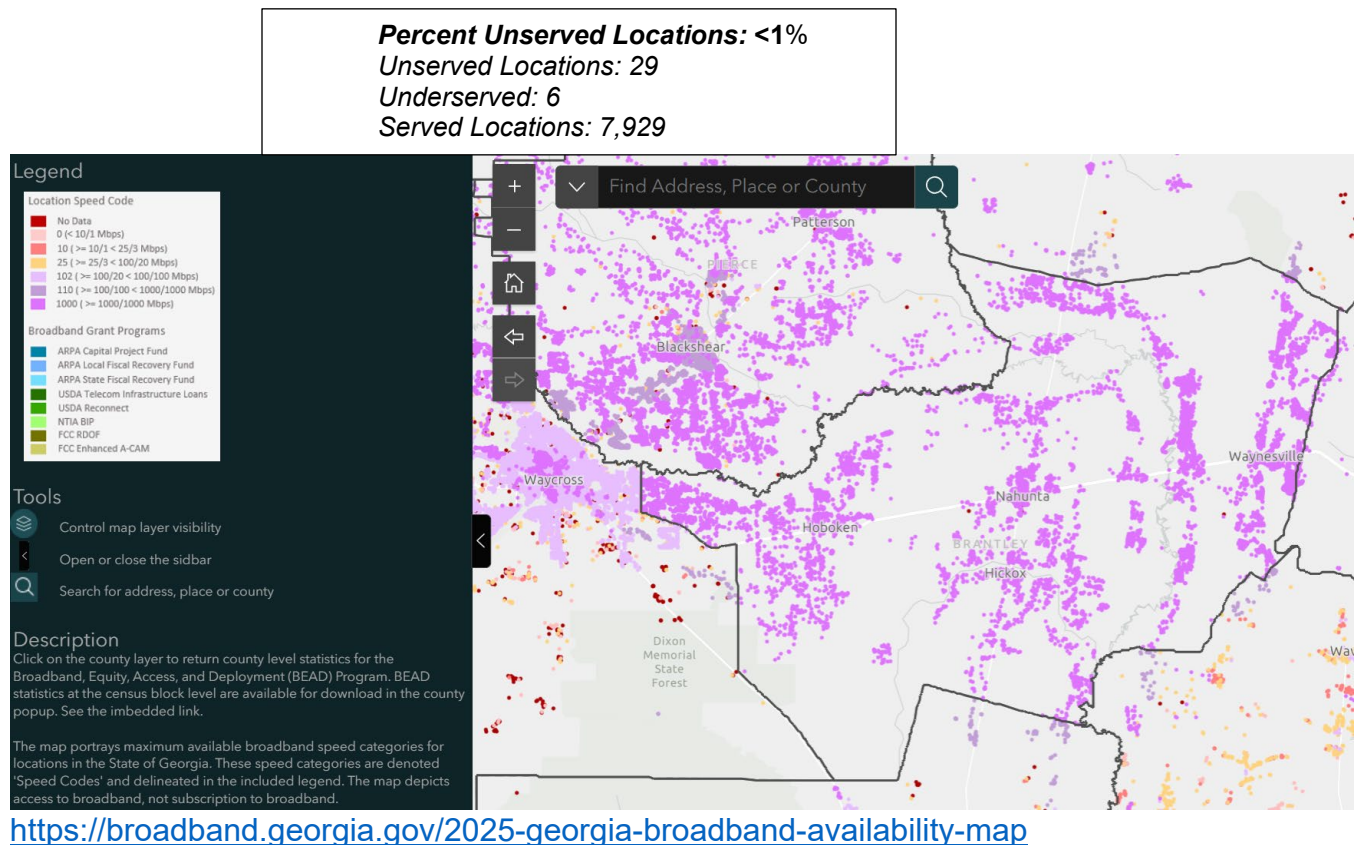
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4. Broadband Element

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 identifying underserved areas, broadband services 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.

Brantley Telephone Company (BTC) is the major entity in Brantley County that initially installed the broadband fiber internet structure throughout the county. BTC offers fiber internet throughout the county with speeds up to 1 Gig, including residential and business options.



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

The latest data shown in Map 1 below identifies less than 1% (.37%) of the locations in Brantley County as unserved. This analysis is based on a broadband availability map made available in April 2026.

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.

94.8% of households in Brantley County are estimated to have a computer, compared to 95.8% of households statewide. Broadband internet subscriptions in the County are held by 79.6% of households.

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.

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	FY 27	FY 28	FY 29	FY 30	FY 31	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: [Communication Strategy](#), [Corridor Study](#), [Targeted Industry Strategy](#), [Tourism Strategy](#), [Economic Development Strategy](#), [Workforce Training](#)

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](#), [Sense of Place](#), [Regional Cooperation](#), [Resource Management](#), [Stormwater Management](#), [Conservation Easements to include the setting aside of flood-prone land and preservation of regionally important resources and the protection of natural features such as the Satilla River](#)

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: [Preserve Agriculture Land Use](#), [Infill Development Program](#), [Strategic Public Infrastructure Policy](#), [Adaptive Reuse](#)

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: [All-Hazards Strategy](#), [Comprehensive Planning](#), [Grants for Financing Infrastructure Improvements](#), [Professional Development-Planning Staff](#)

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: [Downtown Planning](#), [Manufactured Home Compatibility Standards](#), [Landscaping Ordinance](#), [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: [Regional Economic Development Efforts](#), [Shared Service Agreements to form a 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 \(GICH\)](#), [Workforce Housing](#), [Home Loan Assistance](#), [Housing for the Elderly](#), [Housing for the Disadvantaged](#)

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: Bicycle Facilities, Public Transportation, Safe Routes to School, Focus on Street Paving and Maintenance

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: Work Ready Program, Coordinate with Brantley County Schools to train students for local job opportunities, Experience Works Program

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: Transportation to Services, Community Health Resource Center, Parks and Recreational Activities with outdoor activity amenities, Health Fairs

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

Natural Resources

Goal 1: **Minimize impacts of development on natural and cultural resources.**

Goal 4: **Consider the impact of development to the functionality of the floodplain, and ensure that new development is protected from flooding.**

Needs & Policies

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

Policy 4.1: Encourage new development in suitable locations in order to protect natural resources.

Policy 4.2: Encourage more compact and efficient urban development and preservation of open spaces.

Policy 4.3: Ensure that the protection and conservation of the community's resources plays an important role in the decision-making process.

Policy 4.4: Pursue the establishment of bikeways and trails in and around the Satilla River area.

Policy 4.5: Encourage conservation easements to keep productive farmland in agricultural use.

A conservation corridor could be designated along the Satilla River to prevent future development on the river, in wetland areas, and in the floodplain.

Policy 4.6: Encourage new development in suitable locations in order to protect natural resources.

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

Policy 4.7: Pursue the development of a recycling program.

Policy 4.8: Continue fiscally responsible operation of solid waste collection and disposal.

Policy 4.9: Encourage participation in annual Satilla River cleanup events.

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

Policy 4.10: Encourage stewardship of the Satilla River and all natural resources within Brantley County through behavior change and outreach programs.

Land clearing is a problem that contributes to flooding and soil erosion during heavy rain events.

Policy 4.11: Consider the Georgia Erosion and Sedimentation Act and the Forest Land Protection Act.

More recreation opportunities are needed throughout the county.

Policy 4.12: Brantley County already maintains a recreation department, consider targeting the types of recreational activities desired and look into grants to fund them.

Cultural Resources

Goal 1: Minimize impacts of development on natural and cultural resources.

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.

Citizen participation in the development of cultural events is low and a platform for involvement is very much needed.

Policy 1.3: Brantley County and the Brantley County Recreation Department may consider the development of a citizen appointed group to work with them to develop new cultural events and sites.

Economic Development

Goal 2: **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.

There is a lack of agribusinesses located in Brantley County which would help support the agricultural industry.

Policy 2.12: Consider meeting with the Georgia Agribusiness Council (GAC) and the Georgia Department of Agriculture for networking and advocacy opportunities.

Brantley County is not served with natural gas anywhere in the county and this is hindering industrial development.

Policy 2.13: The leaders of Brantley County and the City of Hoboken and Nahunta should consider uniting to meet with Atlanta Gas Light company to discuss the logistics of bringing a natural gas delivery pipeline into Brantley County.

Commercial and industrial job diversity is low and there is a lack of skilled jobs available in the county.

Policy 2.14: The leaders of Brantley County, the City of Hoboken, and City of Nahunta may consider meeting with the Brantley County Development Authority and the Brantley County School Board to discuss the types of business and industries desired and how to train the local workforce to be ready for them. The group may also consider looking into grants and loans for rural areas of Georgia for capacity building to become ready for industry.

The childcare industry in Brantley is severely lacking due to a number of factors like low provider wages and high operating costs versus low family incomes.

Policy 2.15: Local officials may want to explore supportive housing models in Georgia which can provide daycare services through assistance with daycare costs or through direct funding through programs like the HOME-ARP program administered by the Georgia Department of Community Affairs.

Housing

Goal 3: 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.

Policy 3.6a: Community leaders may want to explore affordable housing programs like the Georgia Initiative for Community Housing (GICH), and funding sources like the: HOME Investment Partnership Program (HOME) through the US Department of Housing and Urban Development; or the National Housing Trust Fund (NHTF); or the Low-Income Housing Tax Credit Program (LIHTC).

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

Goal 6: **Ensure that future development is coordinated appropriately with water and sanitary sewer service areas.**

Goal 7: **Enhance the availability of energy sources, including natural gas to increase cost effectiveness for residents and business owners.**

Goal 11: **Ensure all community residents have access to critical goods, community services, and safe, clean neighborhoods.**

Needs & Policies

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

Policy 6.1: 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 6.2: 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 6.3: 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 6.4: Pursue funding to construct a community meeting facility adequate to serve the community's needs.

There is a need for disaster shelters within the county.

Policy 6.4a: Consider an inventory of existing buildings that can serve as emergency shelters and explore options for funding and construction of new ones where needed.

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

Policy 6.5: Continue to encourage paving or grading/stabilizing and best management practices for existing dirt roads.

Policy 6.6: 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 6.7: Explore options for encouraging the expansion of a natural gas pipeline to Brantley County. See Policy 2.13.

Water delivery needs to be expanded.

Policy 6.8: Both Hoboken and Nahunta may want to complete a study of their water system capacities and determine if there is enough capacity to expand beyond their current boundaries with expanded water services.

Daycare programs are severely lacking in Brantley County.

Policy 11.1: Local leaders may want to entertain the idea of establishing a local Head Start Program for low-income resident child daycare and early learning.

Recreational opportunities need to be expanded with parks, trails, and sidewalks in Nahunta and Hoboken.

Policy 11.2: Nahunta and Hoboken may consider working with the existing Brantley County Recreation Department to explore the potential of in town parks and a connectivity plan with new sidewalk additions.

Fire coverage needs to be expanded and ISO ratings need to be lowered so that homeowners can get better insurance rates.

Policy 11.3: Brantley County may explore upgrading its water supply, enhancing the dispatching system, increase training, acquire better equipment, and document these improvements towards lowering the Insurance Services Office (ISO) rating in Georgia.

Land Use

Goal 8: 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 8.1: Review population projections on a regular basis to ensure community leaders are aware of what levels of growth are expected.

Policy 8.2: Ensure that necessary services are provided concurrent with growth and are planned for in keeping with future growth.

Policy 8.3: Continually analyze the financial impact of new subdivision growth in Brantley County.

Lack of building maintenance and land maintenance are issues that need attention.

Policy 8.4: Consider adopting property maintenance nuisance abatement laws under Georgia law and hiring a code enforcement officer/s to implement the codes.

Zoning is needed for residential and commercial uses.

Policy 8.5: Brantley County and the City of Hoboken may wish to explore the potential of land use zoning to protect existing and future property values.

Intergovernmental Coordination

Goal 9: 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 9.1: Encourage coordination between the County and Cities with regard to the development of plans.

Policy 9.2: Pursue joint processes for collaborative planning and decision-making.

Community engagement is needed in the local planning of growth and expansion.

Policy 9.3: The county may want to appoint a Planning Commission that can not only review zoning changes under a zoning code, but one that could also work with the county commission to review ideas and contribute to the local conversation of commercial and industrial expansion.

Education

Goal 10: Increase educational and recreational opportunities.

Needs & Policies

Employer needs are not being met for employee training.

Policy 10.1: Strive for partnerships and alliances with other educational institutions serving Brantley County.

Policy 10.2: 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 10.3: Pursue expansion of educational opportunities and make sure that the local school system's Career, Technical, & Agricultural Education (CTAE) program curriculum is aligned with local market needs.

Policy 10.4: Pursue partnerships with local community colleges and technical colleges to provide satellite classes and courses for community residents.

Policy 10.5: 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 10.6: Determine how to best be responsive to the demands of new employers.

Policy 10.7 Perform a gap analysis to determine which education programs best meet the needs of employers.

Policy 10.8 Explore the creation of an educational program to meet needs of employers.

Health

Goal 11: 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 11.1: Encourage development of health care services that meet the current and future needs of the community.

There is a lack of recreational opportunities.

Policy 11.2: Encourage parks and community facilities to be located as focal points in neighborhoods.

Policy 11.3: Encourage increased investment in existing neighborhoods.

Policy 11.4: 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.

An Urgent Care facility is needed.

Policy 11.5: Brantley County may want to conduct market research on the need for an urgent care facility within the county through the evaluation of population and demographics, identification of target populations, assessment of the nearest facilities in miles and services offered, and potential facilities that may want to expand into Brantley County to meet this need.

Broadband Services

Goal 12: 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 12.1: Enable public/private partnerships to reduce the cost of broadband service in Brantley County.

Transportation

Goal 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.

Needs & Policies

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

Policy 13.1: Pursue and lobby for additional funding to improve local roads, including CDBG and SPLOST funds.

Policy 13.2 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 13.3: Raise awareness of maintenance issues on existing state roads among local and State elected officials and staff.

Policy 13.4: 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 13.5: Promote safe, walkable neighborhoods.

Policy 13.6: 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.

Brantley County has too many miles of dirt roads which are impacting travel for commuters, businesses, and school transportation and these roads need to be paved.

Policy 13.7: Brantley County may want to make sure that it is consistently applying for the Local Maintenance and Improvement Grant (LMIG) each year and that its centerline road miles and population statistics are correct to maximize the benefit.

Policy 13.8: SPLOST or Special Purpose Local Option Sales Tax funds can be approved by the voters of local governments to be used for funding to supplement LMIG projects.

7. Community Work Program

Brantley County 5-Year Short-Term Work Program Update Report of Accomplishments

(FY2022 - 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
NATURAL RESOURCES										
Create a clean-up program targeting illicit discharge and littering.	\$10,000	Brantley County	General fund, grants	1, 4	X	X	X	X	X	Underway
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	Underway
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	Underway
Repair boat ramps along the Satilla River.	\$25,000	Brantley County	General fund, grants	1, 4	X	X	X	X	X	Underway
CULTURAL RESOURCES										
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	Underway
ECONOMIC DEVELOPMENT										
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	Completed
HOUSING										
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	Cancelled – Potential projects were not identified

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
COMMUNITY FACILITIES & SERVICES										
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	Underway
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	Underway
Construct firefighter training facility.	\$500,000	Brantley County	General fund, grants	11	X	X	X	X	X	Underway
Purchase 20 new police cars. Change to "trucks"	\$750,000 change to \$1,000,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X	Underway
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 change to \$250,000	Brantley County	SPLOST, County and City General fund, grants, CDBG	11	X	X	X	X	X	Underway
Construct 3 new fire stations.	\$750,000 change to \$900,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X	Underway
Purchase 80 SCBA units for firefighters.	\$400,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X	Underway
Purchase 80 air tanks for firefighters.	\$88,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X	Underway
Purchase 80 turnout gear sets for firefighters.	\$160,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X	Underway

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
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	Completed
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	Underway
Construct new hangars at the County Airport.	\$400,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X	Underway
INTERGOVERNMENTAL COORDINATION										
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	Underway
EDUCATION										
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	Underway
BROADBAND										
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	Completed
Adopt a Broadband Ordinance.	Staff time	Brantley County	General fund	12	X	X	X	X	X	Underway
Apply for Broadband Ready Certification.	Staff time	Brantley County	General fund	12	X	X	X	X	X	Underway
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	Completed
TRANSPORTATION										

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
Participate in discussions on the provision of regional transit.	Staff time	Brantley County	General fund	13	X	X	X	X	X	Underway
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	Underway
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	Underway
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	Riverside Road Completed, Continue on other road paving projects listed
Replace Humpback Bridge. Change to read: Replace CR 122/Humpback Bridge over the Little Satilla River	\$200,000 Change amount to \$1,500,000	Brantley County Add: GDOT	General fund, GDOT, TSPLOST, LMIG Remove all existing and change to GDOT Funded	13	X	X	X	X	X	Underway
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	Underway
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, Georgia Power, Okefenokee EMC	General Fund, GDOT, Grants	11, 13	X	X	X	X	X	Underway

Brantley County 5-Year Community Work Program Update

(FY2026 - 2031)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
NATURAL RESOURCES									
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
Replace the boat ramp and landing on the Satilla River off of US Highway 301 – (NEW)	\$50,000	Brantley County and DNR	General fund, DNR Grant	1,11	X	X	X		
Planning and engineering for a new boat ramp on the Satilla River – (NEW)	\$80,000	Brantley County and DNR	General fund, CIG Grant	1,11	X	X	X	X	X
Construct a new boat ramp and landing on the Satilla River –(NEW)	\$400,000	Brantley County and DNR	General fund, CIG Grant	1,11	X	X	X	X	X
Conduct preliminary planning for the Atkinson Boat Ramp on the Satilla River – (NEW)	\$40,000	Brantley County	Coastal Improvement Grant	11	X	X	X	X	X
CULTURAL RESOURCES									
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
ECONOMIC DEVELOPMENT									
Support the Industrial Authority – Annually – (NEW)	\$75,000	Brantley County	General Fund	12	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
Support the Brantley County Chamber of Commerce with a part-time staffer – (NEW)	\$17,000	Brantley County	General Fund	12	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
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 trucks.	\$1,000,000	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.	\$250,000	Brantley County	SPLOST, County and City General fund, grants, CDBG	11	X	X	X	X	X
Construct 3 new fire stations.	\$900,000	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
Purchase 80 turnout gear sets for firefighters.	\$160,000	Brantley County	SPLOST, County and City General fund, grants	11	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
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
Add Taxiway and Pad at airport for T-Hangars - (NEW)	\$400,000	Brantley County	GDOT funding, Aviation and local match SPLOST	11	X	X	X	X	X
Construct 10 new T-Hangars at the airport and complete taxiway improvements – (NEW)	\$2,000,000	Brantley County	GDOT TIA-2 Funded	11	X	X	X	X	X
First Aid and AED Training provided by EMS for all county employees and fire department volunteers – (NEW)	Staff Time	Brantley County, Brantley County Volunteer Fire Departments	General Fund	11	X	X	X	X	X
Construct Pickleball Courts at the Brantley County Recreation Complex – (NEW)	\$25,000	Brantley County	SPLOST	11	X	X	X	X	X
Construct Annex for Tax Office – (NEW)	\$250,000	Brantley County	SPLOST	11	X	X	X		
Preliminary planning to build a walking track around the large pond at the Recreation Complex – (NEW)	\$35,000	Brantley County	Coastal Improvement Grant and SPLOST	11	X	X			
INTERGOVERNMENTAL COORDINATION									
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
Coordinate a Spring Cultural/Social Event with Hoboken and Nahunta – (NEW)	\$5,000	Brantley County, City of Hoboken, City of Nahunta	Funds generated from the sale of surplus county equipment	9	X	X	X	X	X
Annual Active Shooter Training with the Brantley County School System – (NEW)	\$1,000	Brantley County, Brantley County Board of Education, GSP, City of Hoboken, City of Nahunta, other counties as applicable	General Fund	9	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
EDUCATION									
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
BROADBAND									
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
TRANSPORTATION									
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., 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 CR 122/Humpback Bridge over the Little Satilla River – see changes in ROA	\$1,500,000	Brantley County and GDOT	GDOT Funded	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, Georgia Power, Okefenokee EMC	General Fund, GDOT, Grants	11, 13	X	X	X	X	X
Resurface Knox Road - (NEW)	\$500,000	Brantley County	LMIG and SPLOST	13	X	X	X	X	X
Resurface Central Avenue - (NEW)	\$500,000	Brantley County	GDOT LRA Funds and SPLOST	13	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
Replace two (2) drainage Tank Cars on dirt roads – (NEW)	\$200,000	Brantley County	FEMA Funding	13	X	X	X	X	X
Preliminary planning for bridge replacement on Buffalo Creek – (NEW)	\$35,000	Brantley County	GTIB Grant	13	X	X			
Re-stripe Raybon Road and Baker Creek, and add new road signs – (NEW)	\$75,000	Brantley County	GDOT Safety Grant and SPLOST	13	X	X			
Pave Britt Still Road including grade, drain, base, and pave – (NEW)	\$500,000	Brantley County	GDOT TIA-2 Funded	13	X	X	X	X	X
Riverside Road resurfacing from SR230 to US310 to the Charlton County line – (NEW)	\$4,564,000	Brantley County/GDOT	GDOT TIA-2 Funded	13	X	X	X	X	X
Pave Old Waynesville Road to include resurface, base and pavement widening along Old Waynesville Road between Old SR 259 and SR 110 – (NEW)	\$6,506,000	Brantley County/GDOT	GDOT TIA-2 Funded	13	X	X	X	X	X
Replace Caney Bay Bridge over Tiger Creek on CR48 – (NEW)	\$1,549,771	Brantley County and GDOT	GDOT sponsored and funded project	13	X	X	X		

City of Hoboken 5-Year Short-Term Work Program Update Report of Accomplishments

(2022 - 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
ECONOMIC DEVELOPMENT										
Conduct an assessment of economic development needs in the City.	\$12,500	City of Hoboken	General fund, grants	2		X	X	X	X	Postponed – insufficient contractor staffing
HOUSING										
Renovate approximately 10 homes of low-income residents	\$300,000	City of Hoboken	General fund, grants, CDBG and CHIP	3	X	X				Cancelled – did not qualify for funding
COMMUNITY FACILITIES & SERVICES										
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			Underway
Construct new City Hall.	\$200,000	City of Hoboken	General fund, grants, and CDBG	11	X	X	X	X	X	Underway – land negotiation
INTERGOVERNMENTAL COORDINATION										
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	Underway
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	Underway
Adopt a Broadband Ordinance.	Staff time	City of Hoboken	General fund	12	X	X	X	X	X	Underway
Apply for Broadband Ready Certification.	Staff time	City of Hoboken	General fund	12	X	X	X	X	X	Underway

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
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	Completed
TRANSPORTATION										
Participate in discussions on the provision of regional transit.	Staff time	City of Hoboken	General fund	13	X	X	X	X	X	Underway
Repair approximately ½ mile of sidewalks along US 82.	\$20,000 Change to \$300,000	City of Hoboken	TSPLOST, LMIG, General fund Add GTIB	13	X	X	X	X	X	Underway
Resurface approximately 2 miles of roads.	\$67,000/year	City of Hoboken	TSPLOST, LMIG, General fund	13	X	X	X	X	X	Completed
Resurface approximately 15 miles of roads, including Caney Bay Rd., West Raybon Rd., Hwy 259, and Cumberland Rd.	\$3,000,000	Brantley County, City of Hoboken	General Fund, GDOT, TSPLOST	13	X	X	X	X	X	Completed

City of Hoboken 5-Year Community Work Program Update

(2026 - 2031)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
ECONOMIC DEVELOPMENT									
Conduct an assessment of economic development needs in the City.	\$12,500	City of Hoboken	General fund, grants	2	X	X	X		
HOUSING									
Replace six (6) septic tanks in a city-owned residential development to provide six additional residential spaces for lease to the public – (New)	\$60,000	City of Hoboken	General Funds	3	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
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
New digital radio communication system for the police station, cars, and wearable units - (New)	\$34,000	City of Hoboken	DOJ Cops Grant, General Fund, GMA Police Dept. Safety Grant	11	X	X			
Construct a new and secure evidence storage room - (New)	\$10,000	City of Hoboken	General Fund	11	X	X	X	X	X
Armory storage room for police department in new city hall - (New)	\$5,000	City of Hoboken	General Fund	11	X	X	X	X	X
Construct a 30 X 50’ shelter for civic functions and pave the surrounding parking area adjacent to city hall - (New)	\$100,000	City of Hoboken	General Fund	10	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
Police Department Body Armor vests (Quantity Five (5) - (New)	\$5,000	City of Hoboken	General Fund, Blue Line	11	X	X	X	X	X
Set of four (4) barricades to stop vehicles from entering crowds - (New)	\$1,200	City of Hoboken	General Fund	11	X	X	X	X	X
One (1) police vehicle – (New)	\$55,000	City of Hoboken	General Fund	11	X				
One (1) pick-up truck for public works – (New)	\$45,000	City of Hoboken	General Fund	11	X				
One (1) tap machine for water line installation – (New)	\$45,000	City of Hoboken	General Fund	11	X	X	X		
Two (2) zero turn lawn mowers – (New)	\$20,000	City of Hoboken	General Fund	11				X	X
Three (3) additional police officers – (New)	\$120,000	City of Hoboken	General Fund, Cops Hiring Program (CHP) Fund	11			X	X	X
One (1) new dump truck – (New)	\$100,000	City of Hoboken	General Fund	11				X	X
Install 2,700 feet of water line – (New)	\$5,000	City of Hoboken	General Fund	11	X	X			
Re-pave the driveway at the City of Hoboken Community Center – (New)	\$20,000	City of Hoboken	General Fund	10	X	X	X	X	X
Repair and repaint the City of Hoboken Community Center – (New)	\$5,000	City of Hoboken	General Fund	10	X				
Upgrade the wiring at the fire department –(New)	\$25,000	City of Hoboken	General Fund	11	X	X	X	X	X
Annual Safety Day Event sponsored and conducted by the City – (New)	\$5,000	City of Hoboken	General Fund, Donations from local businesses	11	X	X	X	X	X
INTERGOVERNMENTAL COORDINATION									
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

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
TRANSPORTATION									
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.	\$300,000	City of Hoboken	TSPLOST, LMIG, General fund, GTIB	13	X	X	X	X	X
Repave Floyd St, Franklin St., Dowling St., Bowden St., Burton Blvd. W., and Railroad St. – (New)	\$427,000	City of Hoboken and TIA2	TIA2, City of Hoboken	13	X	X			
Repave Johnny B Street and add cul-de-sac (900 feet) – (New)	\$300,000	City of Hoboken	General Fund	13			X	X	X
Repave Wildwood Street (1,000 feet) – (New)	\$300,000	City of Hoboken	General Fund				X	X	X

City of Nahunta 5-Year Short-Term Work Program Update Report of Accomplishments

(2022 - 2026)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
ECONOMIC DEVELOPMENT										
Acquire and develop land for a potential factory site.	\$500,000 Change to 2,000,000	City of Nahunta	General fund – add GEFA and USDA	2	X	X	X	X	X	Underway – Change verbiage to read “Acquire and develop land for industrial development”
HOUSING										
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	Underway
COMMUNITY FACILITIES & SERVICES										
Expand City of Nahunta water system.	\$400,000 Change to \$500,000	City of Nahunta	General fund, Grants Add GEFA and USDA Grants	5-6, 11	X	X	X	X	X	Underway
Replace water lines citywide.	\$1,000,000 Change to \$2,000,000	City of Nahunta	General fund, Grants Add GEFA and USDA Grants	5-6, 11	X	X	X	X	X	Underway
Loop water lines citywide.	\$50,000 Change to \$100,000	City of Nahunta	General fund, Grants Add GEFA and USDA Grants	5-6, 11	X	X	X	X	X	Underway
Renovate water tower.	\$250,000	City of Nahunta	General fund, Grants, CDBG	5-6, 11	X	X	X	X	X	Completed
Construct new Wastewater Treatment Plant.	\$1,000,000 Change to \$15,000,000	City of Nahunta	General fund, CDBG Grants Add USDA	5-6, 11	X	X	X	X	X	Underway

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
Extend sewer lines to the north end of the City.	\$200,000 Change to \$400,000	City of Nahunta	General fund Add Congressional Representative Funding	5-6, 11	X	X	X	X	X	Underway
Purchase sewer jetter.	\$50,000 Change to \$100,000	City of Nahunta	General fund, Grants Add GEFA and USDA Grants	5-6, 11	X	X	X	X	X	Underway
Replace culvert pipes and upgrade other drainage Citywide.	\$1,000,000	City of Nahunta	General fund, Grants Add CDBG Grants	5-6, 11	X	X	X	X	X	Underway
Purchase limb truck.	\$100,000	City of Nahunta	General fund, Grants Remove "Grants"	11	X	X	X	X	X	Underway
Construct new City Hall and adapt an existing building to serve as the Community Center. Change to: Construct new City Hall and adapt the existing city hall building to serve as the new community center	\$1,000,000	City of Nahunta	General fund, Grants, CDBG	5-7, 11	X	X	X	X	X	Underway
Construct brick sidewalks, planters, benches, and other streetscaping on Main Street.	\$100,000	City of Nahunta	General fund, Grants Add LMIG and GDOT Grants	11, 13	X	X	X	X	X	Underway
Purchase land and develop facilities for a City Park.	\$1,000,000	City of Nahunta	General fund, Grants, LWCF Add Environmental Protection Grant	5-6, 11	X	X	X	X	X	Underway
Purchase 2 police vehicles.	\$100,000	City of Nahunta	General fund, Grants Remove "Grants"	11	X	X	X	X	X	Completed
Purchase Christmas decorations and lights for downtown.	\$25,000	City of Nahunta	General fund, Grants Remove "Grants"	11	X	X	X	X	X	Underway

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 22	FY 23	FY 24	FY 25	FY 26	STATUS
Purchase banners for light poles.	\$25,000	City of Nahunta	General fund, Grants Remove "Grants"	11	X	X	X	X	X	Underway
INTERGOVERNMENTAL COORDINATION										
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	Underway
BROADBAND										
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	Completed
Adopt a Broadband Ordinance.	Staff time	City of Nahunta	General Fund	12	X	X	X	X	X	Underway
Apply for Broadband Ready Certification.	Staff time	City of Nahunta	General Fund	12	X	X	X	X	X	Underway
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	Completed
TRANSPORTATION										
Participate in discussions on the provision of regional transit.	Staff time	City of Nahunta	General Fund	13	X	X	X	X	X	Underway
Pave approximately 10 miles of dirt roads.	\$7,000,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X	Underway
Resurface approximately 15 miles of roads.	\$2,500,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X	Underway
Repair approximately 5 miles of sidewalks.	\$500,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X	Underway
Construct approximately 3 miles of new sidewalks.	\$500,000	City of Nahunta	LMIG, General fund, TSPLOST, grants	13	X	X	X	X	X	Underway
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	Underway

City of Nahunta 5-Year Community Work Program Update

(2026 - 2031)

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
ECONOMIC DEVELOPMENT									
Acquire and develop land for industrial development. (Verbiage changed)	\$2,000,000	City of Nahunta	General fund, GEFA, USDA	2	X	X	X	X	X
Economic Development Study to plan and prepare for a new 50-acre industrial park to be developed in Nahunta – (New)	\$35,000	City of Nahunta	General Fund	2	X	X	X	X	X
HOUSING									
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
Participate in the Georgia Initiative for Community Housing (GICH) program for the development of affordable housing – (New)	\$25,000	City of Nahunta	General Fund	3	X	X	X	X	X
COMMUNITY FACILITIES & SERVICES									
Expand City of Nahunta water system.	\$500,000	City of Nahunta	General fund, USDA Grants	5-6, 11	X	X	X	X	X
Replace water lines citywide.	\$2,000,000	City of Nahunta	General fund, CDBG and USDA Grants	5-6, 11	X	X	X	X	X
Loop water lines citywide.	\$100,000	City of Nahunta	General fund, USDA and CDBG Grants	5-6, 11	X	X	X	X	X
Construct new Wastewater Treatment Plant.	\$15,000,000	City of Nahunta	General fund, USDC and CDBG Grants	5-6, 11	X	X	X	X	X
Extend sewer lines to the north end of the City.	\$400,000	City of Nahunta	General fund, Congressional Representative Funding	5-6, 11	X	X	X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
Purchase sewer jetter.	\$100,000	City of Nahunta	General fund, USDA and CDBG 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, CDBG Grants	5-6, 11	X	X	X	X	X
Purchase limb truck.	\$100,000	City of Nahunta	General fund	11	X	X	X	X	X
Construct new city hall and adapt the existing city hall building to serve as the Community Center (Verbiage Changed)	\$1,000,000	City of Nahunta	General fund, CDBG Grants	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, LMIG and DOT 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, Environmental Protection Grants, LWCF	5-6, 11	X	X	X	X	X
Purchase Christmas decorations and lights for downtown.	\$25,000	City of Nahunta	General fund	11	X	X	X	X	X
Purchase banners for light poles.	\$25,000	City of Nahunta	General fund	11	X	X	X	X	X
Ten (10) quantity new digital wearable radios for police officers – (New)	\$60,000	City of Nahunta	General Fund, GMA Police Department Safety Grants	9	X				
Purchase two (2) new pick-up trucks for public works every five years – (New)	\$80,000	City of Nahunta	General Fund	11	X	X			
Purchase new backhoe –(New)	\$130,000	City of Nahunta	General Fund	11	X	X	X		
Purchase two (2) new police vehicles and add new equipment – (New)	\$110,000 (\$55,000 each)	City of Nahunta	General Fund	11			X	X	X

PROJECTS	ESTIMATED COST	RESPONSIBLE PARTY	FUNDING SOURCE	GOAL	FY 27	FY 28	FY 29	FY 30	FY 31
Purchase seven (7) quantity new Body Armor vests for police officers – (New)	\$7,000 (\$1,000 each)	City of Nahunta	General Fund	11			X	X	X
Purchase new tractor with bush-hog mower – (New)	\$65,000	City of Nahunta	General Fund	11		X	X	X	
New Side-cutter mower for tractor mowing of ROW embankments – (New)	\$10,000	City of Nahunta	General Fund	11		X	X		
Purchase two (2) new zero-turn lawn mowers – (New)	\$10,000	City of Nahunta	General Fund	11			X	X	
INTERGOVERNMENTAL COORDINATION									
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
Tax Collection for Nahunta is by Brantley County – (New)	\$4,500	City of Nahunta, Brantley County	General Fund	9	X	X	X	X	X
BROADBAND									
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
TRANSPORTATION									
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 27	FY 28	FY 29	FY 30	FY 31
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
Florida Avenue grading, drainage, base, and paving – (New)	\$715,000	City of Nahunta and GDOT TIA2	TIA2 Funded Project	13	X	X	X	X	X
Dude Circle Re-surfacing – (New)	\$49,000	City of Nahunta and GDOT TIA2	TIA2 Funded Project	13	X	X	X	X	X
Jason Street grading, drainage, base, and pavement – (New)	\$472,000	City of Nahunta and GDOT TIA2	TIA2 Funded Project	13	X	X	X	X	X

8. Economic Development Element



The following link will access the 2022-2026 Comprehensive Economic Development Strategy document: https://www.sgrc.us/documents/CEDS/CEDS2022-2026_FINAL_Reduced.pdf

The 2022-2026 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.

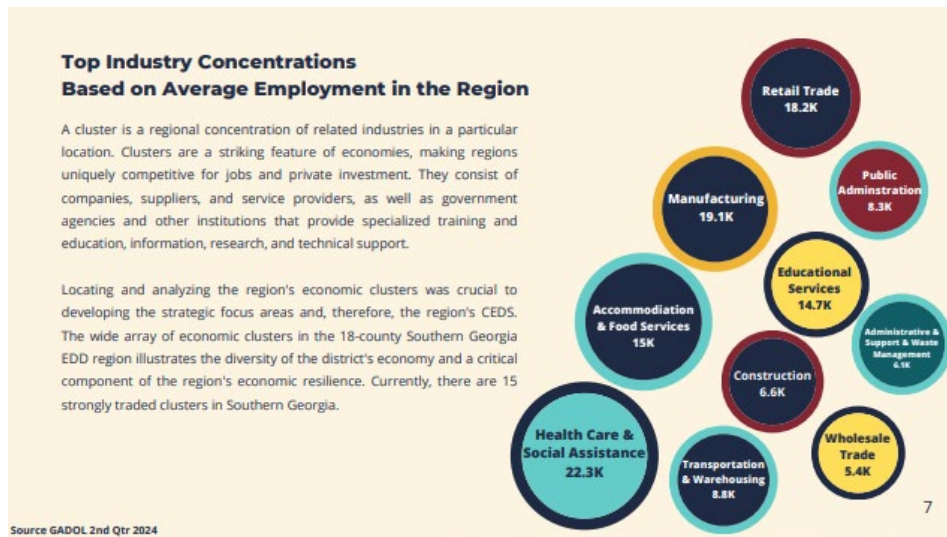
The Southern Georgia Regional Commission's (SGRC) Comprehensive Economic Development Strategy (CEDS) was designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen the regional economy. The SGRC CEDS analyzed the regional economy and serve 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 2022-2026 CEDS. Implementation of the goals identified in this plan is significant to the economic future of the SGRC District.

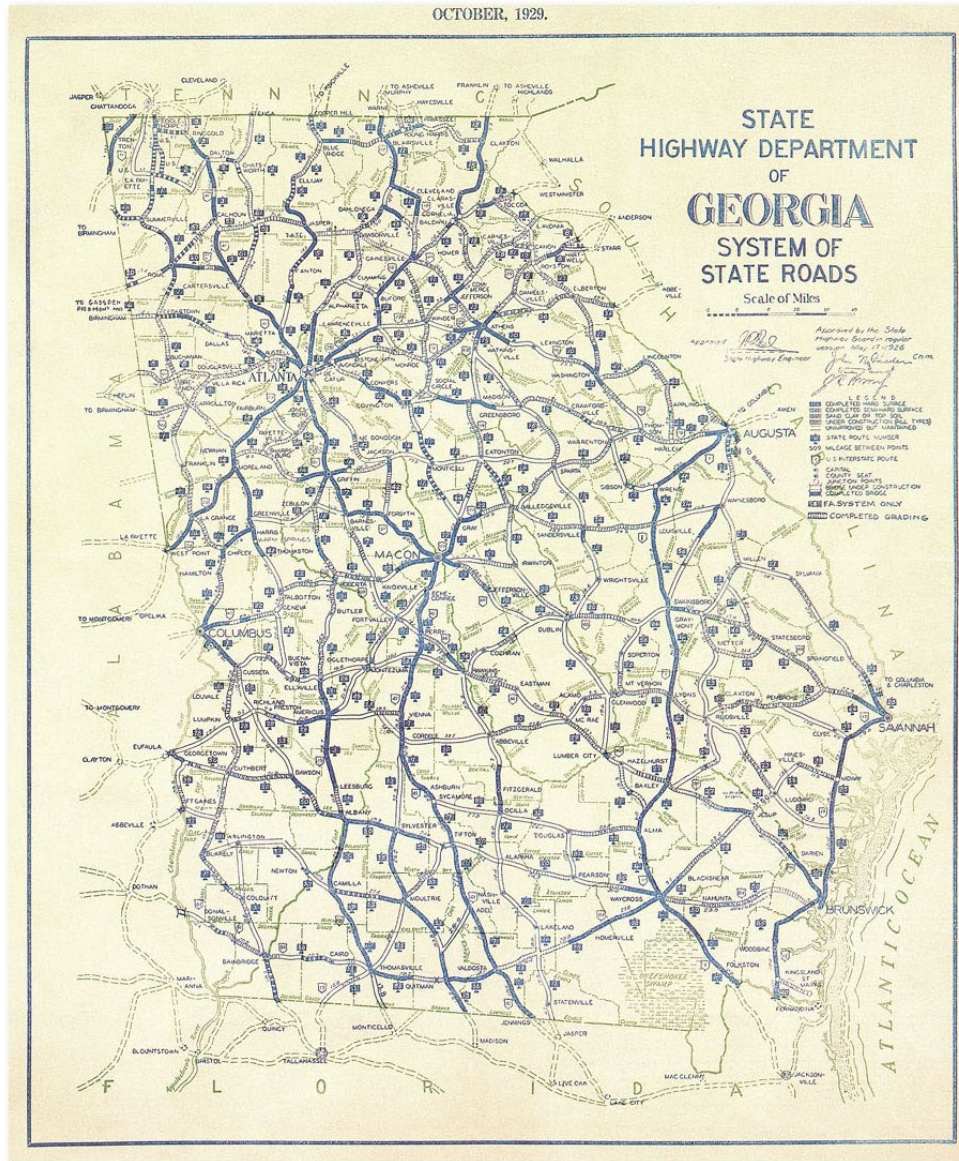
Policies, issues, and opportunities, and Short-term Work Program implementation strategies located in the current Comprehensive Plans for each jurisdiction in our 18-county region were used extensively to develop the CEDS Goals and Objectives, Vital Projects, and Problems and Opportunities.



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** 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 in Brantley County, GA is a scenic, slow-moving blackwater river renowned for fishing, paddling, and its tannin-stained dark water, white sandbars, and cypress-lined banks. The 90-mile river corridor running through Brantley offers an opportunity to encourage economic growth through the preservation of natural resources, developing ecotourism and recreation. Boat ramps located along the Satilla in Brantley are: US 301 Landing; Warner's Landing in Hortense; Ava Strickland Lightsey Landing in Nahunta; and Altman Ferry Landing in Hoboken.

Brantley County lies in the Satilla Watershed (+97%) with a major portion of the county consisting of wetlands (16%) and lowlands with poorly drained soils. There are five significant groundwater recharge areas in the county which are: Satilla River Floodplain and Uplands; Nahunta Coastal Terrace/Sandhills; Hoboken Area High-Recharge Soils; Little Satilla River Drainage Basin; and Western/Southeastern Upland Ridges.

The Satilla River was nominated in 1992 under the Georgia Planning Act as a Regionally Important Resource because it is a high-quality blackwater river ecosystem. It was recognized for its unique low-oxygen characteristics, high tannic acid content, and importance for species conservation in Southeast Georgia. The nomination established the Satilla as a vital natural resource requiring protection from encroaching development.

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 are viable economic opportunities.

Permitted Zoning:

- Conservation

Development Strategy

Balance ecological conservation with sustainable growth emphasizing water quality protection, hazard mitigation, floodplain management, and controlled residential expansion. New development in the area should be planned to meet the local flood ordinance requirements. Zoning should guide development based on the Character Area Map. Intense uses permitted in agricultural zoning should not be permitted in this area. Public access should be a priority.

Quality Community Objectives:

- Water Resource Protection
- Resource Management
- Sense of Place
- Regional Cooperation
- Storm Water Management
- Conservation Easements

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 4.5).
- Encourage participation in annual Satilla River cleanup events (Policy 4.9).



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

The prime use of this land category is forestry, with some farmland.

Permitted Zoning:

- Agriculture
- Forestry

Development Strategy

The rural farmland character should be preserved and maintained by supporting agricultural operations. Conservation easements on agricultural land to restrict non-agricultural development supported by the local government, Georgia Farmland Conservation Fund Program and USDA-NRCS programs should be employed. When development does occur, the local government's zoning regulations should cause housing development in cluster developments. Non-essential development should be encouraged and directed to areas that have the appropriate infrastructure in place such as paved roads, water, and sewer.

Development is undesirable when it disrupts prevailing land use and cultural patterns, or when it threatens groundwater quality or scenic beauty, characteristics of farmland preservation objectives. Also, with the fact that Brantley County is so heavily covered in tree production and forests, the threat of wildfire in drought conditions is also a strong

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 4.3).
- Encourage conservation easements to keep productive farmland in agricultural use (Policy 4.5).

Conservation Character Area (Brantley County)



Satilla River Brantley County, Georgia



1953 Aerial of the Satilla River –
Brantley County Library Collection

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

The prime use of this land category is conservation – both passive and active. Land uses include private land and public park and/or preserve lands.

Permitted Zoning:

- Conservation

Development Strategy

Protect the natural habitat in order to maintain or improve water quality and groundwater recharge areas, protect significant natural resources such as pristine wetland and upland habitat and wildlife while utilizing the natural resources' attraction to visitors to build a sustainable economy around the Satilla River and other lands in the Conservation Character Area. Passive and active recreation uses will be allowed. The primary mission is to maintain and improve critical water quality, preserve endangered species, preserve wetlands, educate future generations, and add stability to the eco-system.

Quality Community Objectives:

- Resource Management
- Efficient Land Use

Implementation Measures:

- Encourage more compact and efficient urban development and preservation of open spaces (Policy 4.2).
- Ensure that the protection and conservation of the community's resources plans an important role in the decision-making process (Policy 4.3).
- Pursue the establishment of bikeways and trails in and around the Satilla River area (Policy 4.4).

Residential Character Area (Brantley County and the City of Hoboken)



Home in Hoboken



Home in Hoboken



Manufactured home in rural Brantley



Home in Hortense area of Brantley County



Home on Hamm Road in rural Brantley County



River home in Waynesville (Brantley County)

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

The prime use of this land category is residential with limited neighborhood amenities such as schools, churches, and minimal neighborhood serving commercial uses.

Permitted Zoning:

- Residential
- Neighborhood-scale commercial in select areas to serve residents

Development Strategy

The focus should be on preservation of the established residential character and adjacent residential uses. Infill developments and rehabilitation and reuse of existing unused homes should be encouraged. A safe walking and bicycling environment should be supported.

Homes in rural Brantley County are very sparsely located along wide dirt roads thick with natural woods and areas of planted pines on both sides. This type of residential development is remote and far away from city services. The rural atmosphere should be maintained by limiting new residential developments and requiring the utilization of rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

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).

Single-Family Residential Character Area (City of Nahunta)



Single-family site built home in Nahunta



Single-family site built home in Nahunta



Single-family site built home in Nahunta



Single-family manufactured home in Nahunta

Description

This character area contains the established single-family residential areas of Nahunta. The purpose of this district is to provide for single-family detached residential uses on lots with a minimum square footage of 10,000 SF with both water and sewer services provided. 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

The prime use of this land category is residential with limited neighborhood amenities such as schools, churches, and minimal neighborhood serving commercial uses.

Development Strategy

The focus should be on preservation of the established residential character and adjacent residential uses. Infill developments and rehabilitation and reuse of existing unused homes should be encouraged. A safe walking and bicycling environment should be supported.

Compatible architecture styles should be encouraged to maintain the regional neighborhood character. New construction in existing single-family neighborhoods should use scale, materials, setbacks and site design similar to the existing so as to blend in an attractive appearance. In areas where new single-family developments are taking place in new neighborhoods or subdivisions, lots should be a minimum of 10,000 square feet and the principal home should be a minimum of 1,000 square feet of heated space with the front of the building facing the street. Streets should be paved and contain curbs and gutters and public sidewalks should be included. Public lighting should be provided. Front yard setbacks from the street should be a minimum of 50 feet. Side yard setbacks should be a minimum of 10 feet and rear yard setbacks should be a minimum of 20 feet. Permits and inspections should be required. Accessory dwelling units that are subservient to the principal structure should be permitted on the rear of the lot not to be seen from the street.

It should be noted that site-built homes are preferred utilizing traditional materials for residential construction such as wood siding, concrete lapped siding (Hardie board), stucco, brick, stone, and vinyl siding which is less desirable but acceptable. No metal, asphalt composite siding, or concrete block siding should be allowed.

Site-built developments and manufactured home developments should be separated in different neighborhoods as their siting requirements and taxation methods are different.

Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

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 designs and uses.
- Encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence

- 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
- Ensure new affordable housing is built to quality standards
- Explore a collaborative effort between the county and the cities in regards to code enforcement

Multi-Family Residential Character Area (City of Nahunta)



Multi-family apartment building in Nahunta

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 and densities that is mostly residential with some limited neighborhood amenities. The purpose of the multi-family character area is to provide for a balanced mix of single-family detached, single-family attached, manufactured homes, duplex and multi-family housing on moderately sized lots.

Predominant Land Uses

The prime use of this land category is residential with limited neighborhood amenities such as schools, churches, and minimal neighborhood serving commercial uses.

Development Strategy

The focus should be on preservation of the established residential character of Nahunta and adjacent residential uses while providing for more density through the use of multi-family structures. Types of attached single-family housing in this character area can range from single-family site built to duplexes, triplexes, fourplex (quadplexes), attached town houses or row houses, condominiums, and apartment complexes of one, two, and three stories in height. The fronts of all residential structures in this character area should face the street and have doors and windows proportionately distributed in a pleasing visual appearance. Materials should be traditionally accepted ones like wood siding, stone, brick, stucco, concrete lapped siding (Hardie board) or vinyl siding – which is less desirable but generally acceptable. Metal-siding, concrete block and composite asphalt siding should not be used.

Front yard setbacks should be a minimum of 50 feet. Side yard setbacks should be a minimum of 10 feet and rear yard setbacks should be a minimum of 20 feet.

Multi-family developments should require sidewalks within the site to connect separated buildings and site landscaping in the form of trees and shrubs should be used in all public areas. Parking areas for multi-family apartment buildings should be located to the rear of the site not visible from the street.

Compatible architecture styles should be encouraged to maintain the regional rural character. Where possible, there should be open greenspace provided in these neighborhoods. Streets should be paved and contain curbs and gutters. Public lighting should be included along with sidewalks. Connections to regional networks of greenspace and trails, should be available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes of possible.

Permits and inspections should be required.

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.
- Promote availability of vacant and developable land available for multifamily housing.
- Encourage housing policies, choices and patterns that move people upward on the housing ladder from dependence to independence.
- 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.
- Ensure new affordable housing is built to quality standards.
- Explore a collaborative effort between the county and the cities in regards to code enforcement.

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 are predominant in this land use character area category.

Permitted Zoning:

- Residential

Development Strategy

The development strategy for rural residential subdivision development in Brantley County should be to develop new subdivisions in areas where they are closer to services and where the land is suitable for septic systems. Streets should be paved and street lighting should be provided. Locations close to regional services are preferred.

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 8.2).

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

Currently, there are mixed residential, commercial, and industrial uses along Highways 82 and 301.

Permitted Zoning:

- Residential
- Commercial
- Industrial

Development Strategy

Preserve and utilize existing historic and non-historic buildings. Improve the environment for private investment and development while keeping the small-town character of Hoboken. New construction should be scaled accordingly with existing structures and should use brick or

stucco exteriors. New buildings with visible metal siding should be discouraged or covered with appropriate materials on street-facing sides. New construction should provide inter-parcel access off the main highway when possible and should include sidewalks, site lighting, and landscaping. Walkability should be considered when planning new construction.

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 13.6).

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

The Brantley County Courthouse with parking areas and gazebo.

Permitted Zoning:

- Public/Institutional

Development Strategy

The area should be preserved with open space as much as possible for a town gathering space for events. Purchase of nearby property for future expansion is encouraged.

Quality Community Objectives:

- Sense of Place
- Local Preparedness

Implementation Measures:

Maintain the historic character of the Brantley County Courthouse. Continue regular building maintenance to ensure the building remains in good condition. Update with new plumbing and electrical to keep it in top function. Encourage continued maintenance and landscaping improvements of the grounds and parking areas as needed. Keep site lighting in good working condition. Add electrical facilities to enhance county sponsored festivals and events.

HWY Commercial Character (Brantley County)



Description

This area is defined by auto-oriented, highway-focused development that services regional traffic, agricultural, and local needs. Uses in the area are general business and mixed commercial of varying sizes containing parking lots on site. New residential uses are not allowed.

Predominant Land Use

Commercial uses such as grocery stores, hardware stores, convenience stores and fueling stations, specialty sales, outdoor sales lots.

Development Strategy

Build new commercial structures at the street front, taking up a portion of the oversize parking lot and creating a shopping “square” around smaller internal parking lot.

Quality Community Objectives

Economic Prosperity
Local Preparedness
Efficient Land Use

Permitted Zoning

Commercial

Implementation Measures

Review proposed plans for new development in this area and assure that the buildings are constructed facing the streets and the parking areas are landscaped and site lighted. Display windows are key to the front of the building. Inter-parcel parking should be constructed by adjacent commercial uses.

Public Institution Character Area

(Brantley County, City of Hoboken, and City of Nahunta)



DESCRIPTION:

This character area consists of large sites of a public or institutional type, utilities, such as schools, colleges and universities, large churches, hospitals, and government facilities.

DEVELOPMENT STRATEGY:

Development of new facilities within this character area should take place at a scale that is compatible with surrounding uses. New developments should be accessible by a variety of transportation options.

PREDOMINANT LAND USE:

- Public/Institutional

QUALITY COMMUNITY OBJECTIVES:

- Local Preparedness
- Educational Opportunities

IMPLEMENTATION MEASURES:

- Implement a balance of transportation options and design.
- Encourage development of essential facilities in locations where they can be conveniently accessed.
- Encourage development of new public/institutional uses at a scale that is compatible with surrounding uses.
- Encourage development to occur in areas where it will not adversely impact adjacent residential areas.

Park/Recreation Character Area

(Brantley County, City of Hoboken, City of Nahunta)



DESCRIPTION:

Land in this area is dedicated for active or passive recreational uses and for areas that require special protection from development due to unique historical or natural resources and characteristics.

DEVELOPMENT STRATEGY:

Protect the areas from any negative impacts of development. Provide natural buffers within and along developments adjacent to the park. Conservation of sensitive environmental areas should be encouraged or required. Include facilities for recreation, sports, family gatherings, walking and biking trails, and passive recreation.

QUALITY COMMUNITY OBJECTIVES:

- 1) Resource Management
- 2) Regional Cooperation
- 3) Efficient Land Use
- 4) Sense of Place

IMPLEMENTATION MEASURES:

Green Space Plan - Develop, adopt, and implement a green space plan that provides for connectivity of permanently protected green space throughout the community using Local Water Conservation Fund or SPLOST funds. Setting aside the greenspace can be done through direct purchase by the local government, purchase of the development rights to the land only, or by working with local land trusts to focus their efforts to acquire conservation easements in the areas identified in the local greenspace plan.

Create a park Master Plan to include services and activities that meet the needs of local users. Locate the park within urbanized areas so all can access it. Make sure that fencing and lighting are provided for safety. Landscaping and site furnishings are important. Maintenance is key.

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 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

Maintain the rural small-town character. Preserve and utilize existing historic and non-historic buildings. Improve the environment for private investment and development while keeping the small-town character of Hoboken. New construction should be scaled accordingly with existing structures and should use brick or stucco exteriors. New buildings with visible metal siding should be discouraged or covered with appropriate materials on street-facing sides. New construction should provide inter-parcel access off the main highway when possible and should include sidewalks, site lighting, and landscaping. Walkability should be considered. Landscaping and appropriate street furniture is encouraged on public rights-of-way. New construction of developments should include landscaping and site lighting. Signage should be geared to local traffic, pedestrians, and bicyclists. Billboards should not be allowed.

Quality Community Objectives:

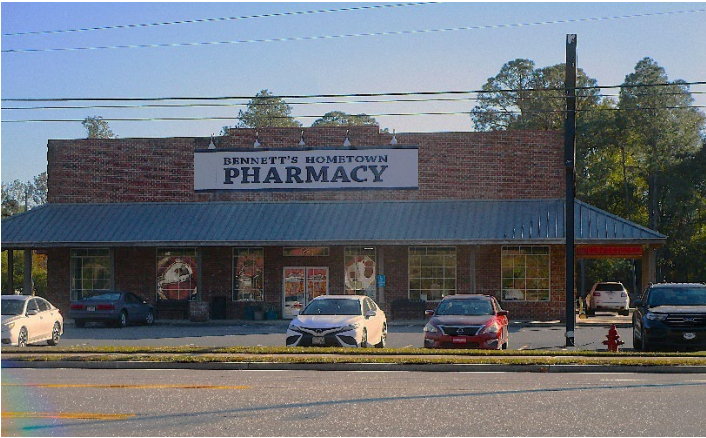
- Sense of Place
- Local Preparedness
- Efficient Land Use
- Transportation Options

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

The Nahunta Downtown area, being located on Highway 82, has the potential to bring in large volumes of potential customers. Currently the downtown area consists of a mix of commercial, retail, public facilities, and scattered residential.

Predominant Land Uses

Commercial, Residential

Permitted Zoning:

- Nahunta does have zoning

Development Strategy

Enhance the economy and maintain the rural character of this small-town setting. Construct downtown buildings with zero-lot-line setback and establish additional parking in the rear if possible. Buildings should be constructed one to two stories in height of brick and stucco with display windows and entrances facing the street and sidewalk. Landscaping and street furniture should be utilized on public rights-of-way. Private developments should incorporate landscaping and site lighting into the plans. Signage should be geared to pedestrians and local motorists. Billboards should not be allowed. All downtown buildings should have sidewalk access with curb cuts to accommodate wheelchair access.

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).

Industrial Character Area

(City of Hoboken)



DESCRIPTION:

Development in this category includes manufacturing and wholesale, as well as warehousing and similar uses. Uses range from low or high manufacturing, wholesale trade, and distribution activities that do or do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

APPROPRIATE LAND USE:

Agricultural Industries, Construction Services, Manufacturing, Millwork, Motor Freight Transportation and Warehousing, Wholesale Trades, Airport, Transportation/Communication/Utilities, and other similar uses.

DEVELOPMENT STRATEGY:

Locate industrial areas/parks away from residential areas and public/institutional uses like schools, hospitals, or nursing homes. Utilize large tracts of land near good transportation facilities, and with existing utilities or potential for industrial utility installation. Retrofit existing unused buildings for new industrial uses. For new construction, require permits, plans, and inspections. Require buffers and fences where necessary for the protection of the public. Incorporate directional signage, site lighting, site landscaping, and good site design to soften or shield views of buildings, parking lots, and outdoor storage areas.

QUALITY COMMUNITY OBJECTIVES:

- 1) Economic Prosperity
- 2) Efficient Land Use

IMPLEMENTATION MEASURES:

Targeted Industry Analysis

Strategically choose which types of business to recruit and support using relevant community characteristics to determine the best fit for local job needs, workforce skills, or to complement existing businesses. Also consider recent growth rates for various industries, in the region, the state, and the U.S. Encourage and develop broadband connectivity to maintain sustainable economic growth.

Stormwater Management

Develop and implement a local stormwater management plan that includes: 1) Incentives for low impact development (LID) which uses innovative site design techniques to collect and drain or evaporate stormwater runoff onsite, rather than routing it into a typical stormwater collection system. LID techniques include bioretention, permeable pavers, tree box filters, rain barrels, disconnected downspouts, narrower streets, infiltration swales, rooftop gardens, bioretention cells and rain gardens. 2) Requirements that impervious surfaces not exceed a certain maximum percentage of total lot size, in particular sections of the community, particularly those that drain most directly into water supply streams or reservoirs.

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

- Large-scale Industrial buildings and associated exterior uses.

Permitted Zoning:

- Industrial

Development Strategy

Pursue Georgia Department of Economic Development certification for the industrial site so that it is prepared for immediate construction, making it highly attractive to developers. Focus on building out the industrial-grade infrastructure to include electric, water, sewer, gas, and high-speed broadband.

Quality Community Objectives:

- Economic Prosperity
- Educational Opportunities
- Local Preparedness
- Regional Cooperation

Implementation Measures:

- 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).
- Encourage new development in suitable locations in order to protect natural resources (Policy 4.5).

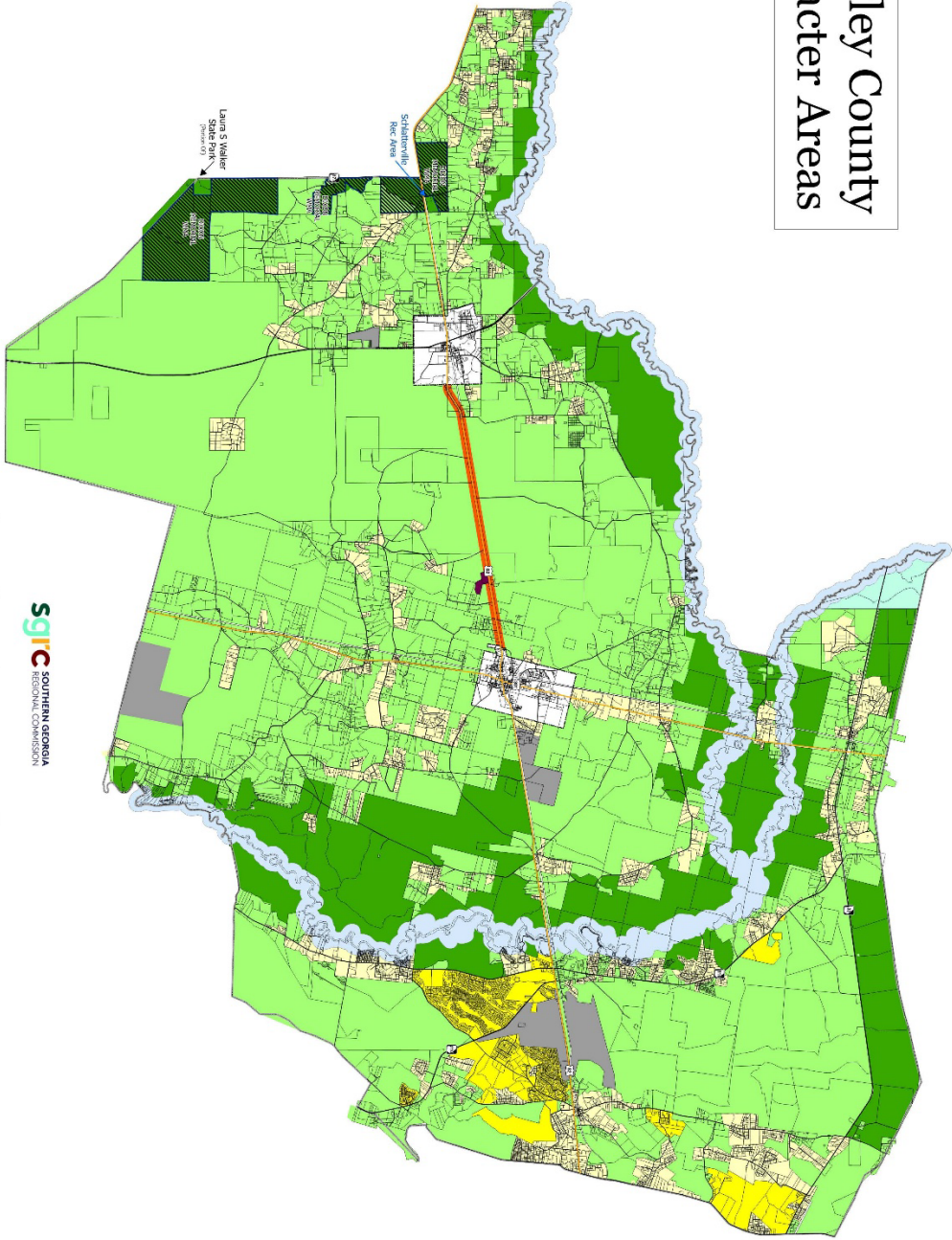
III. Character Maps

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

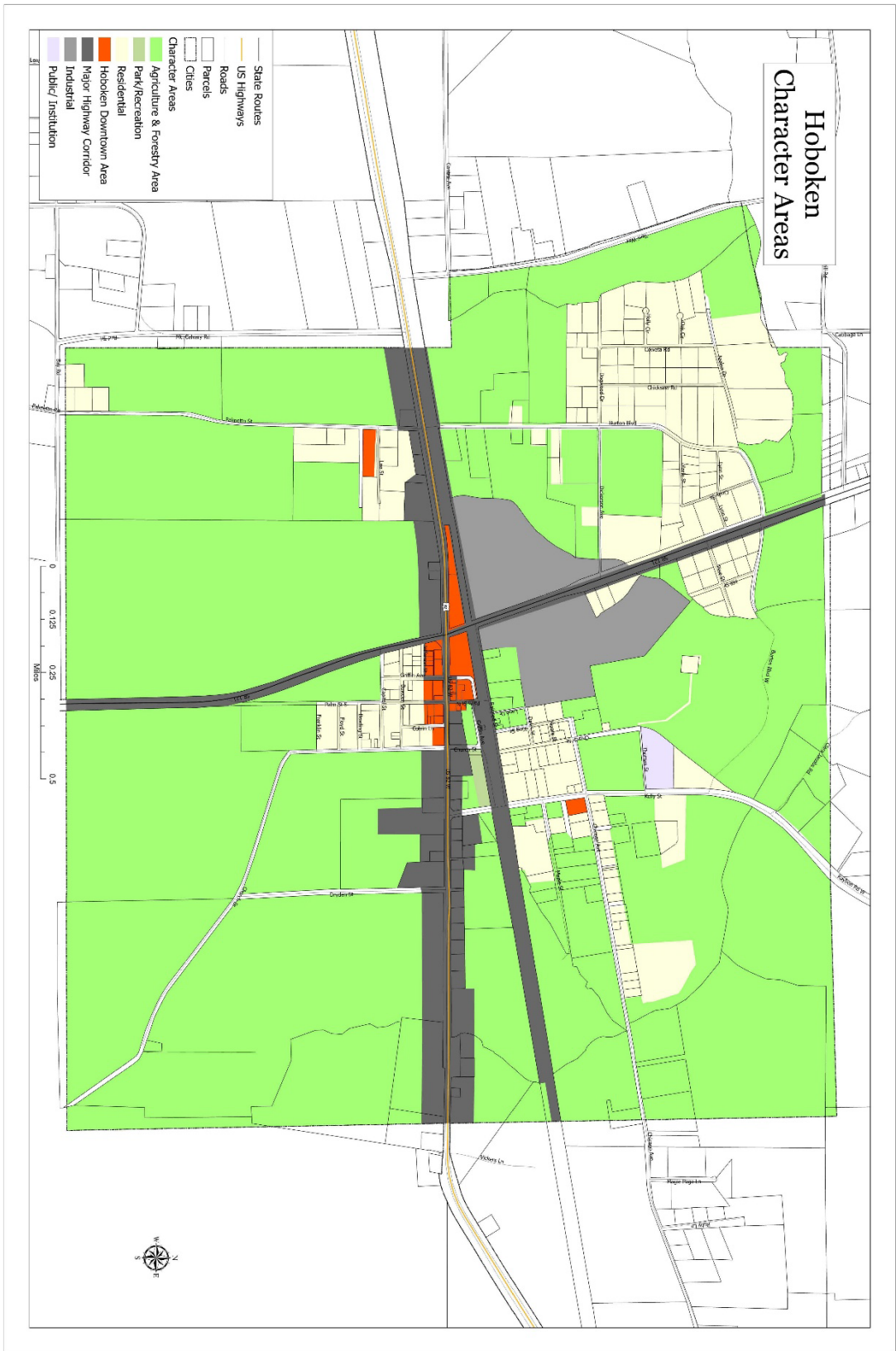
Brantley County Character Areas

Legend

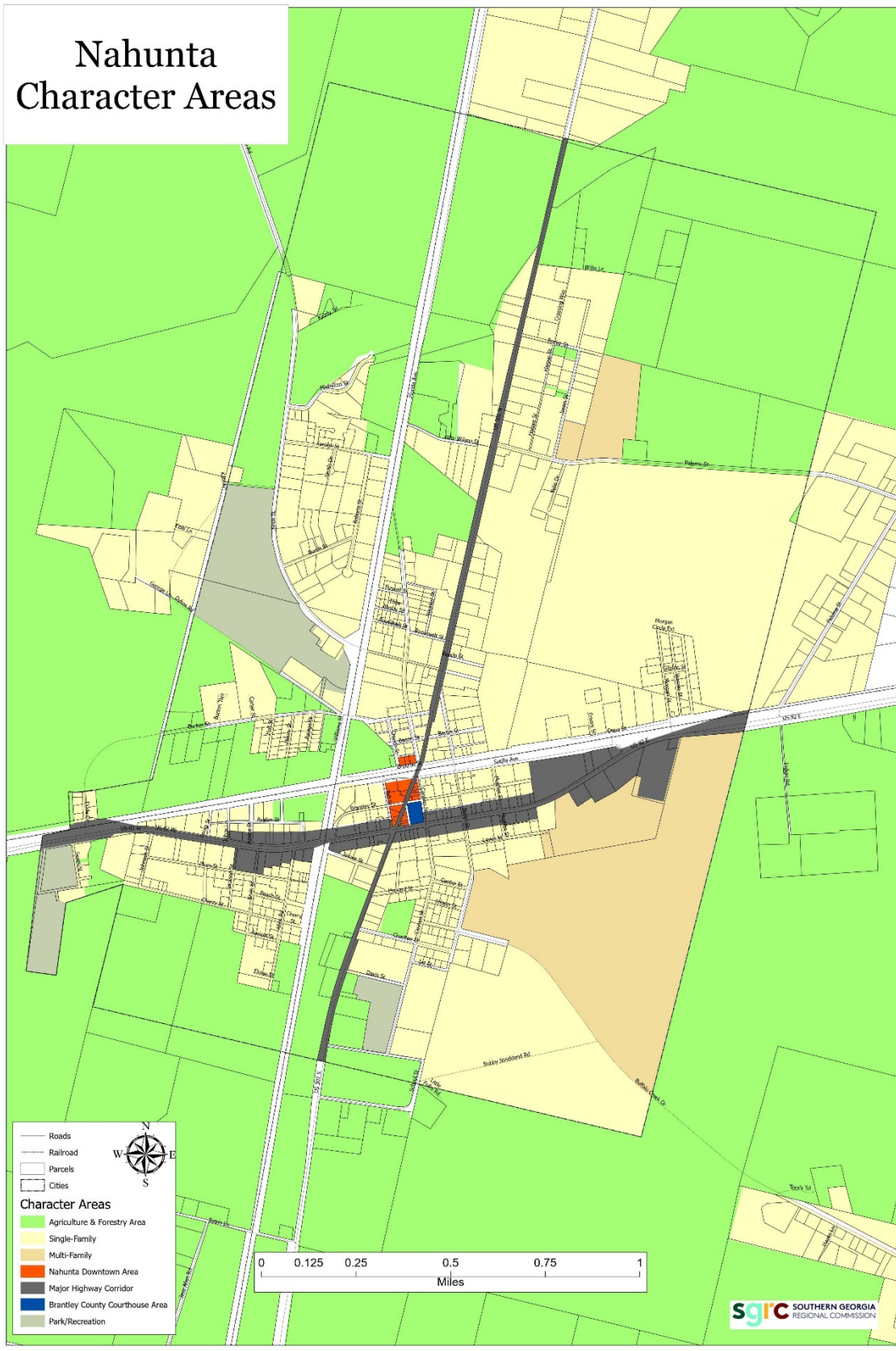
- State Routes
- US Highways
- Roads
- ▭ Parcels
- ▭ Cities
- ▭ County boundary
- ▭ River Buffer
- ▭ Dixon WMA
- ▭ Conservation
- ▭ Agriculture & Forestry Area
- ▭ Character Areas
- ▭ Residential
- ▭ Developing Subdivision East Area
- ▭ Sapilla River Area
- ▭ HWY Commercial
- ▭ Brantley County Industrial Park Area
- ▭ Public Institution



SGIC SOUTHERN GEORGIA
REGIONAL COMMISSION



Nahunta Character Areas



Brantley Comp. Plan Update Kick-off Public Hearing



Brantley County Comprehensive Plan Update Kick-off August 7, 2025

Southern Georgia Regional Commission
 2025-26 JOINT COMPREHENSIVE PLAN FOR
 BRANTLEY COUNTY AND THE CITIES OF HOBOKEN AND NAHUNTA
 Kick Off Public Hearing
 Date: August 7, 2025

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Brantley County Comprehensive Plan Update - Workshop I

November 13, 2025



Brantley Workshop I November 13, 2025

Sign-In 11-13-2025 @
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Brantley County Comprehensive Plan Update - Workshop II

December 9, 2025



Brantley Workshop II – December 9, 2025

Southern Georgia Regional Commission
 2025-26 JOINT COMPREHENSIVE PLAN FOR
 BRANTLEY COUNTY AND THE CITIES OF HOBOKEN AND NAHUNTA
 Workshop II
 Date: December 9, 2025

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Brantley County Comprehensive Plan Update – Workshop III

January 13, 2026



Brantley County Workshop III – Land Use - January 13, 2026

Southern Georgia Regional Commission
 2025-26 JOINT COMPREHENSIVE PLAN FOR
 BRANTLEY COUNTY AND THE CITIES OF HOBOKEN AND NAHUNTA
 Workshop 3
 Date: January 13, 2026

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Brantley County Comp. Plan Transmittal Public Hearing
May 7, 2026

Brantley County Comprehensive Plan Adoption
Thursday June 4, 2026

City of Hoboken Comprehensive Plan Adoption
Tuesday June 2, 2026

City of Nahunta Comprehensive Plan Adoption
Monday June 1, 2026