



Liberty County Joint Comprehensive Plan 2025

**Liberty County • Allenhurst • Flemington • Gum Branch •
Hinesville • Midway • Riceboro • Walthourville**

Acknowledgments

We would like to thank all those who participated in and assisted with developing the Liberty County 2025 Joint Comprehensive Plan. This Plan is the result of a year-long process involving City and County staff, stakeholders and representatives, as well as a series of public meetings. The Plan was further enhanced by the generous input provided by members of the public at public hearings and community planning meetings. We are extremely grateful for the support we received during the process and look forward to implementing this Plan.

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Executive Summary

The Liberty Consolidated Planning Commission, Liberty County, Town of Allenhurst, City of Flemington, City of Gumbranch, City of Hinesville, City of Midway, City of Riceboro, City of Walthourville, the Coastal Regional Commission, and the stakeholder committee worked together to prepare the Liberty County Joint Comprehensive Plan 2025. Comprehensive planning is an important tool for promoting strong and healthy communities in the State of Georgia. Comprehensive Plans are centered around a vision and goals that express a desired future. Through the vision, goals, and work programs, Liberty County intends to utilize this Plan to continue to create a thriving community.

Liberty County is defined not by its geographic boundaries but by the strong sense of shared values that its residents hold dear. At the heart of Liberty County are principles such as small-town values, thoughtful growth, and the preservation of its rich historical, cultural, and natural heritage. These guiding values form the foundation of what makes Liberty County a truly special place to live. This Plan outlines a vision for the County's future, focusing on maintaining the unique character of the community while embracing sustainable development and enhancing the quality of life for all residents.



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1 Introduction

1.1 Purpose

In the interest of providing healthy and successful communities that are vital to the State's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct Comprehensive Planning activities through the Georgia Planning Act of 1989. The State has given authority to the Department of Community Affairs (DCA) to set the minimum standards for Local Comprehensive Planning and to provide oversight of the planning process. The purpose of the minimum standards is to provide a framework for the development, management, and implementation of Local Comprehensive Plans.

The purpose of Comprehensive Planning at the community level is to bring together all sectors within the County, including residents, the business community, and non-profit organizations to develop a strategy with the intent to make Liberty County an attractive place to invest, conduct business, and raise a family. A Comprehensive Plan is intended to provide policy direction and guidance for elected officials, appointed officials, and the public in decision-making processes. This Plan articulates the County's vision for the future and creates a roadmap for residents, property owners, investors, businesses and industries, and interest parties in the County's plans and goals. The Plan is also intended to assist in recognizing the need for, and the subsequent implementation of, important economic development and revitalization initiatives. Finally, maintaining the Comprehensive Plan allows the County to maintain its Qualified Local Government status, making the County eligible for selected state funding and permitting programs.

1.2 Planning Scope

In this Plan, the County addresses the elements required by the DCA's minimum standards and procedures. The following required elements are included in the County's 2025 Joint Comprehensive Plan: community goals, needs and opportunities, broadband, and community work program.

As a community that has adopted a zoning ordinance and is also a member of a Metropolitan Planning Organization, the County is required to adopt a Comprehensive Plan that addresses land use and transportation. The County also addresses the planning elements of housing, economic development, historic and cultural resources, and coastal resiliency.

This Plan continues the County's planning tradition and sets the stage for the County as a great place to live, work, play, and visit. Growth within the County is inevitable, but reasoned and thoughtful planning that forms the basis of this Plan will allow the County to manage its growth, maximize benefits for its residents in the community, and fulfill the County's vision.

As part of the requirement, the Coastal Georgia Regional Water Plan and the rules for Environmental Planning Criteria established by the Georgia Department of Natural Resources were considered during the planning process.

1.2.1 Regional Water Plan

Liberty County is part of the Coastal Georgia Regional Water Planning Council (Coastal Council). The Coastal Council was formed in 2009 as part of the statewide planning process to help address challenges and explore how Georgia is expected to grow and use water over the next 40 years. The Coastal Council developed a Coastal Regional Water Plan that was initially completed in 2011 and subsequently updated in 2017 and 2023. The Liberty Consolidated Planning Commission, the Steering Committee, and the local

governments gave careful consideration to the Regional Water Plan while preparing for this Plan. The County considered the 8 goals established by the Coastal Council for the region:

1. Manage and develop high-quality water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs.
2. Identify fiscally responsible and implementable opportunities to maximize existing and future supplies, including promoting water conservation and reuse.
3. Optimize existing water and wastewater infrastructure, including identifying opportunities to implement regional water and wastewater facilities.
4. Protect and maintain regional recreation, ecosystems, and cultural and historic resources that are water-dependent to enhance the quality of life of our current and future residents and help support tourism and commercial activities.
5. Identify and utilize the best available science and data and apply principles of various scientific disciplines when making water resource management decisions.
6. Identify opportunities to manage stormwater to improve water quantity and quality, while providing wise land management, wetland protection, and wildlife sustainability.
7. Actively outreach to stakeholders to encourage awareness, collaboration, and implementation of the regional water plan.
8. Identify opportunities to prepare for and respond to climate variability and extremes as it relates to water resources and providing resiliency.

The Coastal Regional Water Plan’s vision to conserve and manage water resources to sustain and enhance Coastal Georgia’s unique environment and economy is inherent to this Plan’s goals, needs, and opportunities.

1.2.2 Environmental Planning Criteria

The Environmental Planning Criteria (O.C.G.A. 12-2-8) stated: “for the promulgation of minimum standards and procedures for the protection of natural resources, environment, and vital areas of the state; stream and reservoir buffers.” This was considered during the Plan development. Liberty County and its municipalities have adopted several ordinances that comply with O.C.G.A. 12-2-8, including water supply and sewer disposal, wetlands, stormwater discharge, soil erosion, and conservation subdivision ordinances. These ordinances protect the natural resources in Liberty County and its municipalities.

1.3 Community Engagement

Through this Comprehensive Plan, Liberty County reaffirms its commitment to preserving its distinctive character while proactively shaping a future that reflects the needs and aspirations of its residents. This Plan is intended to embrace the special character of the County while encouraging economic development and improving the quality of life of the County’s residents. To accomplish this, a series of community engagement sessions were conducted.

1.3.1 Stakeholder Committee

Through community engagement, the Stakeholder Committee identified priority goals, strategies, and action items that have been incorporated into this Plan. The list of stakeholders can be found in [Appendix B](#).

A total of five individual stakeholder meetings were held throughout the planning process. The dates of the meetings and topics covered are summarized below.

Table 1. Stakeholder meetings schedule and discussion topics.

Date	Topic
December 12, 2024	This meeting was to inform the stakeholders of their purpose in the planning process. Census demographics data was presented. Stakeholders discussed their visions for the County.
January 15, 2025	The Committee reviewed and discussed the vision and goals.
February 13, 2025	This meeting focused on the strengths, weaknesses, opportunities, and threats for the County.
February 27, 2025	This meeting focused on reviewing and updating the Future Land Use and Character Area maps, descriptions, and regulations.
April 22, 2025	This meeting focused on reviewing the community work program, and revisiting the County’s vision and goals.



1.3.2 Public Hearings and Community Planning Meetings

The Department of Community Affairs (DCA) minimum planning standards require two public hearings to be held throughout the Comprehensive Planning process, at the beginning and end of the planning process. In addition to the required public hearings, the County held twelve community planning meetings and published a public survey to collect public input.

Public Hearings

A public hearing was held on January 18, 2024. The Liberty Consolidated Planning Commission delivered a presentation introducing the Comprehensive Planning process and the purpose of updating the Plan. The presentation discussed the minimum planning requirements as defined by the DCA, the general benefits of planning, and the opportunities the County will use to engage and involve residents and other key players in the community. After the draft Comprehensive Plan was completed, two final public hearings were held on July 15, 2025 during the Liberty County Planning Commission meeting and on July 17, 2025 during the Liberty County Board of Commissioners Meeting to collect public comments.

Community Planning Meeting

Twelve community planning meetings were held in each subarea of the County in 2024. A map of the subareas can be found in [Appendix A](#). During the meetings, the Liberty Consolidated Planning Commission presented the Comprehensive Planning process and reviewed future land use and character area maps. Comments and suggestions were collected from attendees.

Table 2. Community planning meeting schedule.

Date	Subarea	Location
February 26, 2024	Flemington	Liberty County Performing Arts Center
March 25, 2024	Fleming	Fleming Baptist Church
April 22, 2024	McIntosh/Holmestown	Dorchester Academy & Museum
May 20, 2024	Riceboro	Riceboro Youth Center
June 24, 2024	Midway	Liberty County East End Complex
July 22, 2024	Walthourville	Liberty College and Career Academy
August 26, 2024	Allenhurst	Allenhurst Presbyterian Church
September 23, 2024	Gum Branch/ Rye Patch	Gum Branch Baptist Church
October 28, 2024	Hinesville West	Crossroads Holy Church of God
November 18, 2024	Hinesville Mid	Cherokee Rose Country Club
December 12, 2024	Hinesville East	Hinesville City Hall
January 27, 2025	Sunbury/Islands	Dorchester Civic Center



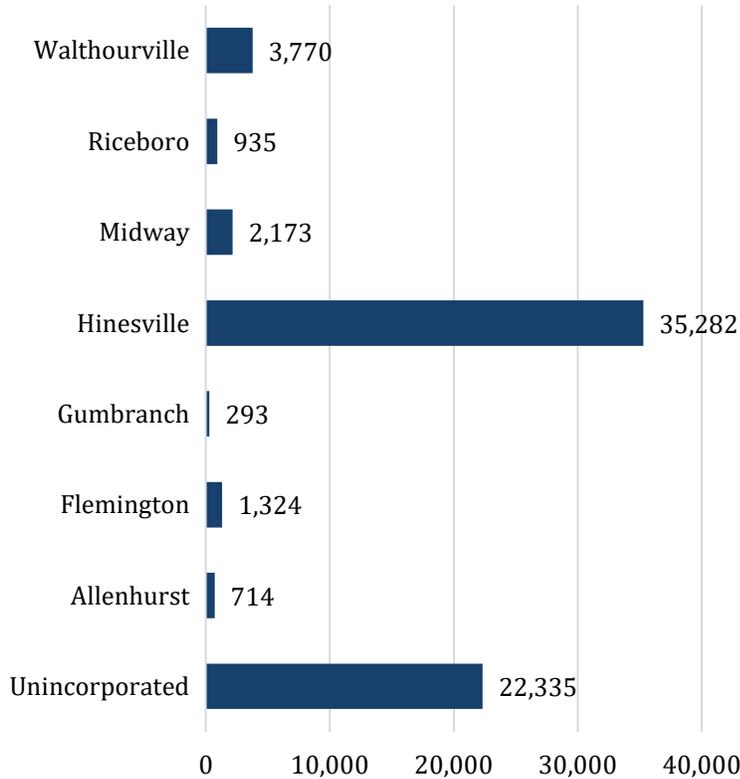
2 Community Profile

Located on Georgia’s southeastern coast, Liberty County’s 603 square miles comprises seven cities: Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville. The County also includes a large portion of Fort Stewart, home of the Third Infantry Division and the largest military installation east of the Mississippi River.

2.1 Population

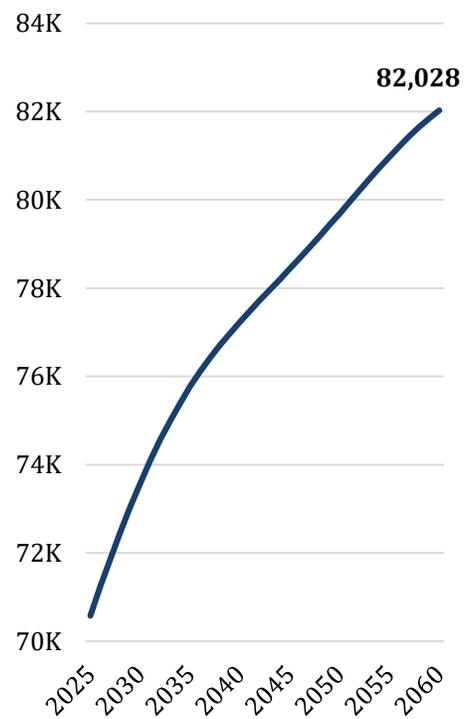
According to the 2023 American Community Survey (ACS) five-year estimates published by the U.S. Census Bureau, the total population for Liberty County was estimated at 66,826, representing a five percent increase since the 2010 Decennial Census. The Georgia Governor’s Office of Planning and Budget (GOPB) uses the Cohort-Component Projection Method, incorporating fertility, mortality, migration, and group quarters, to project population. It is projected that Liberty County may experience a 4.3 percent increase in population by 2030 and 16 percent by 2060. With major developments in the region, it is projected that coastal Georgia will experience a 30 percent increase, reaching over one million, in population by 2060. While this projection method is widely accepted and grounded in historical data, it assumes continuity in past trends and demographic behavior. As such, it may not fully capture recent or emerging factors that could accelerate population growth. For Liberty County, these include the regional economic transformation driven by the Hyundai Metaplant and its suppliers, residential development, and military activities related to Fort Stewart. These dynamics may result in faster-than-anticipated growth, placing added pressure and needs for housing, infrastructure, and public services in the County.

Figure 1. Total population.



Source: U.S. Census Bureau. “ACS Demographic and Housing Estimates.” American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2023.

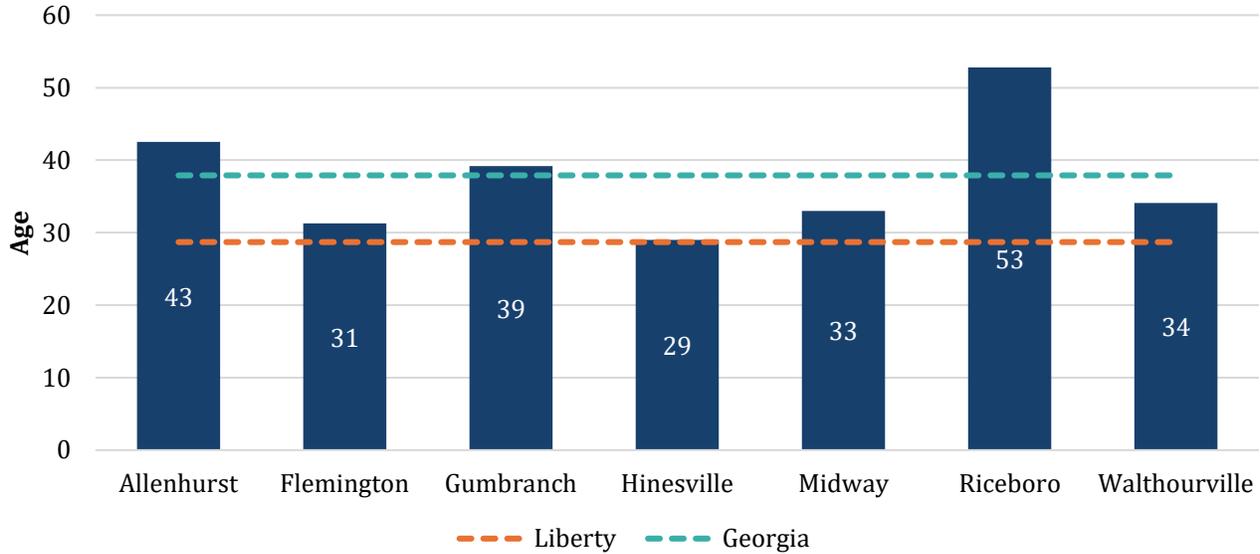
Figure 2. Population projection of Liberty County.



Source: Georgia Governor’s Office of Planning and Budget. “County Residential Population 2024 Long-Term Population Projections.”

The median age in Liberty County is 28 according to ACS, ranging from the lowest median age of 29 in Hinesville to 53 in Riceboro. The lower median age in Liberty County and Hinesville, compared to the state and national median of 37, can be attributed to its proximity to Fort Stewart. This pattern shapes the labor force and needs for housing, transportation, and public services.

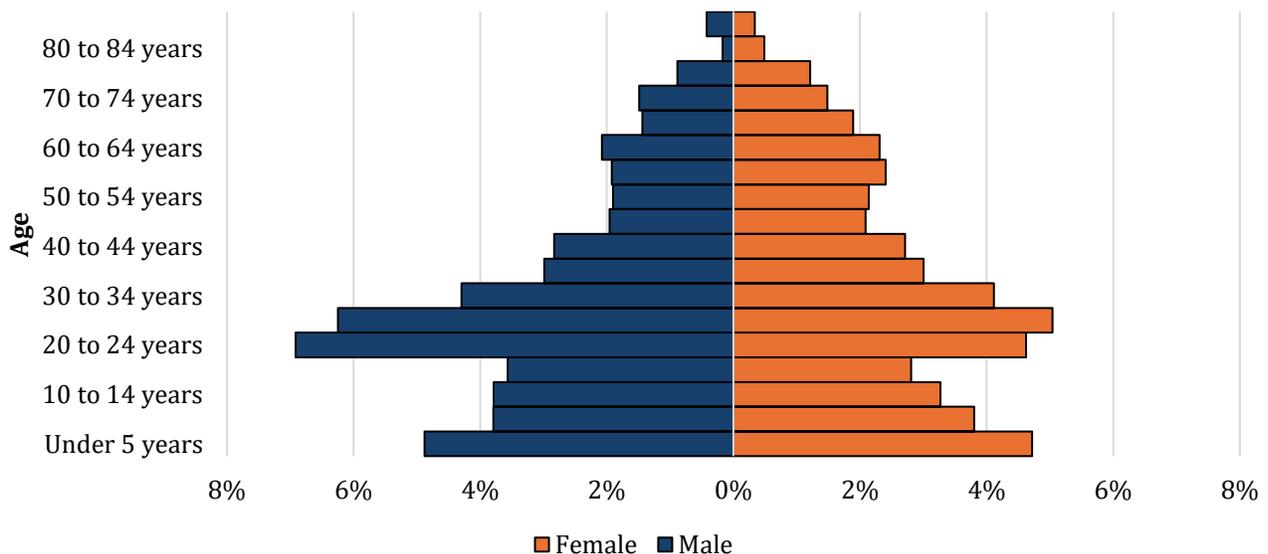
Figure 3. Median age.



Source: U.S. Census Bureau. "Age and Sex." American Community Survey, ACS 5-year Estimates Subject Tables, Table S0101, 2023.

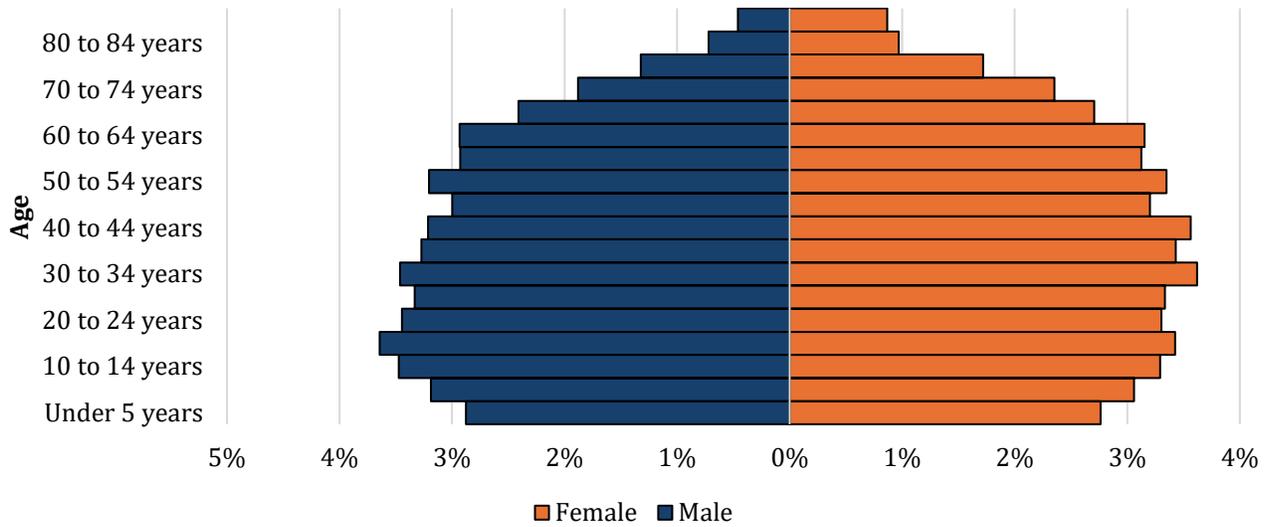
The youthful population in Liberty County is further illustrated by the population pyramid shown in Figure 4, where a spike is observed in the 20 to 30 years old range. With the substantial proportion of children and young adults, investments in educational facilities and programs, attainable housing, and family entertainment and recreational facilities become critical for these young families.

Figure 4. Population pyramid of Liberty County.



Source: U.S. Census Bureau. "Age and Sex." American Community Survey 5-Year Estimates Subject Tables. Table S0101. 2023.

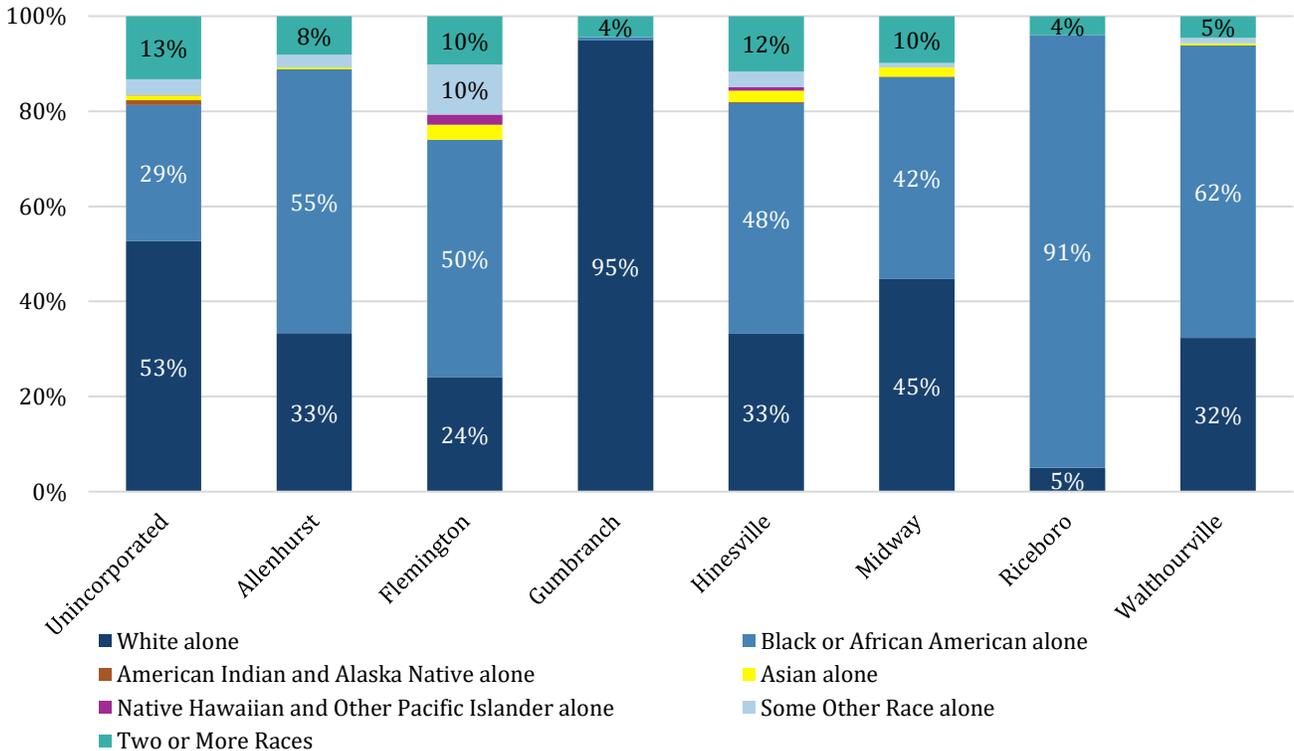
Figure 5. Population pyramid of Georgia.



Source: U.S. Census Bureau. "Age and Sex." American Community Survey 5-Year Estimates Subject Tables. Table S0101. 2023.

Over the years, Liberty County has been relatively stable in its racial composition. In 2023, it is estimated that about 40 percent of the County was White and 43 percent was African American. In addition, 12 percent was Hispanic or Latino. Since 2010, the population identified as two or more races increased from 3 percent to 12 percent.

Figure 6. Racial composition.



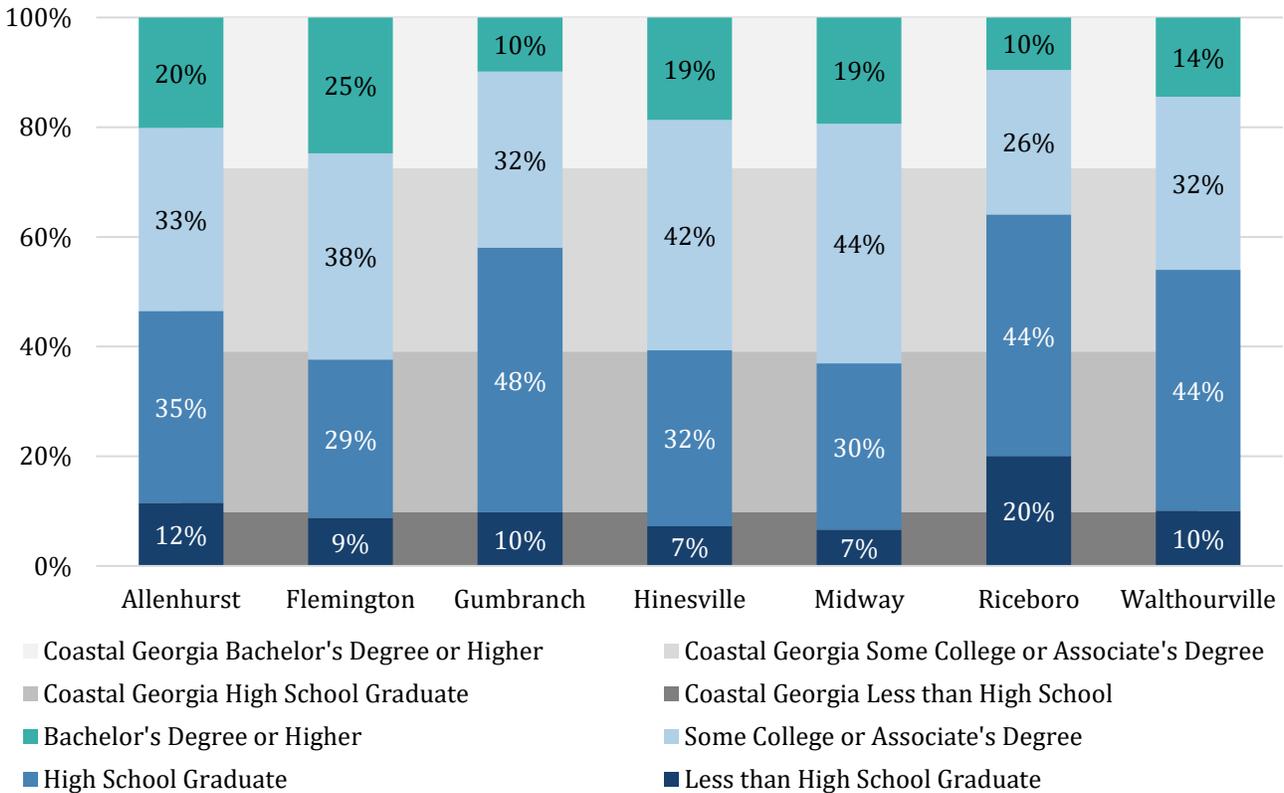
Source: U.S. Census Bureau. "Race." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B02001, 2023.

2.2 Education

Liberty County has seven elementary schools, three middle schools, and two high schools. Georgia Southern University and Savannah Technical College are also located in the County, offering a variety of higher education opportunities, including dual enrollment, career and technical programs, and degree programs.

In Liberty County, according to the 2023 ACS five-year estimates on educational attainment, 36 percent of the population 18 years or older had a high school diploma or an equivalent GED as their highest level of education, 39 percent attended some college or earned an associate’s degree, and 17 percent had a bachelor’s degree or higher. Although Liberty County has a higher percentage of population with high school and some college education when compared to the coastal Georgia region, the bachelor’s degree attainment is lower in the County than the region.

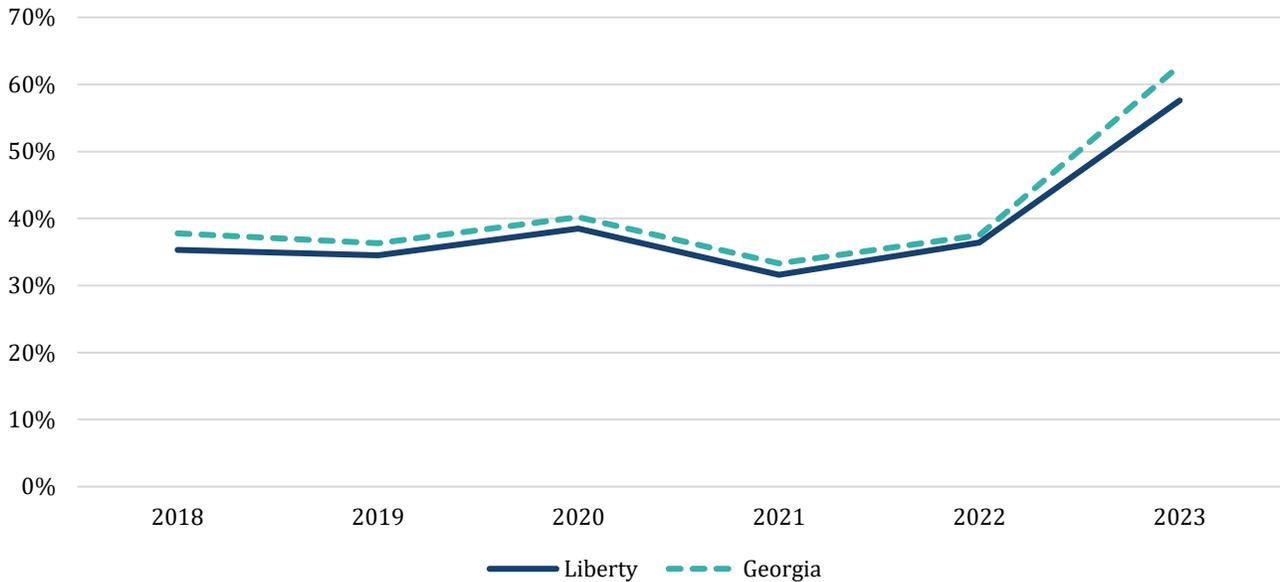
Figure 7. Educational attainment.



Source: U.S. Census Bureau. “Educational Attainment.” American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1501, 2023.

The Governor’s Office of Student Achievement (GOSA) measures poverty levels of students through Direct Certification (DC). Direct certified students include students living in a family unit receiving Supplemental Nutrition Assistant Program (SNAP) food stamp or Temporary Assistance for Needy Families (TANF) benefits, and students identified as homeless, unaccompanied youth, foster, or migrant. In the last five years, there have been 30 to 40 percent of students classified as direct certified in Liberty County. In 2024, the GOSA added in its DC definition to include students living in a family unit with Medicaid income that does not exceed free or reduced-price lunch eligibility standards. With the new definition, direct certified students reached 57 percent in 2024. In general, Liberty County has a slightly lower percent of direct certified students than Georgia and is following similar trends in the last five years.

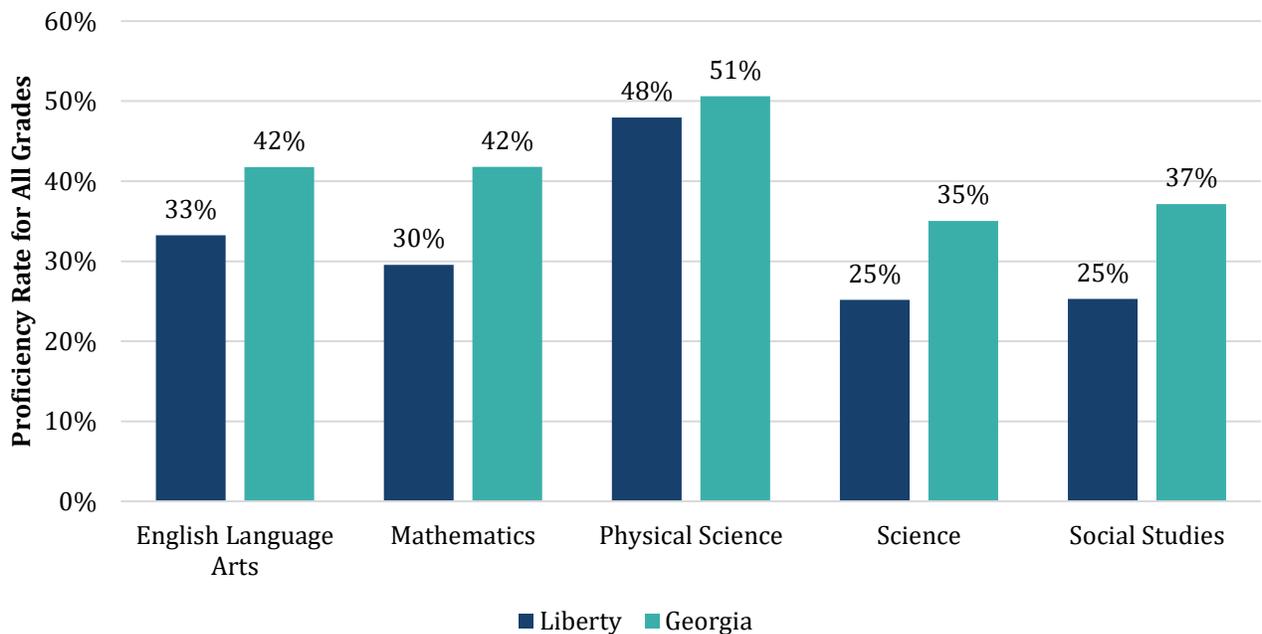
Figure 8. Direct Certification.



Source: The Governor’s Office of Student Achievement. “Direct Certification (District Level).” School year 2018-2023.

According to GOSA data for school year 2023-2024, Liberty County students had a lower proficiency rate than Georgia in all five subjects. The Direct Certification Report released by GOSA for school year 2023-2024 highlighted strong correlation between student poverty, student achievement, and rate of absenteeism. Limited access to resources, such as books, technology, and high-quality early learning opportunities, can negatively impact students’ academic performance.

Figure 9. Proficiency rate for all grades.



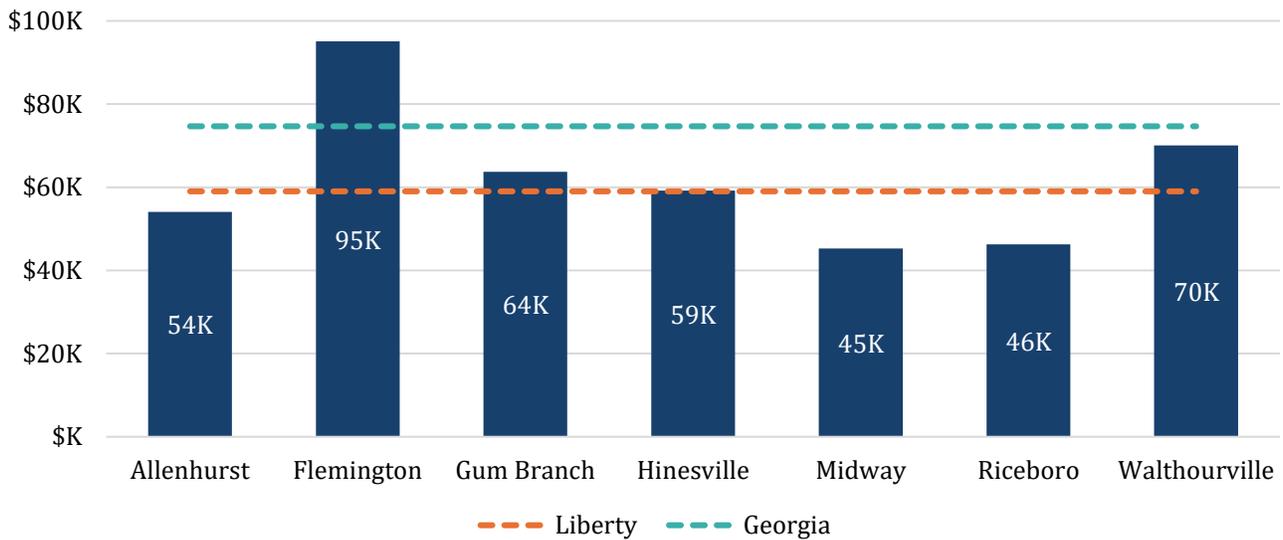
Source: The Governor’s Office of Student Achievement. “Georgia Milestones End of Grade (EOG) assessments.” School year 2023-2024.

2.3 Economic Development

Key indicators of the economic health of Liberty County are household income, employment and unemployment trends, and major employers.

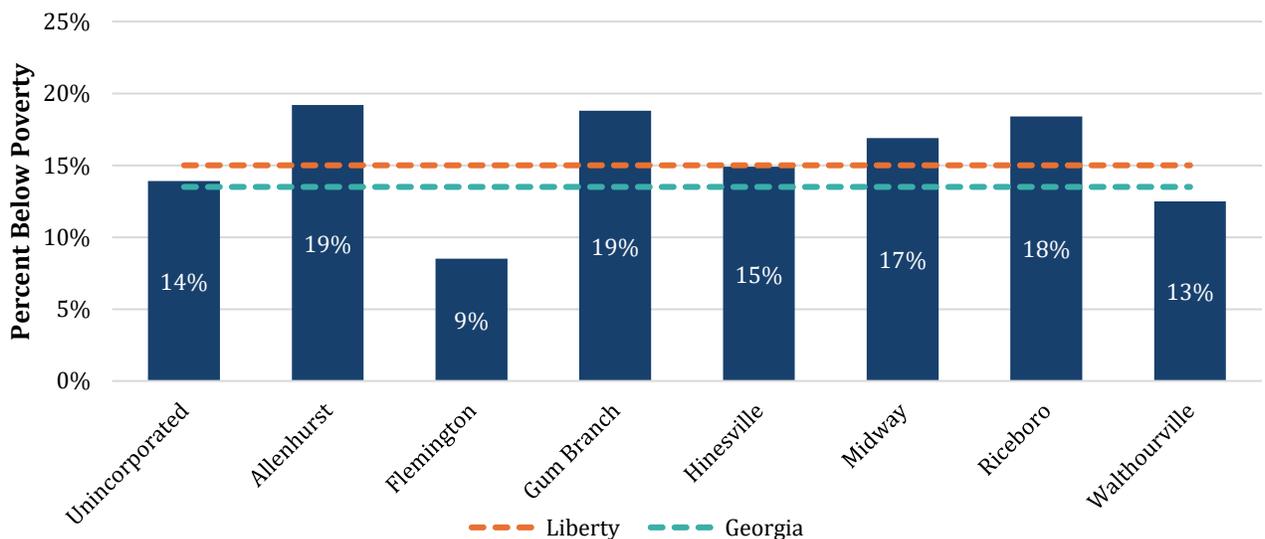
In 2023, the U.S. Census Bureau defined the poverty threshold as an income of \$15,850 or less for an individual under 65 years old and an income of \$31,200 or less for a family of four. In 2023, the American Community Survey estimated 15 percent of Liberty County’s population lived below the poverty level. This is slightly higher than the 14 percent in Georgia and 12 percent in the United States. The median household income in Liberty County is \$59,013 with the highest in Flemington at \$95,114 and the lowest in Midway at \$45,256. All cities except Flemington are below the Georgia’s median income of \$74,664.

Figure 10. Median household income.



Source: U.S. Census Bureau. “Income in the Past 12 Months (in 2023 Inflation Adjusted Dollars).” American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, 2023.

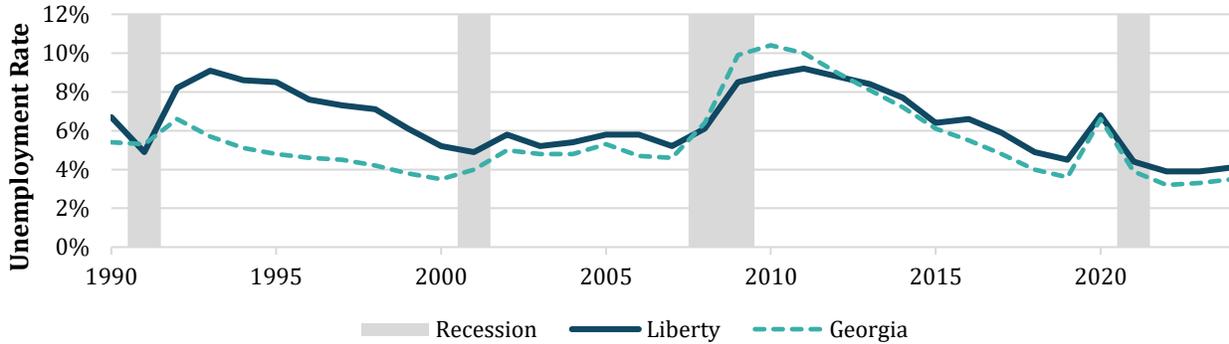
Figure 11. Poverty status.



Source: U.S. Census Bureau. “Poverty Status in the Past 12 Months.” American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1701, 2023.

According to the Georgia Department of Labor Workforce Statistics Division, the unemployment rate in March 2025 (not seasonally adjusted) was 4.3 percent in Liberty County and 3.4 percent in coastal Georgia region.

Figure 12. Unemployment rate since 1990.

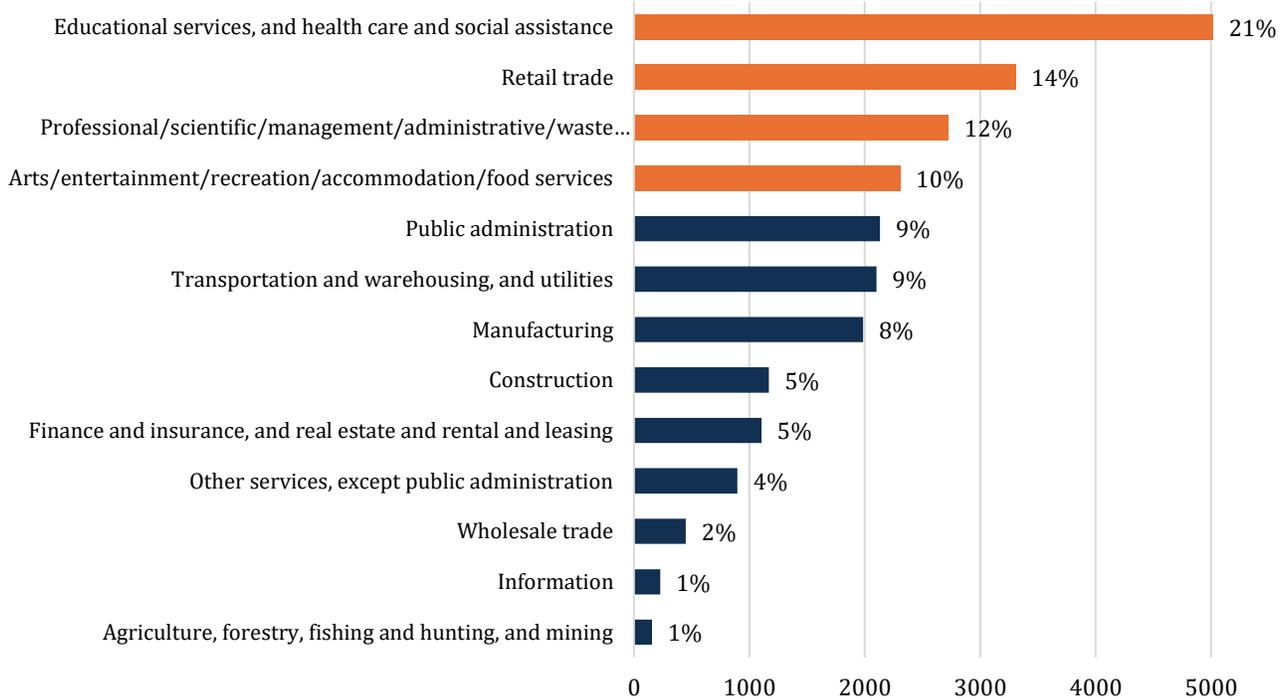


Source: U.S. Bureau of Labor Statistics, Unemployment Rate in Liberty County and Georgia, retrieved from FRED, Federal Reserve Bank of St. Louis.

It is estimated that 23,579 civilians over 16 years old were employed in Liberty County in 2023. The majority of the population was employed in four main industries:

- Educational services, health care, and social assistance;
- Retail trade;
- Professional, scientific, management, administrative, and waste management services; and
- Arts, entertainment, recreation, accommodation, and food services.

Figure 13. Industry of civilian employment.



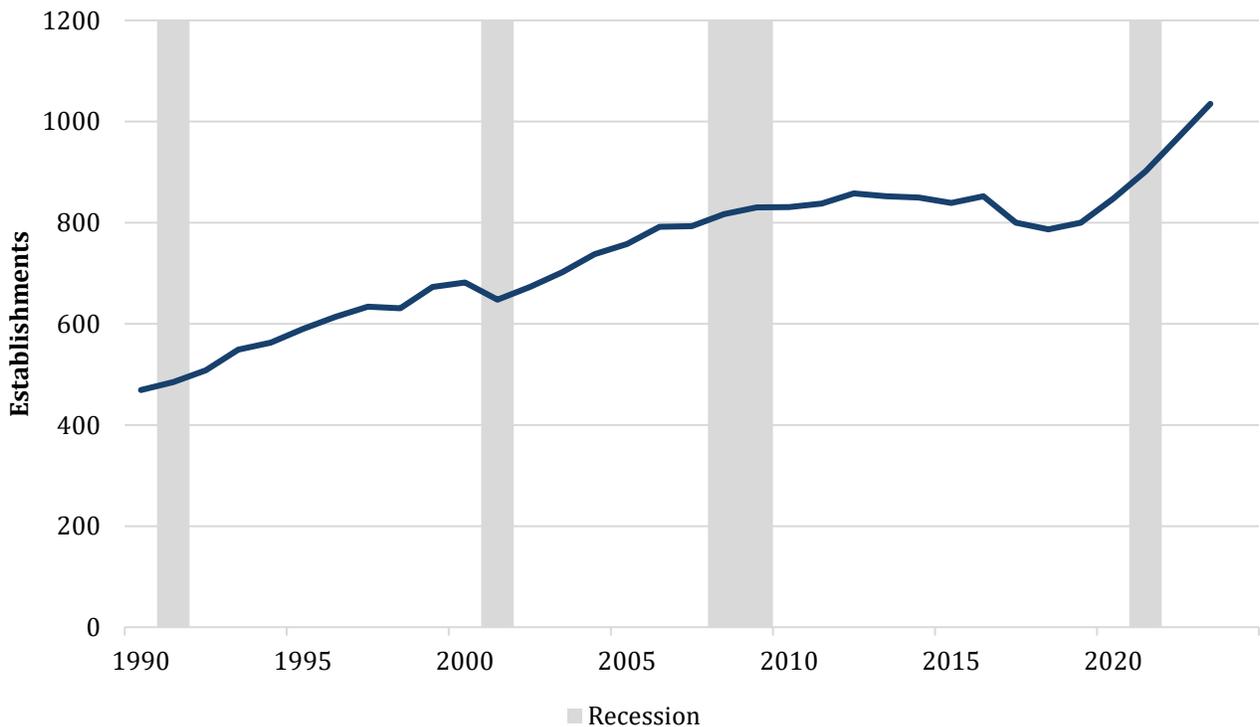
Source: U.S. Census Bureau. "Industry by Occupation for the Civilian Employed Population 16 Years and Over." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2405, 2023.

Approximately 75 percent of Liberty County’s residents work within the County with 80 percent people drive to work alone. The mean travel time to work in Liberty County is about 24 minutes, which is similar to the Georgia average of 28 minutes. The number of people working from home has increased threefold since COVID-19, from 2.3 percent in 2019 to 6 percent in 2023.

Other than Fort Stewart, major employers in Liberty County include Liberty County Board of Education, SNF Holding Company, Liberty Regional Medical Center, Walmart, Target, Liberty County Board of Commissioners, and DS Smith Paper Mill. According to Liberty County Development Authority, there are 18 major industrial companies in the County that employ more than 4,100 people combined. The County is expecting a continued growth in industries supporting the new Hyundai facility in Bryan County.

Liberty County was awarded the “Entrepreneur Friendly” designation by the Georgia Department of Economic Development (GDEC) in 2007, reflecting the County’s commitment to welcome and foster small businesses and entrepreneurs. This designation allows qualified entrepreneurs and small business owners in the County to access customized market data. The County is also eligible for an Entrepreneur-Friendly Implementation Fund (EFIF) grant to support those businesses. The U.S. Bureau of Labor Statistics defines an establishment as an economic unit, such as a factory, store, or office, that produces goods or services. Since 2019, the number of private establishments across all industries has been increasing rapidly in Liberty County.

Figure 14. Private establishments for all industries.



Source: U.S. Bureau of Labor Statistics, Number of Private Establishments for All Industries in Liberty County, retrieved from FRED, Federal Reserve Bank of St. Louis.

3 Vision and Goals

This section of the Plan presents the desired direction for Liberty County’s growth and quality of life over the next ten years and beyond.

3.1 Vision

The County has adopted the following vision to guide future development and decision making.

“To foster a resilient, inclusive, and vibrant community that honors its natural beauty, celebrates its heritage, and offers opportunity and well-being for all residents and visitors.”

3.2 Goals and Policies

Goals	Policies
Economic Development	
Support a diverse and resilient economy	<ul style="list-style-type: none"> • Encourage a mix of industries and businesses from different sectors. • Attract and retain businesses.
Promote workforce development and education	<ul style="list-style-type: none"> • Collaborate with local schools, colleges, and workforce agencies to align training with industry needs. • Expand access to vocational, technical, and continuing education opportunities. • Encourage internships, apprenticeships, and youth employment programs.
Encourage entrepreneurship and small business growth	<ul style="list-style-type: none"> • Attract and support local businesses. • Promote incubators and co-working spaces.
Foster revitalization and investment in key areas	<ul style="list-style-type: none"> • Encourage development at I-95 Exit 67 and Exit 76. • Invest in infrastructure improvements that support economic activity.
Natural and Cultural Resources	
Conserve and enhance natural resources	<ul style="list-style-type: none"> • Protect environmentally sensitive areas such as wetlands, floodplains, and watersheds. • Preserve existing tree canopy and support tree preservation initiatives.
Promote coastal resiliency	<ul style="list-style-type: none"> • Incorporate climate adaptation strategies into land use and infrastructure planning. • Support public education on coastal resiliency and sustainable living.
Preserve cultural and historic resources	<ul style="list-style-type: none"> • Identify and protect historically significant structures, sites, districts, and landscapes. • Support adaptive reuse of historic buildings to maintain cultural continuity.

Goals	Policies
	<ul style="list-style-type: none"> Support historic preservation entities, such as the Liberty County Historical Society, Hinesville Historic Preservation Commission, and the Liberty County Cultural and Historical Resources Committee. Promote, educate, and celebrate Liberty County’s cultural and historic significance.
Ensure public access to natural and cultural resources	<ul style="list-style-type: none"> Promote and encourage the use of walking and nature trails. Preserve and encourage recreational use of greenspaces.
Community Facilities and Services	
Ensure adequate and equitable public facilities and services	<ul style="list-style-type: none"> Plan for facilities based on current and projected population needs. Increase access to recreational and entertainment facilities. Promote downtowns and town centers.
Provide safe, reliable, and efficient infrastructure	<ul style="list-style-type: none"> Maintain and improve water, sewer, and stormwater infrastructure to accommodate growth. Expand and enhance wastewater reuse efforts and infrastructure.
Foster intergovernmental and regional collaboration	<ul style="list-style-type: none"> Collaborate and share services and facilities across jurisdictions. Pursue and engage in shared service agreements for infrastructure projects with cross-jurisdictional benefits.
Land Use and Development	
Promote efficient and sustainable growth	<ul style="list-style-type: none"> Coordinate land use planning with transportation, utilities, and public services. Guide new development towards areas with existing infrastructure and services. Promote brownfield and greyfield sites for mixed-use developments.
Preserve community character and livability	<ul style="list-style-type: none"> Maintain transitions and buffers between incompatible land uses. Incorporate public spaces, greenways, and pedestrian amenities into development projects.
Ensure land use decisions support environmental stewardship	<ul style="list-style-type: none"> Protect sensitive natural areas such as wetlands and floodplains from inappropriate development. Integrate and prioritize coastal resiliency in planning and development.
Housing	
Ensure housing affordability for all income levels	<ul style="list-style-type: none"> Increase availability of attainable and affordable housing. Support the submittal of low-income housing tax credit applications to provide additional multi-family housing.
Provide a diverse range of housing options	<ul style="list-style-type: none"> Support development of a variety of housing types, including single-family homes, townhomes, and multi-family apartments, etc. Promote housing options that serve all household types, such as seniors, individuals, students, families, and people with disabilities.

Goals	Policies
Expand opportunities for homeownership across income levels	<ul style="list-style-type: none"> • Encourage development of housing at various price points, including starter homes, townhomes, and condominiums.
Transportation	
Develop a safe and efficient transportation system	<ul style="list-style-type: none"> • Prioritize roadway safety and improvement initiatives for all users, including drivers, pedestrians, cyclists, and transit riders. • Evaluate impacts on traffic flow from new developments. • Coordinate transportation improvements with future land use patterns and growth projections.
Promote multimodal transportation options	<ul style="list-style-type: none"> • Expand and improve pedestrian and bicycle infrastructure, including sidewalks, multi-use paths, and trails.
Enhance the visual quality and functionality of roadways	<ul style="list-style-type: none"> • Promote streetscape improvements and beautification efforts that create attractive, safe, and inviting public spaces. • Improve roadway walkability and accessibility.

4 Needs and Opportunities

This section provides a list of needs and opportunities the County has identified through this planning process. The County intends to address these needs and opportunities through corresponding measures in the community work program. This list was developed with assistance from the stakeholder committee through a strengths, weaknesses, opportunities, and threats (S.W.O.T.) analysis and evaluation of demographics and economic data.

4.1 Economic Development

The County's goal of diverse economic development emphasizes the need to support the development and expansion of a variety of businesses that are valuable for the community, ensure long-term sustainability, foster connections with other economic activities in the region, minimize the impact on County resources and the environment, and create job opportunities that meet the needs of the local workforce. This objective also includes a directive for the County to use innovative approaches to enhance and expand the skills of its workforce and attract a variety of businesses.

NEEDS

1. Diversification of the local economy

The County needs to reduce dependence on a limited number of industries or employers and encourage the establishment of small local businesses.

2. Infrastructure to support economic growth

Infrastructure is critical to economic development. The County needs to ensure there is sufficient water, sewer, and stormwater capacity at areas with projected growth, and provide competitive rates and tap fees on infrastructure.

3. Workforce development and skills training

The County needs to address gaps in workforce readiness and alignment with employer needs, expand vocational training, continuing education, and youth workforce programs, and participate in state-funded Workforce Division programs and initiatives.

OPPORTUNITIES

1. Institutional partnerships

There are opportunities for the County to explore partnerships with schools, career academies, Fort Stewart, and neighboring communities to recruit skilled labor.

2. Tourism as an economic driver

There are opportunities for the County to expand its tourism through coordinated tourism programming to increase access to historical and cultural landmarks, and family entertainment and recreational options.

4.2 Land Use

The County's objective of efficient land use, guided by development suitability, focuses on managing growth by promoting development in areas with adequate public facilities, available infrastructure capacity, and a minimized impact on transportation and environmental resources.

NEEDS

1. Infrastructure to support growth

The County needs to expand water infrastructure to areas with projected growth.

2. Cross-jurisdictional coordination and collaboration

The County needs to continue coordinating and collaborating with neighboring communities on planning efforts through the Liberty Consolidated Planning Commission and Hinesville Area Metropolitan Planning Commission etc.

OPPORTUNITIES

1. Preserving open space

There are opportunities to dedicate vegetated areas for recreational use or aesthetic purposes.

4.3 Housing

The housing element is required for Community Development Block Grant Entitlement Communities and is an option but encouraged for all other local governments. The County's goal for housing is to encourage a range of safe and healthy housing types, sizes, costs, and densities for all income levels.

NEEDS

1. Housing availability and affordability

The County needs to encourage diverse housing options for people with different income levels.

2. Housing for vulnerable population

The County needs to address homelessness.

3. Public Service and Infrastructure

The County needs to evaluate the availability of public services and infrastructure at new developments, e.g. emergency services, water and sewer availability, etc.

OPPORTUNITIES

1. Public-private partnerships

There are opportunities to explore partnerships with developers, non-profits, and housing authorities to provide incentives for affordable housing.

2. Funding and resources

There are opportunities for the County to utilize and apply for federal and state housing programs, e.g. Community Development Block Grant (CDBG), Community HOME Investment Program (CHIP), etc.

4.4 Transportation

A transportation element is required for any local government with a Metropolitan Planning Organization (MPO). The Hinesville Area Metropolitan Planning Organization (HAMPO) is currently the MPO serving Liberty County and is responsible for addressing transportation planning within the urbanized area surrounding and including Hinesville. The County's goal of transportation is to improve roadway safety, explore alternative modes of transportation, and address congestion concerns.

NEEDS

1. Traffic congestion and safety

There are needs to coordinate with HAMPO and the Georgia Department of Transportation (GDOT) to develop strategies for addressing current traffic concerns on heavily traveled roads.

OPPORTUNITIES

1. Multimodal network

There are opportunities to expand and improve the non-motorized transportation network, such as sidewalks, bike lanes, and trails.

2. Funding and resources

There are opportunities to explore and utilize various state and federal funding sources to improve roadway safety.

4.5 Intergovernmental/Inter-Agency Coordination

The County's objective of regional coordination is intended to cultivate collaboration with neighboring jurisdictions, as well as regional, state, and federal agencies, to address shared needs through adequate funding, legislation, and technical assistance.

NEEDS

1. Communication and collaboration

The County needs to enhance open communication between local governments and other agencies to work on common goals to address issues that can hinder growth, cause loss of natural and cultural resources, or negatively impact the quality of life.

OPPORTUNITIES

1. Shared services and facilities

There are opportunities to share or consolidate services across jurisdictions to reduce costs while maintaining a reasonable level of service capacity and quality.

2. Formal agreement and partnerships

There are opportunities to establish agreements and partnerships with agencies and organizations that focus on similar tasks to plan towards common goals.

5 Historic and Cultural Resources

Preserving a community's historic and cultural resources is essential to maintaining its unique character, cultural identity, and sense of place. These resources, ranging from historic buildings and cemeteries to cultural landscapes, offer a tangible connection to the past and contribute to the overall quality of life, economic vitality, and educational enrichment of the community. This section identifies the significant historic assets within the County, outlines existing preservation efforts, and provides strategies to protect and integrate these resources into future growth and development. By valuing its heritage, the County can foster a deeper sense of pride and continuity while guiding responsible, context-sensitive planning decisions.

5.1 Related Goals

- Conserve and enhance natural resources.
- Preserve cultural and historic resources.
- Ensure public access to natural and cultural resources

5.2 Existing Conditions

In Liberty County, there are twelve properties listed on the National Register of Historic Places. According to the Historical Marker Database, there are 78 historical markers in Liberty County.

The Historic Liberty Trail connects various historical sites and attractions in Liberty County, including the Midway National Historic District, Cay Creek Wetlands, Geechee Kunda Cultural Center, LeConte-Woodmanston Botanical Gardens, Dorchester Academy and Museum, Melon Bluff Nature and Heritage Preserve, Seabrook Village, Fort Morris State Historic Site, and Sunbury Cemetery.

There are three major groups in Liberty County leading historic preservation efforts: Liberty County Historical Society, Hinesville Historic Preservation Commission, and the Liberty County Cultural and Historical Resources Committee. These entities promote historic preservation through educational and outreach programs, such as historic markers cleanup, Super Museum Sunday, and Adopt a Marker Campaign etc.

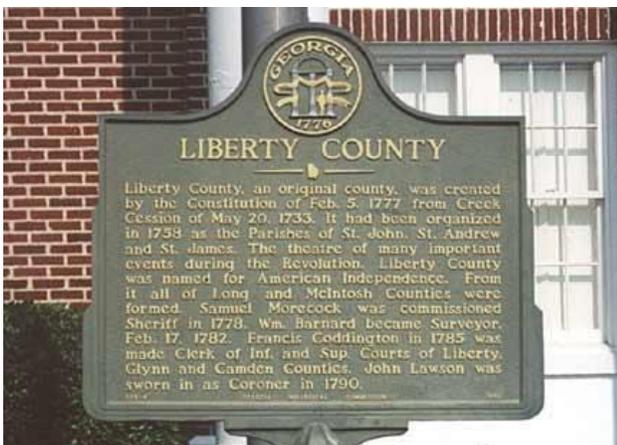
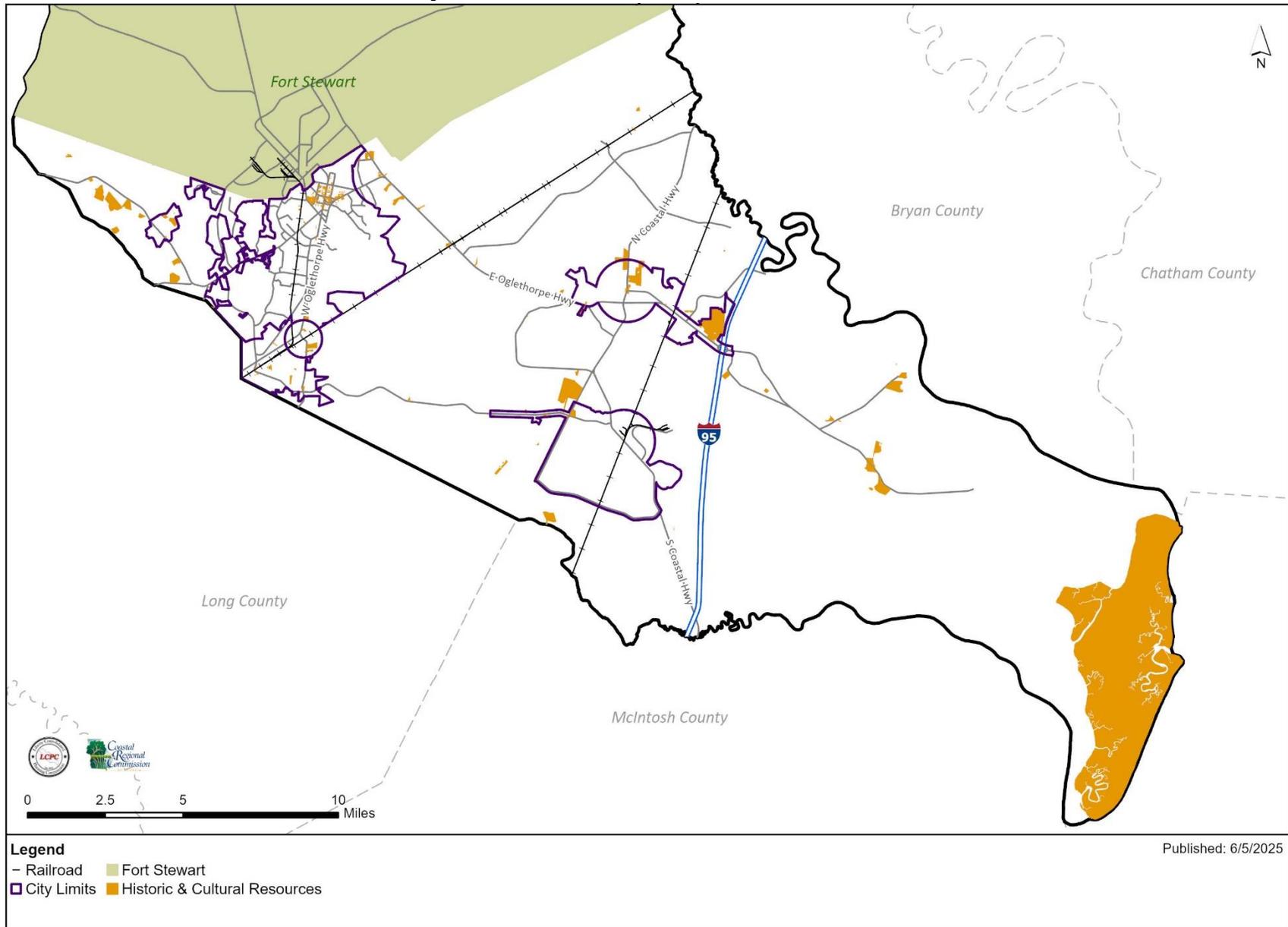


Figure 15. Historic and cultural resources map.



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6 Coastal Resiliency

Coastal resilience is defined as a community's ability to recover after hazardous events specific to coastal areas, such as hurricanes, coastal storms, storm surge, changing water levels, flooding, and erosion. Coastal resilience is a unique challenge due to the dynamic nature of the coasts, the high concentration of population that lives along the coast, and the industry that relies on coastal areas. By planning for a resilient coast, Liberty County will be better prepared for unforeseen impacts resulting from hazardous events. This allows the community to reduce impacts and recover quicker economically, environmentally, and socially.

6.1 Related Goals

- Conserve and enhance natural resources.
- Promote coastal resiliency.

6.2 Existing Conditions

Liberty County has an extensive amount of wetlands and a barrier island. St Catherine's Island is one of the undeveloped private barrier islands in Georgia and is only accessible by boat. Sea level rise, storms, and flooding stress both natural and human systems by increasing vulnerability and decreasing the ability of the systems to combat disruptions and recover.

The National Oceanic and Atmospheric Administration (NOAA) has predicted various scenarios of sea level rise within the U.S. The 2022 projection shows that Liberty County may experience 1.02 feet to 1.67 feet sea level rise by 2050.

In addition to sea level rise, coastal communities are also susceptible to storm surge. Storm surge is an abnormal rise in sea level generated by storm events. Storm surge impacts for Liberty County show that the coastal area can be impacted by as little as a category one hurricane event. A category five hurricane can produce storm surge that inundates more than half of the County.

6.3 Next Steps

Liberty County and its surrounding communities should plan for impacts from rising water levels and flooding associated with storm events. Additionally, steps should be taken to focus on ways to reduce risk. To safeguard its future, Liberty County must act decisively to reduce risk, build resilience, and adapt to the challenges of a changing coast. Key strategies include:

- Using science-based cost-and-benefit analyses to determine appropriate flood protection infrastructure in elevated risk areas.
- Collaborating with non-governmental organizations and state agencies to create tools for planning and public use.
- Utilizing climate adaptation programs and tools to address future risks and mitigation strategies.
- Increasing open spaces in flood-prone areas.
- Maintaining current drainage and stormwater infrastructure.
- Incorporate storm surge and expected water level changes into the development planning and approval process.

- Reducing impervious surface cover in vulnerable areas.
- Community education programs for homeowners, realtors, and renters.
- Enforce and re-evaluate building codes.
- Participate in FEMA’s Community Rating System (CRS).
- Adopt, update, and reference the Liberty County Hazard Mitigation Plan.



7 Land Use

According to the minimum standards and procedures for Local Comprehensive Planning, communities with zoning or similar development regulations are required to include a land use element within their Comprehensive Plan. In 2023, the County and all Cities adopted the Liberty County Unified Development Ordinance (UDO), which updated and consolidated the zoning and subdivision regulations for Liberty County and its seven municipalities into a single document. The table below outlines twenty zoning districts in Liberty County.

Table 3. Zoning Districts.

Category	District	District Name
Agricultural and Conservation Districts	A-1	Agricultural
	AR-1	Agricultural Residential
	DM	Dunes and Marshes
Residential Districts	R-20	Single-Family Residential-20
	R-12	Single-Family Residential-12
	R-8	Single-Family Residential-8
	ATR	Attached Residential
	MFR	Multi-family residential
	MHP	Manufactured Home Park
	SFMH	Single-Family Manufactured Home
Commercial Districts	C-1	Central Business
	C-2	General Commercial
	C-3	Highway Commercial
	OI	Office Institutional
	IC	Interstate Corridor
	DD	Downtown Development
Industrial Districts	LI	Light Industrial
	I-1	Industrial
Planned Districts	PUD	Planned Unit Development
	PDD	Planned Development

7.1 Related Goals

- Promote efficient and sustainable growth.
- Preserve community character and livability.
- Ensure land use decisions support environmental stewardship.

7.2 Future Land Use

Future Land Use Map serves several important purposes. It guides zoning decisions by ensuring that zoning regulations align with broader planning goals, helping to shape the future development of an area. This map also plays a key role in infrastructure planning, supporting the strategic placement of public facilities

to meet the needs of the community. Growth management is another vital function, as the map directs development to appropriate areas while preserving valuable open spaces, wetlands, floodplains, and other environmental-sensitive areas. Future Land Use Map is also instrumental in economic development, identifying suitable locations for commercial and industrial investment that can boost the local economy. Additionally, this map supports housing and community development by promoting diverse and sustainable housing options, and coordinating land use with roadways, ensuring better connectivity and mobility within the community.

The following future land uses have been identified by the County and are shown on the map in this chapter. Detailed zoomed in maps for each subarea are included in [Appendix A](#). An online map will also be available through the [Liberty Consolidated Planning Commission](#).

- Agriculture/Forestry
- Commercial
- Conservation
- Industrial
- Mixed Use
- Mixed-Use Rural Corridor
- Mixed-Use Urban Corridor
- Park/Recreation
- Public/Institutional
- Residential High-Density
- Residential Low-Density

Agricultural/Forestry

This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Regulations

- Residential development should be on a scale that does not interfere with the character of the land.
- Incorporate conservation subdivision design that considers the preservation of wetlands, steep hills, floodplains, agricultural fields, forests, and open spaces.
- Buildings are low in density, and residential development and processing facilities should be considered “necessary” to the use of the land itself.
- Farms and forestry activities should not be negatively affected by new residential developments.
- Encourage industries related to and dependent on natural resources of agriculture, timber, and minerals.
- Neighborhood convenience commercial uses should be permitted throughout rural areas, specifically at road intersections and accessible from collector or arterial roads.
- Open space corridors should be maintained between urban growth areas and areas of more intensive rural development to prevent sprawl and preserve wildlife corridors.

Compatible Zoning Districts

- A-1 (*Agricultural*)
- AR-1 (*Agricultural Residential*)



Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, offices, services, and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Regulations

- Commercial development must be compatible with adjacent land uses.
- Appropriate to traffic flow/access and must be supported by existing or planned infrastructure.
- Development should have an internal parking and pedestrian circulation system.
- Create a comprehensive design scheme for future development and redevelopment.
- Site design should be pedestrian-oriented internally and between development and neighborhoods.
- New developments should be in a planned commercial center.
- Fast food and other “drive-thru” windows should be discouraged except on mixed-use urban corridors.
- Commercial development should have required site design features that limit noise, lighting, and other activity to not adversely impact surrounding residential areas.
- Low-density office uses shall serve as a transitional land use between residential uses and uses of higher intensity.

Compatible Zoning Districts

- C-1 (Central Business)
- C-2 (General Commercial)
- C-3 (Highway Commercial)
- OI (Office Institutional)
- IC (Interstate Corridor) *through conditional use permits
- PUD (Planned Unit Development)



Conservation

This category is for environmentally sensitive areas or their appropriate buffers. The land should be protected for its natural function and contribution to the scenic landscape and character of the County.

Regulations

- Constructed paths in conservation areas should use pervious materials.
- New developments shall be discouraged in floodplains, flood-prone areas, and coastal high-hazard areas.
- Natural features should only be used as buffers or open spaces between or around developed areas and incompatible uses.
- Maintained in a natural state, free from development, except for recreation or other low-impact areas.
- Conservation areas should be connected beyond parcel and development boundaries based on functional natural systems.
- Enforce rules that protect water quality and avoid runoff or use design techniques such as swales.
- Open space corridors should be maintained between urban growth areas and areas of more intensive rural development to prevent sprawl and preserve wildlife corridors.

Compatible Zoning Districts

DM (*Dunes and Marshes*)



Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehouses, wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Regulations

- When planning for industrial uses, sensitivity to surrounding land uses, such as residential and commercial, should be emphasized.
- A comprehensive design scheme is recommended for future expansion or reuse/redevelopment.
- A comprehensive parking plan for the district should be established to provide efficient parking facilities.
- Industrial areas should be located near support services with good access to major arterials, city truck routes, belt highways, and utility truck lines, as well as along railroad spurs, near airports, and as extensions of additional industrial uses.
- Traffic from this category of land use should not feed directly onto local streets in residential areas, only permitted on arterial or heavily traveled collector streets.
- Industrial uses should be generally located away from existing or planned residential areas and sited so as not to travel through less intensive land uses.

Compatible Zoning Districts

- I-1 (*Industrial*)
- LI (*Light Industrial*)
- PUD (*Planned Unit Development*)



Mixed Use

This category is for land that blends a combination of developments: residential, commercial, public/institutional, or industrial uses, where the functions are physically and functionally integrated and pedestrian connectivity is provided. This category may include a mixed-use real estate development project or an area that a private developer, governmental agency, or a combination thereof develop.

Regulations

- Non-residential buildings should provide space for multiple tenants and users.
- Provide internal traffic circulation and parking.
- Any off-street parking should be located behind buildings, out of view from public streets.
- Plazas or courtyards should be located at key focal points and may be consolidated to maximize the impact on a single block.
- A comprehensive parking plan for the district should be established to provide efficient parking facilities.
- Mixed-use buildings combining residential and/or office uses with complementary service use should be encouraged.
- Collaborative planning between adjacent residential neighborhoods and institutional uses to determine firm boundaries for high impact uses and appropriate buffering needed to protect residential areas.
- Institutional entities within the district should be encouraged to participate in the redevelopment of residential neighborhoods.
- All downtown areas should be connected within a network of sidewalks, street trees, and pedestrian scale lighting to encourage non-vehicular traffic.
- Large religious places of worship and campuses should be located where traffic and needed circulation will be accommodated.

Compatible Zoning Districts

All zoning districts.



Mixed-Use Rural Corridor

This corridor is designed to allow for transition from residential uses to compatible non-residential (public/institutional or commercial development) uses along major arterials. This corridor is restrictive in order to allow a smooth transition to surrounding residential developments.

Regulations

- Minimize visual impact.
- Discourage large-scale commercial strip development.
- Frontage area should be primarily preserved natural vegetation.
- Buildings should maintain a large setback, which does not necessarily need to be consistent along a street.
- Natural street edges that infiltrate stormwater runoff into the ground should be used instead of curbs and gutters.
- Encourage development compatibility through the transition of land uses and the integration of design to fit the natural environment. All, except I-1 Land Use Category Description Regulations Compatible Zoning Districts.
- Encourage land use densities that allow for a transition from the high densities of the urban area to the lower densities of the rural area.

Compatible Zoning Districts

All zoning districts except I-1 (*Industrial*).



Mixed-Use Urban Corridor

This category is for land dedicated to intensive commercial, retail, services, and offices along major highway corridors with an emphasis on landscaping and aesthetics. There will be minimal existing residential development, with limited possibility of new single-family residential development.

Regulations

- Discourage uses that diminish transit and pedestrian character.
- Encourage and implement buffering to lessen potential conflicts between uses in major retail centers and surrounding areas.
- Encourage land use densities that allow for a transition from the high densities of the urban area to the lower densities of the rural area.
- Any exterior off-street parking should be located and designed to provide the least intrusive visual impact on the public right-of-way.
- Incorporate sidewalk requirements for all new residential, neighborhood, and community center developments and retrofit existing sidewalks in areas within a one-mile circumference from schools and major thoroughfares.
- No new single-family residential lot should have direct vehicular access from urban principal arterial roads.
- Revitalization of the corridor should include improved signage, landscaping, lighting, and controlled access management.

Compatible Zoning Districts

All zoning districts except I-1 (*Industrial*) and LI (*Light Industrial*).



Park/Recreation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned, and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreational centers, etc.

Regulations

- Frontage required on major thoroughfares and collector streets for city/public parks.
- City parks should include a sizeable acreage of undeveloped land with natural vegetation.
- Neighborhood parks should be near schools to maximize use.
- Discourage incompatible uses on surrounding land.
- Reduce impervious surface to buffer and protect sensitive areas.
- Pocket parks or neighborhood parks should be centrally located within neighborhoods.
- Park facilities should be adjacent to other existing or proposed facilities, such as trails, schools, libraries, open spaces, etc.

Compatible Zoning Districts

All zoning districts.



Public/Institutional

This category includes certain federal, state, or local government uses, and institutional land uses. Government uses include government offices, police stations, fire stations, libraries, prisons, post offices, schools, military installations, etc. Institutional land uses include colleges, churches, cemeteries, hospitals, etc.

Regulations

- Buildings should be built close to the street, except to provide an entrance courtyard or gathering area.
- Public and semi-public facilities should have convenient access to arterial streets and public transportation.
- Libraries, parks, fire, and EMS stations should be located according to population, distance, and response time standards as established in adopted facility plans.
- Large religious places of worship and campuses should be located where traffic and needed circulation will be accommodated.
- Land use should be appropriately sited to ensure compatibility of hours, traffic impacts, and functions.

Compatible Zoning Districts

- | | |
|-----------------------------------|-----------------------------|
| • A-1 (Agricultural) | • OI (Office Institutional) |
| • AR-1 (Agricultural Residential) | • IC (Interstate Corridor) |



Residential, High-Density

The predominant uses of land within this residential category are for multi-family dwelling units and mobile home parks. Developments with three or more homes per acre are considered high-density (except for subdivisions).

Regulations

- Ensure pedestrian accessibility and circulation are safe and efficient.
- Ensure the scale of development is compatible with that of the surrounding neighborhood.
- Provide internal circulation and parking system for the entire development.
- Encourage connection of streets, sidewalks, and other modes of transportation.
- Require multi-family projects to provide adequate recreational facilities, equipment, structures, and play surfaces.

Compatible Zoning Districts

- MFR (*Multi-family Residential*)
- MHP (*Manufactured Home Park*)
- PUD (*Planned Unit Development*)



Residential, Low-Density

The predominant use of land within this residential category is for single-family dwellings.

Regulations

- Encourage a variety of compatible housing options.
- Use road networks in residential areas to promote safety and connectivity with existing and future developments.
- The size, scale, design, and material of duplexes/townhomes must be compatible with the established neighborhood character and located preferably along collector or local roads.
- Public pedestrian or multiple-use trails are encouraged to provide a connection between neighborhoods and parks or other destinations.
- Allow home occupation (professions and services, but not retail sales) by permitting the employment of one full-time equivalent individual not residing on the premises.
- For new developments, require buffering for controlling visual, noise, and activity impacts between residential and commercial uses.

Compatible Zoning Districts

- | | |
|--|---|
| • A-1 (<i>Agricultural</i>) | • R-20 (<i>Single-family Residential-20</i>) |
| • AR-1 (<i>Agricultural Residential</i>) | • ATR (<i>Attached Residential</i>) |
| • R-8 (<i>Single-family Residential-8</i>) | • SFMH (<i>Single-family Manufactured Home</i>) |
| • R-12 (<i>Single-family Residential-12</i>) | • PUD (<i>Planned Unit Development</i>) |

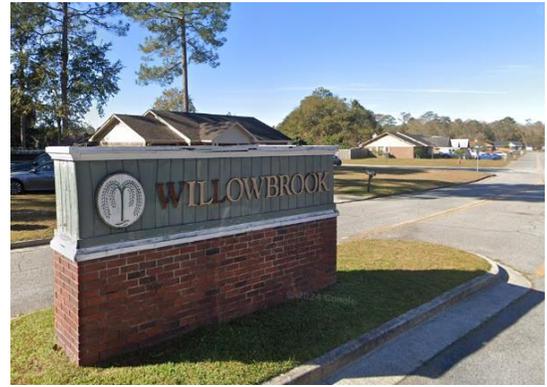
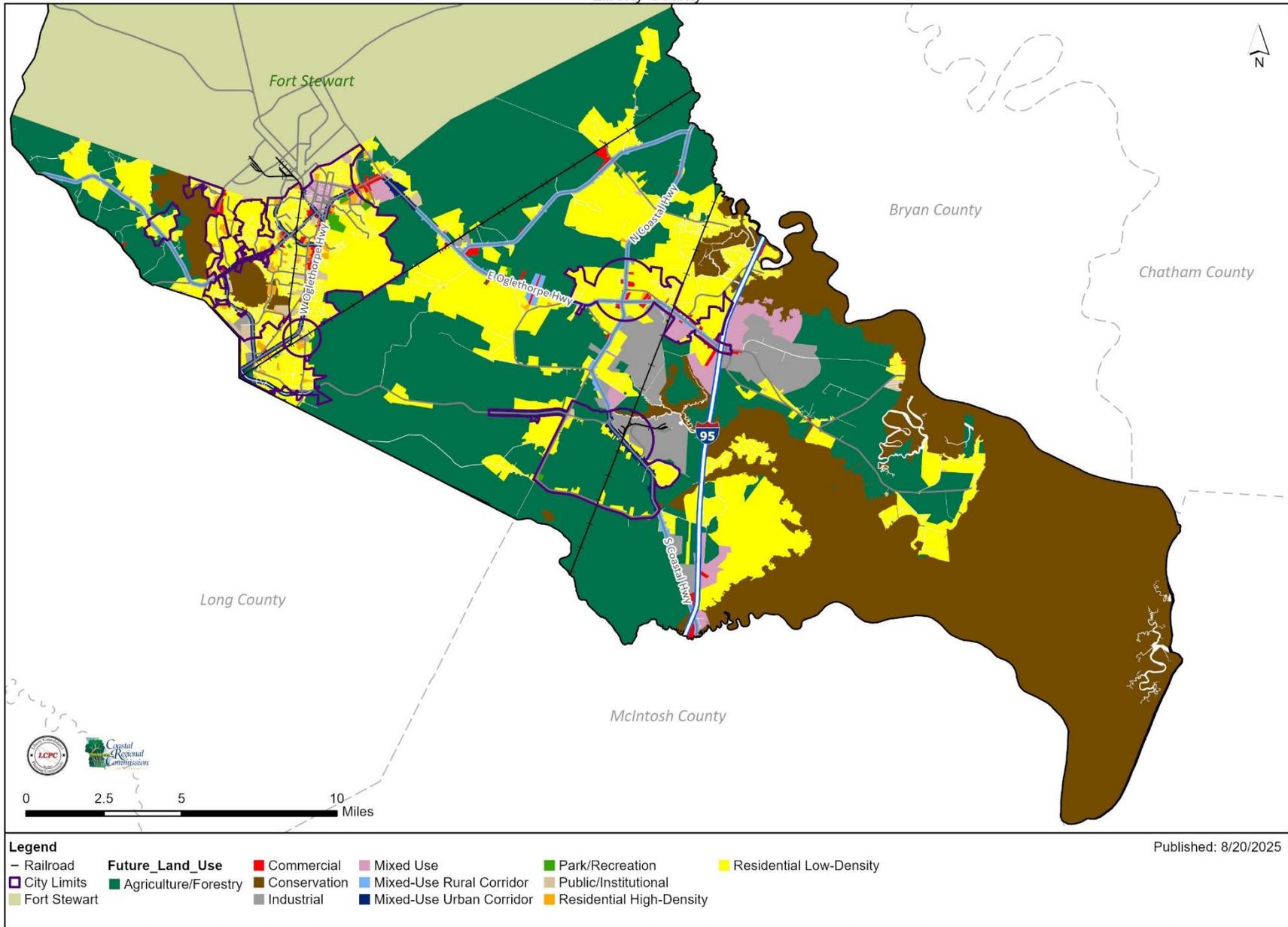


Figure 16. Future Land Use Map.



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8 Housing

The housing section of the Plan evaluates the adequacy and suitability of the existing housing stock to address current and potential future community needs.

8.1 Related Goals

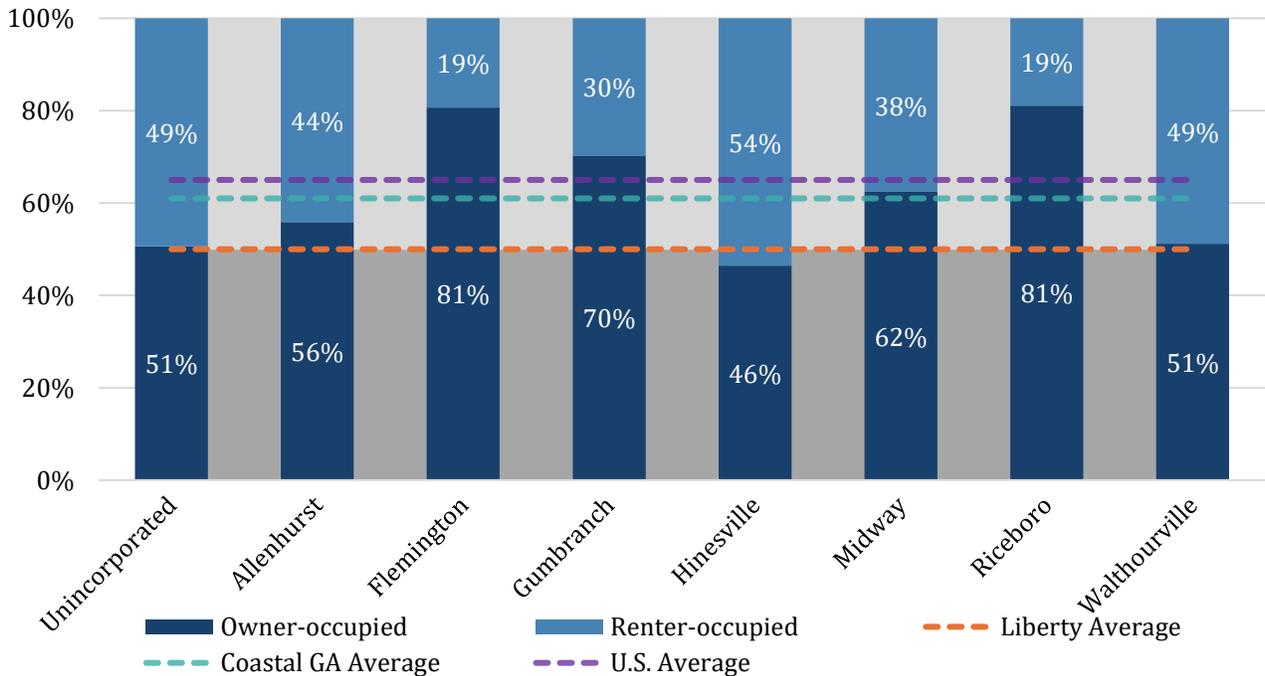
- Ensure housing affordability for all income levels.
- Provide a diverse range of housing options.
- Expand opportunities for homeownership across income levels.

8.2 Existing Housing Conditions

8.2.1 Housing Occupancy

According to the U.S. Census Bureau’s 2023 American Community Survey (ACS) five-year estimates, the County has 27,228 housing units. Of the 27,228 total housing units in the County, 3,822 units are estimated to be vacant with a 8.7 rental vacancy rate in 2023. About 50 percent of the housing units are owner-occupied and 50 percent are renter-occupied. Compared to the 61 percent owner-occupied units in coastal Georgia, and 65 percent in Georgia and the U.S., Liberty County has a more balanced distribution between owner- and renter-occupied housing units.

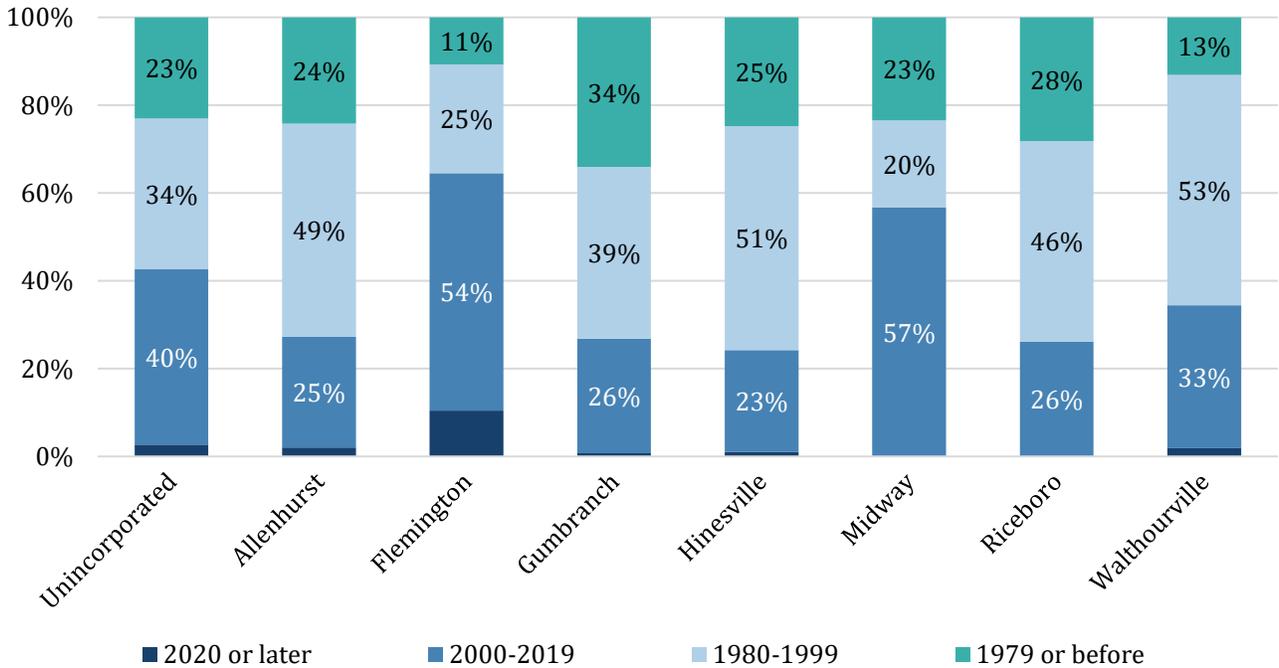
Figure 17. Owner- and renter-occupied housing units.



Source: U.S. Census Bureau. “ACS Demographic and Housing Estimates.” American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

With military activities and major developments in the region, the demand of housing has increased since 2000. There were several multi-phased major subdivision developments in Hinesville, Flemington, and unincorporated Liberty, such as Griffin Park, Tranquil South, and Alder Grove subdivisions, etc.

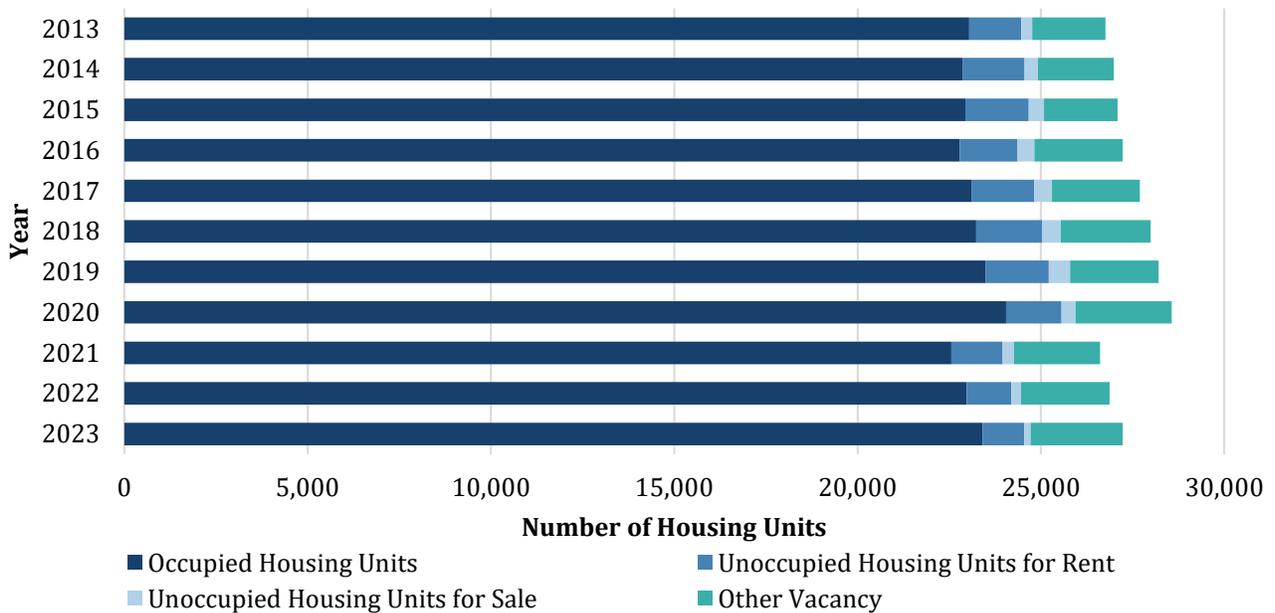
Figure 18. Housing units year built.



Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

Like many urban areas in Georgia, Liberty County is experiencing near all-time lows with regards to vacancy rates. The number of unoccupied housing units listed as for sale has dropped from 516 in 2018 to 178 in 2023. In 2023, ACS estimated a homeowner vacancy rate at 1.5 and a rental vacancy rate at 8.7.

Figure 19. Housing vacancies.

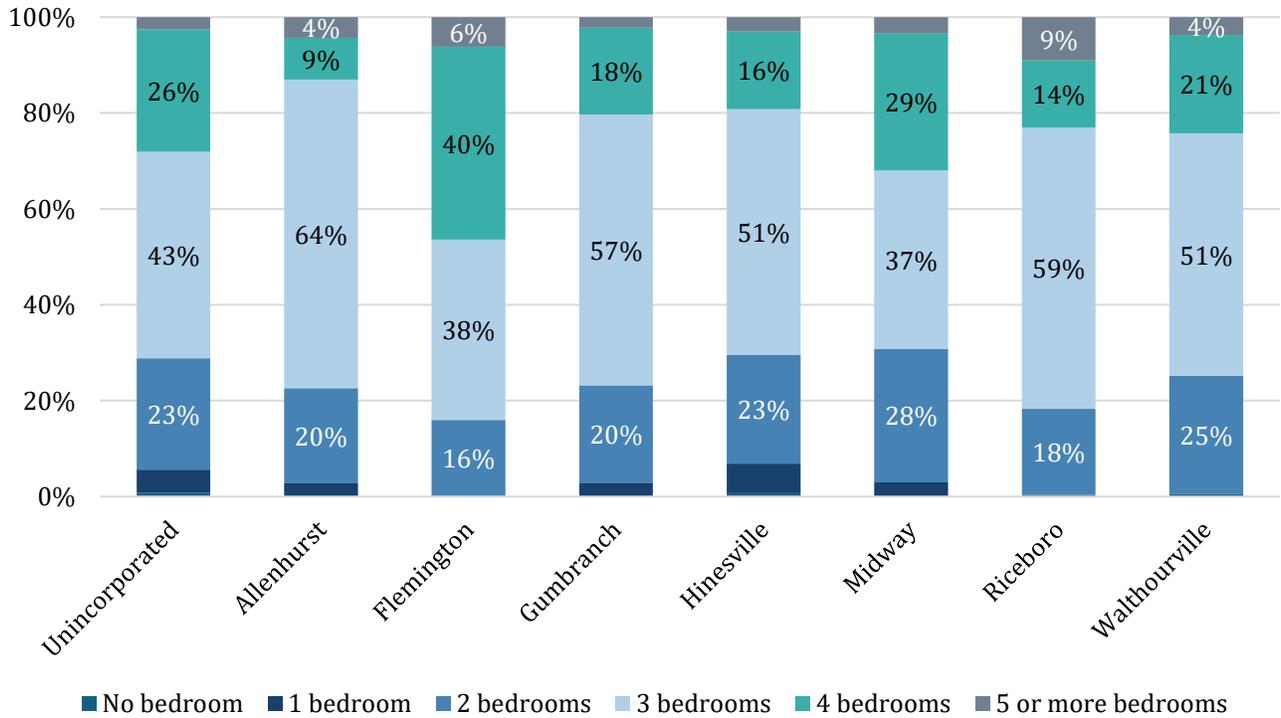


Source: U.S. Census Bureau. "Vacancy Status" and "Occupancy Status." American Community Survey, ACS 5-Year Estimates Detailed Tables, Tables B25002 and B25004, 2013-2023.

8.2.2 Housing Types

To assess the housing needs of a community, it is helpful to look at the breakdown of household sizes as it compares to what is currently available in terms of housing form, function, and cost. ACS reports that the average household size is 2.75. This is slightly higher than the average household size of 2.6 in Georgia and 2.5 in the U.S. In Liberty County, 37 percent of households have one or more people under 18 years old, and 29 percent of households have one or more people 60 years or older. Most housing units in the County have between two to four bedrooms. Only 6 percent are studios or one-bedroom housing units.

Figure 20. Housing unit number of bedrooms.



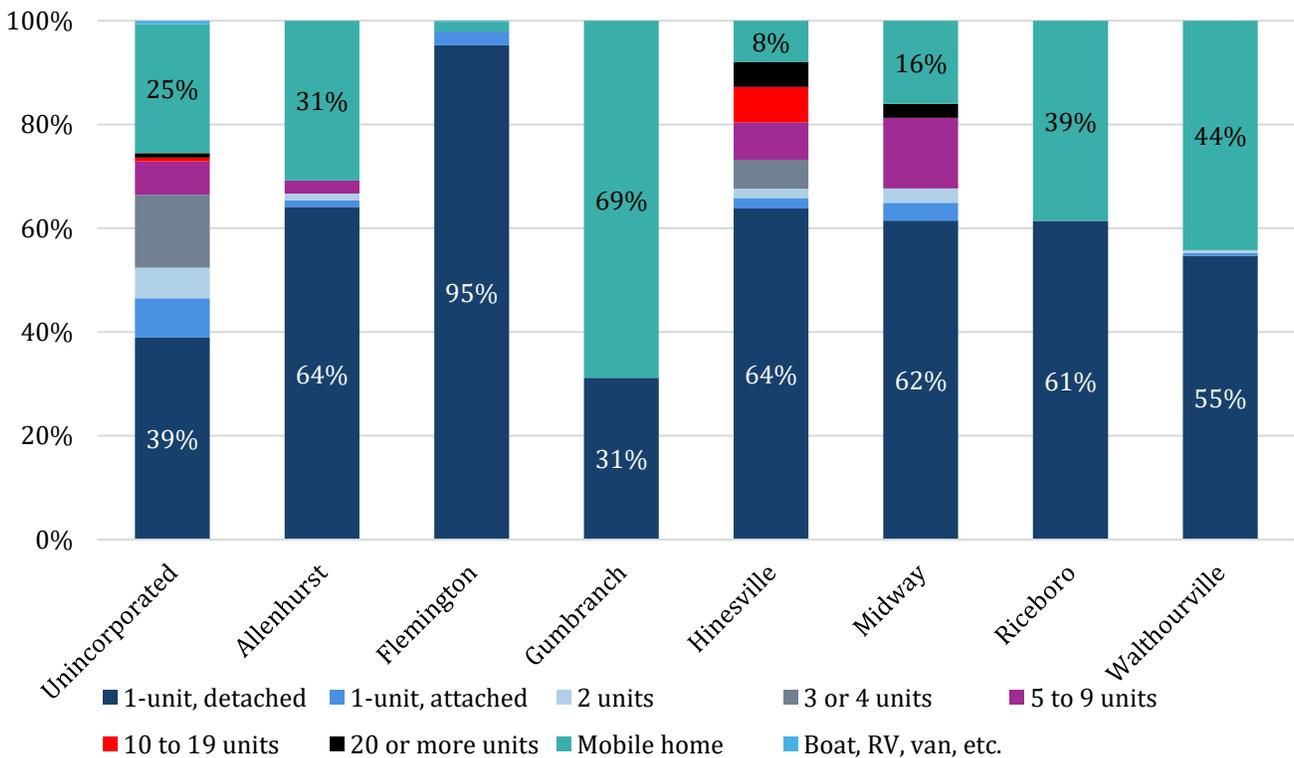
Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.





Housing units in Liberty County are predominantly one-unit detached structures. The second major type is mobile homes, comprising 17 percent of the housing units. The County has identified the need to support and encourage the development of a diverse housing stock to accommodate people with different income and household types.

Figure 21. Housing unit structure types.

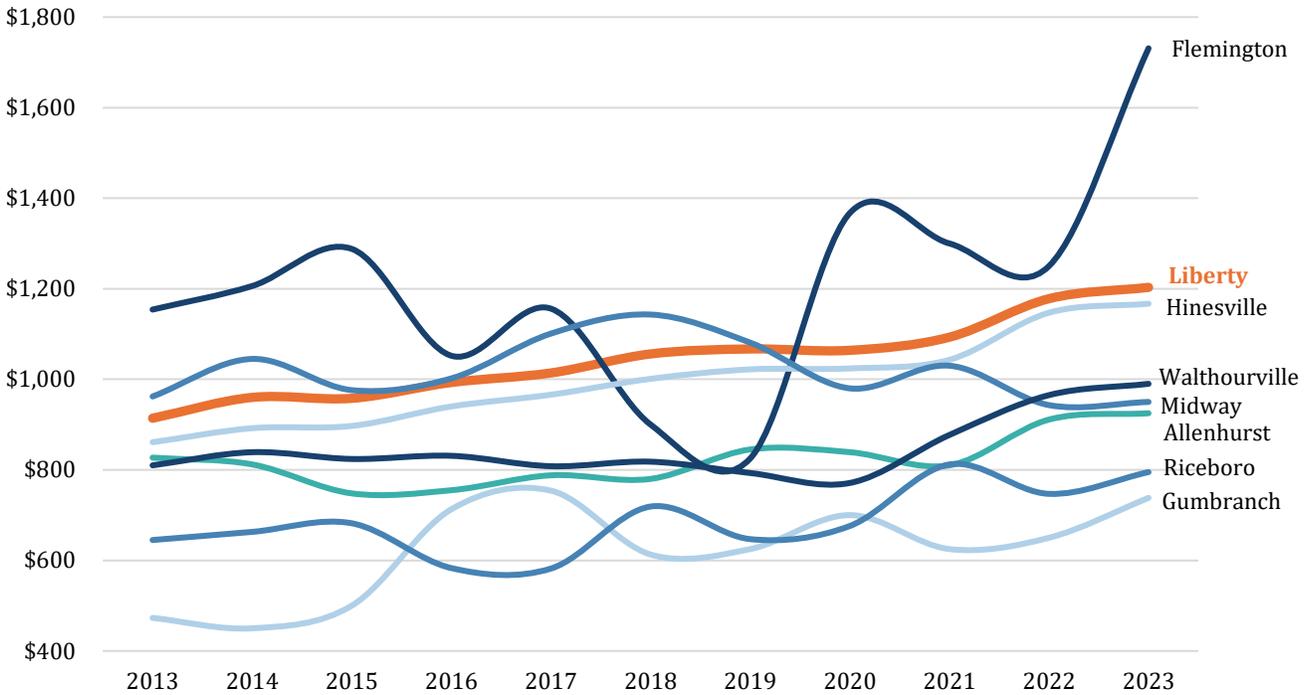


Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2023.

8.2.3 Housing Costs

Housing costs for Liberty County’s renters have increased over the past few years as a response to the increasingly limited supply of housing and increasing construction costs. ACS estimated that the median monthly gross rent in the County was \$1,203 in 2023, a 13 percent increase since 2020. This is only slightly lower than the state’s median of \$1,306. Liberty County’s median monthly gross rent is the fourth highest among the ten coastal counties in Georgia, after Bryan, Chatham, and Glynn counties. Among the different jurisdictions, City of Flemington has the highest median gross rent of \$1,731 a month while Gum Branch has the lowest median gross rent of \$738 a month.

Figure 22. Median gross rent.

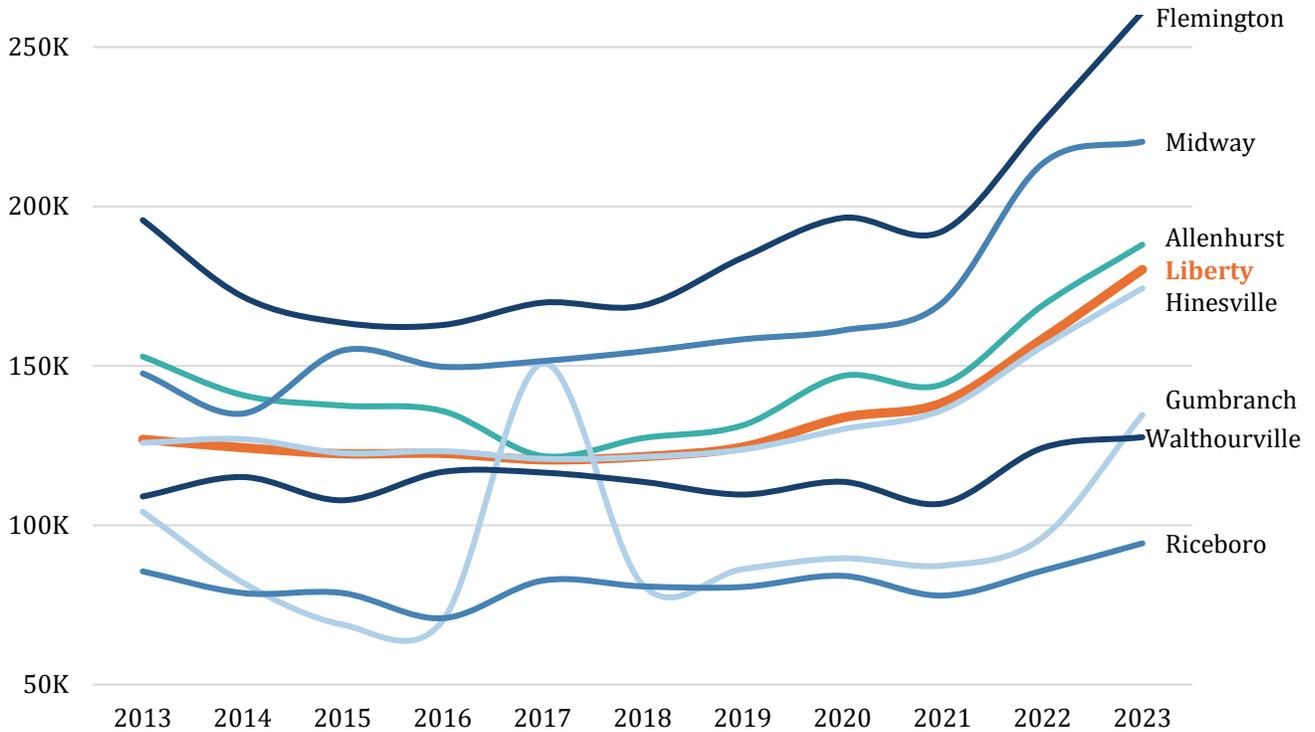


Source: U.S. Census Bureau. “ACS Demographic and Housing Estimates.” American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2013-2023.



Home prices have also appreciated 35 percent, with the median home value increasing from \$133,700 in 2020 to \$180,200 in 2023. Among all jurisdictions in Liberty County, Gum Branch has experienced the highest increase in home values of 50 percent between 2020 and 2023, from \$89,600 to \$134,600. These increases are, however, close to the 43 percent increase in Georgia.

Figure 23. Median home value.



Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04, 2013-2023.

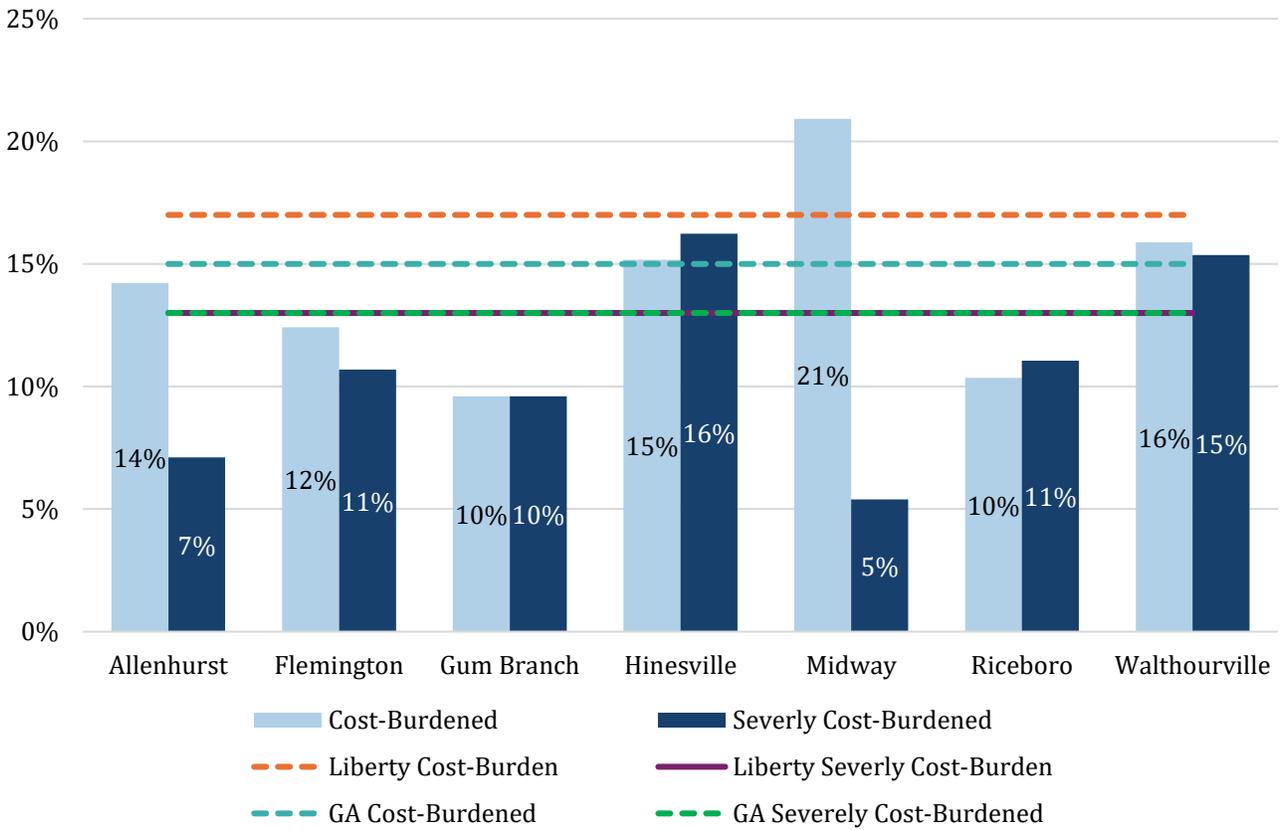


8.2.4 Cost-Burdened Households

The U.S. Department of Housing and Urban Development (HUD) considers housing affordable if housing expenses, primarily rent or mortgage payments, utilities, and insurance, comprise no more than 30 percent of a household’s income. This number is calculated as the threshold that a resident can be expected to pay for housing while being able to afford critical expenses, such as groceries, medication, transportation, etc. If a household pays more than 30 percent of its gross family income on housing costs, HUD considers these households cost-burdened. If a household pays more than 50 percent of their family income on housing costs, HUD considers these households severely cost-burdened, meaning their housing costs substantially affect their ability to afford other necessities.

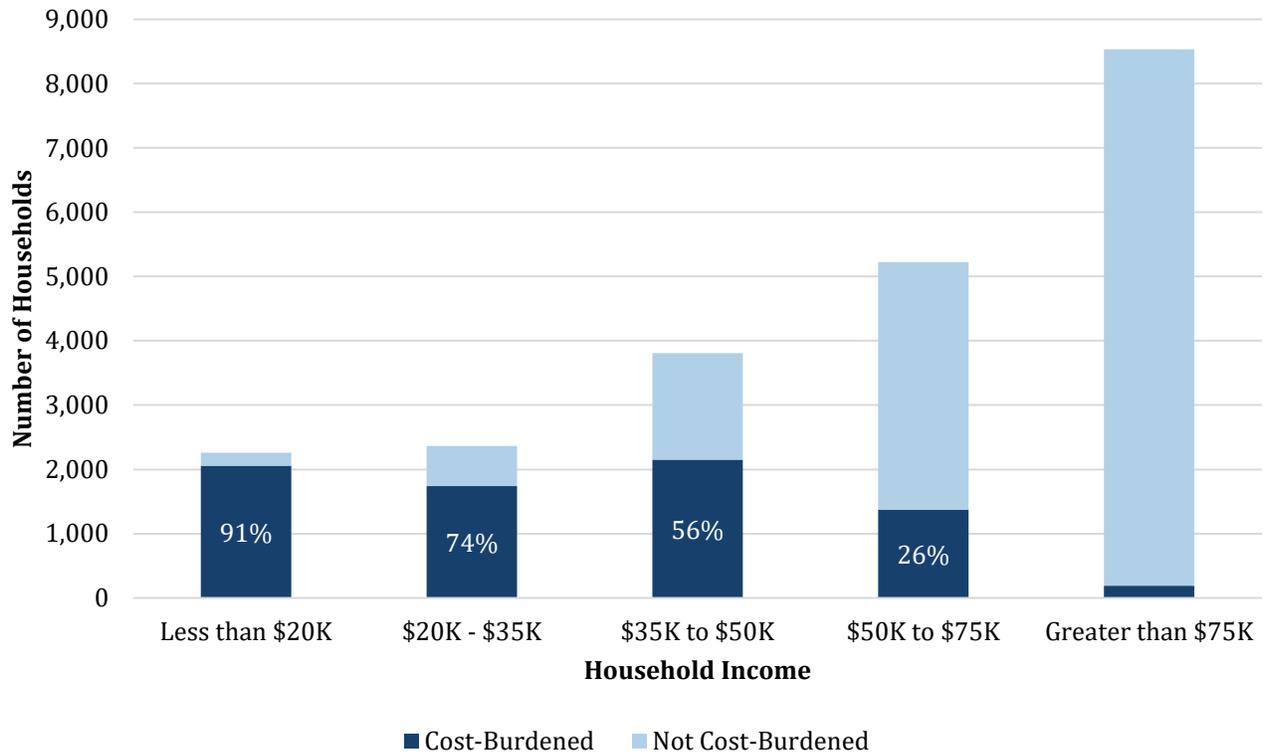
Using the 2021 ACS 5-year estimates data, HUD has determined that 17 percent of households in Liberty County are classified as cost-burdened, and 13 percent as severely cost-burdened. Across the jurisdictions in the County, Midway has the highest percentage of cost-burdened households at 21 percent but it also has the lowest percentage of severely cost-burdened households at 5 percent.

Figure 24. HUD cost-burdened households.



Source: U.S. Department of Housing and Urban Development Office of Policy Development and Research. Comprehensive Housing Affordability Strategy (CHAS) data based on 2021 American Community Survey ACS 5-Year Estimates.

Figure 25. Cost-burdened by household income.



Source: U.S. Census Bureau. “Financial Characteristics.” American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503, 2023.

8.3 Housing Needs

The County’s goal for housing is to encourage a diverse range of safe and healthy housing types, sizes, costs, and densities for all income levels. Although additional housing is necessary in the area, the County must carefully assess the capacity of public services and infrastructure at new developments to ensure the continued quality of living environment.



9 Transportation

The transportation element of the Comprehensive Plan evaluates all modes of transportation operating within the County, including vehicular travel, transit, bicycle, and pedestrian.

9.1 Related Goals

- Develop a safe and efficient transportation system.
- Promote multimodal transportation options.
- Enhance the visual quality and functionality of roadways.

9.2 Existing Transportation Network

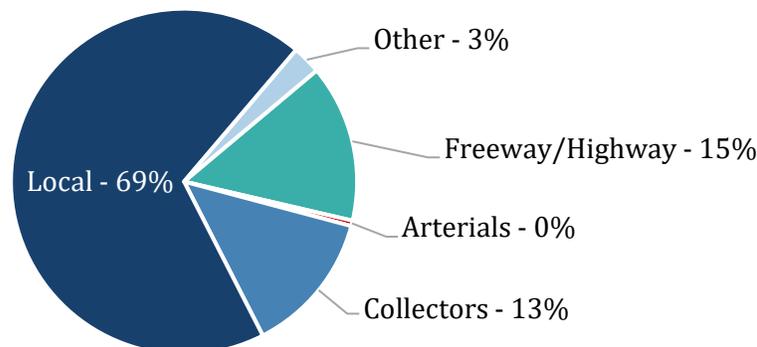
9.2.1 Roadways

The Liberty County roadway system consists of a network of federal, state, and local facilities, each with a functional classification determined by the Federal Highway Administration. Functional classifications group roadways into classes or systems according to the character of service they are intended to provide, and the amount of traffic carried. Functional classifications include arterials, collectors, and local roads.

- Arterials are roadways with the most access control. They are designed to carry large volumes of traffic at high speeds and are typically for long-distance travel. Based on the amount and type of traffic, arterial roads are further stratified as principal or minor arterials.
- Collectors are designed to carry medium traffic levels at lower speeds for distances between arterials and local roads. These roadways collect traffic from the local network, provide access to the arterial system, and balance access and mobility.
- Local roads are the most common roads. They are designed specifically to be highly accessible and to connect to collectors and arterials. They are typically utilized for local trips rather than through traffic.

Liberty County has approximately 789 miles of roadways, including 116 miles of freeways and highways, 4 miles of arterials, 105 miles of collectors, 541 miles of local roads, and 21 miles of other roads.

Figure 26. Road functional classification composition.



9.2.2 Public Transit

Two public transit systems operate within Liberty County: Liberty Transit, and Coastal Coaches. Liberty Transit provides fixed route and paratransit services in City of Flemington, City of Hinesville, City of Walthourville, and Fort Stewart. Coastal Coaches, operated by the Coastal Regional Commission, is a demand-response, advanced-reservation, regional rural transit system that serves ten coastal counties.

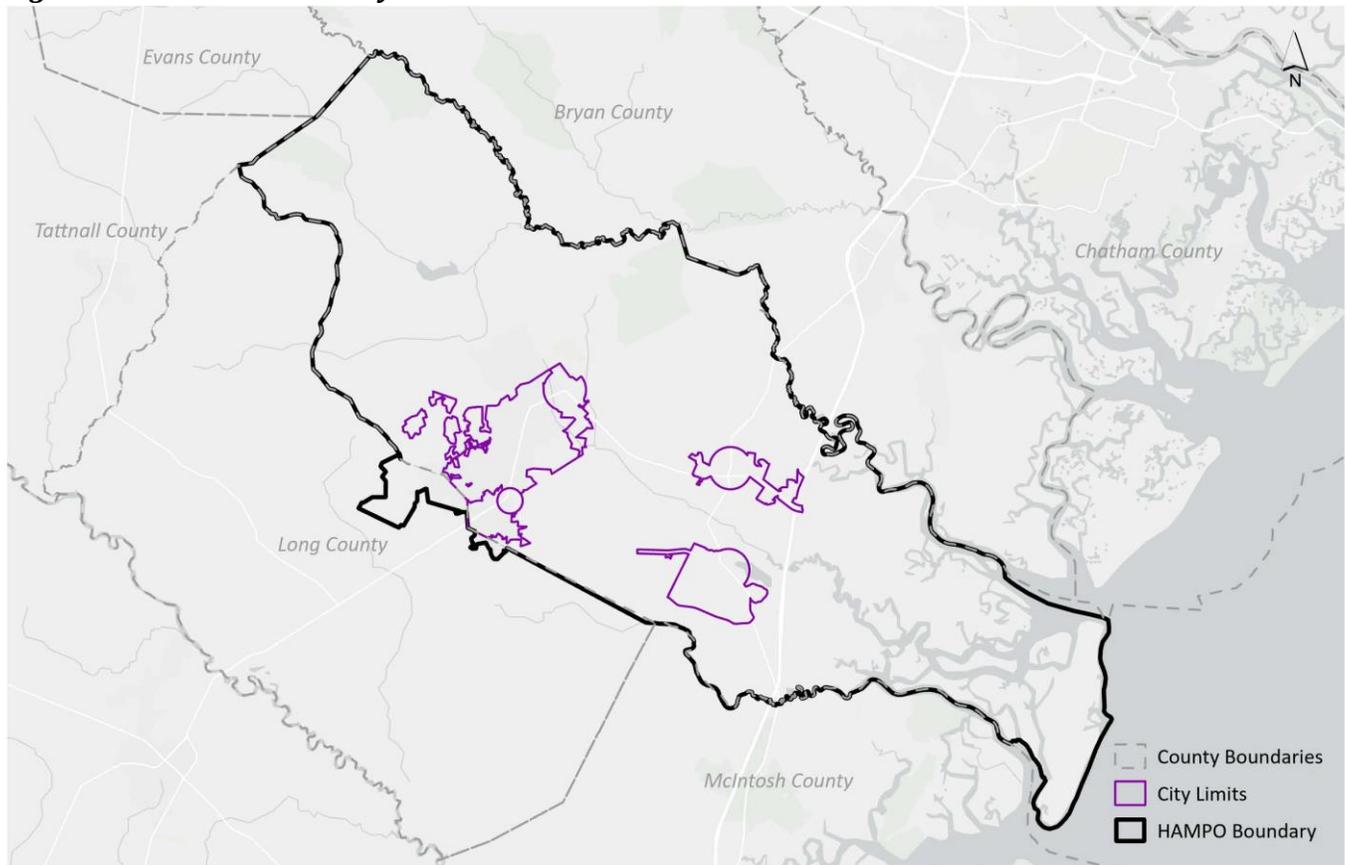
9.2.3 Freight

Located between the Ports of Savannah and Brunswick, Liberty County is positioned to support port-related warehousing and distribution, as well as other freight movements. The County is also home to significant freight generators and attractors, including Fort Stewart, industrial parks, and distribution centers. The significant freight activity and the freight-related industries are critical components of the local and state economy and support the states' position in the global economy. With the continued expansion of industries in the region, it is projected that truck and freight-related activities will increase significantly in the future.

9.3 Hinesville Area Metropolitan Planning Organization (HAMPO)

Federal law mandates that transportation planning in urbanized areas with populations exceeding 50,000, or areas expected to become urbanized within the next twenty years, must be managed by a Metropolitan Planning Organization (MPO). In the 2000 Census, the population of the Hinesville urbanized area was 50,360, and as a result, the Hinesville Area Metropolitan Planning Organization (HAMPO) was established.

Figure 27. HAMPO boundary.



As a federally designated transportation planning agency, HAMPO's mission is

“to provide the citizens of the HAMPO study area, the traveling public, and the military with a safe, efficient, environmentally sound, and cost effective multimodal transportation system that operates at reasonable levels of service, supports, and enhances our economy, promotes our comprehensive development goals, and complements the mission of Fort Stewart.”

HAMPO is responsible for addressing transportation needs and overseeing the long-range transportation planning within the urbanized areas in Liberty and Long Counties.

HAMPO is staffed by the Liberty Consolidated Planning Commission (LCPC) and operates under the leadership of a Policy Committee comprised of elected officials and decision-makers from each participating jurisdiction, the Georgia Department of Transportation (GDOT), and other state and federal agencies. A Technical Coordinating Committee (TCC) and Citizens Advisory Committee (CAC) provide valuable input to the Policy Committee on transportation issues. The TCC provides technical recommendations on transportation planning while the CAC advises the Policy Committee on public opinion regarding planned changes to the HAMPO plans and programs, study findings, and recommendations. The CAC ensures that public participation in the transportation planning process will be incorporated and is accomplished in accordance with the HAMPO Participation Plan.



9.3.1 Related Transportation Plans

9.3.1.1 Metropolitan Transportation Plan (MTP)

The HAMPO Metropolitan Transportation Plan (MTP) was adopted in June 2025 with a horizon year of 2050. The MTP identified, analyzed, and recommended a fiscally constrained and prioritized list of short- and long-range strategies and investments that will support a safer and more efficient intermodal transportation system in the HAMPO area. The goals and objectives identified in the 2050 MTP are listed in the table below.

Table 4. 2050 MTP goals and objectives.

Goals	Objectives
<p>Promote Quality of Life and Protect Existing Resources</p> <p>Provide a transportation system that protects the environment and improves the quality of life for all residents.</p>	<ul style="list-style-type: none"> • Minimize impacts on wetlands, historic resources, neighborhoods, recreational facilities and other important resources. • Support infill development. • Provide access to essential services. • Provide access to schools, parks, libraries and other community facilities.
<p>Improve Safety and Security</p> <p>Ensure the safety of the multimodal transportation system for all users.</p> <p>Ensure the security of the multimodal transportation system for all users.</p>	<ul style="list-style-type: none"> • Ensure all transportation systems are structurally and operationally safe and secure. • Minimize frequency and severity of vehicular crashes. • Enhance Safe Routes to Schools through multimodal infrastructure improvements. • Improve safety and accessibility of the non-motorized transportation network.
<p>Invest in a Multimodal System</p> <p>Provide a connected, multimodal transportation system that allows for efficient movement of freight while meeting the needs of all transportation users.</p>	<ul style="list-style-type: none"> • Provide for a connected bicycle and pedestrian network. • Maximize accessibility for populations to employment and activity centers. • Minimize network deficiencies and impacts on efficient freight mobility and access.
<p>Invest in Mobility Options</p> <p>Maximize mobility for all users through an integrated, connected, and accessible transportation system.</p>	<ul style="list-style-type: none"> • Minimize congestion delays. • Maximize accessibility for populations to employment and activity centers. • Provide efficient and reliable freight movement. • Encourage transportation services for the transportation disadvantaged. • Encourage multimodal use.
<p>Promote the Management and Preservation of the existing transportation system</p> <p>Preserve and maintain the existing transportation system</p> <p>Promote the efficient management and operations of the transportation system</p>	<ul style="list-style-type: none"> • Require improvements necessary to accommodate future growth in the development review process. • Coordinate with state, regional, and local planning partners. • Maximize efficiency of signalized intersections. • Expand the use of Intelligent Transportation Systems. • Maintain the existing transportation system.

Goals	Objectives
<p>Promote the deployment of ITS and smart technologies throughout the roadway network and TDM strategies to promote low-cost solutions to congestion relief.</p>	<ul style="list-style-type: none"> • Optimize network efficiency through signalization. • Utilize technology to enhance network efficiency
<p>Promote the resiliency and reliability of the system while promoting transportation projects and practices that minimize stormwater impacts</p>	<ul style="list-style-type: none"> • Minimize delays due to recurring and non-recurring congestion. • Coordinate with local and state emergency management agencies. • Identify vulnerable areas of the system that impact the reliability of travel and identify strategies to address. • Review transportation projects to ensure minimal stormwater impacts. • Promote continuity with applicable state and local emergency preparedness plans. • Prepare Coordinated Incident Responses.
<p>Provide a transportation network that enhances travel and tourism through regional accessibility</p>	<ul style="list-style-type: none"> • Promote regional connectivity. • Promote transportation investments and strategies that provide access to tourist attractions.
<p>Promote Economic Development and Support Freight Movement</p> <p>Support the economic vitality of the area through efficient transportation systems that support local and global competitiveness and productivity</p>	<ul style="list-style-type: none"> • Minimize work trip and congestion delays. • Enhance Freight Connections. • Provide Transportation Alternatives.
<p>Ensure Equity in the HAMPO Process</p> <p>Integrate equity into the MTP update process and overall HAMPO Public Involvement Plan</p>	<ul style="list-style-type: none"> • Provide significant transportation investment in historically disadvantaged communities. • Enhance transportation model options other than the private automobile in historically disadvantaged communities. • Promote TCC and CAC membership opportunities from disadvantaged communities

The 2050 MTP included a list of non-motorized projects in the HAMPO area as listed below. In the upcoming MTP updates, the list will also include recommendations from Safe Streets and Roads for All (SS4A) and transit supportive infrastructure projects.

Table 5. 2050 MTP non-motorized projects.

ID	Project Name	From	To	Project Type
637	EG Miles at 15 th St FYA Signal Upgrades	15 th St		Crossing Improvement
641	EG Miles Pkwy Multi-Use Path	General Screven Way	15th St	MUP
642	Talmadge New Sidewalk	Dunlevie Rd	US 84	Sidewalk
643	W General Screven Way Pedestrian and Bicycle Improvements	Pafford St	Gause St	Crossing Improvement
644	Dunlevie Rd New Sidewalk	Talmadge Rd	US 84	Sidewalk
645	Deal St New Sidewalk	S Main St	EG Miles Pkwy	Sidewalk
647	W 15th St New Sidewalk	Parkland Blvd	Governors Blvd	Sidewalk
648	Ryon Ave New Sidewalk	US 84	S Main St	Sidewalk
651	Commerce St Sidewalk	E Hendry St	Memorial Dr	Sidewalk
652	US 84 at Sandy Run Crossing Improvements			Crossing Improvement
653	Olive St Sidewalk	Madison Dr	Existing Sidewalk on Olive St	Sidewalk
655	Memorial Dr Bike Facility	SR 38	US 84	Bicycle Boulevard
656	Peacock Creek Trail	Holmestown Rd	Riceboro and Sunbury Rd	Trail
657	Cay Creek Extn	US 84	Cay Creek Wetlands Interpretive Center	Trail
658	Sandy Run Rd MUP	Barrington Ferry Rd	US 17	MUP
659	Barrington Ferry Rd MUP	SR 119	LeCount Connector	MUP
660	EB Cooper Hwy MUP	US 17	West of Barrington Ferry Rd	MUP
661	LeCount Connector	Barrington Ferry Rd	Riceboro Rail to Trail	MUP
662	Riceboro Rail to Trail	US 17	South Liberty County Line	MUP
663	Old Sunbury Rd MUP	Fort Mitchell	Old Hines Rd	MUP
664	Old Hines Rd MUP	Old Sunbury Rd	OC Martin Junior Dr	MUP
665	Evergreen MUP	Azalea St	Timber Ridge Trl	MUP
666	Bacon Rd Sidewalk	McDowell Rd	Varnedoe St	Sidewalk
667	Southern Bradwell St Sidewalk	E Mills Ave	Existing sidewalk south of Martin St	Sidewalk
668	Northern Bradwell St Sidewalk	Lakeview Dr	General Stewart Way	Sidewalk
669	Eunice Rd Sidewalk	Bacon Rd	Existing Eunice Rd sidewalk	Sidewalk
670	Flemming Dr Sidewalk	Bacon Rd	SR 119	Sidewalk
671	Fraser/Forest St Sidewalk	Gray Fox Rd	Existing sidewalk south of US 84	Sidewalk
672	Harrison Dr Sidewalk	SR 38	US 84	Sidewalk
673	Honey Ridge Ln Sidewalk	Pineland Ave	Varnedoe St	Sidewalk

ID	Project Name	From	To	Project Type
674	Kacey Dr Sidewalk	US 84	S Main St	Sidewalk
675	Kings Rd Sidewalk	Lakeview Dr	Snelson-Golden Middle School	Sidewalk
676	Lakeview Dr Sidewalk	N Main St	Kings Rd	Sidewalk
677	S Main St Sidewalk	Glenn Bryant Rd	Darsey Rd	Sidewalk
678	N Main St Sidewalk	Lakeview Dr	Olmstead Dr	Sidewalk
679	S Main St Ext Sidewalk	Darsey Rd	US 84	Sidewalk
680	Martin Rd Sidewalk - Hinesville	Lakeview Dr	Stacy Dr	Sidewalk
681	McDowell Rd Sidewalk	Bacon Rd	SR 119	Sidewalk
682	Stacy Dr Sidewalk	Martin Rd	Existing sidewalk north of SR 38	Sidewalk
683	Paul Caswell Blvd Sidewalk	Existing sidewalk on Debbie Dr	Desert Storm Dr	Sidewalk
684	Sandry Run Dr Sidewalk	Tupelo Trl	Club Dr	Sidewalk
685	Club Dr Sidewalk	Sandry Run Dr	Ali Ave	Sidewalk
686	Shaw Rd Upgrade	SR 119	Darsey Rd	MUP
687	Shaw Rd Sidewalk	Existing Sidewalk south of Lone Holley	Existing sidewalk north of Fort Stewart Railway	Sidewalk
688	Varnedoe St Sidewalk	Bacon Rd	Honey Ridge Ln	Sidewalk
689	Edgewater Dr Sidewalk	US 84	Liberty Elementary School	Sidewalk
690	Martin Rd Sidewalk - Midway	US 84	US 17	Sidewalk
691	Butler Ave Sidewalk	Martin Rd	US 84	Sidewalk
693	ML King Junior Dr Complete Street Improvements	US 84	End of ML King Jr Dr	Complete Streets
694	ML King Junior Dr Connector	ML King Jr Dr	Gause St	Trail
695	E Hendry St Sidewalk	S Main St	Existing sidewalk west of US 84	Sidewalk
696	Welborn St Sidewalk	Memorial Dr	SR 119	Sidewalk

9.3.1.2 Unified Planning Work Program (UPWP)

In accordance with federal requirements, HAMPO staff established its annual Unified Planning Work Program (UPWP). This work program identifies transportation planning priorities and activities in the upcoming fiscal year that are funded through GDOT, Planning (“PL”) funds and Transit (“5303”) funds.

9.3.1.3 Transportation Improvement Program (TIP)

The HAMPO Policy Committee adopts the Transportation Improvement Program (TIP) every four years. The TIP lists all federally funded capital and operational transportation projects over a four-year timeframe.

9.3.1.4 *Transit Development Plan (TDP)*

In 2024, Liberty Transit updated its short- and long-range transit plan through the Transit Development Plan (TDP). The plan summarized the existing conditions of the transit system, identified public needs, defined goals and objectives, and recommended actions.

9.3.1.5 *HAMPO Multimodal Plan: Transit Coordination and Bicycle/Pedestrian Facilities*

This Plan, published in 2008, focused on building an integrated, multimodal transportation network in the HAMPO area.

9.3.1.6 *HAMPO Regional Freight Plan*

In 2017, HAMPO completed a Regional Freight Plan highlighting freight's importance and impact in the region.



10 Broadband

In 2018, Georgia launched the Georgia Broadband Deployment Initiative to provide high-speed internet to rural communities and underserved areas statewide. Georgia defines broadband services as a minimum of 25 Mbps download and 3 Mbps upload speed. The Georgia Broadband Map identifies homes and businesses that do not have access to broadband services. This helps local communities and providers to direct investment to reach the unserved areas.

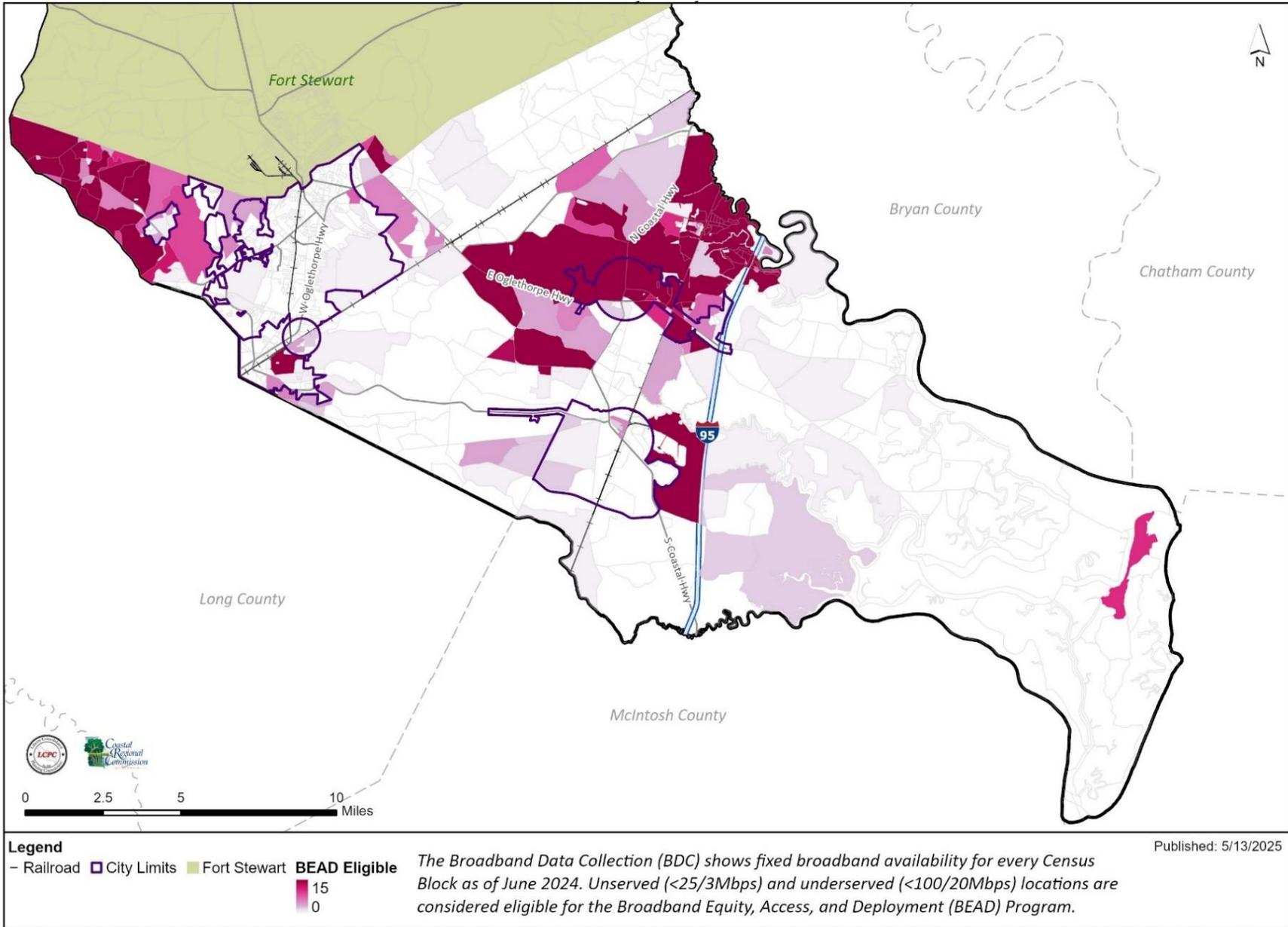
10.1 Benefits

Access to broadband internet is one of the most crucial elements for a community looking to grow its economy, develop its workforce, and improve the overall quality of life for residents. With the younger and more educated workforce coming to the community, fast and reliable internet services are expected.

10.2 Current Access

According to the June 2024 Federal Communications Commission (FCC) Broadband Data Collection (BDC), 73 percent of the broadband serviceable locations in Liberty County have low-latency fiber, cable, copper, or licensed terrestrial fixed wireless offering the speed of at least 100/20 Mbps. 6 percent of the locations are classified as underserved (speed is at least 25/3 Mbps but less than 10/20 Mbps) and 22 percent is classified as unserved (speed is less than 25/3 Mbps). The map below shows the number of underserved and unserved locations at a Census Block level. These locations are eligible for the Broadband Equity, Access, and Development (BEAD) Program.

Figure 28. Broadband Access Map – BEAD Eligibility



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11 Community Work Program

The community work program (CWP) presents the specific action items designed to address the needs and opportunities identified in [Section 4](#). It is important to note that the implementation of these elements is dependent on a number of variables, such as future developments, federal and state programs, legislation, etc.

Table 6. Acronyms references.

Acronym	Full Name
AARPA	American Rescue Plan Act
CDBG	Community Development Block Grant
CHIP	Community HOME Investment Program
CIE	Capital Improvement Element
GADNR	Georgia Department of Natural Resources
GDOT	Georgia Department of Transportation
GF	General Fund
GICH	Georgia Initiative for Community Housing
HAMPO	Hinesville Area Metropolitan Planning Organization
HDDA	Hinesville Downtown Development Authority
LCBOC	Liberty County Board of Commissioners
LCDA	Liberty County Development Authority
LCPC	Liberty Consolidated Planning Commission
LMIG	Local Maintenance and Improvement Grant
SPLOST	Special Purpose Local Option Sales Tax
SS4A	Safe Street for All
TSPLOST	Transportation Special Purpose Local Option Sales Tax

Table 7. Allenhurst Work Program.

Action Item (Allenhurst)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Economic Development								
Enter economic partnership with Liberty County	x	x				Town Council, LCBOC	TBD	GF
Community Facilities & Services								
Remodel/Renovate the existing Town Hall			x	x	x	Town Council	TBD	SPLOST, GF
Housing								
Remove dilapidated structures	x	x	x	x	x	LCPC, Town Council, Property Owners	Staff Time	GF, Property Owners
Transportation								
Install sidewalks along Dunlevie Rd				x	x	Town Council, Walthourville, LCBOC	\$2 Million	TSPLOST, SPLOST, SS4A
Install sidewalks along Hwy 84 between Dunlevie Rd and Kent St			x	x	x	Town Council, GDOT	\$558,000	TSPLOST, SPLOST, SS4A, GF, GDOT
Expand Liberty Transit service to Allenhurst	x	x				Town Council, Liberty Transit	TBD	GDOT, GF

Table 8. Flemington Work Program.

Action Item (Flemington)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Economic Development								
Pursue establishment of a millage rate	x					City Council	Staff Time	GF
Community Facilities & Services								
Pursue funding for a new municipal complex	x	x	x			City Council	Staff Time	GF
Establish a recreational center with a bowling alley & restaurant					x	City Council	TBD	Public-Private Partnerships
Establish basketball courts			x	x		City Council	TBD	GF
Construct a fire station			x	x		City Council, City of Hinesville	TBD	GF, Grants, CIE
Expand water & sewer infrastructure on Hwy 84	x	x	x			City Council	TBD	GF
Land Use & Development								
Pursue Annexation to expand the Hwy 84 Corridor	x	x				City Council, LCPC, LCBOC	Staff Time	GF
Transportation								
Install sidewalks along Old Sunbury Rd	x	x	x	x	x	GDOT	TBD	GDOT
Install median along US 84 (from General Stewart Way to Old Hines Rd)	x	x	x			HAMPO, GDOT	\$500,000	GDOT, TSPLOST
Install median along US 84 (from Old Hines Rd to Spires Dr)	x	x	x	x	x	HAMPO, GDOT	\$1.7 Million	GDOT, TSPLOST
Continue to pursue having the State take over maintenance of Old Sunbury Rd	x	x	x	x	x	GDOT, City Council	Staff Time	GF
Install sidewalks from Joseph Martin Rd to Old Savannah Rd	x	x				City Council	TBD	TSPLOST, LMIG
Landscaping and paving Old Sunbury Rd					x	City Council	TBD	TSPLOST
Align Wallace Martin Dr & Flemington Village Blvd	x	x	x			City Council	TBD	GDOT, TSPLOST
Resurface Patriots Trl	x	x				City Council, LCBOC	TBD	GF, LMIG

Table 9. Gum Branch Work Program.

Action Item (Gum Branch)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Community Facilities & Services								
Explore creation of a passive park and community garden	x	x	x	x	x	City Council	TBD	SPLOST
Land Use & Development								
Review and update Code of Ordinances	x	x	x	x	x	City Council	Staff Time	GF
Consider annexation (northern part)	x	x	x	x	x	City Council	Staff Time	GF

Table 10. Hinesville Work Program.

Action Item (Hinesville)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Economic Development								
Expand Business Incubator	x	x	x	x	x	City Council	\$3 Million	SPLOST, GF, Grants
Natural & Cultural Resources								
Renovate Hineshaw Building	x	x	x	x	x	City Council, Friends of Hines Shaw Foundation, Historical Society	TBD	SPLOST, GF, Grants
Community Facilities & Services								
Redevelop and redesign the Amphitheater and park entrance at Bryant Commons	x	x				City Council, HDDA	\$1.5 Million	GF, SPLOST
Improvements at Irene B Thomas Park		x	x			City Council	TBD	HUD Entitlement Fund
Expand Public Works facility	x	x	x			City Council	\$2 Million	SPLOST, Grants
Establish an Event Center	x	x	x	x	x	City Council, LCBOC	TBD	SPLOST, Hotel/Motel Tax
Establish a Family Entertainment Center	x	x	x	x	x	City Council	TBD	Hotel/Motel Tax
Expand fire services to the new developments on the east side of Hinesville					x	City Council	TBD	GF, SPLOST, Impact Fees
Land Use & Development								
Develop a Development Impact Fee Ordinance	x					City Council	\$90,000	GF
Update Code of Ordinances	x	x	x	x	x	City Council	Staff Time	GF
Housing								
Conduct a Housing Study	x					City Council	TBD	GF
Complete Phase 3B of Azalea Street Redevelopment Project	x					City Council	\$2.1 Million	GF, Revolving Loan Fund, CDBG, CHIP, Citizen

Action Item (Hinesville)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Transportation - General								
Establish a Transit Hub	x	x	x	x	x	City Council, HAMPO, Liberty Transit	\$2 Million	Federal Grants
Install median along US 84 (from General Stewart Way to MLK)		x	x			GDOT	\$1 Million	GDOT
Install median along US 84 (from General Screven Way to Flowers Dr)		x	x			GDOT	\$1 Million	GDOT
Install median along US 84 (from Flowers Dr to Topi Trl)		x	x			GDOT	\$3 Million	GDOT
S Main St widening (from Veterans Pkwy to Second St)	x	x	x			City Council	\$6 Million	TSPLOST, SPLOST
S Main St widening (from Second St to Ralph Quarterman Dr)	x	x	x			City Council	\$6 Million	TSPLOST, SPLOST
S Main St widening (from Raph Quarterman Dr to Kacey Dr)				x	x	City Council	TBD	TSPLOST, SPLOST
Improve SR 196 (from General Screven Way to Veterans Pkwy)	x	x	x	x	x	City Council	TBD	TSPLOST, SPLOST, GDOT
Improve SR 196 (from Veterans Pkwy to Airport Rd)	x	x	x	x	x	City Council	TBD	TSPLOST, SPLOST, GDOT
Signal Improvements on Veterans Pkwy near Walmart	x	x	x	x	x	City Council	\$804,784	TSPLOST
Intersection Improvement at US 84 & E General Screven Way	x	x	x	x	x	City Council	\$257,306	TSPLOST
Intersection Improvement at S Main St & Veterans Pkwy	x	x	x	x	x	City Council	\$2.6 Million	TSPLOST
Enhance Liberty Transit system (fleet replacement, service expansion, micro-transit)	x	x	x	x	x	Liberty Transit	TBD	GDOT, Partnership with Cities
Install dedicated left-turn lanes at Hwy 84 and MLK intersection	x	x	x	x	x	City Council, GDOT	TBD	TSPLOST
Install bus shelter at US 84 and Kacey Dr bus stop	x	x	x			Liberty Transit	\$10,000	GF, Carbon Reduction Program

Action Item (Hinesville)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Transportation - Sidewalks								
Install sidewalks along Norman St (from Fraser Dr to Fraser St)	x	x	x			Liberty Transit	\$150,000	GF, Carbon Reduction Program
Install sidewalks along W General Stewart Way southside (from W Memorial Dr to W General Screven Way)	x	x	x			Liberty Transit	\$150,000	GF Carbon Reduction Program
Install sidewalks along Link St southside (from US 84 to S Main St; and NE corner of Link St & S Main St intersection)	x	x	x			Liberty Transit	\$150,000	GF, Carbon Reduction Program

Table 11. Midway Work Program.

Action Item (Midway)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Natural & Cultural Resources								
Cay Creek improvements (landscape and signage)	x	x	x			City Council	\$75,000	GF, DNR, Coastal Wildscapes
Adopt a Historic Preservation Ordinance	x	x				LCPC, City Council, Historical Society	Staff Time	GF
Community Facilities & Services								
Improve and Maintain existing Fire Station	x	x	x	x	x	City Council	TBD	GF
Review benefit package to attract and retain emergency service personnel	x	x	x	x	x	City Council	TBD	GF
Improve water and sewer infrastructure	x	x	x	x	x	City Council	TBD	Georgia Environmental Finance Authority, AARPA
Increase water capacity	x	x	x			City Council	TBD	Loan
Increase sewer capacity					x	City Council	TBD	Loan
Install new signage at City Hall	x					City Council	TBD	GF, Enterprise
Land Use & Development								
Review and update Code of Ordinances	x	x				City Council	Staff Time	GF
Adopt a Blight Ordinance	x					LCPC, City Council	Staff Time	GF
Housing								
Remove dilapidated structures	x	x	x	x	x	City Council	Staff Time	GF; Property Owners
Transportation								
Install median along US 84 (from I-95 to Charlie Butler Rd)	x	x	x	x	x	GDOT	\$1 Million	GDOT, SPLOST, Local
Install median along US 84 (from Charlie Butler Rd to Peach St)	x	x	x	x	x	GDOT	\$5 Million	GDOT, SPLOST, Local

Action Item (Midway)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Install median along US 84 (from Peach St to Butler St)	x	x	x	x	x	GDOT	\$1 Million	GDOT, SPLOST, Local
Install median along US 84 (from Butler St to US 17)	x	x	x	x	x	GDOT	\$1.5 Million	GDOT, SPLOST, Local
Install median along US 84 (from US 17 to Bacontown Rd)	x	x	x	x	x	GDOT	TBD	GDOT, SPLOST, Local
Install sidewalks along Martin Rd (from US 84 to US 17)	x	x	x	x	x	City Council	\$169,899	GDOT, TSPLOST
Install sidewalks along Charlie Butler Rd (from US 84 to Cay Creek Rd)	x	x	x	x	x	City Council	\$351,900	GDOT, TSPLOST

Table 12. Riceboro Work Program.

Action Item (Riceboro)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Economic Development								
Create a business incubator	x	x	x	x	x	City Council	TBD	GF, Grants, Loans
Community Facilities & Services								
Construct a warming/cooling center and shelter add-on to the Youth Center Facility	x	x	x	x	x	City Council	\$1 Million	
Expand youth services (e.g. after school programs etc.)			x	x	x	City Council	TBD	GF
Expand senior facilities and services	x	x	x	x	x	City Council	TBD	GF, Grants
Improve and expand water and wastewater system	x	x				City Council	\$2-4 Million	Loan
Establish a local code enforcement office	x	x	x	x	x	City Council	TBD	GF
Annex (along Hwy 17 from I-95 to Peacock Canal, Barrington Ferry Rd from EB Cooper Hwy to Lewis Frasier Rd, Briar Bay Rd, and Shell Rd)	x	x	x	x	x	City Council	Staff Time	GF
Update existing fire station	x	x	x			City Council	TBD	GF, Grants
Establish a police department	x	x	x	x	x	City Council	TBD	GF, Major employers (SNF, Interstate Paper)
Establish a full-time fire department	x	x	x	x	x	City Council	TBD	GF, Major employers (SNF, Interstate Paper)
Land Use & Development								
Review and update Code of Ordinances	x	x	x	x	x	City Council	Staff Time	GF
Adopt a Blight Ordinance				x	x	LCPC, City Council	Staff Time	GF

Action Item (Riceboro)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Housing								
Rehabilitate homes for seniors and low-income residents through the Healthy Homes Program	x	x	x	x	x	City Council	TBD	GF, Grants, Loans
Transportation								
Install street lights along Barrington Ferry Rd and EB Cooper Hwy			x	x	x	City Council	TBD	GF, TSPLOST
Facilitate coordinated transportation	x	x	x	x	x	City Council, Liberty Transit	TBD	GF
Resurface Sandy Run Rd and Berrington Ferry Rd	x	x	x	x	x	City Council, LCBOC	\$1-3 Million	GF, TSPLOST, LMIG, County
Install a walking trail along Barrington Ferry Rd from Sandy Run Rd to EB Cooper Hwy					x	City Council, HAMPO	TBD	GF, TSPLOST

Table 13. Unincorporated Liberty Work Program.

Action Item (Unincorporated Liberty)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Natural & Cultural Resources								
Update and expand the Liberty Trail markers and other historic markers	x	x	x	x	x	LCBOC, Chamber of Commerce, Historical Society	\$44,000	DNR, Local
Establish walking and nature trails	x	x	x	x	x	LCBOC, GADNR	TBD	State, Local
Establish fishing piers at Colonel's Island				x	x	LCBOC, GADNR	TBD	Grants
Community Facilities & Services								
Expand EMA/911 Building	x	x	x	x	x	LCBOC	TBD	TBD
Expansion of digital communications network (cell tower) for emergency services	x	x	x	x	x	LCBOC	\$3 Million	SPLOST, State
Purchase and maintain emergency services equipment and vehicles	x	x	x	x	x	LCBOC	\$8 Million	SPLOST, General Fund
Establish a new fire substation	x	x	x	x	x	LCBOC	TBD	Loans, Grants
Establish a new EMS substation	x	x	x	x	x	LCBOC	TBD	Loans, Grants
Jail improvements	x	x	x	x	x	LCBOC	\$54 Million	SPLOST
Update Fire Plan	x	x	x	x	x	LCBOC	Staff Time	GF
Update Hazard Mitigation and Resiliency Plan	x					LCBOC	Staff Time	GF
Build a new community health facility	x	x				LCBOC	TBD	TBD
Enhance access to waterways	x	x	x	x	x	LCBOC	\$2.5 Million	State, Local
Expand and maintain parks	x	x	x	x	x	LCBOC	\$2.5 Million	SPLOST, State, Grants
Expansion of water and sewer infrastructure	x	x	x	x	x	LCBOC	TBD	CDBG, Local
Expand animal control building				x	x	LCBOC	TBD	SPLOST, Non-Profit
Improve and expand Midcoast Regional Airport	x	x	x	x	x	LCBOC	\$33 Million	SPLOST, State, Federal
Establish a new elections facility	x	x	x			LCBOC	\$5.6 Million	SPLOST

Action Item (Unincorporated Liberty)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Improve voting precincts	x	x	x	x	x	LCBOC	TBD	SPLOST, GF
Establish a new coroner facility		x	x	x		LCBOC	TBD	SPLOST
Improve solid waste convenience center on Isle of Wight Rd	x	x	x	x	x	LCBOC	TBD	Enterprise
Transportation								
Establish a freight connector (US 84 bypass)	x	x	x	x	x	GDOT	\$27 Million	GDOT, Local
Intersection improvement at SR 119 & Barrington Ferry Rd	x	x	x	x	x	LCBOC	\$1 Million	TSPLOST, State
Install roundabout at US 17 & Barrington Ferry Rd	x	x	x	x	x	LCBOC	\$663,856	TSPLOST, GDOT
Signal and streetscape improvement along Butler St	x	x	x	x	x	LCBOC	\$301,603	TSPLOST
Install median along US 84 (from Bacontown Rd to Spires Dr)	x	x	x	x	x	LCBOC	TBD	TSPLOST
Install median on Elma G Miles Pkwy near Liberty Regional Medical Center	x	x	x	x	x	LCBOC	\$1.4 Million	TSPLOST
Install sidewalk along W 15th St	x	x	x	x	x	LCBOC	\$732,639	TSPLOST
Improve Interstate Paper Rd	x	x	x	x	x	LCBOC	\$3.5 Million	TSPLOST
Widen Islands Hwy from I-95 to Brigdon Rd	x	x	x	x	x	LCBOC, HAMPO	\$25 Million	Local, Developers
Bridge & interchange improvement on US 84 at I-95	x	x	x	x	x	HAMPO, LCBOC, GDOT	\$26 Million	GDOT, TSPLOST
Lighting improvement at I-95 exits 67 and 76	x	x	x	x	x	LCDA, LCBOC	TBD	Local
Full depth reclamation along Interstate Paper Rd	x	x	x	x	x	LCBOC	\$3.5 Million	TSPLOST

Table 14. Walthourville Work Program.

Action Item (Walthourville)	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Natural & Cultural Resources								
Adopt a Historic Preservation Ordinance	x	x	x	x	x	City Council, LCPC	Staff Time	GF
Community Facilities & Services								
Pursue funding to build a new municipal multi-purpose building		x	x	x		City Council	TBD	SPLOST
Improve Fire and Police Station		x	x	x		City Council	TBD	GF
Explore funding opportunities to employ a full-time Code Enforcement Officer	x	x	x	x	x	City Council	TBD	GF
Land Use & Development								
Review and update Code of Ordinances	x	x	x	x	x	City Council	Staff Time	GF
Adopt a Blight Ordinance		x	x	x	x	City Council	Staff Time	GF
Create a Gateway Overlay District				x	x	City Council, LCPC	Staff Time	GF
Housing								
Develop a housing/master plan	x	x	x	x	x	City Council	TBD	Grant
Transportation								
Install median along US 84 (from Airport Rd to Topi Trl)	x	x	x	x	x	GDOT	TBD	GDOT
Install sidewalks along Dunlevie Rd	x	x	x	x	x	Town Council, Walthourville Council, County Board of Commissioners	\$2 Million	TSPLOST, SPLOST, SS4A
Install sidewalks along Hwy 84 between Dunlevie Rd and Kent St			x	x	x	Town Council, GDOT	\$558,000	TSPLOST, SPLOST, SS4A, GF, GDOT
Intersection improvement (Shaw Rd, Hardman Rd, and Airport Rd)	x	x	x	x	x	City Council, GDOT	TBD	GDOT, TSPLOST, SS4A
Evaluate Liberty Transit service	x	x	x	x	x	City Council	Staff Time	GF

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Table 15. Allenhurst Report of Accomplishments.

Action Item (Allenhurst)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Housing					
Remove Dilapidated Structures	LCPC, Town Council, Citizen	\$800,000	General Fund	Underway	
Community Facilities & Services					
Pursue Funding for a new Town Hall	Town Council	\$5,000	General Fund	Postponed	Lack of funding. This is revised as "Remodel/ Renovate the existing Town Hall." In the updated Work Program.
Land Use & Development					
Amend zoning and subdivision ordinances	LCPC, Town Council	N/A	General Fund	Completed	Adopted the County Unified Development Ordinance.
Transportation					
US 84 Access Management Improvements (Median) - west of Airport Rd to west of Topi Trail	GDOT	\$1,327,392	GDOT, TSPLOST	Cancelled	Other sections of US 84 have higher priorities for a median. This section will not be accomplished within the next 5 years.
Install a new sidewalk from Dunlevie Rd to Kent St	GDOT	\$267,000	GDOT, TSPLOST	Postponed	Lack of funding.
Create a new sidewalk on Dunlevie Rd	GDOT	TBD	GDOT, TSPLOST	Postponed	Lack of funding.

Table 16. Flemington Report of Accomplishments.

Action Item (Flemington)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Economic Development					
Pursue establishment of a millage rate	City Council	N/A	General Fund	Underway	Anticipate to become effective in 2026 after the 2025 election.
Natural & Cultural Resources					
Create a Historic Preservation Ordinance	City Council	TBD	General Fund	Cancelled	Lack of initiation; no longer a priority.
Community Facilities & Services					
Pursue study of water and wastewater management options	City Council	TBD	General Fund	Completed	Water and wastewater services provided through Hinesville.
Limit use of septic tanks	City Council, LCPC	TBD	General Fund	Completed	Septic tanks are prohibited through ordinance if water and sewer services are available.
Pursue funding for a new municipal complex	City Council	TBD	General Fund	Underway	Lack of funding for land acquisition.
Hire an additional deputy	City Council	TBD	General Fund	Completed	
Transition to waste disposal with County	City Council	TBD	General Fund	Completed	
Land Use & Development					
Pursue Annexation to expand the Hwy 84 Corridor	City Council, LCPC, County Board of Commissioners	N/A	General Fund	Postponed	Pending communication regarding water service provider because the area currently receives services from the County.
Complete the Unified Development Ordinance with the County	LCPC, City Council	N/A	General Fund	Completed	
Transportation					
Bike/Ped Facility (sidewalk) on Old Sunbury Rd	GDOT	TBD	GDOT	Postponed	Pending state route designation for Old Sunbury Rd to receive funding. There are also concerns about tree preservation. This is revised as "Install sidewalks along Old Sunbury Rd" in the updated Work Program.

Action Item (Flemington)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Transportation Study to ID New Needed HAMPO Projects	HAMPO, City Council	\$20,000	City Transportation Impact Fee	Cancelled	No CIE was dedicated to transportation.
Regional Airport Access - Mid Coast Regional Airport to New Flemington Loop	HAMPO, GDOT	\$13,500,000	GDOT, TSPLOST	Cancelled	A new residential subdivision development blocks potential access.
US 84 Access Management Improvements - East of General Stewart Way to West of Old Hines Road	HAMPO, GDOT	\$500,000	GDOT, TSPLOST	Underway	This is revised as "Install median along US 84 (from General Stewart Way to Old Hines Rd)" in the updated Work Program.
Continue to pursue having the State take over maintenance of Old Sunbury Rd	GDOT, City Council	N/A	General Fund	Underway	Pending on state route realignment effort on Fort Stewart.
US 84 Access Management Improvements - West of Old Hines Rd to Near Spires Rd	HAMPO, GDOT	\$1,700,000	GDOT, TSPLOST	Postponed	Postponed due to unknown development in the area. This is revised as "Install median along US 84 (from Old Hines Rd to Near Spires Rd)" in the updated Work Program.

Table 17. Gum Branch Report of Accomplishments.

Action Item (Gum Branch)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Housing					
Remove dilapidated structures that have been assessed by the LICH Team	LCPC, City Council GICH Committee	\$800,000	GA DCA (CDBG)	Cancelled	No dilapidated structures identified in the City.
Community Facilities & Services					
Explore creation of a passive park and community garden	City Council	N/A	General Fund	Underway	Council initiated the initial conversation.
Land Use & Development					
Update Code of Ordinances	LCPC, City Council	N/A	General Fund	Postponed	Revised as “Review and update Code of Ordinances” in the updated Work Program.
Update Land Use Regulations	LCPC, City Council	N/A	General Fund	Completed	Adopted the County Unified Development Ordinance.

Table 18. Hinesville Report of Accomplishments.

Action Item (Hinesville)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Economic Development					
Create Business Incubator Facility to enhance economic development opportunities	City Council	TBD	General Fund	Completed	
Housing					
Support multi-family and single family owner occupied housing opportunities in downtown	City Council	N/A	N/A	Completed	Ongoing effort. Partnership is established with a developer for multi-family housing development. Item is moved to the Goals and Policies section.
Remove dilapidated structures	LCPC, City Council	\$8,000	GA DCA (CDBG)	Completed	
Complete the 2nd phase of Azalea Street Redevelopment Project	City Council	\$2,500,000	General Fund, Revolving loan fund, CDBG, CHIP, Citizen	Completed	
Complete the 3rd phase of Azalea Street Redevelopment Project	City Council	\$2,500,000	General Fund, Revolving loan fund, CDBG, CHIP, Citizen	Underway	An additional 7 lots are to-be-developed in Phase 3B. Revised as “Complete Phase 3B of Azalea Street Redevelopment Project” in the updated Work Program.
Support the submittal of Low Income Housing Tax Credit applications to provide additional multi-family housing	City Council, GICH Committee	N/A	General Fund	Completed	Item is moved to the Goals and Policies section.

Action Item (Hinesville)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Natural & Cultural Resources					
ID eligible properties for the National Registry of Historic Places Designation	Historical Society, City Council	N/A	General Fund	Cancelled	No longer a priority.
Continue supporting the Historic Preservation Committee	Historical Society, City Council	N/A	General Fund	Completed	Item is moved to the Goals and Policies section.
Community Facilities & Services					
Continue efforts to reuse waste water	City Council, LCPC	TBD	General Fund	Completed	Ongoing effort. Item is moved to Goals and Policies section.
Continue to evaluate water/sewer impact fee structure	City Council	TBD	SPLOST, General Fund	Completed	
Redesign and reevaluate Bradwell Park	City Council	TBD	General Fund	Completed	
Build a new Fire Station	City Council	TBD	General Fund	Completed	
Redesign South Park	City Council	TBD	General Fund	Completed	
Land Use & Development					
Update Code of Ordinances	LCPC	N/A	General Fund	Underway	Updating section by section; ongoing effort.
Amend land use regulations	LCPC	N/A	General Fund	Completed	Adopted the County Unified Development Ordinance.
General Transportation					
US 84 Access Management Improvements - Frasier/MLK to east (north) of General Stewart Way	GDOT	\$1,314,297	GDOT	Postponed	Waiting on GDOT. Revised as "Install median along US 84 (from General Stewart Way to MLK)" in updated Work Program.
US 84 Access Management Improvements - East of Flowers Drive to West of General Screven	GDOT	\$1,154,760	GDOT	Postponed	Waiting on GDOT. Revised as "Install median along US 84 (from General Screven Way to Flowers Dr)" in updated Work Program.

Action Item (Hinesville)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
US 84 Access Management Improvements - West of Topi Trail to East of Flowers	GDOT	\$3,141,321	GDOT	Postponed	Waiting on GDOT. Revised as "Install median along US 84 (from Flowers Dr to Topi Trl)" in the updated Work Program.
South Main Widening - 2nd to Darsey	City Council	\$8,190,257	GDOT, TSPLOST, SPLOST	Underway	Revised as "S Main St widening (from Veterans Pkwy to Second St)", "S Main St widening (from Second St to Ralph Quarterman Dr)", and "S Main St widening (from Ralph Quarterman Dr to Kacey Dr)" in the updated Work Program.
Improve SR 196 EG Miles - General Screven to Veterans Pkwy	City Council	\$1,054,019	GDOT, SPLOST, Local	Underway	Corridor Study completed. Waiting on funding. Revised as "Improve SR 196 (from General Screven Way to Veterans Pkwy)" in the updated Work Program.
Bicycle/Pedestrian Facilities					
Welborn-Rebecca from General Screven to E Osgood	City Council, GDOT	\$88,368	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Bradwell St from Mills to Wilson	City Council, GDOT	\$12,136	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Flemming Rd from Bacon to EG Miles	City Council, GDOT	\$78,207	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Sandy Run Dr from Tupelo to Club	City Council, GDOT	\$75,510	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Deal St from EG Miles to Main St	City Council, GDOT	\$66,072	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
General Stewart Way from Taylor to General Screven	City Council, GDOT	\$266,261	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Fraser St from Hwy 84 to Forest St	City Council, GDOT	\$32,361	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
EG Miles from Rye Patch to Citation	City Council, GDOT	\$401,815	General Fund, GDOT	Cancelled	Sidewalks in place up to City Limit at Airport Rd. The remaining portion from Airport Rd to Rye Patch is unincorporated area.

Action Item (Hinesville)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Main St from Glenn Bryant to Main St Ext	City Council, GDOT	\$145,628	General Fund, GDOT	Completed	
Main St from Oldmstead to Lakeview	City Council, GDOT	\$28,137	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Lakeview Dr from Lakeview to Kings	City Council, GDOT	\$49,891	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Bradwell St from Gen Stewart to Lakeview	City Council, GDOT	\$37,755	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Forest St from Fraser to Grey Fox	City Council, GDOT	\$51,239	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
McDowell Rd from Bacon to EG Miles	City Council, GDOT	\$52,588	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Bacon Rd from McDowell to Varnedoe	City Council, GDOT	\$32,362	General Fund, GDOT	Completed	
Harrison Dr from Hwy 84 to Gen Stewart	City Council, GDOT	\$45,846	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Varnedoe St from Honey Ridge to Bacon	City Council, GDOT	\$66,071	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Shaw Rd from the Railroad to Main St	City Council, GDOT	\$232,908	General Fund, GDOT	Completed	
Main St Ext from Oglethorpe to Main St	City Council, GDOT	\$74,162	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Martin Rd from Kings to Martin	City Council, GDOT	\$16,181	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Kacey Dr from Main to Oglethorpe	City Council, GDOT	\$26,968	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Eunice Rd from Bacon to the Railroad	City Council, GDOT	\$10,742	General Fund, GDOT	Completed	
Honey Ridge Ln from Pineland to Varnedoe	City Council, GDOT	\$39,104	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Paul Caswell Dr from Debbie to Dead End	City Council, GDOT	\$75,510	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.
Olive St from Madison to the Railroad	City Council, GDOT	\$53,936	General Fund, GDOT	Cancelled	Priority was given to areas near bus stops.

Table 19. Midway Report of Accomplishments.

Action Item (Midway)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Housing					
Remove dilapidated structures that have been assessed by the LICH team	LCPC, City Council, GICH Team	\$800,000	GA DCA	Underway	Bringing cases to court. Revised as “Remove dilapidated structures” in the updated Work Program.
Support the submittal of Low Income Housing Tax Credit Applications to provide additional multi-family housing	City Council, GICH Team	N/A	General Fund	Completed	No award/application since 2017. Item is moved to the Goals and Policies section.
Natural & Cultural Resources					
Pursue national Registry of Historic Places designation for eligible properties	Historical Society, City Council	\$5,000	General Fund	Cancelled	No longer a priority.
Continue to pursue the creation of the Historic Midway Village	City Council, Historical Society	N/A	General Fund	Cancelled	No longer a priority.
Cay Creek improvements; landscape and additional signage	City Council	\$75,000	General Fund, DNR, Coastal Wildscapes	Underway	Repaired broadwalk; more improvements underway. Revised as “Cay Creek improvements (landscape and signage)” in the updated Work Program.
Promote Cay Creek	City Council, Historical Society	N/A	General Fund	Completed	Collaborating with University of Georgia, Midway Day, and Chamber of Commerce to promote Cay Creek. Item is moved to the Goals and Policies section as “ensure public access to natural and cultural resources”.
Build an Educational Facility at Cay Creek		N/A	General Fund	Cancelled	No longer a priority.
Adopt a Historic Preservation Ordinance	City Council, Historical Society, LCPC	N/A	General Fund	Postponed	Priority was shifted.
Community Facilities & Services					

Action Item (Midway)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Upgrade former police department so that it can be used as a rental facility	City Council	\$50,000	General Fund	Completed	
Build a new Fire Station	City Council	TBD	General Fund	Cancelled	Midway will make improvements on the existing station instead.
Land Use & Development					
Adopt a Blight Ordinance	LCPC	N/A	General Fund	Postponed	Lack of funding for implementation.
Update Code of Ordinances	LCPC	N/A	General Fund	Postponed	Priority was shifted.
Adopt new Zoning and Development Codes	LCPC	N/A	General Fund	Completed	Adopted the County Unified Development Ordinance.
Amend Land Use Regulations	LCPC	N/A	General Fund	Completed	Adopted the County Unified Development Ordinance.
Transportation					
US 84 Access Management Improvements - I-95 to Charlie Butler Rd	GDOT	\$1,399,839	GDOT, SPLOST, Local	Postponed	Other sections of US 84 have higher priorities for a median. Revised as "Install median along US 84 (from I-95 to Charlie Butler Rd)" in the updated Work Program.
US 84 Access Management Improvements - Charlie Butler to Peach	GDOT	\$5,292,610	GDOT, SPLOST, Local	Postponed	Other sections of US 84 have higher priorities for a median. Revised as "Install median along US 84 (from Charlie Butler Rd to Peach St)" in the updated Work Program.
US 84 Access Management Improvements - Peach to Butler Ave	GDOT	\$1,206,415	GDOT, SPLOST, Local	Postponed	Other sections of US 84 have higher priorities for a median. Revised as "Install median along US 84 (from Peach St to Butler St)" in the updated Work Program.
New bike/ped facility from US Hwy 84 to Cay Creek	GDOT	\$351,900	GDOT	Postponed	Waiting on GDOT. Revised as "Install sidewalks along Charlie Butler Rd (from US 84 to Cay Creek Rd)" in the updated Work Program.
New bike/ped facility from US Hwy 84 to US 17	GDOT	\$169,899	GDOT	Postponed	Waiting on GDOT. Revised as "Install sidewalks along Martin Rd (from US 84 to US 17)" in the updated Work Program.

Action Item (Midway)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
US 84 Access Management Improvements - Butler Ave to US 17	GDOT	\$1,586,737	GDOT, SPLOST, Local	Postponed	Other sections of US 84 have higher priorities for a median. Revised as "Install median along US 84 (from Butler St to US 17)" in the updated Work Program.
New bike/ped facility from E Oglethorpe Hwy to Liberty Elementary School	GDOT	\$75,511	GDOT	Completed	

Table 20. Riceboro Report of Accomplishments.

Action Item (Riceboro)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Economic Development					
Establish a business façade program	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Cancelled	Utilizing the Gateway Overlay District to regulate business façade.
Create a business incubator	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Postponed	Lack of funding.
Increase the number of businesses on Highway 17	City Council	N/A	Federal, State or Local Funds, General Funds, Grants or Loans	Completed	
Housing					
Build homes for seniors and/or low-income residents	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Completed	Item is moved to the Goals and Policies section as “Increase availability of attainable housing”.
Increase Housing Stock for Moderate Income Households	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Completed	Item is moved to the Goals and Policies section as “Increase availability of attainable housing”.
Increase Housing for Middle-income Households	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Completed	Item is moved to the Goals and Policies section as “Increase availability of attainable housing”.
Increase Housing for Executive and Estate households	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Cancelled	SNF is prioritizing Hinesville and Richmond Hill to house its executives instead of Riceboro.
Add condos, townhomes, and/or apartments to housing stock	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Cancelled	No longer a priority.
Increase Housing for Senior and Low-Income Households	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Completed	Item is moved to the Goals and Policies section as “Increase availability of attainable housing”.
Rehabilitate homes for seniors and/or low-income residents	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Underway	Ongoing effort through Healthy Homes Program. Revised as “Rehabilitate homes for seniors and low-income residents through

Action Item (Riceboro)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
					the Healthy Homes Program” in the updated Work Program.
Support the Submittal of Low-Income Housing Tax Credit applications to provide additional multi-family housing	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Completed	City did not receive the grant. Item is moved to the Goals and Policies section.
Community Facilities & Services					
Expand the Riceboro Youth Center's facilities	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Underway	Revised as “Construct a warming/cooling center and shelter add-on to the Youth Center Facility” in the updated Work Program.
Make improvements to water service	City Council	TBD	Public and Private Funds	Underway	Revised as “Improve and expand water and wastewater system” in the updated Work Program.
Expand Senior Facilities and Services	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Underway	
Expand Youth Services	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Underway	Revised as “Expand youth services (e.g. after school programs etc.)” in the updated Work Program.
Build a new Head Start facility	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Completed	
Expand Street Lights Throughout the City	City Council	TBD	Federal, State or Local Funds, General Funds, Grants or Loans	Underway	Revised as “Install street lights along Barrington Ferry Rd and EB Cooper Hwy” in the Transportation subsection in the updated Work Program.
Land Use & Development					
Adopt a Blight Ordinance	LCPC	N/A	General Fund	Postponed	Lack of funding to enforce.

Action Item (Riceboro)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Adopt an Overlay District for Architectural Design	City Council	TBD	General Fund	Cancelled	Utilizing the Gateway Overlay District to regulate architectural designs.
Establish a Downtown Corridor Overlay District	City Council	TBD	General Fund	Cancelled	Using the Gateway Overlay District instead.
Establish Commercial Overlay District Development Standards	City Council, LCPC	N/A	General Fund	Cancelled	This is part of the Gateway Overlay District.
Update Land Use Ordinance	LCPC	N/A	General Fund	Completed	Adopted the County Unified Development Ordinance.
Update Code of Ordinances	LCPC	N/A	General Fund	Underway	Revised as "Review and update Code of Ordinances" in the updated Work Program.
Transportation					
Bike/ped facility (walking trail) on Barrington Ferry from Sandy Run to EB Cooper	HAMPO, City Council	TBD	General Fund, TSPLOST	Postponed	Waiting on funding and right-of-way acquisition. Revised as "Install a walking trail along Barrington Ferry Rd from Sandy Run Rd to EB Cooper Hwy" in the updated Work Program.
Bike/ped facility (walking trail) on EB Cooper from Barrington Ferry to Downtown	HAMPO, City Council	TBD	General Fund, TSPLOST	Cancelled	After evaluation, project is not feasible due to tree roots and right-of-way area.
Facilitate Coordinated Transportation for Area Residents	City Council	N/A	General Fund	Underway	Conversation with Liberty Transit has started. Revised as "Facilitate coordinated transportation" in the updated Work Program.
Bike/ped facility on EB Cooper from Barrington Ferry to west end of town	HAMPO, City Council	TBD	General Fund, TSPLOST	Cancelled	After evaluation, project is not feasible due to tree roots and right-of-way area.
Resurface Sandy Run Rd & Barrington Ferry Rd	City Council, LC BOC	TBD	County, City, General Fund	Underway	Revised as "Resurface Sandy Run Rd and Barrington Ferry Rd" in the updated Work Program.

Table 21. Unincorporated Liberty Report of Accomplishments.

Action Item (Unincorporated Liberty)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Economic Development					
Partner with Savannah Tech and Armstrong Atlantic College to provide Georgia Worksmart apprenticeship opportunities	BOE, LCBOC, Chamber of Commerce, LCDA	N/A	N/A	Cancelled	Priority has changed.
Promote and expand active development at the I-95/S Coastal Hwy interchange	BOE, LCBOC, Chamber of Commerce, LCDA	N/A	N/A	Completed	Ongoing effort that will be included in the Goals and Policies section.
Housing					
Remove dilapidated structures that have been assessed by the GICH team	LCPC, City Council, GICH Committee, LCBOC	\$800,000	GA DCA (CDBG)	Cancelled	Priority has changed.
Natural & Cultural Resources					
Update and expand the Liberty Trail Markers and other historical markers as funding is available	LCBOC, Chamber of Commerce	\$44,000	DNR, Local	Underway	Delayed due to the lack of funding. Revised as "Update and expand the Liberty Trail markers and other historic markers" in the updated Work Program.
Encourage development and use of walking and/or nature trails	LCBOC, GA DNR	N/A	State, Local	Completed	Item is moved to the Goals and Policies section.
Develop Deep water access point at Colonel's Island	LCBOC, GA DNR	\$1,250,000	Grants	Postponed	In design phase; pending construction funding. Revised as "Enhance access to waterways" in the updated Work Program.
Community Facilities & Services					
Expand EMA/911 Building	TBD	TBD	TBD	Postponed	Postponed due to funding availability. Money is appropriated for for project for the next five years.
Make improvements to the Jail	TBD	TBD	TBD	Postponed	Exploring funding sources.
Build a new Fire Station at Miller Park	TBD	TBD	TBD	Completed	
Build a new Head Start Facility	TBD	TBD	TBD	Completed	

Action Item (Unincorporated Liberty)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Expansion of Digital Communications Network for Emergency Services	TBD	TBD	TBD	Postponed	Exploring funding sources.
Implement County Fire Plan	TBD	TBD	TBD	Completed	
Implement County Hazard Mitigation and Resiliency Plan	TBD	TBD	TBD	Completed	
Build a new Community Health Facility	TBD	TBD	TBD	Underway	Under construction.
Renovate the Road Department Building	TBD	TBD	TBD	Completed	
Build a new walking trail at the East End Government Complex	LCBOC	\$1,500,000	SPLOST	Completed	
Enhance Fire Prevention Education in the County	LCBOC	\$40,000	State, Local	Completed	Item is moved to the Goals and Policies section.
Enhance Access to Waterways	LCBOC	\$2,500,000	State, Local	Underway	Working on development plan.
Pursue Park Expansions County-Wide (SPLOST Recreation Package)	LCBOC	\$2,525,000	SPLOST	Completed	
Pursue Development of Additional Walking Trails	LCBOC	\$2,525,000	SPLOST	Underway	Revised as “Establish walking and nature trails.” in the updated Work Program.
Expansion of Rural Water Systems	LCBOC	\$500,000	CDBG, Local	Completed	
Purchase additional Emergency and Service vehicles	LCBOC	\$2,100,000	SPLOST	Underway	Ongoing effort.
Land Use & Development					
Update Subdivision and Land Use Regulations	LCPC	N/A	General Fund	Completed	Adopted in 2023.
Update Code of Ordinances (Unified Development Ordinance)	LCPC	N/A	General Fund	Completed	Adopted in 2023.

Action Item (Unincorporated Liberty)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Transportation					
Freight Connector SR 119 to US 84	GDOT	\$27,290,900	GDOT, Local	Underway	
Intersection Improvements - 119 / Barrington Ferry	LCBOC	\$1,016,819	TSPLOST	Underway	Preliminary design completed.
Intersection Improvements - Hwy. 17 / Barrington Ferry	LCBOC	\$663,856	TSPLOST	Postponed	Other transportation projects took priority.
Intersection Improvements - MLK / Frasier	LCBOC	\$816,150	TSPLOST	Postponed	Item is moved to Hinesville's Work Program and is revised as "Install dedicated left-turn lanes at Hwy 84 and MLK intersection." In the updated Work Program.
Intersection Improvements / Other - Veterans / S. Main	LCBOC	\$2,640,891	TSPLOST	Postponed	Item is moved to Hinesville's Work Program. Revised as "Intersection Improvement at S Main St & Veterans Pkwy" in the updated Work Program.
Intersection Improvements - Hwy. 17 / Limerick	LCBOC	\$272,325	TSPLOST	Completed	
Intersection Improvements - Memorial / Hwy. 84	LCBOC	\$175,227	TSPLOST	Completed	
Intersection Improvements - Gen. Screven / Hwy. 84	LCBOC	\$257,306	TSPLOST	Underway	Item is moved to Hinesville's Work Program. Revised as "Intersection Improvement at US 84 & E General Screven Way" in the updated Work Program.
Signal / Median Improvements- Butler Ave.	LCBOC	\$301,603	TSPLOST	Underway	
Signal Improvements - Veterans / Walmart	LCBOC	\$804,784	TSPLOST	Underway	Item is moved to Hinesville's Work Program.
Median / Sidewalk Improvements - Baconton / Lewis Frasier	LCBOC	\$1,839,793	TSPLOST	Underway	Sidewalk installed; pending median improvement. Revised as "Install median along US 84 (from Bacontown Rd to Spires Dr)." in the updated Work Program.
Median Improvements - I-95 / Hwy. 84	LCBOC	\$752,569	TSPLOST	Underway	Design completed. Revised as "Bridge & interchange improvement on US 84 at I-95." in updated Work Program.

Action Item (Unincorporated Liberty)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Median Improvements - E.G. Miles / LRMC	LCBOC	\$1,400,000	TSPLOST	Underway	
Sidewalk Improvements - W. 15th St.	LCBOC	\$732,639	TSPLOST	Postponed	Working on jurisdictional boundary along the road.
Sidewalk Improvements - Hwy. 84 / LCHS	LCBOC	\$391,330	TSPLOST	Completed	
Roadway Improvements - Interstate Paper Road	LCBOC	\$1,500,000	TSPLOST	Underway	Cost estimate completed; waiting on funding to become available.
Widening of Islands Highway from the I-95 Ramp to just past Brigdon Rd	HAMPO, LCBOC	\$25,305,000	GDOT/ Local/ Developers	Underway	Design completed.
New bicycle/pedestrian facility on US 84 from Holmestown Rd to Cay Creek Rd	HAMPO, LCBOC	\$3,084,300	GDOT, Local	Cancelled	Priority has changed.
New bicycle/pedestrian facility on Islands Hwy from Interstate 95 to Fort Morris Road	HAMPO, LCBOC	\$2,898,000	GDOT, Local	Cancelled	Priority has changed.
Widening of US 84 at bridge at I-95	HAMPO, LCBOC	\$26,844,550	GDOT	Postponed	Pending GDOT response.
Safety Improvements - US 84 from Charlie Butler Road to I-95	HAMPO, LCBOC	\$12,650,000	GDOT, Local	Underway	Consolidated with Median Improvements - I-95/Hwy 84 item above in the Work Program.
Widening of Coastal Hwy US 17 from Barrington Ferry Rd to SR 119/EB Cooper	HAMPO, LCBOC	\$20,871,494	GDOT	Cancelled	Priority has changed.

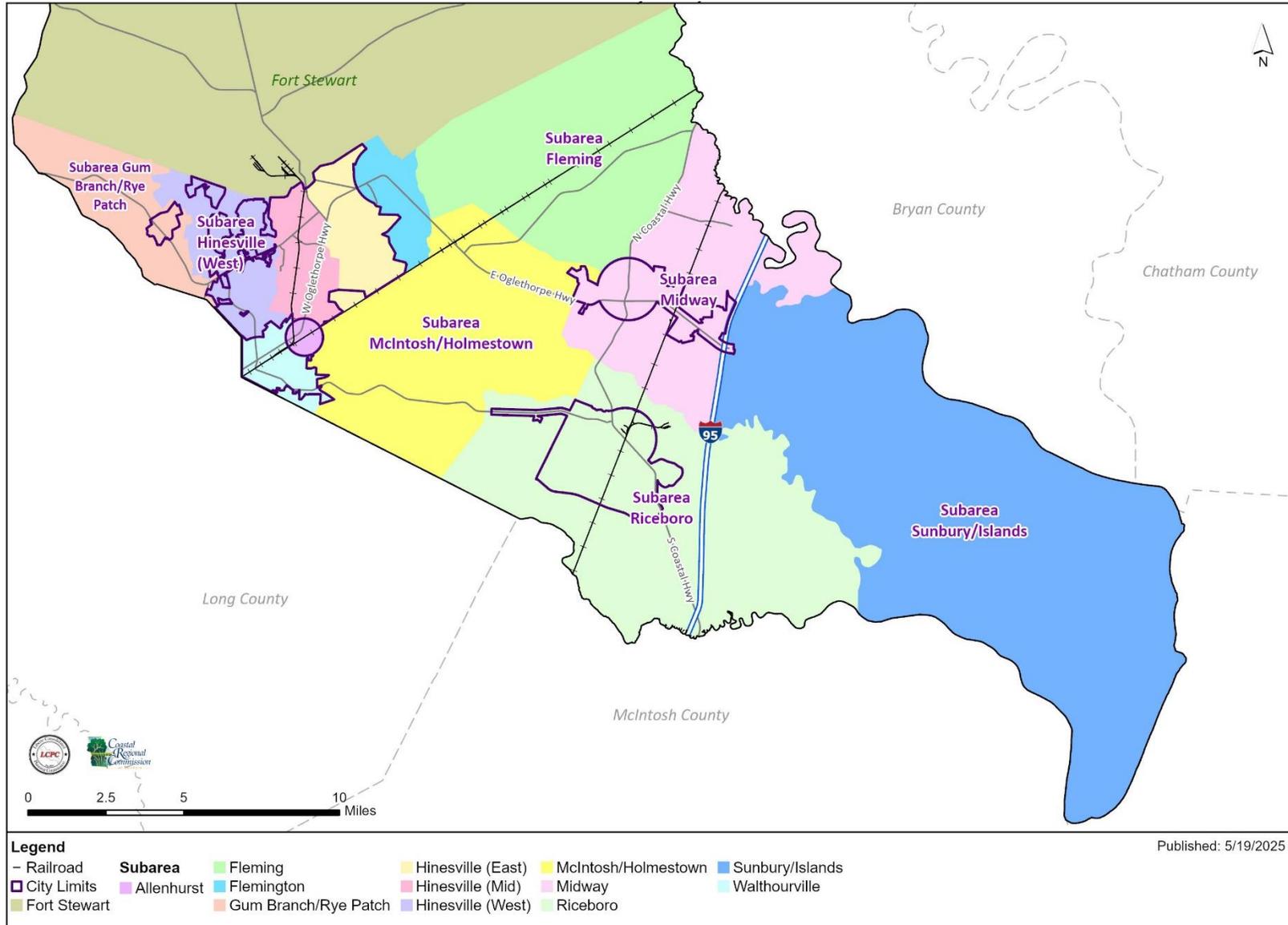
Table 22. Walthourville Report of Accomplishments.

Action Item (Walthourville)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Housing					
Remove dilapidated structures that have been assessed by the GICH team	LCPC, City Council, GICH Committee	\$800,000	GA DCA	Cancelled	Priority changed.
Develop a housing/master plan	City Council	\$75,000	General Fund	Postponed	Other projects took priority.
Support the submittal of Low Income Housing Tax Credit applications to provide additional multi-family housing	City Council, GICH Committee	N/A	General Fund	Completed	City did not receive the grant. Item is moved to the Goals and Policies section.
Natural & Cultural Resources					
Pursue National Registry of Historic Places designation for eligible properties	Historical Society, City Council	\$5,000	General Fund	Completed	
Adopt a Historic Preservation Ordinance	Historical Society, City Council, LCPC	N/A	General Fund	Cancelled	Priority changed.
Create a museum at the Walthourville Police Department	Historical Society, City Council	\$10,000	General Fund	Cancelled	Not enough space on the property.
Community Facilities & Services					
Pursue Funding to build a new municipal multi-purpose building	City Council, Coastal Regional Commission	\$800,000	CDBG	Postponed	City did not receive the grant.
Improve the Fire/Police Station	City Council	\$400,000	SPLOST	Underway	Constructed a bay for fire trucks.
Explore funding opportunities to employ a full-time Code Enforcement Officer	City Council	\$225,000	NSP, US Treasury Funds, CDBG	Underway	Hired a part-time Code Enforcement officer.
Land Use & Development					
Update Code of Ordinances	LCPC, City Council	N/A	General Fund	Underway	Ongoing effort.

Action Item (Walthourville)	Responsible Party	Estimated Cost	Funding Source	Status	Comments
Amend Land Use Regulations	LCPC, City Council	N/A	General Fund	Completed	Adopted the County Unified Development Ordinance.
Adopt a Blight Ordinance	LCPC, City Council	N/A	General Fund	Postponed	Delayed because of the limited available staff hours from the part-time Code Enforcement Officer.
Create a Gateway Overlay Distric	LCPC, City Council	N/A	General Fund	Postponed	Priority changed.
Transportation					
US 84 Access Management Improvements - West of SR 119 (Airport Road) to west of Topi Trail	GDOT	\$327,679	GDOT, Local	Postponed	Other sections of US 84 have higher priorities for a median. Revised as "Install median along US 84 (from Airport Rd to Topi Trl)" in the updated Work Program.
New bike/ped facility from W Oglethorpe Hwy to Talmadge Rd	GDOT	\$266,984	GDOT	Postponed	Lack of funding. Revised as "Install sidewalks along Dunlevie Rd" in the updated Work Program.
Enhance Liberty Transit service in Walthourville	City Council, Liberty Transit	\$67,500	General Fund	Completed	

Appendix A: Subarea Maps

Figure 29. Subarea map.



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Figure 30. Allenhurst subarea Future Land Use Map.

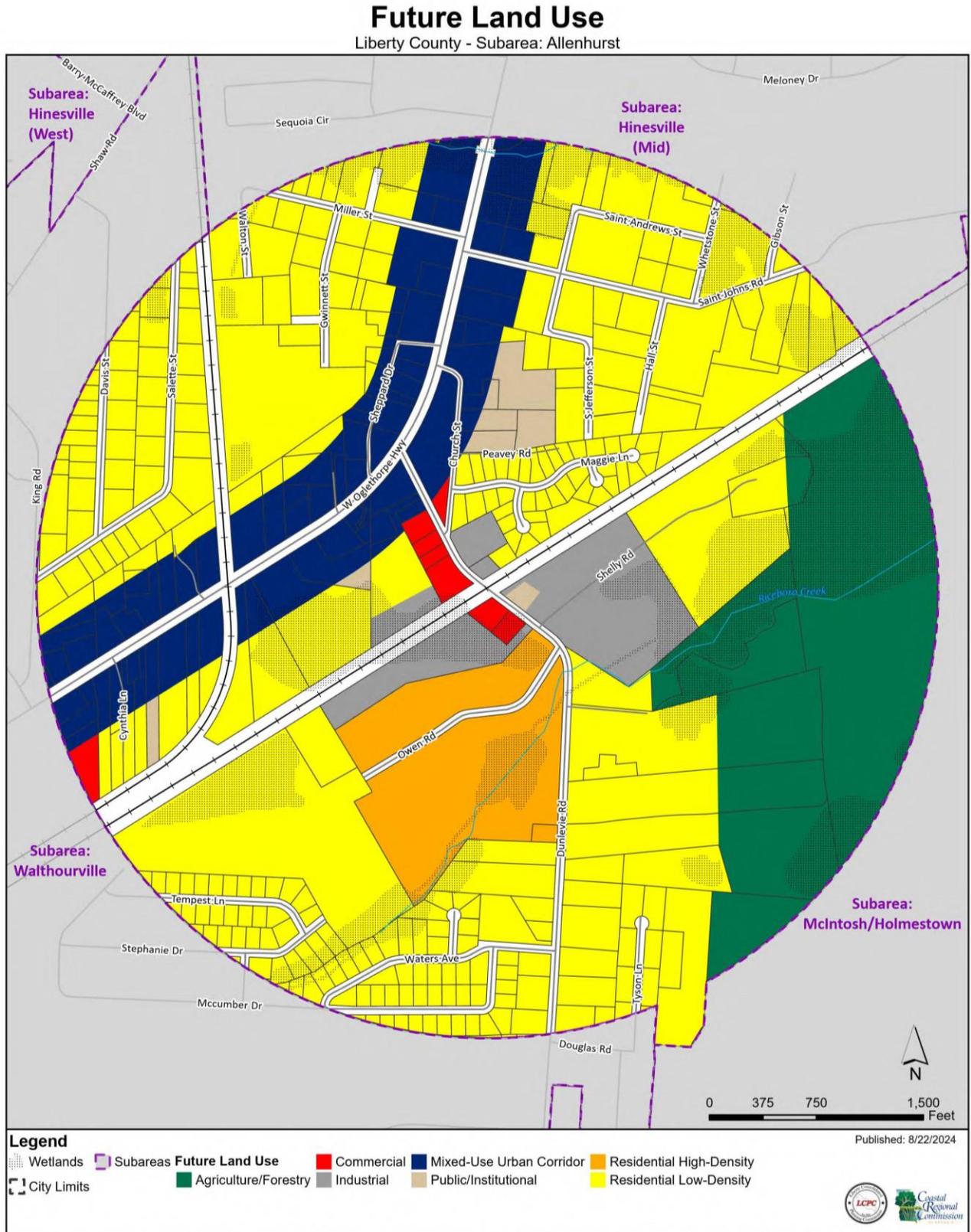


Figure 31. Fleming subarea Future Land Use Map.

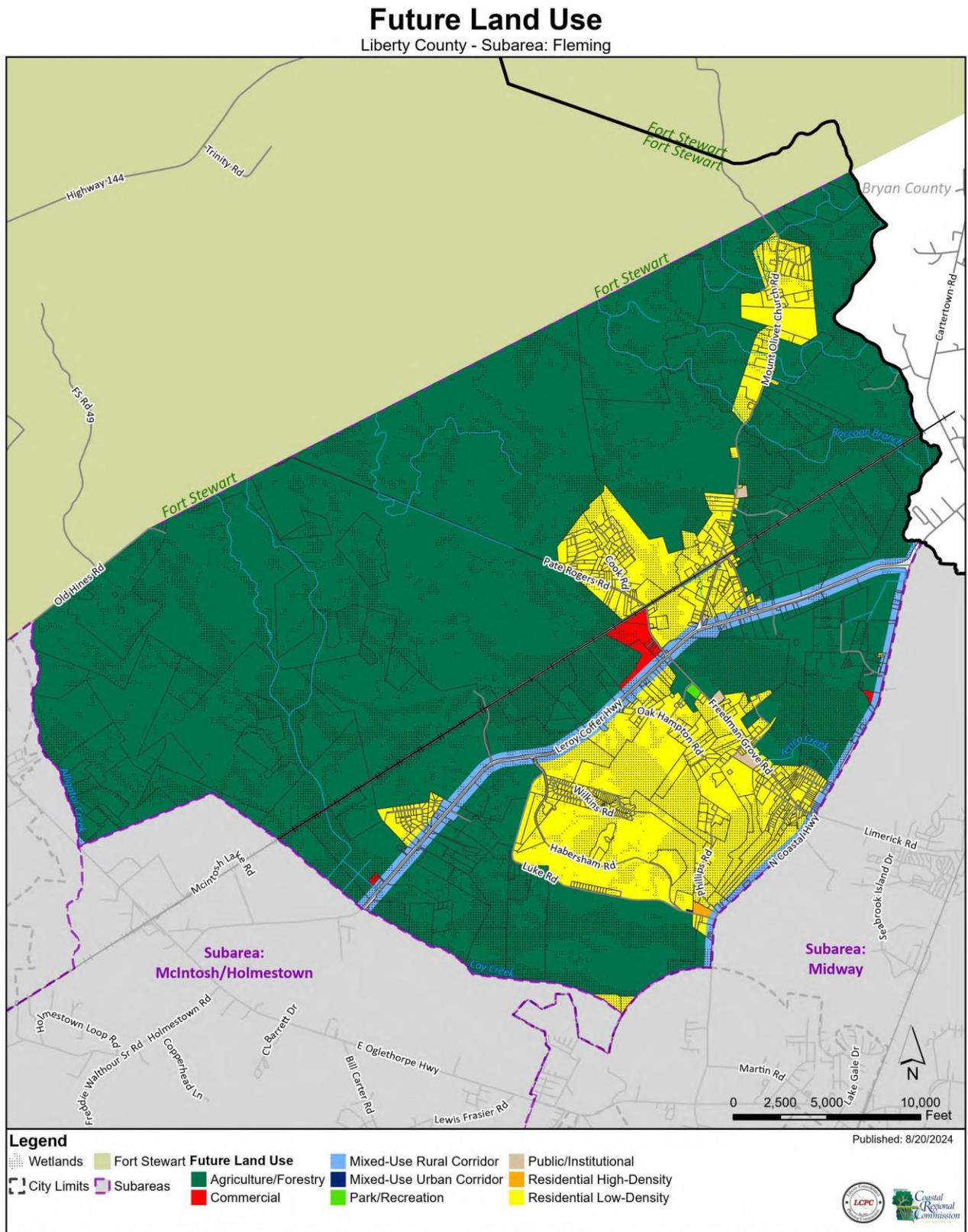


Figure 32. Flemington subarea Future Land Use Map.

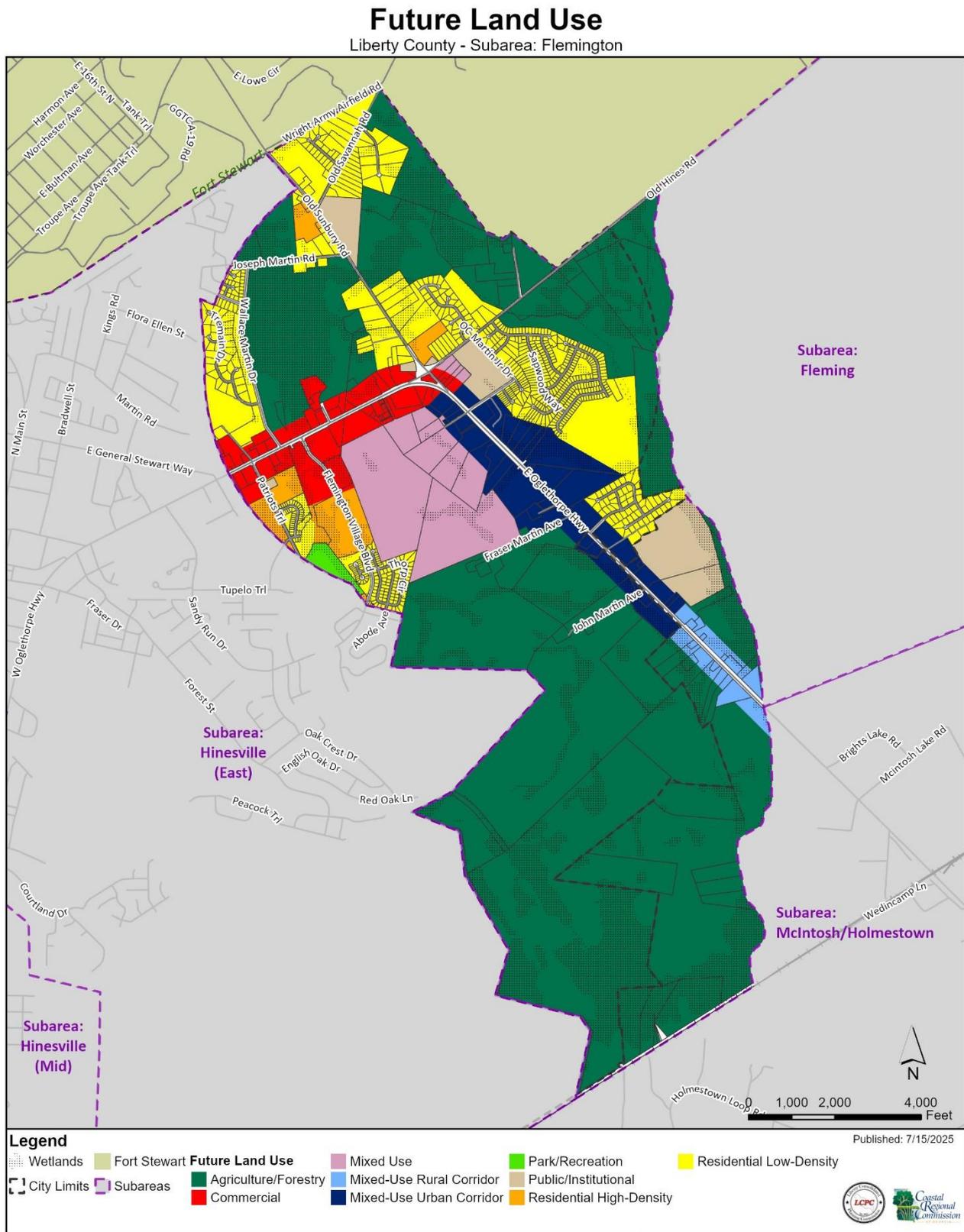


Figure 33. Gum Branch/Rye Patch subarea Future Land Use Map.

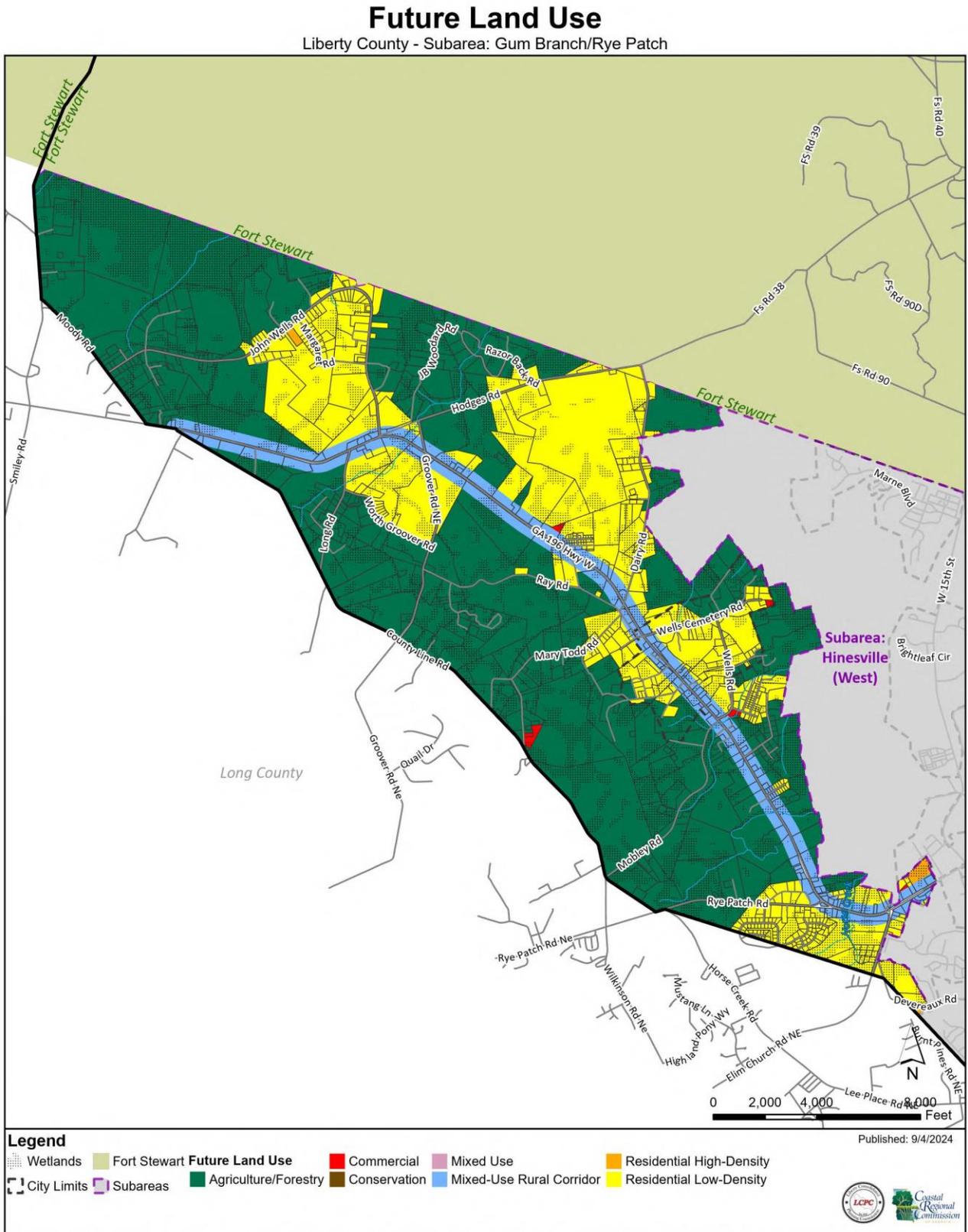
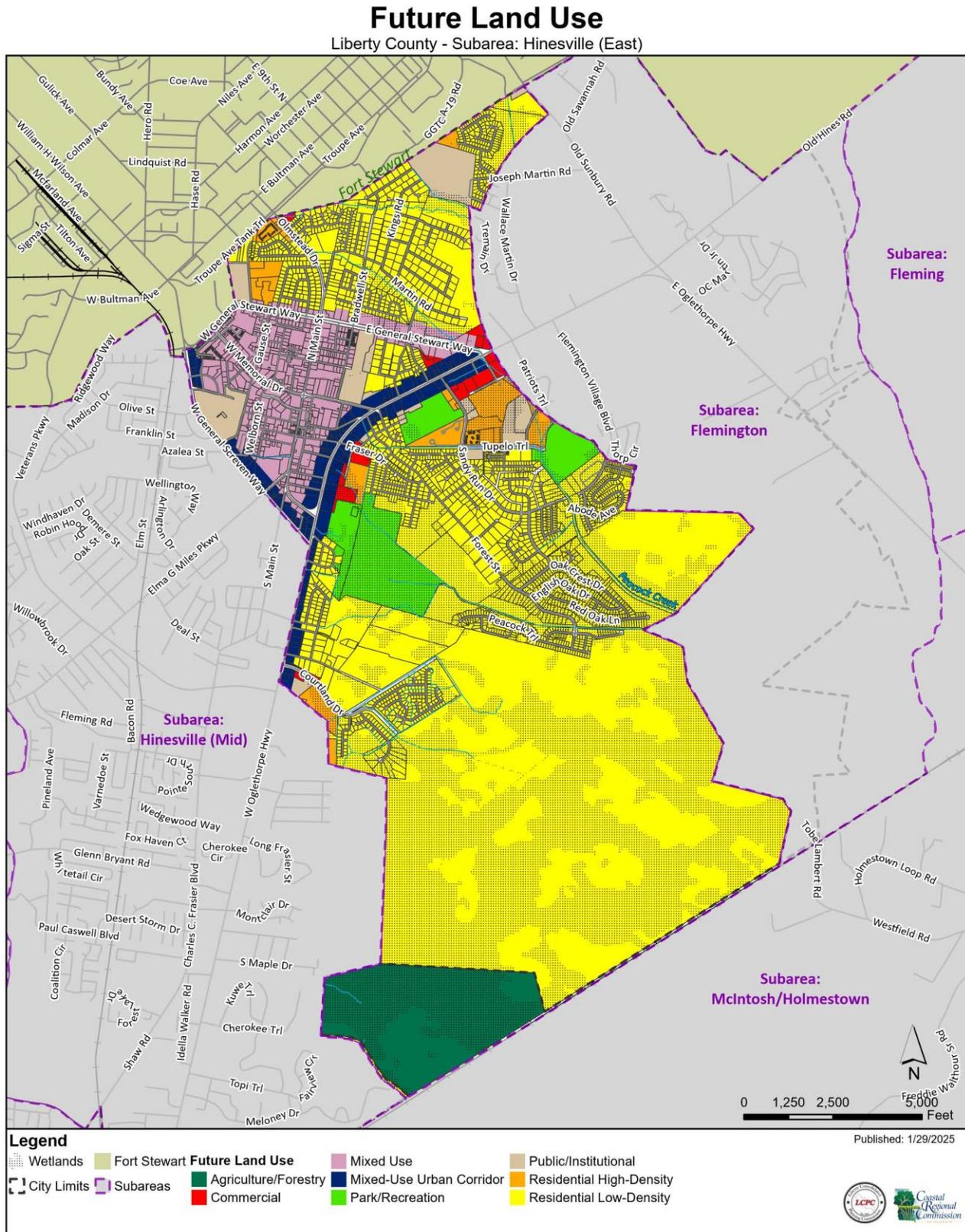
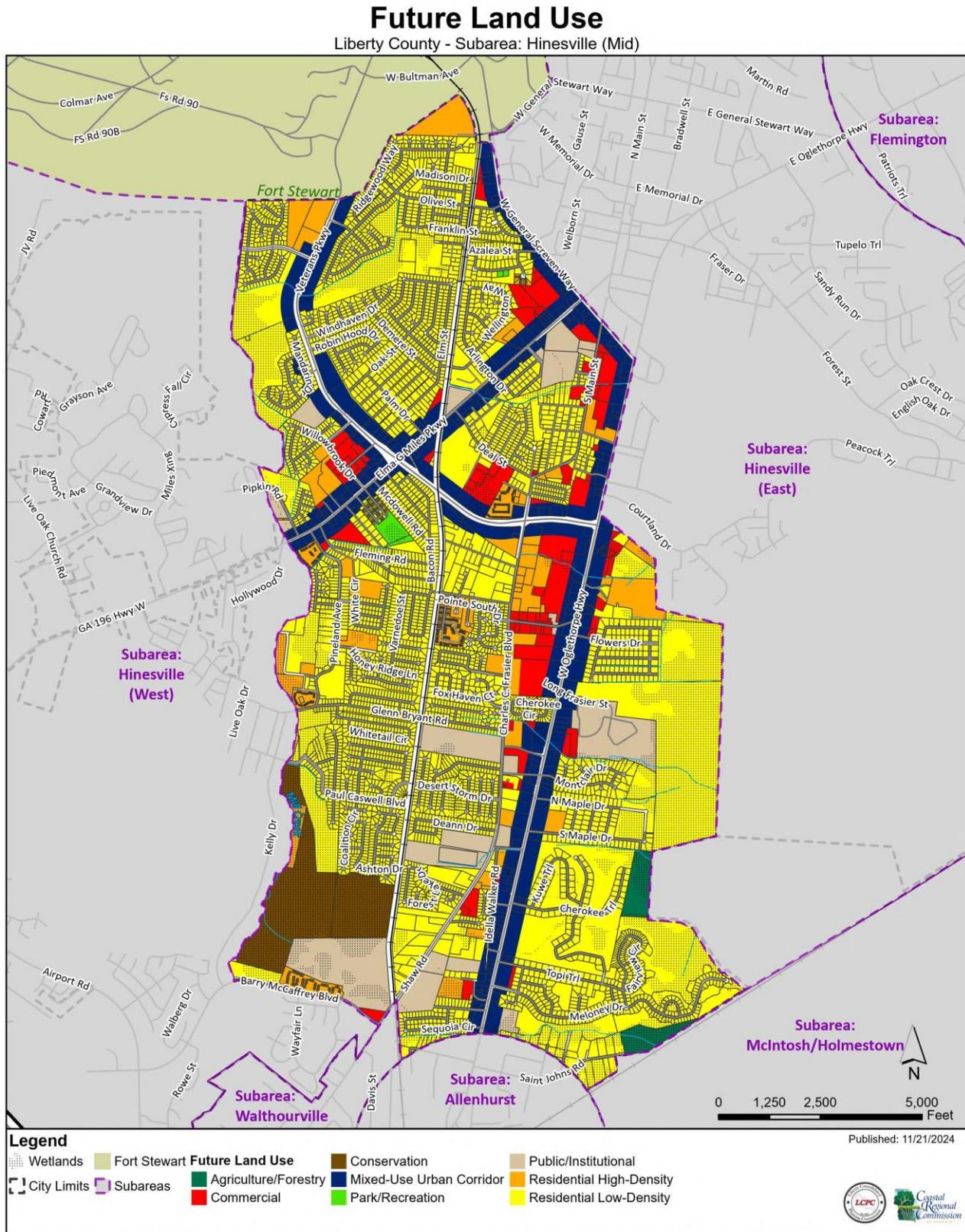


Figure 34. Hinesville (East) subarea Future Land Use Map.



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Figure 35. Hinesville (Mid) subarea Future Land Use Map.



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Figure 36. Hinesville (West) subarea Future Land Use Map.

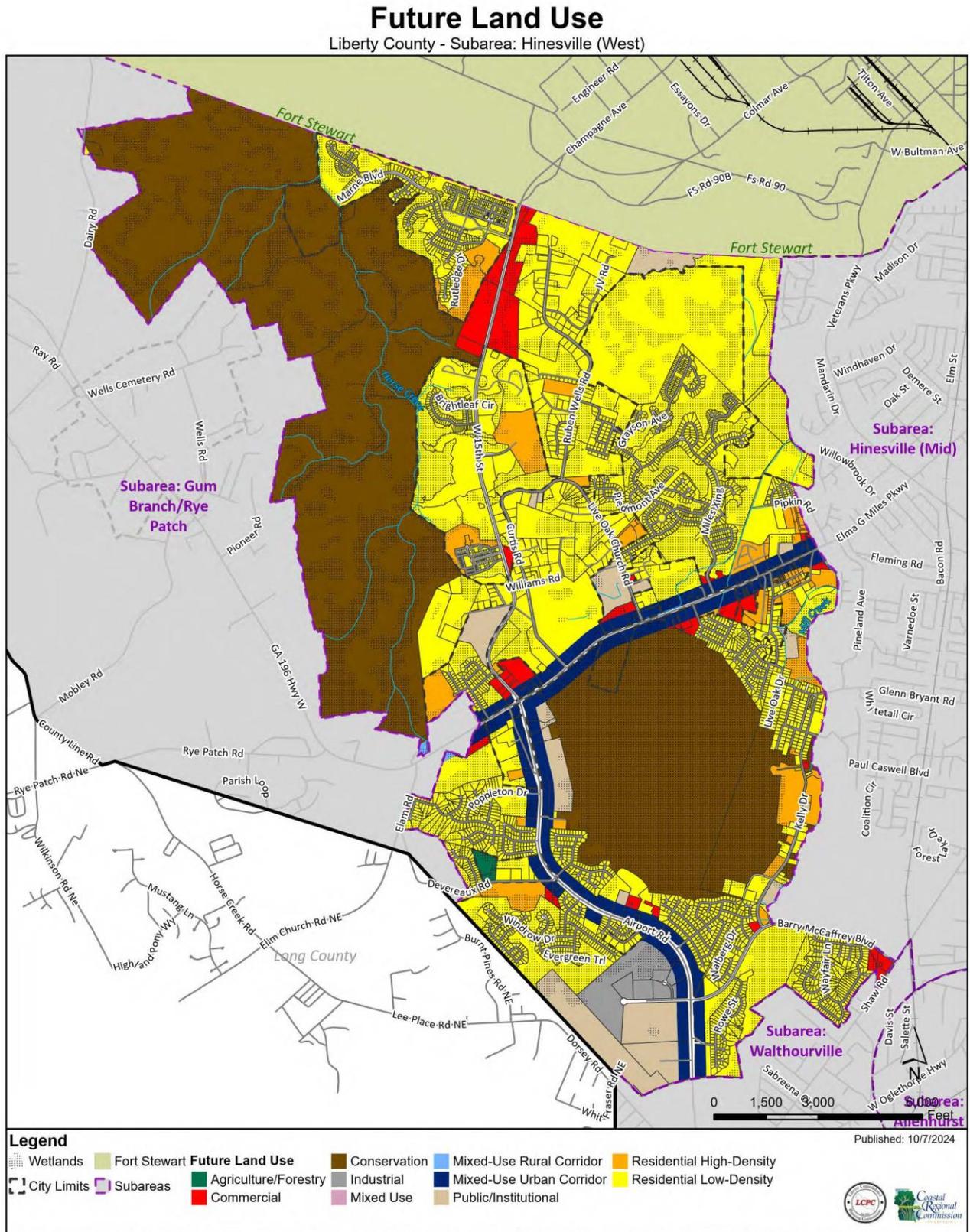
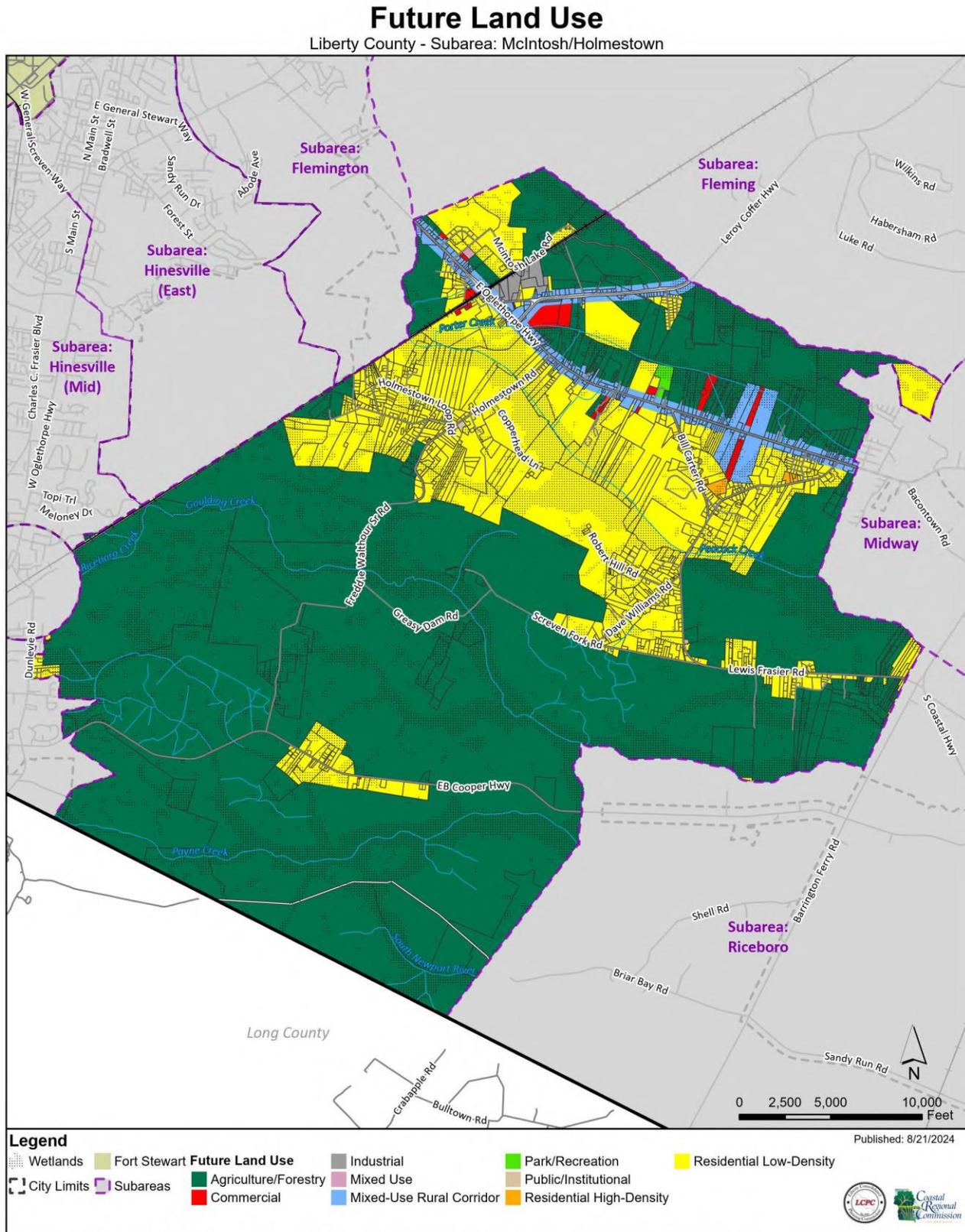


Figure 37. McIntosh/Holmestown subarea Future Land Use Map.



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Figure 38. Midway subarea Future Land Use Map.

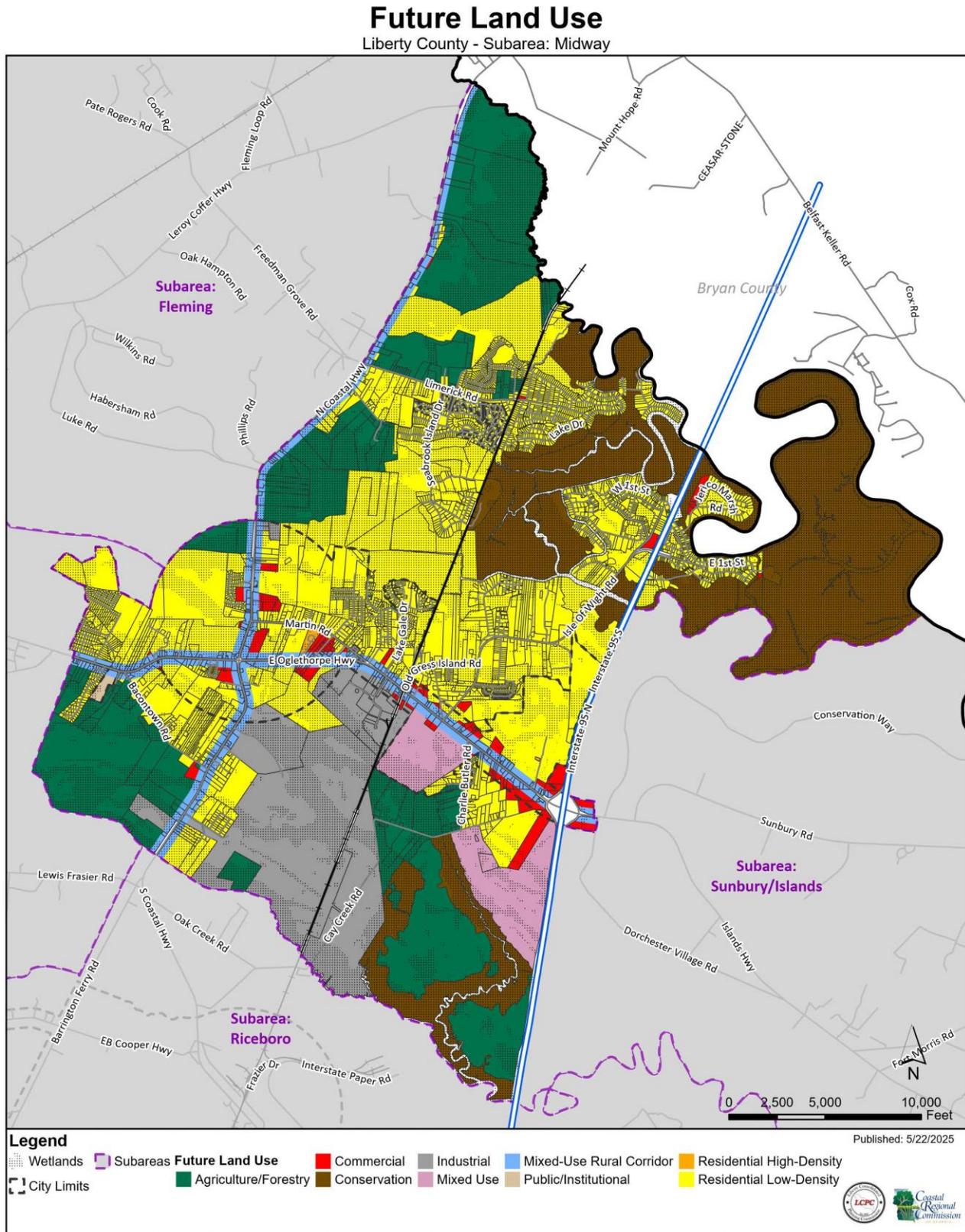


Figure 39. Riceboro subarea Future Land Use Map.

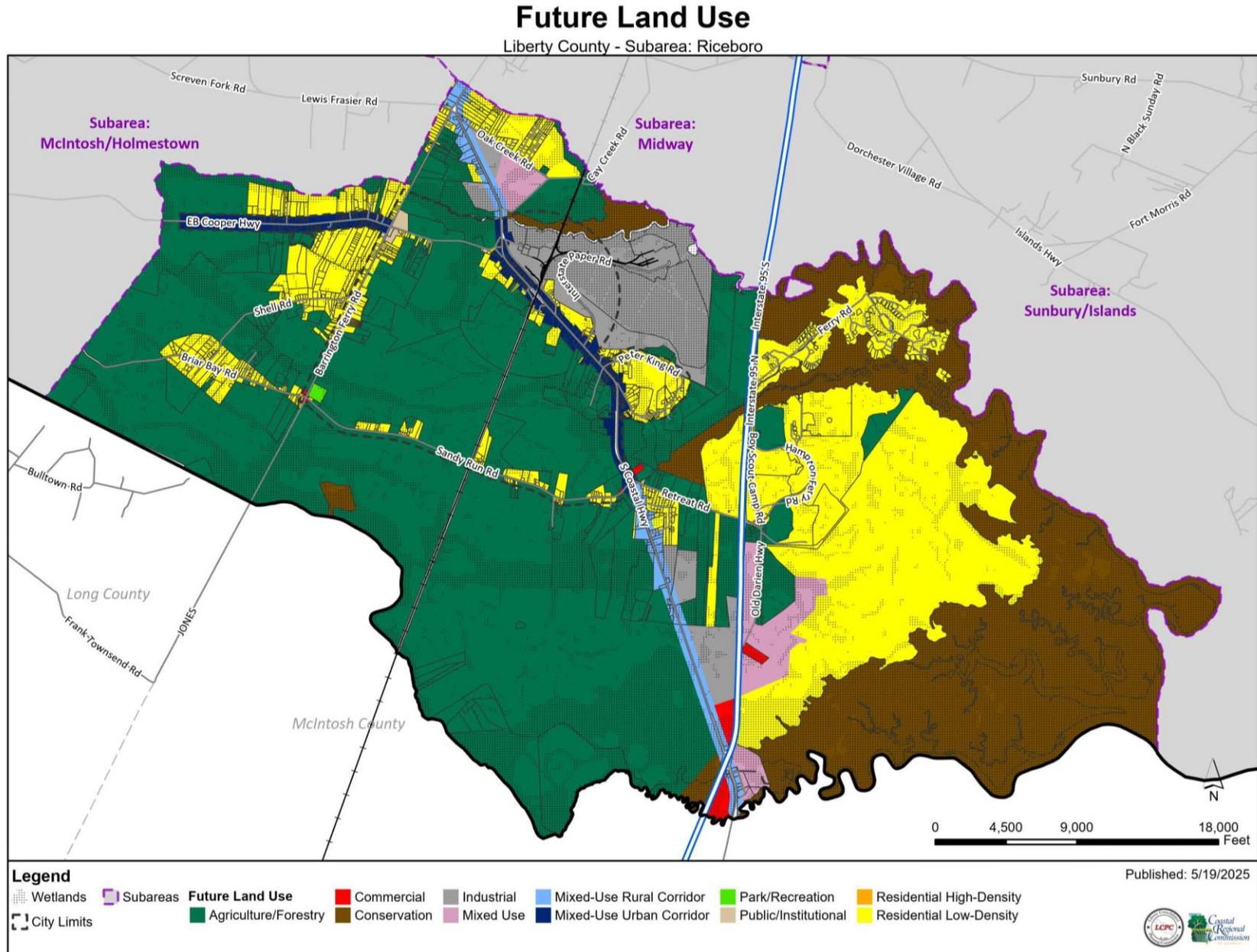
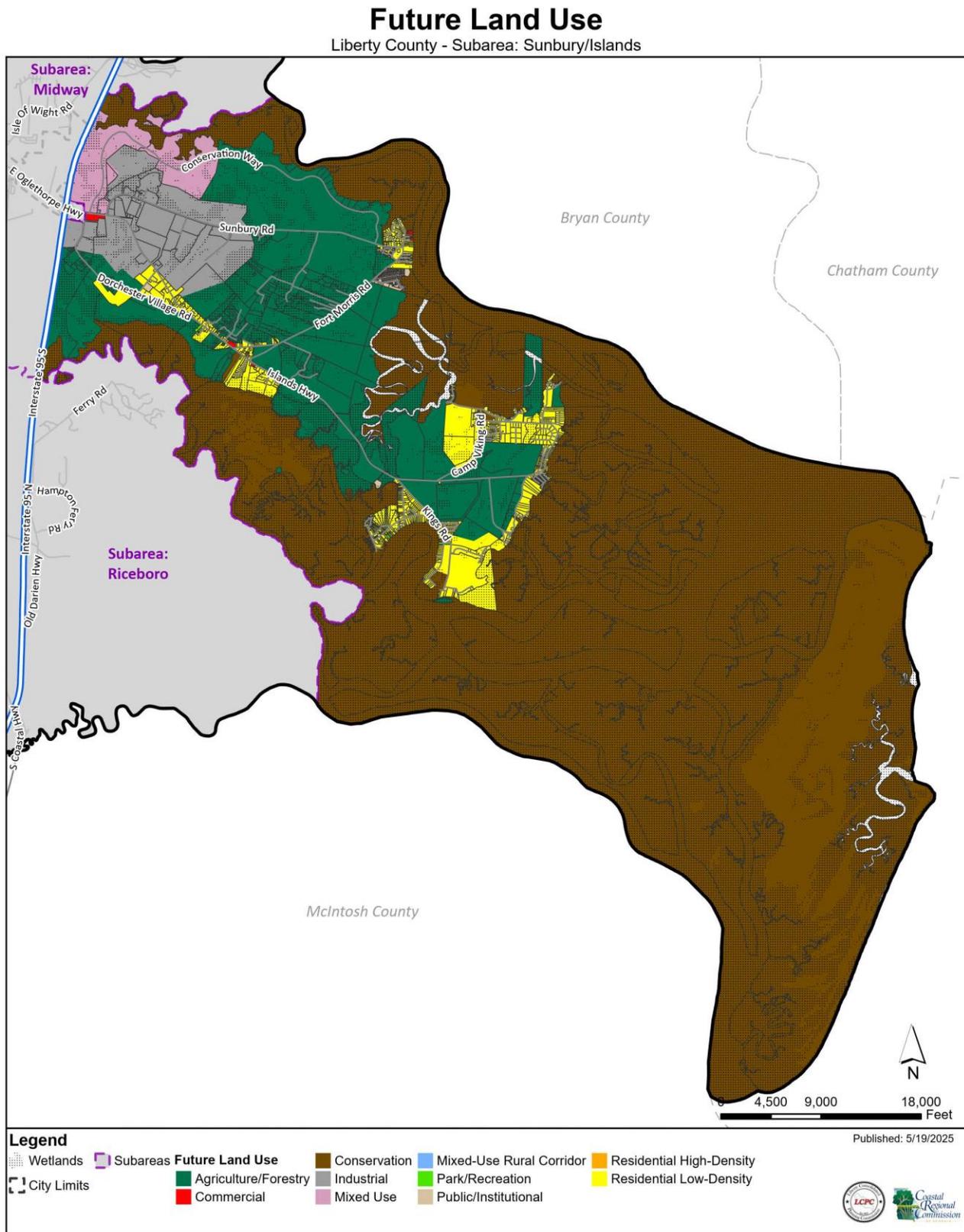
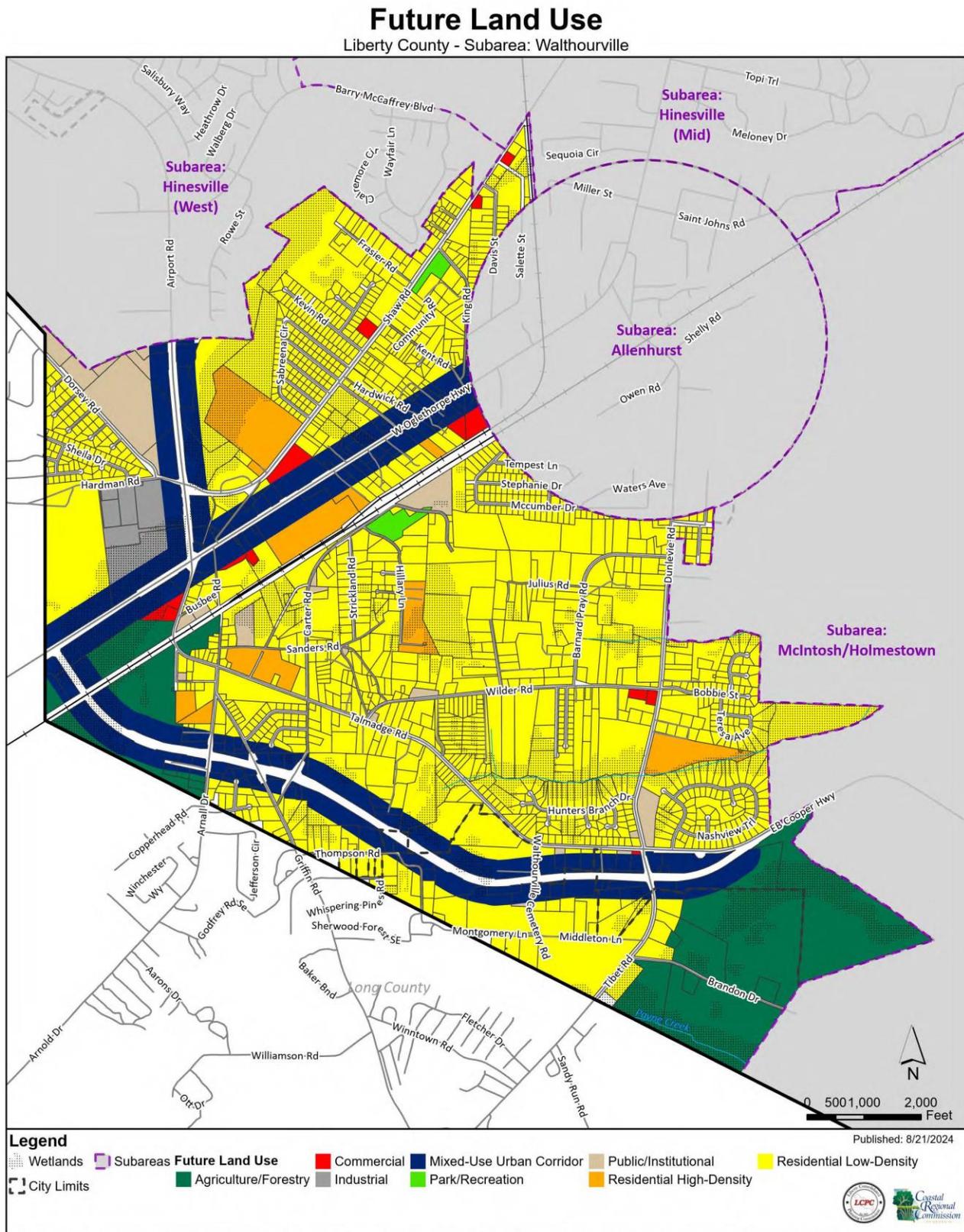


Figure 40. Sunbury/Islands subarea Future Land Use Map.



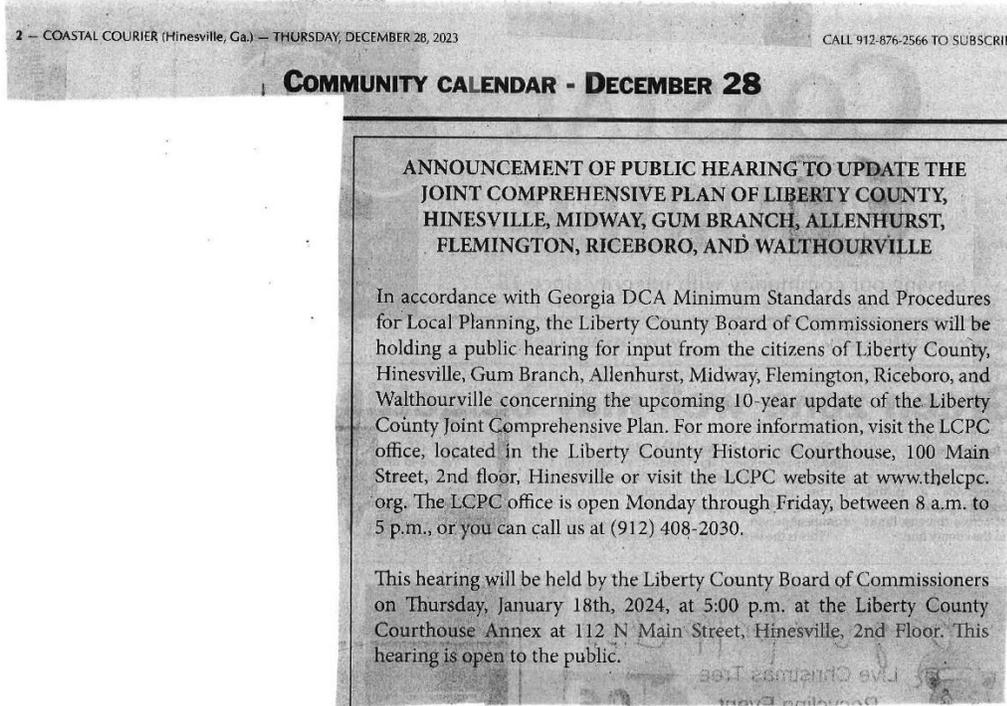
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Figure 41. Walthourville subarea Future Land Use Map.



Appendix B: Community Engagement Supplements

First Public Hearing Advertisement.



Newspaper article explaining comprehensive planning.

Planning meetings for comprehensive plan gaining steam

By PAT DONAHUE
pdonahue@coastalcourier.com

MIDWAY — The character area for most of Midway is not expected to change over the course of the next several years —

PLANNING continues on 16



16 — COASTAL COURIER (Hinesville, Ga.) — WEDNESDAY, JULY 3, 2024

PLANNING

Continued from page 1

even as more growth is headed to the area.

Liberty Consolidated Planning Commission staff met with Midway area residents, including those from Lake George and Isle of Wight, at a June 24 community planning meeting. The LCPC is making the rounds across the county to prepare for the 2026 comprehensive plan.

"We're definitely seeing growth in Liberty County, and that underscores the need to plan for growth," LCPC executive director Jeff Ricketson said at

the meeting.

The 2020 Census put the county's population at 65,274, and a 2022 estimate pegged it at 68,000. By 2030, Ricketson said, there could be 78,000 people living in Liberty County.

Midway has grown, Ricketson added, and the building of 250 homes on Isle of Wight in the Alder Grove subdivision is underway. That sparked concern from residents on traffic, especially along Isle of Wight and its intersection with Highway 84.

More construction and traffic is expected to occur at the Highway 84 and Interstate 95 interchange, where two large gas station

and convenience centers are planned, one to go on the southeast side of the interchange and the other on the southwest side.

The Jones convenience center, which also is expected to include

The Love's travel center, on the southeast side, is expected to be about 15,300 square feet with two restaurants.

The LCPC is continuing to review plans for both of those and Ricketson said it is likely Jones will break ground in a couple of months while the Love's could start construction some time early in 2025.

Ricketson said there are on average 40,000 vehicles a day on I-95 going

through Liberty County.

But much of the current zonings and land use aren't likely to change, Ricketson said, adding most of the new commercial building will take place along Highway 84 between the railroad tracks and exit 76.

"I don't really anticipate there is going to be a need for a lot of change," he said.

Ricketson also addressed questions on the potential of the county bringing water and sewer service to the Lake George/Limerick Road area and on the extension of Hinesville's bus service to the east end. He said he did not know of any county plans to bring water and sewer service out to those

areas and to extend the bus service to the Midway Industrial Park or Tradeport East requires substantial funding.

Some residents worried about the future of their subdivision in Lake George and if it would remain zoned that way, and Ricketson said it did not seem feasible for a venture to buy up to as many as 300 homes for another zoning use.

He said the Tradeport East area remains attractive to industries because of how close it is to I-95.

"The market is going to determine where they want to be," he said. "They want to be in a proximity to the interstate."

The next set of community planning meetings will take place for the Walthourville area on July 22 at the Liberty College and Career Academy. Other meetings will include Allenhurst, Gum Branch and there will be three meetings for Hinesville residents. The final meeting is set for January 27, 2025, for the area east of I-95.

Comprehensive plans are done every 10 years, and the current comp plan was adopted in 2016, meaning the next one has to be concluded by 2026. Ricketson said he hopes they can start the adoption process for the next comp plan in 2025.

Second Public Hearing Advertisement.

COASTAL COURIER (Hinesville, Ga.) — THURSDAY, JUNE 26, 2025 — 9A

ANNOUNCEMENT OF PUBLIC HEARINGS TO RECEIVE INPUT ON THE PROPOSED 2025 JOINT COMPREHENSIVE PLAN OF LIBERTY COUNTY, HINESVILLE, MIDWAY, GUM BRANCH, ALLENHURST, FLEMINGTON, RICEBORO, AND WALTHOURVILLE

In accordance with Georgia DCA Minimum Standards and Procedures for Local Planning, the Liberty Consolidated Planning Commission and the Liberty County Board of Commissioners will each be holding a public hearing to receive input from the citizens of Liberty County, Hinesville, Gum Branch, Allenhurst, Midway, Flemington, Riceboro, and Walthourville concerning the proposed Liberty County Joint Comprehensive Plan. The draft of the proposed 2025 Joint Comprehensive Plan may be viewed at the LCPC website at www.thelcpc.org or in the LCPC office, located in the Liberty County Historic Courthouse, 100 Main Street, 2nd floor, Hinesville. The LCPC office is open Monday through Friday, between 8 a.m. to 5 p.m., or you can call us at (912) 408-2030.

This first public hearing will be held by the Liberty Consolidated Planning Commission on Tuesday, July 15th, 2025, at 4:30 p.m. at the Liberty County Courthouse Annex at 112 N Main Street, Hinesville, 2nd Floor. This hearing is open to the public.

This second public hearing will be held by the Liberty County Board of Commissioners on Thursday, July 17th, 2025, at 5:00 p.m. at the Liberty County Courthouse Annex at 112 N Main Street, Hinesville, 2nd Floor. This hearing is open to the public.

Table 23. Stakeholder roster.

Name	Affiliation	Title
Arnold, Ryan	City of Hinesville	Assistant City Manager
Bowman, Will	Liberty County	Sheriff
Hayes, Sarah B.	City of Walthourville	Mayor
Riles, Karl	City of Hinesville	Mayor
Brown, Allen	Century 21	Realtor/Broker
Brown, Joey	Liberty County Board of Commissioners	County Administrator
Brown, Louise	City of Riceboro	Councilmember
Byler, Tim	Planning Commission	Chairman
Clancy Jr, Levern	City of Midway	Mayor
Dryden, Claude	Dryden Homes	Owner
Eason, Tina	City of Gum Branch	Mayor
Ford, Joe	Liberty County Chamber of Commerce/Hinesville Housing Authority	Chairman
Frost, Emma	Fort Stewart	Master Planning
Gilliard, Gary	Liberty County BOC/ Hinesville Public Works	Commissioner
Hatcher, Rachel	RS&H / HAMPO	Senior Planner
Hawkins, Paul	City of Flemington	Mayor
Horne, Brooke	City of Gum Branch	Mayor Pro Tem
Howard, Kenneth	City of Hinesville	City Manager
Howard, Tracey	City of Hinesville	Chief of Police
Jones, Verdell	Liberty County School System	Chair
Logan, Larry	City of Flemington	Councilmember
Long, Trent	T.R. Long Engineering	President
Lovette, Donald	Liberty County Board of Commissioners	Chairman
Mims, Tammy	Liberty Regional Medical Center, Hospital Authority	CEO
Mobley, Travis	Hunter Army Airfield	
Mosley, Joseph	Liberty County Board of Commissioners	Assistant County Administrator
Nelson, Vicky	City of Hinesville	Councilmember
Odom, Phil	Citizens Advisory Committee	Chairman
Pittman, Troy	GDOT	District Engineer
Perry, Franklin	Liberty County School System	Superintendent
Poole, Leah	Liberty County Chamber of Commerce	Director
Ray, Melissa Carter	Liberty County Development Authority	Board Member
Ricketson, Jeff	Liberty Consolidated Planning Commission	Director
Ricketson, Michelle	HDDA	Executive Director
Rogers, James	Liberty Regional Medical Center, Hospital Authority	Chairman
Sack, Marcus	Liberty County Development Authority	Board Member

Name	Affiliation	Title
Sellers, Terrie	Savannah Technical College	Dean, Liberty Campus
Sikes, Trevor	RTS Homes	Owner
Simonton, Paul	City of Hinesville	City Engineer
Stacy, Chris	City of Riceboro	Mayor
Stevens, Marion	Liberty County Board of Commissioners	Commissioner
Delisa Clift	Hinesville Housing Authority	Acting CFO
Grant, Brynn	Liberty County Development Authority	CEO
Volskay, Alan	GA Power	Local Manager
Washington, Clemontine	City of Midway	Mayor Pro Tem
Smith, George	City of Hinesville	Inspections Director
Wiggins, Kelly	Liberty Consolidated Planning Commission	Executive Assistant
Willis, James	Town of Allenhurst	Mayor

Stakeholder Meeting #1 Sign-In Sheet.



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: LIBERTY COUNTY JOINT COMP PLAN Date: 12/12/2024 Location: LIBERTY COUNTY COURTHOUSE

Name	Title	Organization	Email
SIMON SHARDT	PLANNING MANAGER	CRC	shardt@crc.ga.gov
TINA EASON	MAYOR	Gum Branch	
Jeff Ricketson	Executive Director	LCPC	jricketson@thelcpc.org
Paul Hawkins	MAYOR	Flemington	hawkins.p2@gmail.com
Todd Kennedy	Planner III	LCPC	tkennedy@thelcpc.org
JAMES WILLIS	MAYOR	ALLENHURST	willis_j_w@coastalnow.net
Larry Logan	city Council	Flemington	larryloganrealmail@gmail.com
Jennifer Peterson	DGC	USAG Fort Stewart	thunter jennifer.peterson@army.mil
Brynn Grant	CEO	LCDA	brynn.grant@cenegrow.global
RACHEL HATCHER	HAMPO PLANNER	HAMPO	RACHEL.HATCHER@RSANDH.COM
Justin Dammons	HAMPO Planner	HAMPO	justin.dammons@rsandh.com
Phil Adams	LCPC Vice Chair	LCPC	AD1951@gmail.com
Marcus Sack	CEO	MESF	marcus@mesfct.com
Tracey Howard	Chief Police	HPD	thoward@cityofhinesville.org
KARL RILES	MAYOR HINESVILLE	CITY OF HINESVILLE	MAYOR@CITYOFHINESVILLE.ORG
Carmen Cole	COO	LCDA	Carmen.Cole@cenegrow.global
Arnold Jackson	COO	LCSS	ajackson@liberty.k12.ga.us
Donald Lopez	Chair BDC	LCBDC	
Kenneth Ricketson	City Exec Dir		kricketson@hinesville-downtown.com
Michelle Ricketson	Hnl. Downtown Development Authority		
McKesson Stokor	Hines Development	HDA	
TRENT LONG	LIBERTY COUNTY	T.R.LONG ENGINEERING	TRLONG@TRLONGENG.COM
Marion Stevens	LC BOC	Commissioner	
Mayor of Walthourville			

Stakeholder Meeting #2 Sign-In Sheet.



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: LIBERTY COUNTY JOINT COMP PLAN Date: 01/15/2025 Location: LIBERTY COUNTY COURTHOUSE

Name	Title	Organization	Email
Simon Hardy	PLANNING MANAGER	CRC	shardy@crc.ga.gov
Alvin Volstey	Area Manager	GPC	advolska@sonthovn.co.com
Susan Inman	Mid Coast Advocate	OHM	susan@onehundredmiles.org
Russ Arch	Claxton City Mgr	COI	rarch@cityofclaxton.ga.gov
Tracy Howard	Police Chief	Hinesville	thoward@cityofhinesville.org
Verdell Jones	Board Chair	BOE	vjones@liberty.k12.ga.us
Sarah B. Hayes	Mayor - Walthamville		mayor sbhayes@cityofwalthamville.com
Phil Odom	LCPC V-Chair	LCPC	KPO1951@gmail.com
Arnold Jackson	LCSS - COO	LCSS	ajackson@liberty.k12.ga.us
George W. Smith	Director of Inspection	Hinesville	gsmith@cityofhinesville.org
Paul Smoot	Engineer Smoots Eng.	Smoots Eng.	paul@smootseng.com
Hannah Mendillo	Coastal Planner	OHM	hannah@onehundredmiles.org
Todd Kennedy	Planner III	LCPC	tkennedy@theLCPC.org
Justin Frasier	County Commissioner	Liberty	Justin.Frasier12@gmail.com

Stakeholder Meeting #3 Sign-In Sheet.



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	Liberty County Joint Comp Plan	Date:	2/13/2025	Location:	Liberty County Courthouse
Name	Title	Organization	Email		
Winey Poon	GIS Manager	CRC	wpoon@crc.ga.gov		
Aaron Carpenter	Planning Director	CRC	acarpenter@crc.ga.gov		
Caity McKeel	Senior Planner	CRC	cmckeel@crc.ga.gov		
Sarah B. Hayes	Mayor - Walthourville	Walthourville			
Tina Eason	Mayor - Gumbranch	Gumbranch	tina.eason1960@gmail.com		
William L. HARRELL	Mayor - ^{Allenhurst} Proctor	ALLENHURST	wharrell@castalnwv.net		
Joe Ford	Hinesville Busi. of Authnity	HNA	joe.ford@jebi.com		
Tracy Howard	Hinesville Ch. of	Hinesville PD	thoward@cityofhinesville.org		
Phil Odom	Commissioner	LCDC	KPO1951@gmail.com		
Ryan Brund	COA ACH	COA	rbrund@cityofhinesville.com		
Susan Inman	Advocate	OCM	inman		
Paul H. Hawkins	Mayor	Fleming Tech	—		
Hannah Mendillo	Coastal Planner	OCM	hannah@onehundredmiles.org		
Donald Adette	Chair	LCBDC			
Joe M. Long	Assist County Manager	LCBDC	Joseph.M.Long@libertycounty.ga.gov		
Trent Long	County Engineer	T.A. LONG ENGINEERING	TRLONG@TALONGENR.com		
Michelle Ricketson	Exec. Dir	HDPA	mricketsa@hinesville-downtown.com		
Alan Volkmann	Area Manager	GPC			

Stakeholder Meeting #4 Sign-In Sheet.

Meeting Sign-In Sheet

Project: Liberty County Comp Plan Date: 2/27/2025 Location: Liberty County Courthouse Annex

Name	Title	Organization	Email
Tina Eason	Mayor	Gumbranch	tina.eason ¹⁹⁶⁰ 1960@gmail.com
Phil Odom	Commissioner	LCPC	1501957@gmail.com
Clementine Washington	Mayor Pro-Tem	City of Midway	clementine.washington@cityofmidwayga.com
Susan Inman	Mid Advocate	OTM	susan@onehundredmiles.org
Brynn Grant	CEO CEO	LCDA	brynn.grant@conegrow.global
Todd Kennedy	Planner III	LCPC	tkennedy@theLCPC.org
Hannah Meydillo	Coastal Planner	OTM	hannah@onehundredmiles.org
Louise Brown	Mayor Pro Tem	City of Riceboro	lbrown@cityofriceboro.org
Paul Fleming	Mayor	Fleming Tom	
Donald Stille	Chairman	LCBL	
Sarah Hayes	Walthourville Mayor		
Michelle Ricketson	HDDA - Exec Dir		
Arnold Jackson	COO	ECSS	
Sarah B. Hayes	Mayor	Walthourville	
Joseph M. Mosley	Asst. Co Adm	Liberty County	Joseph.Mosley@libertycountyga.gov