

Fort Stewart Growth Management Plan Implementation Strategy Matrix		Implementation Partners		Implementation Timing			Est. Public Cost	Funding Sources	Additional Info
		Public	Private and Not-For-Profit	Short 2010-2012	Mid-2013-2015	Long 2016-2030			
LAND USE AND OPEN SPACE - TATTNALL COUNTY									
ISSUE:	The county lacks quality growth policy tools outside of its cities								
GOAL:	<i>Establish a policy framework and adopt a minimum set of land use, design and environmental protection standards</i>								
Action 1:	Assess feasibility of county-wide land use regulation	CC, RC, PP		x			A	GR	
Action 2:	Explore a simplified conventional zoning alternative that would enable the protection of natural resources, the provision of efficient service delivery, and the prevention of land use conflicts	CC, RC, PP				x	B	GR	
Action 3:	Update land use regulations in Glennville to include mixed uses, walkability, design standards and conservation subdivisions	CC, RC, PP		x			B	GR	
ISSUE:	Redevelopment and infill growth could alter the physical character of downtown Glennville								
GOAL:	<i>Protect the distinctive character of downtown</i>								
Action 1:	Create a downtown master plan	CC, RC	DBA		x		C	GR, BID	
ISSUE:	Increasing population and ongoing growth will require additional space and parkland								
GOAL:	<i>Expand inventory of recreational facilities, open space, natural areas, parks, and trails</i>								
Action 1:	Add approximately 150 acres of open space and recreational facilities to meet population growth	CC		x	x	x	D	GR, CF	
ISSUE:	Growth continues to occur in areas outside of municipal boundaries and established service areas								
GOAL:	<i>Plan for adequate infrastructure capacity to support expected growth</i>								
Action 1:	County and municipalities should fully coordinate infrastructure planning and integrate plans from multiple providers to create a coherent strategy for service delivery	CC, LG		x			A	GR	
ISSUE:	The county lacks update mapping information and in-house GIS technology								
GOAL:	<i>Provide easily accessible mapping information on natural areas, land uses, and infrastructure</i>								
Action 1:	Enhance Local Planning Capacity through "smart" pdf maps that can access GIS data	CC, RC, LG		x			A	GR, RC	
ISSUE:	Corridors are likely to anchor significant future commercial and residential activity								
GOAL:	<i>Plan for an appropriate transitions, landscape and design standards, protection of historic and scenic elements and gateway features</i>								
Action 1:	Conduct corridor study for Highway 301	CC, LG, PP, RC, GDOT, HAMPO, FSGMP				x	C	GR, GDOT	

Cost Key:

- (A) \$0-\$25,000
- (B) \$25,000-\$50,000
- (C) \$50,000-\$100,000
- (D) \$100,000-\$250,000
- (E) \$250,000-\$500,000
- (F) \$500,000-\$750,000
- (G) \$1 million +
- (--)- Unknown or no cost

IMPLEMENTATION CODES

PUBLIC SECTOR

- CC – City or County Council/Commission
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- HAMPO - Hinesville Area MPO
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PRIVATE SECTOR/NON-PROFIT

- RE - Realtors
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- DBA - Downtown Business Association

FUNDING SOURCES

- GR - General Revenue
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LAND USE AND OPEN SPACE - LONG COUNTY AND LUDOWICI									
ISSUE:	The county inconsistent in the application of quality growth policy tools								
GOAL:	<i>Strengthen the existing policy framework and adopt a minimum set of land use, design and environmental protection standards</i>								
Action 1:	Revisit Unified Development Code to add provisions related to mixed uses, walkability, form-based design standards and conservation subdivisions	CC, RC			x		A	GR	
ISSUE:	Increasing population and ongoing growth will require additional space and parkland								
GOAL:	<i>Expand inventory of recreational facilities, open space, natural areas, parks, and trails</i>								
Action 1:	Add approximately 80 acres of open space and recreational facilities to meet population growth	CC		x	x	x	D	GR, CF	
ISSUE:	Growth continues to occur in areas outside of municipal boundaries and established service areas								
GOAL:	<i>Plan for adequate infrastructure capacity to support expected growth</i>								
Action 1:	Conduct a small area study for the rapidly growing eastern and central portions of the county	CC, LG, FSGMP, RC		x			A	GR, OEA	
Action 2:	Develop a set of policies to reduce reliance on septic systems and plan for infrastructure extensions in rapidly growing portions of the county	CC, LG		x			A	GR	
ISSUE:	The county/city lacks update mapping information and in-house GIS technology								
GOAL:	<i>Provide easily accessible mapping information on natural areas, land uses, and infrastructure</i>								
Action 1:	Enhance Local Planning Capacity through "smart" pdf maps that can access GIS data	CC, RC, LG		x			A	GR, RC	
ISSUE:	Corridors are likely to anchor significant future commercial and residential activity								
GOAL:	<i>Plan for an appropriate transitions, landscape and design standards, protection of historic and scenic elements and gateway features</i>								
Action 1:	Revisit corridor study for US Highway 84	CC, LG, PP, RC, GDOT, HAMPO, FSGMP		x			C	GR, GDOT	
Action 2:	Conduct corridor study for Highway 301	CC, LG, PP, RC, GDOT, HAMPO, FSGMP				x	C	GR, GDOT	

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LAND USE AND OPEN SPACE - CITY OF HINESVILLE									
ISSUE:	The county inconsistent in the application of quality growth policy tools								
GOAL:	<i>Strengthen the existing policy framework and adopt a minimum set of land use, design and environmental protection standards</i>								
Action 1:	Establish a traditional neighborhood or compact-lot, mixed use zoning district	CC, PC		x			A	GR	
Action 2:	Initiate the pedestrian retrofitting of established residential, commercial and institutional areas by adding pedestrian amenities, sidewalks, trails and bicycle access	CC, PC, GDOT		x	x		F-G	GR, GDOT, BID	
Action 3:	Increase the flexibility of residential districts to accommodate compact and diverse housing types	CC, PC		x			A	GR	
Action 4:	Adopt a military influence zoning district for areas around Fort Stewart	CC, FS, RC, LG, FSGMP		x			A	GR, OEA	
	Create Unified Development Ordinance with all municipalities)	CC, RC, LG, FSGMP			X		D	GR, RC	
ISSUE:	Increasing population and ongoing growth will require additional space and parkland								
GOAL:	<i>Create an integrated county-wide framework for open space, natural areas, parks, and trails</i>								
Action 1:	Implement County-Wide Green Infrastructure Plan	CC, LG, PP, RC			x		B	GR, CF	
Action 2:	Add approximately 115 acres of open space and recreational facilities to meet population growth	CC		x	x	x	D	GR, CF	
ISSUE:	Growth continues to occur in areas outside of municipal boundaries and established service areas								
GOAL:	<i>Plan for adequate infrastructure capacity to support expected growth</i>								
Action 1:	Create a coherent strategy for service delivery through joint master land use development plans and interlocal service agreements	CC, LG, PC		x			A	GR	
ISSUE:	Natural business cycles, redevelopment, and infill could alter the physical character of downtown Hinesville								
GOAL:	<i>Attract investment and infill activity and protect existing historic character</i>								
Action 1:	Conduct an overall downtown master plan to inventory the core's historic assets and design elements and to coordinate an overall strategy that aligns economic development,	CC, PC	DBA	x			B	GR, BID	
Action 2:	Conduct an inventory of available brownfield, greyfield and surface lot sites and vacant buildings	CC, PC, DBA		x			B	GR, BID	
ISSUE:	Corridors are likely to anchor significant future commercial and residential activity								
GOAL:	<i>Plan for an appropriate transitions, landscape and design standards, protection of historic and scenic elements and gateway features</i>								
Action 1:	Conduct a corridor study for US Highway 17	CC, LG, PP, RC, GDOT, HAMPO, FSGMP		x			C	GR, GDOT	
Action 2:	Revisit corridor study for US Highway 84	CC, LG, PP, RC, GDOT, HAMPO, FSGMP		x			C	GR, GDOT	
Action 3:	Conduct corridor studies for Highways 196 and 119	CC, LG, PP, RC, GDOT, HAMPO, FSGMP				x	E	GR, GDOT	

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LAND USE AND OPEN SPACE - LIBERTY COUNTY AND MUNICIPALITIES									
ISSUE:	The county inconsistent in the application of quality growth policy tools								
GOAL:	<i>Strengthen the existing policy framework and adopt a minimum set of land use, design and environmental protection standards</i>								
Action 1:	Establish a traditional neighborhood or compact-lot, mixed use zoning district	CC, PC		x			A	GR	
Action 2:	Adopt farmland protection policies	CC, PC		x			A	GR	
Action 3:	Adopt a conservation subdivision ordinance	CC, PC		x			A	GR	
Action 4:	Adopt a military influence zoning district for areas around Fort Stewart	CC, FS, RC, LG, FSGMP		x			A	GR, OEA	
Action 5:	Enhance the overall connectivity, walkability, and pedestrian orientation of new residential subdivisions and commercial developments	CC, PC		x			A	GR, OEA	
Action 6:	Increase open space set-asides in new residential subdivisions	CC, PC		x			A	GR, OEA	
Action 7:	Implement countywide design standards or overlay districts to guide the development and attract quality growth	CC, PC		x			A	GR, OEA	
Action 8:	Create Unified Development Ordinance with all municipalities)	CC, RC, LG, FSGMP			X		D	GR, RC	
ISSUE:	Increasing population and ongoing growth will require additional space and parkland								
GOAL:	<i>Create an integrated county-wide framework for open space, natural areas, parks, and trails</i>								
Action 1:	Implement County-Wide Green Infrastructure Plan	CC, LG, PP, RC			x		B	GR, CF	
Action 2:	Add approximately 500 acres of open space and recreational facilities to meet population growth	CC		x	x	x	D	GR, CF	
ISSUE:	Growth continues to occur in areas outside of municipal boundaries and established service areas								
GOAL:	<i>Plan for adequate infrastructure capacity to support expected growth</i>								
Action 1:	Create a coherent strategy for service delivery through joint master land use development plans and interlocal service agreements	CC, LG, PC	x				A	GR	
ISSUE:	Corridors are likely to anchor significant future commercial and residential activity								
GOAL:	<i>Plan for an appropriate transitions, landscape and design standards, protection of historic and scenic elements and gateway features</i>								
Action 1:	Conduct a corridor study for US Highway 17	CC, LG, PP, RC, GDOT, HAMPO, FSGMP		x			C	GR, GDOT	
Action 2:	Revisit corridor study for US Highway 84	CC, LG, PP, RC, GDOT, HAMPO, FSGMP		x			C	GR, GDOT	
Action 3:	Conduct corridor studies for Highways 196 and 119	CC, LG, PP, RC, GDOT, HAMPO, FSGMP				x	E	GR, GDOT	

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LAND USE AND OPEN SPACE - BRYAN COUNTY									
ISSUE:	The county inconsistent in the application of quality growth policy tools								
GOAL:	<i>Strengthen the existing policy framework and adopt a minimum set of land use, design and environmental protection standards</i>								
Action 1:	Establish a traditional neighborhood or compact-lot, mixed use zoning district	CC		x			A	GR	
Action 2:	Adopt farmland protection policies	CC		x			A	GR	
Action 3:	Adopt Part V environmental planning criteria	CC		x			A	GR	
Action 4:	Adopt a military influence zoning district for areas around Fort Stewart	CC, FS, RC, LG, FSGMP		x			A	GR, OEA	
Action 5:	Create Unified Development Ordinance with all municipalities)	CC, RC, LG, FSGMP				x	D	GR, RC	
Action 6:	Explore a Joint City/County Planning Entity	CC, LG, PC				x	D	GR	
ISSUE:	Increasing population and ongoing growth will require additional space and parkland								
GOAL:	<i>Create an integrated county-wide framework for open space, natural areas, parks, and trails</i>								
Action 1:	Implement County-Wide Green Infrastructure Plan	CC, LG, PP, RC			x		B	GR, CF	
Action 2:	Add approximately 400 acres of open space and recreational facilities to meet population growth	CC		x	x	x	D	GR, CF	
ISSUE:	Corridors are likely to anchor significant future commercial and residential activity								
GOAL:	<i>Plan for an appropriate transitions, landscape and design standards, protection of historic and scenic elements and gateway features</i>								
Action 1:	Conduct a corridor study for US Highway 17	CC, LG, PP, RC, GDOT, HAMPO, FSGMP		x			C	GR, GDOT	
Action 2:	Conduct corridor studies for US Highway 280 and Highways 196 and 119	CC, LG, PP, RC, GDOT, HAMPO, FSGMP				x	E	GR, GDOT	

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LAND USE AND OPEN SPACE - RICHMOND HILL									
ISSUE:	The city is inconsistent in the application of quality growth policy tools								
GOAL:	<i>Strengthen the existing policy framework and adopt a specialized set of land use and design standards</i>								
Action 1:	Require higher densities and increased housing diversity in core areas	CC, PC		x			A	GR	
Action 2:	Adopt form-based codes or design guidelines to promote a consistent sense of place and attract quality development, particularly along Highway 17 and Highway 144	CC, PC		x			A	GR	
Action 3:	Enhance the overall connectivity, walkability, and pedestrian orientation	CC, PC		x			A	GR	
Action 4:	Adopt a military influence zoning district for areas around Fort Stewart	CC, FS, RC, LG, FSGMP		x			A	GR, OEA	
Action 5:	Create Unified Development Ordinance with all municipalities)	CC, RC, LG, FSGMP				x	D	GR, RC	
Action 6:	Explore a Joint City/County Planning Entity	CC, LG, PC				x	D	GR	
ISSUE:	Increasing population and ongoing growth will require additional space and parkland								
GOAL:	<i>Participate in an integrated county-wide framework for open space, natural areas, parks, and trails</i>								
Action 1:	Implement City-Wide and County-Wide Green Infrastructure Plan	CC, LG, PP, RC			x		B	GR, CF	
Action 2:	Add approximately 80 acres of open space and recreational facilities to meet population growth	CC		x	x	x	D	GR, CF	
ISSUE:	Redevelopment and infill growth could alter the physical character of downtown Richmond Hill								
GOAL:	<i>Protect the distinctive character of downtown</i>								
Action 1:	Create a downtown master plan	CC, RC	DBA		x		C	GR, BID	
ISSUE:	Corridors are likely to anchor significant future commercial and residential activity								
GOAL:	<i>Plan for an appropriate transitions, landscape and design standards, protection of historic and scenic elements and gateway features</i>								
Action 1:	Conduct a corridor study for US Highway 17	CC, LG, PP, RC, GDOT, HAMPO, FSGMP		x			C	GR, GDOT	
Action 2:	Conduct corridor studies for US Highway 280 and Highways 196 and 119	CC, LG, PP, RC, GDOT, HAMPO, FSGMP				x	E	GR, GDOT	

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LAND USE AND OPEN SPACE - PEMBROKE									
ISSUE:	The city is inconsistent in the application of quality growth policy tools								
GOAL:	<i>Strengthen the existing policy framework and adopt a minimum set of land use, design and environmental protection standards</i>								
Action 1:	Enhance the overall connectivity, walkability, and pedestrian orientation of new residential subdivisions and commercial developments	CC		x			A	GR	
Action 2:	Increase open space set-asides in new residential subdivisions	CC		x			A	GR	
Action 3:	Adopt a military influence zoning district for areas around Fort Stewart	CC, FS, RC, LG, FSGMP		x			A	GR, OEA	
Action 5:	Create Unified Development Ordinance with all municipalities)	CC, RC, LG, FSGMP				x	D	GR, RC	
Action 6:	Explore a Joint City/County Planning Entity	CC, LG, PC				x	D	GR	
ISSUE:	Increasing population and ongoing growth will require additional space and parkland								
GOAL:	<i>Participate in an integrated county-wide framework for open space, natural areas, parks, and trails</i>								
Action 1:	Implement City-Wide and County-Wide Green Infrastructure Plan	CC, LG, PP, RC			x		B	GR, CF	
ISSUE:	Redevelopment and infill growth could alter the physical character of downtown Pembroke								
GOAL:	<i>Protect the distinctive character of downtown</i>								
Action 1:	Create a Design Review Board, Historic Preservation Commission or similar advisory body	CC	DBA		x		B	GR, BID	
Action 2:	Create a downtown master plan	CC, RC	DBA		x		C	GR, BID	
ISSUE:	The city lacks update mapping information and in-house GIS technology								
GOAL:	<i>Provide easily accessible mapping information on natural areas, land uses, and infrastructure</i>								
Action 1:	Enhance Local Planning Capacity through "smart" pdf maps that can access GIS data	PC, RC		x			A	GR, RC	
ISSUE:	Corridors are likely to anchor significant future commercial and residential activity								
GOAL:	<i>Plan for an appropriate transitions, landscape and design standards, protection of historic and scenic elements and gateway features</i>								
Action 1:	Conduct corridor studies for US Highway 280 and Highways 196 and 119	CC, LG, PP, RC, GDOT, HAMPO, FSGMP				x	E	GR, GDOT	

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