



Work began earlier this year on the new I-95 interchange at Belfast Keller Road



2019

BRYAN COUNTY, GEORGIA

MANAGING GROWTH REPORT

BRYAN COUNTY

EXPERIENCING TREMENDOUS GROWTH

Bryan County has experienced tremendous growth over the past few decades. The 2018 total population of Bryan County was 38,109 — which is an increase of nearly 1,000 people in one year. This is a 26% growth in population since 2010 and a 260% growth since 1980. This far exceeds the growth rate for the State of Georgia, which saw an overall average growth of 91% between 1980 and 2017 and just an 8% growth between 2010 and 2015.

According to the Georgia Governor's Office of Planning and Budget, the growth seen in Bryan County over the past few decades is expected to continue well into 2050. A large part of what draws people to the region is the agreeable climate and proximity to the coast, which presents many opportunities for economic growth and recreational enjoyment.



HOW BRYAN COUNTY ENSURES ORDERLY EXPANSION

BRYAN COUNTY EMPLOYS THE FOLLOWING TACTICS TO ENSURE ORGANIZED GROWTH AND STRUCTURE:

• IMPACT FEES

Effective April 1, 2019, impact fees will apply to all new residential and certain new non-residential construction in unincorporated South Bryan County. The fees will be applicable to any developer who submits building plans, and the money will be collected at the same time as the building permit fee. Under the ordinance, fees are based on the cost of the construction necessary for providing a transportation system needed to adequately serve the area after the new development occurs.

• SPLOST & TSPLOST

A Special Purpose Local Option Sales Tax (SPLOST) is a financing method for capital outlay projects in Georgia. It funds parks, roads, EMS vehicles and other county necessities. Bryan County's six-year SPLOST cycle was passed by voters in November 2017. Generally, this sales tax is paid by everyone who makes purchases in Bryan County, regardless of whether they're residents. This takes some pressure off of property owners, who otherwise might have to fund projects that SPLOST pays for.

A Transportation SPLOST (TSPLOST) is a sales tax where the capital outlays are intended only for transportation purposes (roads, streets, bridges). Bryan County's five-year TSPLOST cycle was passed by voters in May 2018.

• INTERIM AND UNIFIED DEVELOPMENT ORDINANCES

An Interim Development Ordinance was passed in October 2018 and a Unified Development Ordinance is in the works. The rewrite of Bryan County codes contains two important components, each designed to simplify the process and ensure well-controlled, organizational growth in the community.

The first component makes it easier for county staff by more clearly defining their roles as they pertain to processes that subdivisions and planned communities must go through for approval. And, by cleaning up some unnecessary jargon and removing redundant steps in the process, developers will enjoy a more streamlined, simplified procedure as well.

The second component mostly applies to enhanced building safety standards, such as using construction materials with higher wind-zone resistance. In about a year's time, the county will complete the Unified Development Ordinance to update all of its codes. The UDO is a policy instrument that combines traditional zoning and subdivision regulations, along with other desired regulations -- such as design guidelines, sign regulations, and floodplain and stormwater management -- into one document. It is important to regulate land use in unincorporated areas of the county to ensure that development occurs in the right place, at the right time; that buildings are structurally sound and will not endanger the safety or lives of those who live in or use them; that they are provided with the basic services and facilities necessary to support the purpose for which they are erected; and to ensure that the environment and natural resources are managed carefully and prudently for the enjoyment of present and future generations.

PROVIDED SERVICES

Bryan County's astronomical growth over the past couple of decades is undoubtedly due, in part, to the stellar quality of life our residents enjoy. As our population increases, the challenges of maintaining that quality have become more prevalent, but the county government is committed to finding solutions that work for everyone and require little sacrifice. This is done by guaranteeing continuity and uninterrupted excellence in all services the county provides to residents. The county leaders believe citizens should have access to quality roads, parks, libraries, emergency services, recreational opportunities, the court system and more. Financing the delivery of these services is an assortment of revenues collected countywide in the form of property taxes, sales tax, fines and other means. This is a comprehensive list of services that the government of Bryan County provides to all residents:

Animal Control	Agricultural Extension Services	Probate Court
Clerk of Court	Family and Children Services	Recreation Department
Coroner	Family Connections	Roads Department
County Government	Health Department	Senior Citizens Centers
County Buildings Maintenance	Juvenile Court	Sheriff's Department
E-911	Juvenile Justice	State Court
Elections	Libraries	Summer Lunch Program
Emergency Management	Magistrate Court	Superior Court
Emergency Medical Services	Maintenance Shop	Tax Assessor
		Tax Commissioner

UPCOMING PLANS & PROJECTS

OVER \$20.1 MILLION IS DEDICATED TO INFRASTRUCTURE PROJECTS IN THIS YEAR'S BUDGET.

- **Belfast River/Harris Trail Roundabout:** This roundabout is a recommended project by the 2016 Thomas and Hutton Traffic Study. The project will be paid for with impact fees, SPLOST and TSPLOST. It will be complete in Fall of 2019.
- **Resurfacing Package 1:** This project involves resurfacing roads in both the South and North ends of the county. Bryan County partnered with RoadBotics, LLC to perform an automated roads assessment, which helped to establish priorities for resurfacing. The project, which will be complete in Fall of 2019, will be funded by SPLOST and GDOT-allocated LMIG funds.
- **Resurfacing Package 2:** This project will entail more road resurfacing in the South and North ends, with special attention paid to the rehabilitation of Hendrix Road. The project will be paid for with TSPLOST funds.
- **Belfast Keller Road shoulders:** This project involves the installation of at least 2-foot shoulders on Belfast Keller from Highway 144 to Belfast River Road. The project is slated for construction in late 2019 pending funding availability.
- **Belfast River/Belfast Keller Road intersection improvement:** The installation of a roundabout at this intersection will be funded by impact fees, SPLOST and TSPLOST. The construction schedule will be coordinated with the creation of the new I-95 exit at Belfast Keller (Exit 82).
- **Mill Hill Road elevation project:** This will raise the elevation of Mill Hill Road Causeway to avoid flooding during high tide and storms. It will be funded by TSPLOST. The schedule will be determined in the first quarter of 2019.
- **Black Creek Church Road shoulders:** This project involves the installation of at least 2-foot shoulders on Black Creek Church Road. It will be funded by TSPLOST, and will be scheduled in late 2019, pending fund availability.
- **Pedestrian/Multimodal Improvements:** The construction of pedestrian/multimodal facilities in unincorporated areas of the county will be covered by TSPLOST revenues. This project is currently in the concept phase.
- **Bryan County EMS Station 1:** The new headquarters station for BCES will be located at the roundabout at Highway 144 and Capt. Matthew Freeman Drive. The project will be paid for with SPLOST funds and financing methods secured by the county. It should be finished in 2019.
- **Henderson Park Gym & Field:** The new gym and field will be built in South Bryan County's Henderson Park. It will be paid for with SPLOST funds and financing methods secured by the county. Plan development is under way.
- **Henderson Well/Warren Hill Well connection:** This project will connect Henderson Well and Warren Hill Well with an appropriately sized water line to provide needed system redundancies and serve the new school on Warren Hill. It is currently in the concept phase.



BRYAN COUNTY

GEORGIA



GET TO KNOW US

Commissioner Meetings are held the second Tuesday of each month at 5:30 p.m. The meeting location alternates monthly between Pembroke and South Bryan. Meetings for odd numbered months are held in Pembroke in the Commissioners Meeting Room, located at 26 N. Courthouse Street. Meetings for even numbered months are held at the Administrative Complex, located at 66 Matthew Freeman Drive.

Chairman Carter Infinger



Before he became chairman three years ago, Infinger served for six years as the District 4 commissioner. He is a pharmaceutical consultant who earned his Bachelor's of Business degree from Newberry College and his Associate of Arts from Anderson University. Infinger serves on the Bryan County Board of Health and Public Health Managers; he completed training at the Institute for Georgia Environmental Leadership; and he served on the Savannah Economic Development Authority (SEDA). Infinger and his wife, Karen, have two daughters, Leah and Caroline.



Commissioner Noah Covington, District 1

Covington has been in office for 6 years. He grew up in Ellabell and married his wife, Kim, in 1988. They have two sons and two daughters-in-law: Justin and Sheana, and Ben and Cara, as well as two grand-children. Covington works as plant manager for the Pembroke Telephone Company. In his spare time, he enjoys watching the Bulldogs, Braves and the Falcons, as well as hunting, fishing and playing golf.

Commissioner Wade Price, District 2

Jody Wade Price has been in office for 9 years. He was born in Savannah, but moved to Bryan County when he was 5 years old. He owns and operates a salvage and recycling center in North Bryan County. He has two sons, Jude, 9, and Jake, 5, who he enjoys spending time with. Together, they like to go hunting, fishing, play ball and ride four-wheelers.



Commissioner Steve Myers, District 3

Steve Myers has been in office for 7 years. He's been a local business man and entrepreneur for many years, and served in the military from 1972-87. He and his wife, Vickie, enjoy traveling, outdoor activities and spending time with family. They have a daughter, son-in-law and two grandchildren who live in Richmond Hill, and another daughter and son-in-law in New York City.



Commissioner Brad Brookshire, District 4



Brookshire has been in office for 2 years. He is a local banker who is from Richmond Hill. Brookshire earned his business degree from the University of Georgia, and formerly served on the Bryan County and Richmond Hill planning commissions. He and his wife, Carrie, have been married for 14 years and have two children, Jack and Grace Anne. In his spare time, Brookshire enjoys playing golf.

Commissioner Gene Wallace, District 5

Wallace attended The Medical College of Georgia School of Dentistry and practiced dentistry in Richmond Hill for 35 years before retiring last year. He and his wife Donna, have been married for 25 years and have four children—Michael, Ashley, Elizabeth, and Will—and four grandchildren—Ethan, Lily, Caleb, and Levi. Wallace also has two dogs: Sunny, a 10-year-old labrador retriever, and Maggie, a 1-year-old goldendoodle.



KEEP UP WITH OUR PROGRESS

Connect with Bryan County on Facebook, Twitter and Instagram



Visit us online and learn more about county services at www.bryancountyga.org

For additional information, call 912-653-5252 (Pembroke)
or 912-756-3177 (Richmond Hill).