

- **2008 Glynn County Comprehensive Plan**

Prepared by EDAW, Inc., for Glynn County, Georgia. This study serves as a blueprint for physical growth and development in Glynn County over a twenty year time span. Outlined are measures that will ensure the maintenance of the county's current high quality of life, efficiency and competitiveness that fuels economic growth and development. The study broadly groups future development areas in three types (islands, east Glynn, and, west Glynn) while providing detailed information on the current and proposed future activity centers and major corridors for various areas within each group. Numerous recommendations were made regarding future development patterns and appropriate land uses.

- **2016 City of Brunswick Urban Redevelopment Plan**

Prepared by Public-Private Partnership Project Management, Inc. (4PM) for the City of Brunswick, Georgia. This report lays out the critical strategies and essential implementation tools that will aid with redeveloping the designated areas that suffer from blight and other threats. The focus of the study is to protect and preserve the unique features of the city. This plan overlaps with the Glynn County Urban Redevelopment Plan for Community Redevelopment Area and was created in accordance with the Official Code of Georgia Annotated Section 36-61-7. This plan is the third amendment to the March 18, 2009 Urban Redevelopment Plan, which was amended and approved on September 4, 2013 to modify the boundaries in accordance with the update Redevelopment Law of Georgia. This amendment is proposed to incorporate the Mary Ross Waterfront Park, the Highway 17 corridor study, and the Perry School site as additional priority projects.

- **2040 Metropolitan Transportation Plan**

This plan was prepared by RS&H for the Brunswick Area Transportation Study (BATS) Metropolitan Planning Organization (MPO). Metropolitan Transportation Plans (MTPs) are federally mandated for metropolitan areas, with populations exceeding 50,000 within the urbanized area. The MTP document provides an extensive overview of the importance of a long range transportation plan, its vision, goals, objectives, as well as strategies that will aid in the implementation of these goals through the horizon year of 2040. The 2040 MTP highlights what future population and employment growth looks like for the county given its existing landuse conditions and transportation system performance. The BATS 2040 MTP is fiscally constrained, based on projections of federal, state, and local funding for transportation, and includes 24 roadway improvement projects funded within the 2040 horizon. Projects include roadway improvements, bridge maintenance and upgrades, safety improvements, and multimodal infrastructure improvements. The MTP also includes six (6) projects that are illustrative, but that were of lower priority and unable to be funded given anticipated revenues.

- **Glynn County Bike and Multipurpose Trail Study**

Prepared by RS&H for Glynn County, Georgia. The Bike and Multipurpose Trail study was designed to identify gaps in Glynn County's existing bicycle and pedestrian network and establish a comprehensive list of recommended projects and initiatives. These recommended projects were intended to support alternative modes of transportation, as well as improved and additional recreational opportunities, to residents and visitors of Glynn County, City of Brunswick, and St. Simonds Island. Findings from the study indicated that majority individuals would consider walking or biking more if improved facilities were available. Recommendations included the implementation of various facility types, as wells as major and minor trail networks alongside development corridors. Detailed information was provided as it relates to safety features for these new improvements throughout the study area.

- **Glynn County Zoning and Land-use Study /St. Simons Island Carrying Capacity Study**

Prepared by RS&H for Glynn County, Georgia. St. Simons Island has historically experienced extensive development pressures. The great recession resulted in stalled development projects that temporarily alleviated these pressures. The ongoing economic recovery has resulted in the reemergence of development pressures to the Island, coupled with a lack of understanding regarding the magnitude of vested development densities. In an effort to define and quantify the perceived threats to health, safety, and welfare for citizens residing on St. Simons Island, a 90 day development moratorium was instituted by the Glynn County Board of Commissioners, with the requirement that a study be conducted to fully understand the ramifications of the development on the Island. This plan provides a detailed report of the island's existing conditions, quantifies vested development densities, and provides a thorough assessment of proposed development impacts.

- **St Simons Island Traffic Study**

Prepared by POND & Company for St. Simons Island in Glynn County, Georgia. This study was initiated to identify issues and opportunities relating to projected traffic increases on St. Simons Island. The study includes detailed traffic count data collection and analysis, along with project recommendations and initiatives over short term, midterm, and long term periods. Data collection was done during peak periods by means of turning movement counts and segment tubes and compared to historic daily volumes from GDOT and the BATS MPO. Field observations were also used to report the existing conditions and level of service to analyze the traffic congestion and quality of service. This study recommended short term projects be completed in five years, mid-term projects in five to ten years, and long-term project recommendations should be coordinated with the BATS long range planning efforts.

- **Mary Ross Waterfront Park Master Plan**

Prepared by Orion Planning Group (OPG), Alta Planning and Design, and Roberts Civil Engineering for the City of Brunswick, Georgia. The Mary Ross Waterfront Park Plan is an element of the city of Brunswick Urban Redevelopment Plan that focuses on creating access from downtown Brunswick to the waterfront at East River. The study describes how creating a regional destination and local amenity will preserve history, culture, and natural resources, while fostering future redevelopment projects within the downtown area. Key issues highlighted throughout the study that could obstruct the project were safety, lack of infrastructure, park programs, and connectivity challenges as existing pedestrian circulation is incomplete and in many cases does not meet ADA standards. The City of Brunswick has recently undertaken a supplemental design effort for the Mary Ross Waterfront Park, which was unavailable at the time of this report summary.

- **Brunswick Golden Isles Airport Masterplan**

Prepared by RS&H for the City of Brunswick, Georgia. The Brunswick Golden Isles Airport Masterplan outlines clear guidelines for general aviation expansions and land use alternatives, as well as all future development of the airport. Given the airport's current needs and conditions, the establishment of mixed fleet separation between general aviation and MRO aircrafts over a time frame of twenty years was suggested as a more fiscally responsive approach. Key recommendations from this study include the grouping of facility requirements into primary and secondary elements, according to their specific functional value to the Airport, and proposed development in five areas, estimated to cover approximately 620 acres of land.

- **Georgia Ports Authority, State of the Brunswick Port**

Georgia Ports Authority fact sheet report on the Port of Brunswick gives a very concise overview of the type and quality of service provided by Colonel's Island, Mayor's Point and East River terminals. It discusses the need for more infrastructure, Interstate access, rail services, and expansion. The Port of Brunswick serves more than 60 auto and heavy equipment manufacturers and is ranked number one for new import vehicles in the United States according to this report.

- **2008 City of Brunswick Comprehensive Plan**

Prepared by EDAW/AECOM for the city of Brunswick, Georgia. A thorough evaluation of community issues and opportunities in the City of Brunswick was conducted to identify the priority issues and concerns as it relates to each character area of the City. Several recommendations were made about development and transportation patterns for each character area along with implementation measures in alignment with their vision. This was an overall guide to future development for the City of Brunswick shaping the vision of strong roots, revitalized image, quality communities, and economic growth.

- **Glynn County Urban Redevelopment Plan for Community Redevelopment Area**

Prepared by the Glynn County Community Development Department. The Urban Redevelopment Plan delineated boundaries of areas proposed for redevelopment, to include St. Simons Island and North City of Brunswick, and provides ten major components for the urban redevelopment of these areas. The plan identified areas of the County that have population concentrations greater than 15% that fall below the Federal Poverty Level. These areas are designated as blighted and targeted to receive focused resources to improve conditions.

- **2016 BGJWSC Water and Sewer Masterplan Update**

Prepared for Brunswick-Glynn County by Applied Technology & Management in association with Four Waters Engineering. This report provides a descriptive overview of the purpose and existing conditions of the water and sewer systems in Brunswick-Glynn County. Existing and future conditions were outlined for four areas of Glynn County, including the North Mainland, the City of Brunswick, the South Mainland, and St. Simons Island. Prioritized recommendations included replacement of infrastructure determined to be insufficient for current and/or future needs.

Additionally, in constructing the frame work of this existing plan summary, several other relevant federal, state, and local plan documents, reports, and background information were reviewed and incorporated in order to gain a thorough understanding of past planning efforts.

- Rails to Trails Feasibility Study
- Blueprint Brunswick – 2008 Update
- 2014 Glynn Avenue Enterprise Zone
- St Simons Island Land Trust (Musgrove Plantation)
- Change 2 to AC 150/5070-6B, Airport Master Plan-January 2015
- Glynn County Historic Survey Resources Report
- Altama Community Transformation District
- 5-17 Tax Report
- CVB Visitors Expenditure 2016
- GI Local Survey Facebook Mat 2015
- 6-30-17 Lodging Report
- GI 2014 Visitors Research Report
- Golden Isles Bed-base Inventory 2013