Project Zone 1 consists of the main attractions including the campground site, marina, and freshwater lakes.

Project Zone 2 provides areas for coordinating with the Georgia Forestry Commission for timber harvesting areas, as well as proposed passive open green space.

Project Zone 3 provides areas for improvements for potential timber harvesting areas, extending nature and biking trails and adding recreational attractions.

Project Zone 4 is currently being used by Glynn County. There are no current plans for improvements.
# Blythe Island Regional Park Vision Plan Report

## Campground Improvements

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campground expansion (entire park)</td>
<td>$300K</td>
</tr>
<tr>
<td>Cabin rental sites</td>
<td>$135K</td>
</tr>
<tr>
<td>K 8Z vê</td>
<td>$180K</td>
</tr>
<tr>
<td>Extra Vehicle lane</td>
<td>$49K</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$1,100K</td>
</tr>
</tbody>
</table>

## Overall Park Enhancements

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add maintenance shed for park equipment</td>
<td>$223K</td>
</tr>
<tr>
<td>Renovated restrooms</td>
<td>$23K</td>
</tr>
<tr>
<td>Pavilions &amp; structures</td>
<td>$13K</td>
</tr>
<tr>
<td>Community building &amp; outdoor classroom</td>
<td>$460K</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$696K</td>
</tr>
</tbody>
</table>

## Water Recreation

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swimming area improvements</td>
<td>$TBD</td>
</tr>
<tr>
<td>Fishing pier shade structure</td>
<td>$5K</td>
</tr>
<tr>
<td>Fishing dock/bridge on lake Cindee</td>
<td>$288K</td>
</tr>
<tr>
<td>Boat dry storage area</td>
<td>$200K</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$510K</td>
</tr>
</tbody>
</table>

## Park Trails

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add beginner &amp; moderate biking trails</td>
<td>$11K</td>
</tr>
<tr>
<td>Extend nature trails</td>
<td>$8K</td>
</tr>
<tr>
<td>Add trail loop around lake</td>
<td>$280K</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$410.5K</td>
</tr>
</tbody>
</table>

## Project Zone 1

### Roads/Paths

- Blythe Island Park RD.
- Lake Cindee
- Blythe Island Marina
- Blythe Island Property Boundary
- Open water shed
- Wetlands
- Project Zone 1
- Campground improvements
- Overall park enhancements
- Park trails
BLYTHE ISLAND REGIONAL PARK
VISION PLAN REPORT

Overall park enhancements (Entire park)

- Relocated entry gate
- New park entry sign/monument
- 8’ concrete entry path
- Playground upgrade/relocation
- Add viewing stations overlooking the river
- Passive open green space
- Dog park
- Additional parking
- Potential timber harvest area
- Way-finding signage along trails
- *Project Zone 2*

Subtotal = $997.5K

Subtotal = $607K

---

**Project Zone 2**

- Overall park enhancements
  - Est. Cost  $120K
- Relocated entry gate
  - Est. Cost  $26.5K
- New park entry sign/monument
  - Est. Cost  $350K
- 8’ concrete entry path
  - Est. Cost  $91K
- Playground upgrade/relocation
  - Est. Cost  $75K
- Add viewing stations overlooking the river
  - Est. Cost  TBD
- Passive open green space
  - Est. Cost  $335K
- Dog park
  - Est. Cost  TBD
- Additional parking
  - Est. Cost  $560.5K
- Potential timber harvest area
  - Est. Cost  $32K
- Way-finding signage along trails
  - Est. Cost  $14.5K

Subtotal = $997.5K

---

**Park trails**

- Est. Cost  $6.5K
- Est. Cost  $32K
- Est. Cost  $14.5K

Subtotal = $66K

---

**KEY:**
- Roads/paths
- Blythe Island Property Boundary
- Open water shed
- Wetlands
- Project Zone 2
- Campground improvements
- Overall park enhancements
- Park trails

Blythe Island Regional Park

Lake Cindee

Copyright © 2022 by POND. All rights reserved. No copying or duplication of these documents is allowed without the express written agreement of POND.

Printed June 2022
## Overall park enhancements (Entire park)

<table>
<thead>
<tr>
<th>Project</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Disc golf course</td>
<td>$33K</td>
</tr>
<tr>
<td>Horse back riding &amp; staging area</td>
<td>(TBD)</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$33K</td>
</tr>
</tbody>
</table>

## Water Recreation

<table>
<thead>
<tr>
<th>Project</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connect kayak &amp; canoe river trail</td>
<td>$17.5K</td>
</tr>
<tr>
<td>Add beginner &amp; moderate biking trails</td>
<td>$97.5K</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$17.5K</td>
</tr>
</tbody>
</table>

## Park trails

<table>
<thead>
<tr>
<th>Project</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Add beginner &amp; moderate biking trails</td>
<td>$11K</td>
</tr>
<tr>
<td>Extend nature trails</td>
<td>$8K</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$19.5K</td>
</tr>
</tbody>
</table>

## Campground improvements

<table>
<thead>
<tr>
<th>Project</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal</td>
<td>$71.5K</td>
</tr>
</tbody>
</table>

## Potential timber harvest area

<table>
<thead>
<tr>
<th>Project</th>
<th>Est. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal</td>
<td>$14.5K</td>
</tr>
</tbody>
</table>

### Key:
- Roads/paths
- Blythe Island Property Boundary
- Open water shed
- Wetlands
- Project Zone 3
- Campground improvements
- Overall park enhancements
- Park trails
- Campground

---

*Printed June 2022*
Cabin rental sites:

- Cabin rentals offer additional growth opportunities for patrons who like camping but do not own a Camper or prefer a structured shelter over a tent.

Campground expansion:
The addition of RV campsites is a medium priority for revenue generation and will provide more occupancy for nightly renters. The campsite is the highest source of revenue for the park to date. Imperial data is currently being gathered to determine costs of additional RV campsites vs revenue.

New renovated office/store:
The campground office/store is currently outdated. Renovations and expansion will allow more space for employees and a place for the visitors to gather and make additional purchases. The current store sells ice, wood, propane, t-shirts, etc.

Potential additional items for resale:

- Camping & fishing necessities (flashlights, batteries, fishing hooks, etc.)
- Campground apparel (sweatshirts, coffee mugs, etc.)

Extra vehicle lane for traffic:
Propose an additional lane of traffic at campground office for passing while vehicles are being checked in.

Add median and second traffic lane:

Copyright © 2022 by POND. All rights reserved. No copying or duplication of these documents is allowed without the express written agreement of POND.
1. Add maintenance shed for park equipment:

2. Renovated restrooms:

3. New pavilions and structures:

4. Community building & outdoor learning center:

 convicted of copyright infringement may be subject to civil and criminal penalties. 

Copyright © 2022 by POND. All rights reserved. No copying or duplication of these documents is allowed without the express written agreement of POND.
**Park entrance signage:** An entry sign feature with lighting at the entrance of the property along Highway 303, will enhance the entrance to the park, and allow for more traffic to notice there is a park with a campground and draw attraction.

**Playground Upgrade:** Funding could be included in future budget. (See map for proposed relocation)

**Passive open green space:** Clearing of a wooded area near the beach to add an open green space for visitors to enjoy. Could use the timber from the area as a source of revenue. (See map for proposed location)

**Dog park:** Provide a space for daily visitors and camp site users to bring their dogs and allow them to run freely without a leash. (See map for proposed location)

**Relocated Entry Gate:** Relocated automated gate and kiosk further into the park on either Sam Coffer Rd. or along Blythe Island Park Road to allow for better vehicle staging. The current entrance gate causes a traffic issue with vehicles trying to enter the park along 303. Relocating the entrance gate further into the park will reduce the dangers associated with local traffic. An entrance sign with lighting would still be proposed at the park entrance outside of the DOT (Department of Transportation) right of way. (See map for proposed location)
Host annual fishing competitions: Holding fishing competitions could generate revenue as well as expand the visitation of the park. This has been done in the park before, suggesting to make this an annual event. Utilize the website for marketing, sign ups, and social media. The park could merely host the event being offered by an outside organization to generate recurring revenue.

Existing barn

Swimming area improvements: Expand the swimming area, add more trees, relocate some of the existing pavilions by the marina to this area, and renovate the restrooms roof, paint, toilets, sinks, and urinals.

Disc golf course: Add a new recreational amenity to the park with low cost and maintenance. (See map for proposed location)

Horse back riding: Already under contract as of 2022.

Additional parking: Add additional parking area for playground, open field, dog-park, and volleyball court users.

Potential timber harvest areas: Coordinate with the Georgia Forestry Commission representatives on Blythe Park's forest stewardship plan, and designated areas for timber cutting impact zones.
**Current fishing dock**

**Fishing dock shade structure example**

**Proposed fishing dock**

**Proposed fishing dock/bridge location**

**Fishing pier shade structure:** Provide a shade structure on the fishing pier along the river so anglers have an area to be out of the sun.

**Boat storage:** Fenced area with video surveillance, water and electricity connection for boat storage. Annual or monthly fees could be charged to generate revenue while also providing member-only wash stations and first access to the park. (See map for proposed location)

**New fishing dock and bridge on lake Cindee:** A new fishing pier has been approved on 3/4/2022. Construction began in summer of 2022, and finish for opening by middle of summer 2022. Below shows a concept for a proposed secondary bridge and fishing pier. (See map for secondary proposed location)

**Connect kayak and canoe river trail:** A connection is needed to complete a continuous loop for canoeing. Excavation of this new section could then be used to fill the newly abandoned section that is no longer required. (See map for proposed trail connection and fill)

---

*Notice to proceed for approved project is July 1, 2022*

---

Copyright © 2022 by POND. All rights reserved. No copying or duplication of these documents is allowed without the express written agreement of POND.
Extend the nature trail: This will generate more visitors to the park. Add a paved 8' sidewalk from the entrance to the marina to give pedestrians on foot, bike, or golf cart better access into the park. (See map for proposed location). Extend the existing nature trails throughout the park.

Add viewing stations overlooking the river: Contingent on DNR approval. This will help portray the natural beauty and environmental aspects of the park. Free marketing when people share photos of the park.

Add loop trail around the lake: Provide an 8' wide concrete trail around the entire lake and make it more accessible for people to walk through the entire park. Patrons have already been observed doing this during our study. (See map for proposed location.)

Add beginner and intermediate biking trails: This will generate more usage and visitation to the park. Need to be careful about expanding mountain bike trails into wetlands. A current wetland map should be provided to volunteers to prevent encroachment.

Way-finding signage along trails: The park has existing signage, but by adding more kiosks and park maps will be helpful for directional purposes.