

# McIntosh County, Georgia

## Comprehensive Plan Five-Year Update 2013

*February 12, 2013*

*Submitted to:*  
Coastal Regional Commission and the  
Georgia Department of Community Affairs

## Introduction

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McIntosh County, Georgia has completed this Comprehensive Plan Five-Year Update in compliance with the requirements of Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective January 1, 2013. The Update includes a Report of Accomplishments for the Short Term Work Program 2008 – 2013, and an updated Community Work Program for the period of 2013 – 2018.

The County held two public hearings to accept public input on the Update. These hearings were held in association with regularly scheduled McIntosh County Board of Commissioners meetings on January 8, 2013 and February 12, 2013. Documentation regarding public outreach is included in the Appendix.

## Report of Accomplishments

The Report of Accomplishments is an assessment of the County's existing Community Work Program (CWP). This requirement gives the County the opportunity to evaluate how many of the tasks previously defined have been implemented and eliminate activities that are no longer desirable or feasible for the County to pursue. At a minimum, the Report of Accomplishments must identify the current status of each activity in the previous Community Work Program. At a minimum, local governments must indicate activities that:

- Have been completed;
- Are currently underway (including a projected completion date);
- Have been postponed (explaining why and when it will be resumed); or
- Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

<b>McIntosh County Report of Accomplishments (2008 -2013)</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
<b><i>Development Patterns</i></b>		
Update ordinances to maintain community character and assets.	Completed	
Update ordinance to maintain large trees and existing natural vegetation to promote the feel of an already existing neighborhood.	Not Accomplished	The County is not pursuing the adoption of this ordinance at this time.
Develop passive public parks to maximize potential for walking, bicycling, and other recreational activities.	Postponed	The City will pursue grand funding to complete the Highlander Trail in the next Community Work Program
Work with DCA to draft and adopt Highway 17 Cultural and Heritage Tourism ordinance to protect and enhance the corridor.	Not Accomplished	The County is not pursuing the adoption of this ordinance at this time.
Encourage compatible architectural styles that maintain the area's rural character. Avoid "franchise" or "corporate" architecture.	Not Accomplished	This has been eliminated due to lack of commercial development.
Continue to develop a marketing program for environmentally sensitive economic development	Ongoing	
Establish a Planning Commission	Completed	
Review ordinances and related regulations in light of anticipated growth to encourage preferred types and styles of development.	Completed	

<b>McIntosh County Report of Accomplishments (2008 -2013)</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Limit or zone undesirable uses out of major highway and potential gateway corridors.	Not Accomplished	The County is not pursuing the adoption of this ordinance at this time.
Maintain buffers in natural areas between roadway and housing or commercial development.	Completed	
Develop Corridor Management Plan	Not Accomplished	Funding is not available for this initiative.
Establish a square for new courthouse; construct new courthouse.	Not Accomplished	Existing courthouse will be renovated during the next Community Work Program
Continue to support joint DHR/DOT Ridership public transportation program.	Not Accomplished	The County supports the Coastal Regional Commission Coastal Coaches program.
Update subdivision ordinance to require that new developments be continuations of adjoining street systems and provide access to adjacent property.	Completed	
Update ordinance to require developers to install sidewalks in new developments.	Completed	
Continue to promote nature-based economic development initiatives consistent with natural resource conservation and protection.	Ongoing	
Continue to upgrade covenants for industrial park and update zoning standards relating to design standards to apply to the rest of the county that adhere to BMP's of Coastal comprehensive Plan.	Not Accomplished	This initiative is not currently a priority for the County.
Hire code enforcement officer	Completed	
Make PUD part of zoning ordinances	Completed	
Revise Land Use map	Completed	
Continue annual monitoring with EPD to prevent brownfield contamination sites	Not Accomplished	There are no known brownfields in McIntosh County.
Prepare Capital Improvement Plan	Completed	
Provide training for Planning Commission members	Completed	
Support DOT improvements along Hwy 251 at I-95, including road, sidewalk, and landscaping improvements.	Postponed	DOT project will be implemented according to their schedule during the next Community Work Program.

<b>McIntosh County Report of Accomplishments (2008 -2013)</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Develop overlay districts to regulate the aesthetics of development	Not Accomplished	The County is not pursuing the adoption of this ordinance at this time.
Consider development and implementation of Impact Fees	Deleted	This initiative is not currently a priority for the County.
<b><i>Social and Economic Development</i></b>		
Continue to revise regulations to be consistent with practices as outlined in the Coastal Comprehensive Plan.	Ongoing	
Develop proposals for community facility projects and set priorities within project classifications.	Ongoing	
Continue to identify and implement recreation projects as part of the list of potential capital projects.	Ongoing	
Provide for training for elected officials and planning commission members on principals of smart growth	Completed	
Promote area around exits for services and as a gateway to the county.	Ongoing	
Limit or zone undesirable uses out of major highway and potential gateway corridors.	Not Accomplished	The County is not pursuing the adoption of these regulations at this time.
Continue to develop and distribute promotional materials in support of history based tourism.	Ongoing	
Review ordinances and related regulations in light of anticipated growth to encourage preferred types and styles of development.	Completed	
Implement a unified economic development program.	Not Accomplished	This initiative is not currently a priority for the County.
Continue to coordinate with appropriate organizations to improve workforce training and readiness in support of economic development efforts.	Not Accomplished	Adequate funding was not available for this project.
Continue to coordinate and cooperate with school board on issue of mutual interest, such as development of infrastructure.	Ongoing	
Continue to work with school board and other agencies to facilitate providing adult education.	Not Accomplished	Adequate funding was not available for this project.

<b>McIntosh County Report of Accomplishments (2008 -2013)</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Coordinate efforts to improve telecommunications services with projects for Capital Improvements.	Completed	
Continue to consider actions to encourage construction of low and moderate income single family housing.	Ongoing	
Continue to review and, as appropriate, upgrade manufactured housing standards.	Completed	
<b>Resource Conservation</b>		
Develop overlay districts to regulate the aesthetics of development as a regional economic development tool.	Not Accomplished	The County is not pursuing the adoption of these regulations at this time.
Continue to develop programs to enhance and promote cultural and historic resources to the public	Ongoing	
Continue to pursue financial resources for protection and restoration of historic buildings.	Not Accomplished	The County is not currently pursuing active preservation projects.
Provide for training for Historic Preservation Commission members	Completed	
Continue to designate historic districts, unique landmarks, and to protect natural resources following DNR/HPD guidelines.	Ongoing	
Create Architectural Review Board to maintain and promote the historical integrity and existence of significant structures.	Not Accomplished	The County does not intend to create an Architectural Review Board or develop architectural standards.
Complete a natural resources inventory	Not Accomplished	The County is relying on other agencies to develop this GIS database including CRD, CRC, SGRC, etc.
Continue to develop and enhance local ordinances which facilitate resource protection	Completed	
Continue to investigate all opportunities for conservation of protected animal and plant habitats, achievement of water quality standards and management of water resources, conservation of freshwater and saltwater marshlands, and protection of aquifer recharge areas.	Ongoing	

<b>McIntosh County Report of Accomplishments (2008 -2013)</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Adopt DNR Part V environmental protection ordinances as required.	Completed	
Continue to pursue adoption and implementation of tree ordinance.	Ongoing	
Adopt Greenspace Plan	Not Accomplished	Funding is not available for this initiative.
<b><i>Governmental Relations</i></b>		
Complete review of county-wide ordinances to ensure compliance with Coastal Comprehensive Plan.	Completed	
Continue to initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	Ongoing	

## Community Work Program (CWP)

The Georgia Department of Community Affairs (DCA) requires a CWP be developed and implemented by the County as detailed in Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective January 1, 2013. This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities and to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The DCA requires the CWP to be submitted every five years (minimum), to provide an implementation guide to the County. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

<b>McIntosh County Community Work Program 2013 - 2018</b>				
<b>Activity</b>	<b>Year</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
<b>Development Patterns</b>				
Pursue completion of the Highlander Trail to the Visitors Center	2016	McIntosh County	\$500,000	TE Grant/SPLOST
Continue to develop a marketing program for environmentally sensitive economic development	2013 - 2018	McIntosh County	\$5,000	General Fund, Private Organizations
Support DOT improvements along Hwy 251 at I-95, including road, sidewalk, and landscaping improvements.	2015	McIntosh County	\$15,000	General Fund, Development Authority, Private Organizations, DOT, TEA
<b>Social and Economic Development</b>				
Continue to revise regulations to be consistent with the Coastal Comprehensive Plan.	2013 - 2018	McIntosh County	staff time	General Fund
Develop proposals for community facility projects and set priorities within	2013 - 2018	McIntosh County	staff time	General Fund



<b>McIntosh County Community Work Program 2013 - 2018</b>				
<b>Activity</b>	<b>Year</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
project classifications.				
Continue to identify and implement recreation projects as part of the list of potential capital projects.	2013 - 2018	McIntosh County	TBD	General Fund, Grants, SPLOST
Promote area around I-95 exits for economic development and as a gateway to the county.	2013 - 2018	McIntosh County, Development Authority	\$5,000	General Fund
Continue to develop and distribute promotional materials in support of history and culture-based tourism.	2013 - 2018	McIntosh County, Development Authority	\$5,000	General Fund, Grants
Continue to coordinate and cooperate with school board on issue of mutual interest, such as development of infrastructure.	2013 - 2018	McIntosh County, Board of Education	staff time	General Fund, Grants
Continue to consider actions to encourage construction of low and moderate income single family housing.	2013 - 2018	McIntosh County	staff time	General Fund, Grants
Work with Development Authority to install new infrastructure in the Industrial Park	2013 - 2016	McIntosh County, Development Authority	\$110,000/yr	
<b>Resource Conservation</b>				
Continue to develop programs to enhance and promote cultural and historic resources to the public	2010	McIntosh County	\$1,000	General Fund
Continue to designate historic districts, unique landmarks, and to protect natural resources following DNR/HPD guidelines.	2013 - 2018	McIntosh County	\$25,000	General Fund, Grants, SPLOST

<b>McIntosh County Community Work Program 2013 - 2018</b>				
<b>Activity</b>	<b>Year</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to investigate all opportunities for conservation of protected animal and plant habitats, achievement of water quality standards and management of water resources, conservation of freshwater and saltwater marshlands, and protection of aquifer recharge areas.	2013 - 2018	McIntosh County	staff time	General Fund, Grants
Continue to pursue adoption and implementation of tree ordinance.	2016	McIntosh County	staff time	General Fund
Build and operate a convenience center for recycling at the landfill	2013 - 2018	McIntosh County	\$10,000/year	General Fund
<b>Governmental Relations</b>				
Continue to initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft region wide strategies.	2013 - 2018	McIntosh County	staff time	General Fund
<b>Community Facilities</b>				
Complete renovation of existing County Courthouse	2014	McIntosh County	\$350,000	SPLOST
Feasibly study for Courthouse Annex	2014	McIntosh County	\$20,000	General Fund
Masterplan future Leisure Services Complex on purchased property	2013	McIntosh County	\$10,000	SPLOST
Seek funding for construction of future leisure services complex	2014 - 2018	McIntosh County	staff time	General Fund
Construct fire station on Sapelo Island	2015	McIntosh County	\$50,000	SPLOST
Construct a Water Department Facility	2018	McIntosh County	\$50,000	GF/Water Fund/SPLOST

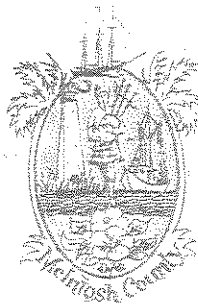
<b>McIntosh County Community Work Program 2013 - 2018</b>				
<b>Activity</b>	<b>Year</b>	<b>Responsible Party</b>	<b>Cost Estimate</b>	<b>Funding Source</b>
Continue to improve water infrastructure countywide	2013 - 2018	McIntosh County	cost varies	CDBG/USDS
Purchase a mobile command vehicle for the EMA	2015	McIntosh County	\$44,000	SPLOST
Purchase two ambulances	2015	McIntosh County	\$284,828	SPLOST
Perform annual road paving according to priorities.	2013 - 2018	McIntosh County	\$180,000/yr	SPLOST
Purchase three fire tankers	2014, 2015, 2016	McIntosh County	150000/each	SPLOST
Install a Voter system to improve public safety and emergency management communications.	2014	McIntosh County	\$50,000	SPLOST
Purchase two motor graders	2014	McIntosh County	\$125,000	SPLOST

## Appendix

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Kelly S. Spratt, Chairman  
David Stevens, Vice-Chairman  
Joel Williams  
Charles Jordan  
Bill Watson

Adam S. Poppell, III, County Attorney  
Richard E. Braun, Jr., Deputy County Attorney  
C. Brett Cook, County Manager  
John "Patrick" Zoucks, County Clerk



## McIntosh County Board of Commissioners

P.O. Box 584 • 310 North Way • Darien, Georgia 31305 • 912-437-6671 • FAX 912-437-6416

State of Georgia

County of McIntosh

Resolution 2013-7

### RESOLUTION TO TRANSMIT

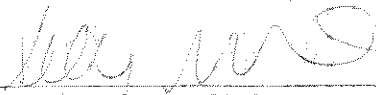
**WHEREAS**, the McIntosh County Board of Commissioners has adopted a Comprehensive Plan that includes a Short Term Work Program as part of the Implementation Plan.

**WHEREAS**, the Community Work Program must be updated every five years in accordance with the Standards and Procedures for Local Comprehensive Planning effective January 1, 2013, and established by the Georgia Planning Act of 1989.

**WHEREAS**, a Report of Accomplishments and an updated Community Work Program were prepared in accordance with these requirements and the required public hearing was held on January 8, 2013.

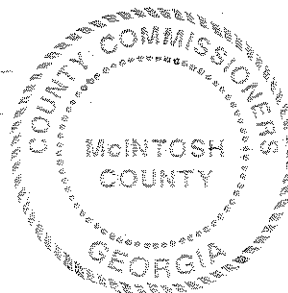
**BE IT THEREFORE RESOLVED**, that McIntosh County does hereby transmit the Community Work Program Update for the Comprehensive Plan to the Coastal Regional Commission and the Georgia Department of Community Affairs for official review.

THE BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
Ms. Kelly Spratt, Chairman

Attest:

  
\_\_\_\_\_  
John P. Zoucks  
Clerk, Board of Commissioners





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websites: www.thedariennews.net

AFFIDAVIT OF PUBLICATION  
THE DARIEN NEWS

STATE OF GEORGIA  
McINTOSH COUNTY:

Personally appeared before me Kathleen W. Russell to me known, who being by me sworn, deposed and said:

That she is the executive editor of THE DARIEN NEWS which is the official legal advertising organ of McIntosh County, Georgia; and

That she is authorized to make affidavits of publication on behalf of THE DARIEN NEWS;

That said newspaper is of general circulation in McIntosh County and in the area adjacent thereto and is the newspaper designed and customarily used by the Sheriff of McIntosh County for the publication of advertisements and by the other official bodies of and in said county for the publication of notices required by law;

That she has reviewed the regular edition of THE DARIEN NEWS published January 3, 2013 that the following advertisement, to-wit:

**Notice of Public Hearing:**

The McIntosh County Board of Commissioners will conduct a Public Hearing on January 8th, 2013 at 10:00 AM at the County Commissioners Meeting Room in the Courthouse during the regular monthly meeting. The public is invited to attend and provide input on the update to the County's Five-Year Community Work Plan. The Community Work Plan outlines the implementation program designed by the County to achieve the goals of the Comprehensive Plan.

Patrick Zoucks  
County Clerk

appear

Kathleen W. Russell  
Kathleen W. Russell  
Editor & Publisher

Sworn to and subscribed before me this January 3, 2013.

[Signature]  
Notary Public  
JANICE RUTH BENVENISTE  
McINTOSH COUNTY, GEORGIA  
Exp. Oct. 10, 2013

**McINTOSH COUNTY**

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**COMMUNITY WORK PROGRAM  
UPDATE**

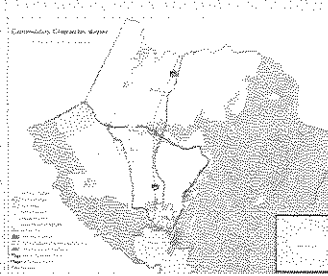
Presented to:  
McIntosh County Board of Commissioners

  
 Regional Social  
 Planning  
 Council

January 8, 2013

Overview

- New requirements for Local Comprehensive Planning (adopted November 2012) effective January 1, 2013.
- Local governments must prepare, adopt, and implement a comprehensive plan based on these new standards in order to maintain Qualified Local Government Status



Overview of New Requirements

Required	Optional
<ul style="list-style-type: none"> <li>Community Goals Needs and Opportunities</li> <li>Community Work Program</li> <li>Community Involvement</li> </ul>	<ul style="list-style-type: none"> <li>Capital Improvement Element</li> <li>Economic Development Element</li> <li>Land Use Element</li> <li>Transportation Element</li> <li>Housing Element</li> </ul>

Maintaining the Plan

- Annual Update Option**
  - Updated and submitted to Regional Commission (RC) annually
  - Regional Commission maintains file of updates and notifies DCA prior to due date
- Five Year Update Option**
  - Updated work program for the subsequent 5-year period
  - Report of accomplishments

Maintaining the Plan

**5 Year Update Option**

Community Work Program

- Brief description of the activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if any) of implementing the activity
- Funding sources

Maintaining the Plan

**5 Year Update Option**

Report of Accomplishment

- Whether or not the activity was completed
- Are currently underway (projected completion date)
- Activity was postponed (justification and projected date)
- Have not been accomplished and the county no longer intends to undertake (justification)

### Existing Work Program (2007 - 2011)

**\* Activities**

- Make PUD part of zoning ordinances
- Revise land use map
- Prepare Capital Improvement Plan
- Complete an inventory of natural resources
- Adopt a greenspace plan
- Establish a square for new courthouse and construct new courthouse
- Create architectural review board to maintain and promote the historical integrity and existence of significant structures

### Schedule / Milestones

- First Public Meeting – January 8, 2013
- Plan Update – Accepting Public Comments
- Second Public Meeting – February 12, 2013
- Submittal to Regional Commission / DCA for review
- Report of findings (within 40 days of submittal)
- Revisions (if needed)
- Adoption (at least 60 days after submittal)

### Comments? Suggestions?

PLEASE SUBMIT ANY WRITTEN COMMENTS TO:

MCINTOSH COUNTY  
P.O. BOX 364  
MARIETTA, GA 30067  
RE: LONG PLANNING COMMENTS



**MCINTOSH COUNTY**

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**COMMUNITY WORK PROGRAM  
UPDATE**

Presented to:  
McIntosh County Board of Commissioners

  
 February 12, 2013

**Community Work Program Update**


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- Brief description of the activity
- Timeframe for undertaking the activity
- Responsible party for implementing the activity
- Estimated cost (if any) of implementing the activity
- Funding sources

**Report of Accomplishments**

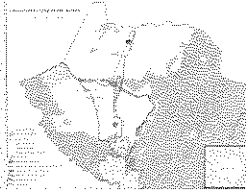
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- Whether or not the activity was completed
- Are currently underway (projected completion date)
- Activity was postponed (justification and projected date)
- Have not been accomplished and the county no longer intends to undertake (justification)



**Report of Accomplishments (2008 - 2013)**

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- **Accomplishments**
- Update Ordinances
- Revise Land Use Map
- Hire Code Enforcement Officer
- Prepare Capital Improvement Plan
- Provide training for elected/appointed officials

**Community Work Program (2013 - 2018)**


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- **Activities**
- Completion of Highlander Trail to Visitor's Center
- Support DDF improvements along Hwy 201 at 4-95
- Promote area around I-95 exit for economic development
- Support historical, environmental, and cultural-based tourism
- Work with the Development Authority to install new infrastructure in the Industrial Park
- Encourage construction of low and moderate income single family housing
- Build an open-air convenience center for recycling
- Continue to designate historic districts, unique landmarks and to protect natural resources



**Community Work Program (cont.)**

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- **Activities**
- Complete renovation of County Courthouse
- Complete feasibility study for Courthouse Annex
- Masterplan future Leisure Services Complex
- Seek funding for future Leisure Services Complex
- Construct Fire Station at Sapelo Island
- Construct a Water Department Facility
- Continue to improve water infrastructure

Schedule / Milestones

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- ☑ First Public Meeting – January 8, 2013
- ☑ Plan Update – Accepting Public Comments
- Second Public Meeting – February 12, 2013
- Adopt Resolution to submit to Regional Commission / DCA for review
- Report of findings (within 40 days of submittal)
- Revisions (if needed)
- Adoption (at least 60 days after submittal)

Comments? Suggestions?

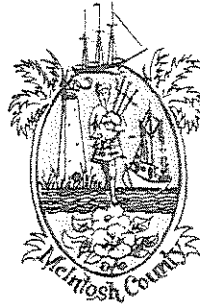
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PLEASE SUBMIT ANY WRITTEN COMMENTS TO:

MCINTOSH COUNTY  
P.O. BOX 224  
DARIEN, GA 31704  
RE: COWP PLAN COMMENTS

Kelly S. Spratt, Chairman  
David Stevens, Vice-Chairman  
Joel Williams  
Charles Jordan  
Bill Watson

Adam S. Poppell, III, County Attorney  
Richard E. Braun, Jr., Deputy County Attorney  
C. Brett Cook, County Manager  
John "Patrick" Zoucks, County Clerk



## McIntosh County Board of Commissioners

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State of Georgia

County of McIntosh

Resolution 2013 – 10

### RESOLUTION TO ADOPT

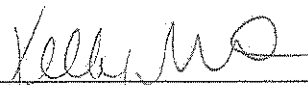
**WHEREAS**, the McIntosh County Board of Commissioners has completed the 2013 - 2018 Community Work Program document as an update to the 2008 Comprehensive Plan.

**WHEREAS**, the Georgia Department of Community Affairs has found that this document adequately addresses the Standards and Procedures for Local Comprehensive Planning.

**BE IT THEREFORE RESOLVED**, that McIntosh County does hereby adopt the 2013 -2018 Community Work Program Update and pledges to faithfully implement this program in accordance with the Vision of the 2008 Comprehensive Plan.

SO RESOLVED in open session this 14<sup>th</sup> day of May, 2013.

THE BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
Ms. Kelly Spratt, Chairman

Attest:

  
\_\_\_\_\_  
John P. Zoucks  
Clerk, Board of Commissioners

