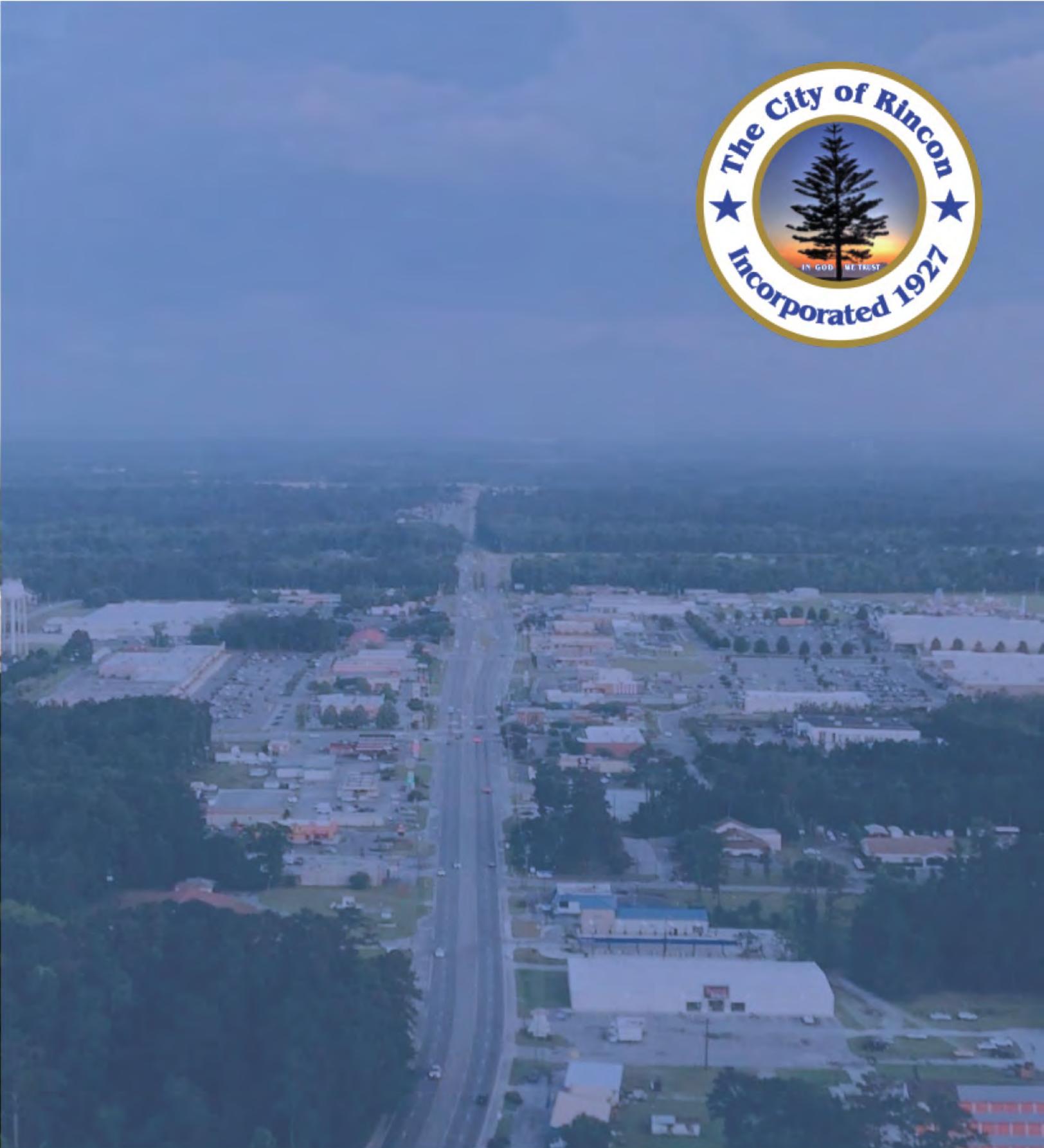


Intentionally Blank

Intentionally Blank



City of Rincon Comprehensive Plan 2024

Acknowledgments

We would like to thank all those who participated in and assisted with the development of the Rincon 2024 Comprehensive Plan. The content of this plan is the result of a months long process involving City of Rincon staff, stakeholders, representatives, planning meetings, and workshops. The plan was further enhanced by the generous input provided by members of the public at the workshops and public hearings. We are extremely grateful for the support we received during the process and look forward to the implementation of this plan.

City of Rincon Council

Kevin Exley Mayor Pro Tem
Brandy Riley
Michelle Taylor
Jesse 'Ben' Blackwell, Jr.
Levi Scott
Mona Underwood

Stakeholder Committee

Salvador Figueroa, Resident and Rincon Business Owner
Eric Hills, Resident and Rincon Business Owner
Jeannie Lane, Local Banker
Tim Mathews, Resident
Alec Metzger, Local Engineer
Tim Milner, Planning & Zoning Board Representative
Jonathon Murrell, Rincon Police Chief
Lou Reed, Rincon Fire Chief
Brandy Riley, City Council Representative
Jim Head, Resident, Former Chair of Planning & Zoning

City of Rincon Staff

Teri Lewis, Director of Planning and Development

Coastal Regional Commission

Dionne Lovett, Executive Director
Aaron Carpenter, Planning & Government Services Director
Simon Hardt, Planning Manager
Wincy Poon, GIS Manager
Caity McKee, Senior Regional Planner
Skye Lewis, Regional Planner



Executive Summary

The City of Rincon, the Stakeholder Committee, and the Coastal Regional Commission worked together to prepare the Rincon 2024 Comprehensive Plan update. 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 a set of goals that express a desired future. Through the vision, goals, and work plans, the City of Rincon intends to utilize this Plan to continue to create a thriving community.

Rincon, known as the commercial center of Effingham County, desires to become a city that can develop a true town center and manage future growth while also protecting its natural resources and maintaining a hometown appeal. As a city “just around the corner from everywhere you want to be,” Rincon will move forward by making strategic decisions that will enable the city to continue to be a safe, friendly, active community with good public services and good schools.

City of Rincon officials acknowledge the importance of this comprehensive planning process to address multiple community needs and opportunities, including concerns regarding the availability and quality of housing, economic development, natural and cultural resources, transportation, and future land use. This document consolidates identified issues and locally generated solutions.



Contents

ACKNOWLEDGMENTS	i
EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1 PURPOSE	3
1.2 PLANNING SCOPE	3
2.0 BACKGROUND	5
2.1 HISTORY OF RINCON	5
2.2 PEOPLE OF RINCON	5
2.2.1 Population	6
2.2.2 Households	6
2.2.3 Age	6
2.2.4 Racial / Ethnic Composition	7
3.0 COMMUNITY ENGAGEMENT	8
3.1 STAKEHOLDER COMMITTEE PROCESS	9
3.2 PUBLIC HEARINGS AND LISTENING SESSIONS, PLANNING COMMISSION WORKSHOPS	9
4.0 VISION AND GOALS	10
4.1 VISION STATEMENT	11
4.2 GOALS & POLICIES	12
4.2.1 Economic Prosperity	12
4.2.2 Resource Management	12
4.2.3 Efficient Land Use	12
4.2.4 Local Preparedness	12
4.2.5 Sense of Place	12
4.2.6 Regional Cooperation	12
4.2.7 Housing	13
4.2.8 Transportation	13
4.2.9 Education	13
4.2.10 Community Health	13
5.0 NEEDS AND OPPORTUNITIES	14
5.1 DEVELOPMENT PATTERNS	16
5.2 COMMUNITY	16
5.3 ECONOMIC DEVELOPMENT	16
5.4 CONSERVATION	16
5.5 LIVABILITY	16
5.6 GOVERNANCE	16
6.0 LAND USE	19
6.1 EXISTING LAND USE ANALYSIS	20
6.2 LAND USE DESIGNATIONS	21
7.0 ECONOMIC DEVELOPMENT	24
7.1 ECONOMIC BASE AND OCCUPATION	26
7.2 UNEMPLOYMENT RATE	26

Contents

7.3	LABOR FORCE	26
7.4	WORKFORCE DEVELOPMENT ISSUES	26
8.0	HOUSING	28
8.1	HOUSING TYPES	29
8.2	OCCUPANCY	30
8.3	HOUSING COSTS	30
8.4	COST BURDENED HOUSING	31
8.5	CONDITION OF HOUSING	31
8.6	JOBS HOUSING BALANCE	32
9.0	TRANSPORTATION	33
9.1	ROAD NETWORK HIERARCHY	34
9.2	ALTERNATIVE MODES OF TRANSPORTATION	34
10.0	COASTAL VULNERABILITY AND RESILIENCE	36
10.1	NATURAL HAZARDS	38
10.2	STORM SURGE DEVELOPMENT	38
10.3	VEGETATION / OPEN WATER BUFFERS	38
10.4	VULNERABLE POPULATIONS	38
10.5	INCOME AND POVERTY LEVEL	38
10.6	MEANS OF TRANSPORTATION	38
11.0	BROADBAND	40
11.1	BENEFITS	41
11.2	CURRENT ACCESS	42
12.0	COMMUNITY WORK PROGRAM	43
12.1	ACTION ITEMS	44
LIST OF TABLES		
Table 2-1	Number of Households	7
Table 2-2	Median Age	7
Table 3-1	Public Hearings and Stakeholder Committee Meetings	9
Table 5-1	SWOT Analysis	17
Table 6-1	Land Use Area Designations Summary	21
Table 12-1	Responsible Parties	44
Table 12-2	Rincon Work Program Summary	45
LIST OF FIGURES		
Figure 2-1	Rincon and Bulloch County Population Over Time	5
Figure 2-2	Racial and Ethnic Composition	7
Figure 6-1	Rincon Existing Land Use Map	22
Figure 6-2	Rincon Future Land Use Map	23
Figure 7-1	Rincon Employment by NACIS Code	26
Figure 7-2	Rincon Labor Force Participation	27
Figure 8-1	Change in Number of Housing Units	29
Figure 8-2	Rincon Housing Types	30
Figure 8-3	Rincon Median Rent	30
Figure 8-4	Rincon Median Home Value	30
Figure 8-5	Rincon Cost Burdened Homeowners	30

Contents

Figure 8-6	Rincon Cost Burdened Renters	30
Figure 8-7	Rincon Age of Housing	31
Figure 10-1	Rincon Household Income Range	39

LIST OF APPENDICES

Appendix A	Maps	48
Appendix B	SWOT Analysis	52
Appendix C	Report of Accomplishments	54
Appendix D	Required Documents	60





1. Introduction

Introduction

Counties, cities, and towns all experience change at various points in time, whether it be demographic, geographic, or economic. These changes are factors that together determine the long-term viability of these localities. The effects of change are different and generally more beneficial for communities that are able to anticipate, plan for, and accommodate change. Communities that fail to plan can face negative consequences that could have been avoided or mitigated with proper planning. Community stabilization and quality growth begin with a consistent, locally generated vision and a plan of implementation that can spark economic opportunity and social cohesiveness in any given town, city, county, or region.

The Rincon Comprehensive Plan is the official guiding document for the future of Rincon. The comprehensive plan serves the following functions:

- It lays out a desired future.
- It guides how that future is to be achieved.
- It formulates a coordinated long-term planning program.

The Plan document also addresses issues regarding housing, economic development, and land use in a coordinated manner and serves as a guide for how:

- Land will be developed.
- Housing will be improved and made available.
- Businesses will be attracted and retained.

The Comprehensive Plan document becomes a powerful resource for elected and appointed officials as they deliberate development issues and convey policy to their respective citizenry.



| 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 processes. The purpose of the minimum standards is to provide a framework for development, management, and implementation of local comprehensive plans.

The purpose of comprehensive planning at the community level is to bring together all sectors within Rincon, including residents, the business community, and non-profit organizations to develop a strategy that aims to make Rincon an attractive place to invest, conduct business, and raise a family. The Comprehensive Plan is intended to provide policy direction and guidance for elected officials, appointed officials, and the public to inform the decision-making processes. This Plan articulates the City’s vision for the future and creates a road map for residents, property owners, investors, businesses and industry, and anyone interested in the City of Rincon’s future 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 and allows the City to maintain its “qualified local government status,” making the City eligible for selected state funding and permitting programs.

1.2 Planning Scope

The 2024 Rincon Comprehensive Plan update was prepared by City Staff and the Coastal Regional Commission with invaluable input from stakeholders and the public. This document has been prepared to exceed the minimum requirements of Georgia Department of Community Affairs’ Minimum Standards and Procedures for Local Comprehensive Planning which became effective in March 2014.

Rincon met the minimum standards and procedures required by DCA including Community Goals, Needs and Opportunities, Broadband, and Community Work Program. Additionally, the City of Rincon exceeded these requirements by conducting additional analysis on other planning elements. In this Plan the City of Rincon addressed coastal vulnerability and resilience, transportation, housing, and economic development making this plan an essential tool for future development based on implementation of the recommendations contained herein.





CITY OF RINCON

Historic Post Office
RESTORATION PROJECT

2. Background

2. Background

2.1 History of Rincon

Situated in the southeastern region of Effingham County, lies the charming city of Rincon, a place where history weaves a tapestry of resilience and progress. Established as a city in 1927, Rincon’s roots delve deeper, tracing back to the late 19th century when the South Bound Railroad laid its tracks, opening avenues for settlement and commerce. Initially a humble hub catering to the needs of railroad workers, Rincon burgeoned into a bustling commercial epicenter, spurred by the enterprise of its industrious residents. Through those efforts, Rincon embarked on a trajectory of growth and prosperity. By the turn of the century, Rincon emerged as a thriving cityscape. Serenaded by the rhythmic hum of passing trains, Rincon embraced its identity as a “little spot” along the tracks, a place where residents found solace and opportunity amidst the bustling commerce of sawmills, cotton gins, and turpentine stills.

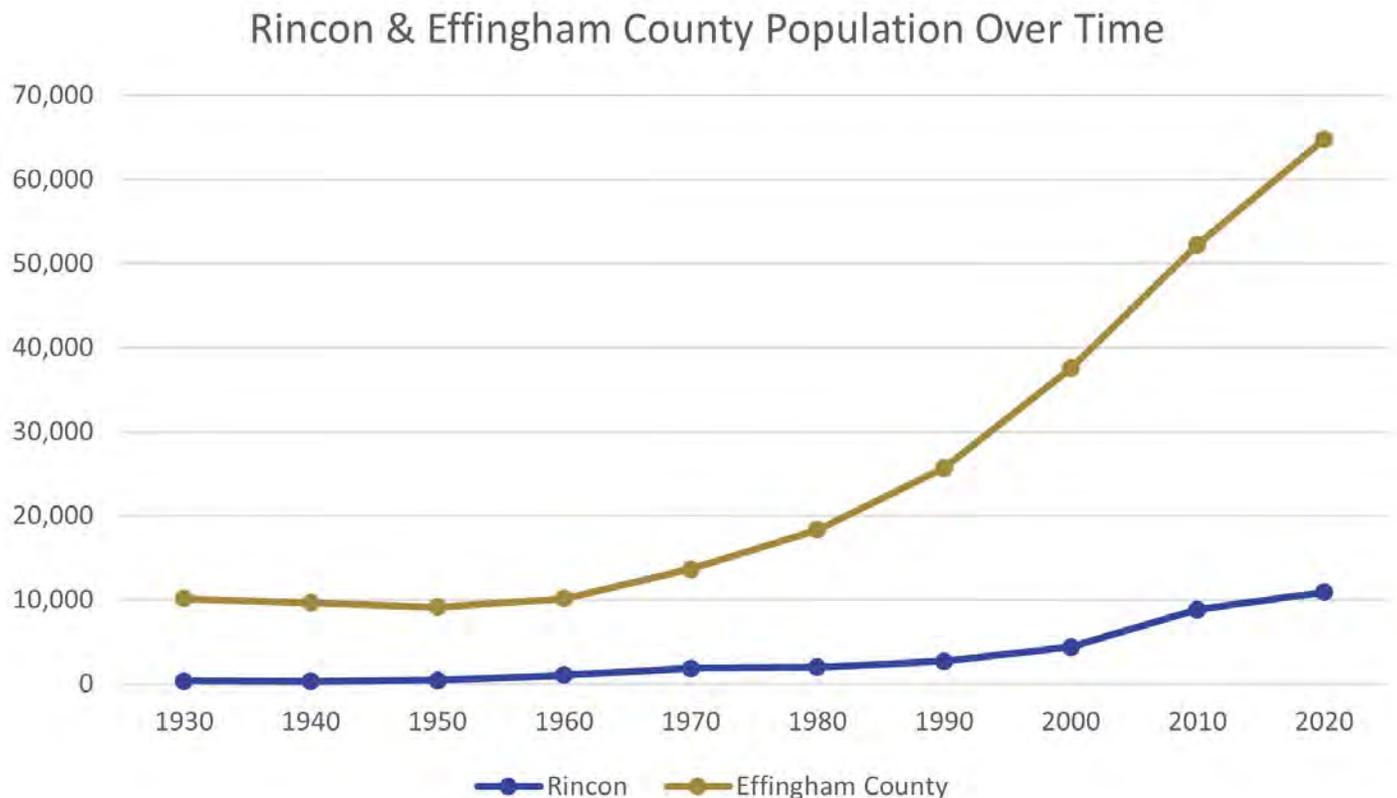
In 1927, Rincon was officially incorporated as a city, heralding a new era of governance under the leadership of Mayor Frank Bowers. Though its early years were marked by modest growth, Rincon’s fortunes soared in the 1980s with the influx of industrial and retail giants, propelling it to become the largest municipality in Effingham County.

Today, Rincon stands as a vibrant community, home to over 10,000 residents and a tapestry of small businesses, retail outlets, and dining establishments. It is truly “just around the corner from everywhere you want to be.” Guided by a council-manager form of government, Rincon balances tradition with progress, offering its residents a quality of life that transcends mere residence—it’s a place they proudly call home.

2.2 People of Rincon

In support of this Comprehensive Plan, a demographic study was conducted to identify trends in population, housing, employment, and community health.

Figure 2-1 Rincon and Effingham County Population Over Time



2. Background

2.2.1 Population

The dynamics of Rincon’s past and present population, population trends and population projections provide essential information in the decision-making process for certain plans and projects taking place over the next few years. The population of the city of Rincon has dramatically increased since the 1990 Decennial Census, more than quadrupling from 2,697 in 1990 to 10,934 in 2020. This growth is anticipated to continue its upward trend, in part due to impacts from the Hyundai Plant in neighboring Bryan County, and continued expansions at the Port of Savannah in Chatham County. Figure 2.1 illustrates the total population for Rincon for the years 1930 through 2020. As Rincon continues to grow, the city must continue to evaluate the provision of services, housing, and other amenities such as parks necessary to meet the needs of a rapidly growing population while addressing the Community Goals of the Comprehensive Plan.

2.2.2 Households

Rincon has experienced rapid growth in overall population and has had a corresponding amount of growth in the number of households. Figure 2-2 shows that Rincon is adding new households at a faster rate than both Effingham County and the State of Georgia over the last 10 years.

Table 2-1 Number of Households

Number of Households				
	2012	2022	Numeric Change	Percent Change
Rincon	2,888	4,339	+ 1,451	+ 33%
Effingham County	17,979	22,820	+ 4,841	+ 21%
Georgia	3,508,477	3,946,490	+ 438,03	+ 11%

2.2.3 Age

The median age of Rincon’s residents has increased between 2012 and 2022, by 4 years. Figure 2.3 shows Rincon’s median age just over 31, compared to Effingham County’s median age of 36.4 and the State of Georgia’s at 37.2 years.

Table 2-2 Median Age

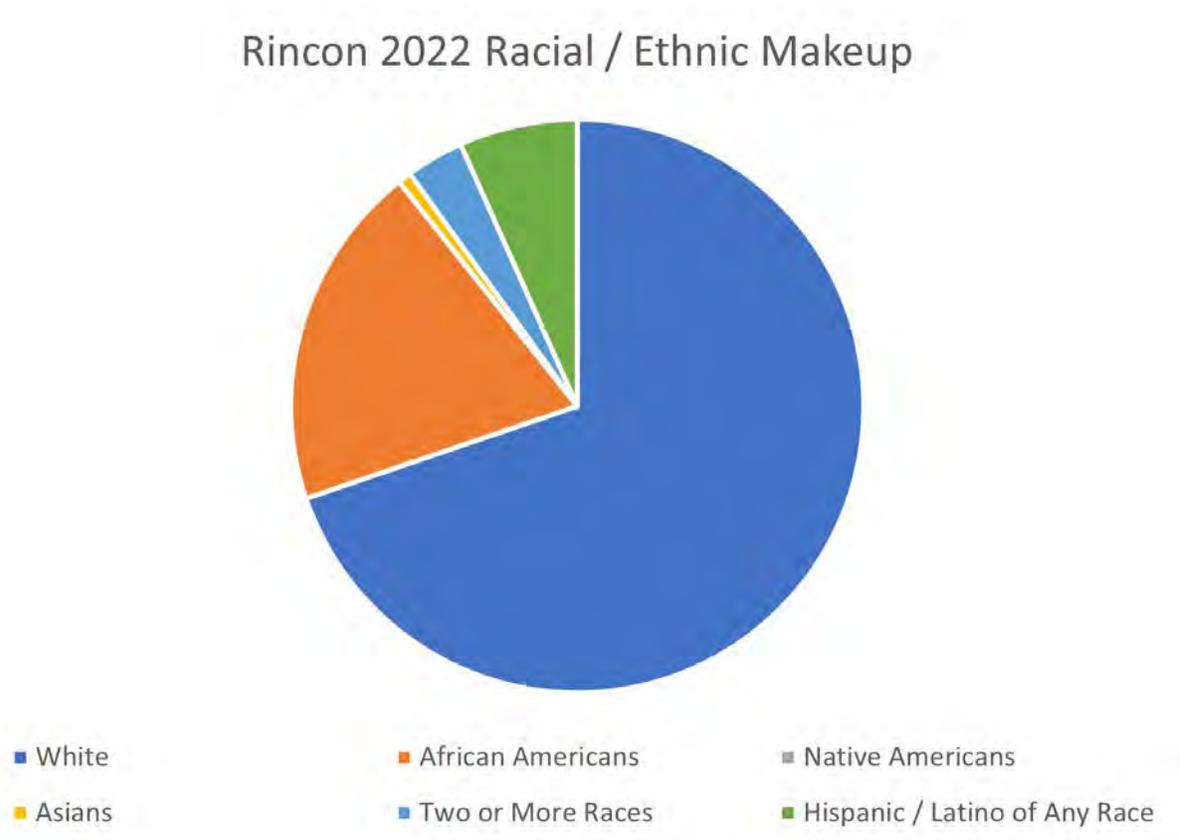
Median Age			
	2012	2022	Difference in Median Age (2012 - 2022)
Rincon	27.4	31.4	+ 4.0 Years
Effingham County	35.4	36.4	+ 1.0 Years
Georgia	35.4	37.2	+ 1.8 Years

2. Background

2.2.4 Racial and Ethnic Composition

According to the U.S. Census Bureau, the population in the City of Rincon is diversifying but remains to be dominated by two major groups: White and African Americans. In 2022 Caucasians comprised about 70% and African Americans remained at about 19% of the total population. A growing Hispanic / Latino Population comprised about 7% of the total population. Two or more races, and other smaller racial categories comprised the rest of the growth in diversity of Rincon.

Figure 2-2 Racial and Ethnic Composition





3. Community Engagement

Community Engagement

Rincon has developed this Comprehensive Plan to use as a tool to guide the city, while recognizing and preserving the unique characteristics of its communities. This Comprehensive Plan highlights the City’s growth, historic neighborhoods, and business centers that continue to expand, while also encouraging the kind of economic revitalization that will improve the quality of life for its residents.

3.1. Stakeholder Committee Process

Through the community engagement process, the Stakeholder Committee came together to identify priority goals, strategies, and action items that have been incorporated into this Comprehensive Plan and, most importantly, informed the prioritization of the Community Work Plan action items.

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

3.2. Public Hearings and Stakeholder Committee Meetings

The Department of Community Affairs minimum planning standards require that two public hearings be held throughout the comprehensive planning process, at the beginning and end of the planning process. Below is a summary of the topics discussed at each public meeting. Stakeholder meetings were also open to the public, with chances for public comment at specific times in each meeting.

Table 3-1 Public Hearings and Stakeholder Committee Meetings

Event	Date	Topic
Public Hearing 1	February 26, 2024	A public hearing was held on February 26, 2024, at a regularly scheduled Rincon City Council meeting. The Coastal Regional Commission delivered a presentation that introduced the comprehensive planning process, the purpose of updating the plan, and what Rincon can expect to see as they go through this process. The presentation discussed the minimum planning requirements as defined by the DCA.
Stakeholder Meeting 1	April 3, 2024	Vision and Goals and an opportunity for public comment.
Stakeholder Meeting 2	April 17, 2024	Needs and Opportunities, Strengths, Weaknesses, Opportunities, and Threats analysis and an opportunity for public comment.
Stakeholder Meeting 3	May 8, 2024	Land Use and Character Areas and an opportunity for public comment.
Public Hearing 2	August 12, 2024	A public hearing was held on August 12, 2024, at a regularly scheduled City of Rincon Council meeting. Staff delivered a presentation on the updated Comprehensive Plan, and what Rincon can expect over the next 5 years. The presentation discussed the minimum planning requirements as defined by the DCA, and was transmitted to DCA by Rincon City Council.



4. Vision and Goals

Vision and Goals

This section of the Comprehensive Plan presents the desired direction for the City of Rincon’s growth and quality of life for the future. The City of Rincon has adopted the following vision to guide future development and decision making.

4.1 Vision Statement

Rincon, known as the commercial center of Effingham County, desires to become a city that can develop a true town center and manage future growth while also protecting its natural resources and maintaining a hometown appeal. As a city “just around the corner from everywhere you want to be,” Rincon will move forward by making strategic decisions that will enable the city to continue to be a safe, friendly, active community with good public services and good schools.



4. Vision and Goals

4.2. Goals

The goal of the Comprehensive Plan is to establish a guide that ensures that the characteristics that make the city unique may be preserved and strengthened in future years. Stakeholders and other planning participants have identified the planning goals of the City of Rincon. The “Community Goals” component of the Community Agenda document includes the following elements:

List of Goals: This list consists of broad statements of understanding and intent regarding the communities’ long-term growth and development vision. In addition to the list of needs and opportunities, the Georgia Department of Community Affairs’ “Quality Community Objectives” were reviewed to form these topic-specific goals which guide the implementation strategies contained in the Community Work Program.

4.2.1 Economic Prosperity

1. Rincon will welcome new commercial growth through strategic planning by directing development in locations that have adequate infrastructure, and investing in new infrastructure where it is needed.
2. The city will promote the growth and development of mixed-use and commercial service centers that provide restaurants, lodging and cultural events to encourage residents and visitors to extend their time within the city.
3. Rincon will work to diversify its economic base by attracting a variety of businesses to the city that provide quality jobs.
4. The city will develop a clear vision for the future and develop strategies for the best use of resources to promote economic development.

4.2.2 Resource Management

1. Preserve the existing tree canopy and require the replanting of new trees when development occurs.
2. Look for opportunities to acquire undeveloped land available for Smart Growth opportunities in the city which could allow for more open space, green space, connectivity, and pedestrian-friendly infrastructure.
3. Develop multi-use trails alongside existing railroad tracks that could provide recreational opportunities, as well as alternatives to vehicular transportation.
4. Develop design guidelines that enhance both the buildings and public spaces in specific areas within the city.

5. Effectively manage limited water resources in the city by enhancing water quality through natural buffers and managing stormwater runoff, while enhancing natural areas to double as places of passive recreation where possible. Rincon will strive for water independence in the future.

4.2.3 Efficient Land Use

1. The city will continue to grow by looking for undeveloped land outside current city limits that can efficiently accommodate growth.
2. Promote patterns of development throughout the city that afford residents alternatives to getting to school, shopping, recreational centers, and homes other than vehicular transportation.
3. Provide opportunity to redevelop and reinvest in blighted areas.

4.2.4 Local Preparedness

1. Continue to improve the efficiency of water-sewer and storm infrastructure in the city, with investments in Grey Water and Reclaimed Water systems.
2. Work to educate, implement, and enforce regulations to prevent activities and uses that have a negative impact on the city’s infrastructure.
3. Increase the presence of public safety as the population grows to promote safety of the citizens.
4. Continue to keep current evacuation plans up to date.
5. Continue to invest in cybersecurity in order to protect and secure sensitive data and delivery of public services.

4.2.5 Sense of Place

1. Look for opportunities to provide design guidelines, architectural standards and zoning overlays, which will create a sense of place and community character. (While protecting natural areas)
2. Continue to expand passive and active recreation spaces and other gathering spots to host civic, cultural and entertainment activities.
3. Define a downtown area and create a “town center” where residents could gather for shopping, dining, and other forms of entertainment and cultural activities.

4.2.6 Regional Cooperation

1. Continue to build upon the positive momentum that is already occurring between the other cities and county.
2. Continue to Look for ways to work collaboratively with service delivery strategies and other essential government functions.
3. Collaborate with non-profits and NGOs.

| 4. Vision and Goals

4.2.7 Housing

1. Promote housing opportunities for elderly residents, which will include retirement housing, assisted living and health care facilities.
2. Continue to maintain diverse housing options, including workforce housing stock to meet the needs of the housing market.
3. Strengthen and implement code enforcement within the city to protect the value and integrity of existing communities.
4. Work with non-profits and NGOs to find housing solutions for Veterans in need.

4.2.8 Transportation

1. Work to promote public transportation provided by Coastal Regional Coaches, expand the network of sidewalks, bike trails, school safety zones and connectivity between developments.
2. Look for opportunities to improve traffic flow traveling east and west from the city.

4.2.9 Education

1. Keep the public better informed with current events, civic meetings and cultural opportunities by providing regular updates of community news.
2. Rebuild the existing library, which is an essential tool for local education.

4.2.10 Community Health

1. Support the current health care facilities within the city and look for creative ways to provide services to those who may not have insurance or transportation.
2. Support current and future healthcare facilities, including labs.



5. Needs and Opportunities

Needs and Opportunities

A list of needs and opportunities regarding economic development, housing, natural and cultural resources, community facilities, and transportation for Rincon is included in the Community Agenda. These lists were generated over the course of the 2024 Comprehensive Plan process.

In conjunction with supporting data, these lists have been generated through the efforts of community stakeholders - and their ability as local leaders to apply their knowledge of relative community strengths and weaknesses, with anticipated or ongoing challenges.



| 5. Needs and Opportunities

5.1. Development Patterns

Need:

- Need to develop east-west connection and improve connectivity throughout the city.
- Need to implement Smart Growth policies to guide new development through proactive planning.

Opportunity:

- Opportunity to re-purpose existing structures for new uses.

5.2. Community

Need:

- Need to create a sense of place and identity as its own community.
- Need to promote long term community stability.

Opportunity:

- Opportunity to create a city center.
- Opportunity to promote high quality of life.

5.3. Economic Development

Need:

- Need to attract a variety of businesses to provide quality local jobs.
- Need to diversify revenue sources.

Opportunity:

- Opportunity to plan for new economic possibilities.

5.4. Conservation

Need:

- Need to conserve existing natural areas and resources.

Opportunity:

- Opportunity to cluster growth to preserve larger tracts of open spaces.

5.5. Livability

Need:

- Need to attract health specialists.

Opportunity:

- Opportunity to continue growth of healthcare system.
- Incorporate a greater portion of natural landscape and open space in new developments that preserve natural habitat.
- Support the creation of more community events and event space in Rincon.
- Continue to protect the quality of drinking water and establish natural buffers for creeks and drainage.

5.6. Governance

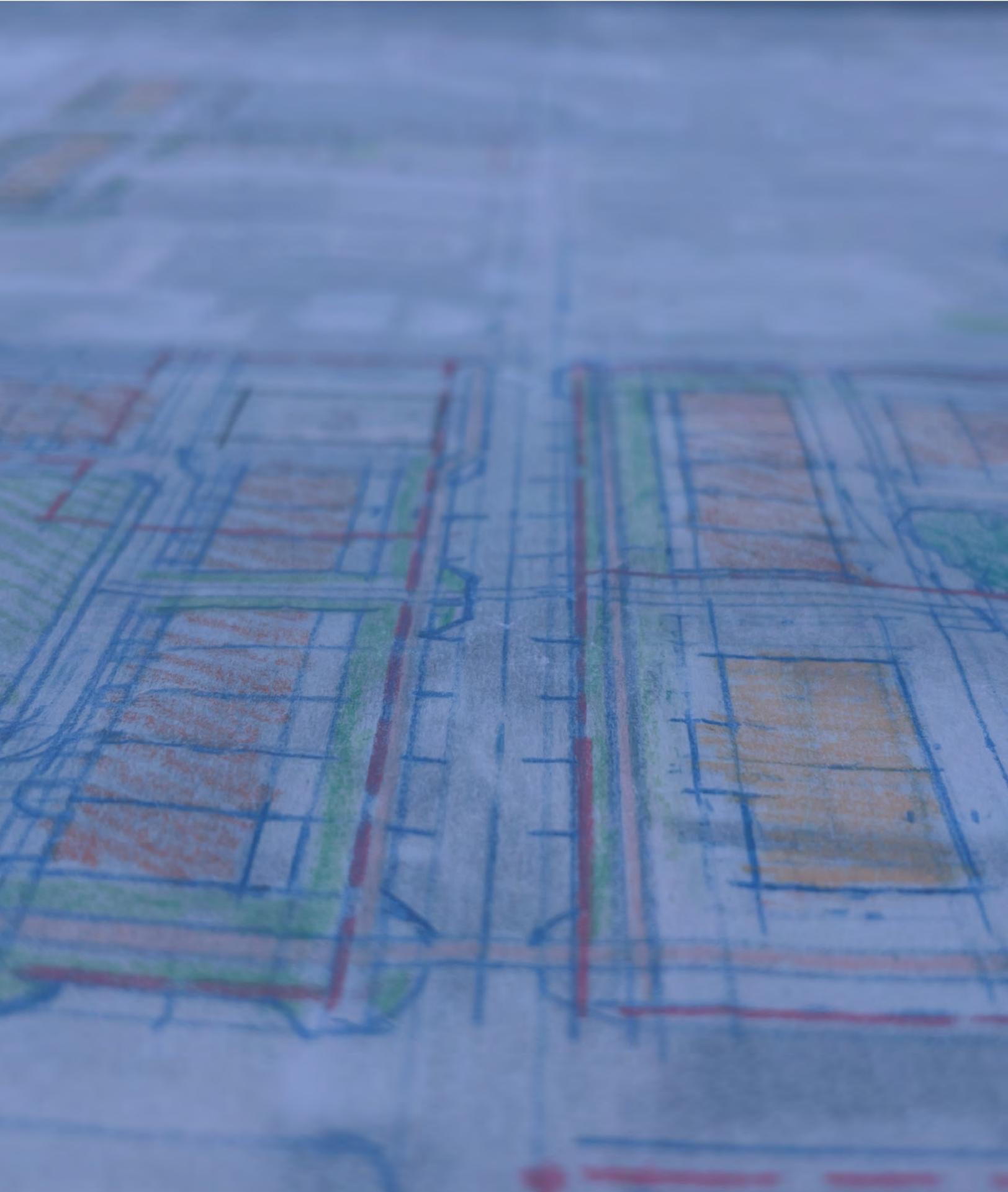
Need:

- Need to continue to improve the new code enforcement division.

5. Needs and Opportunities

Table 5-1 SWOT Analysis

Strengths:	Weakness
<ul style="list-style-type: none"> • Good customer service • High quality schools • Excellent public safety/low crime • Improved collaboration with community • Pro-growth • Strong economic activity • Sense of community • Proximity to Savannah • No city property tax • Quality of life • Faith based community • Local passion for community • Health system • Recreation • Commercial and Entertainment opportunities 	<ul style="list-style-type: none"> • Loss of valuable workers due to proximity to Savannah • Lack of revenue sources • No “draw” for those not in community • Need to improve/update infrastructure • Difficulty attracting younger citizens • Lack of job opportunities for next generation • Lack of transportation options • Unaware of market driven needs • Need for improved connectivity (east-west traffic, sidewalks, internal parking lots) • Lack of a city center/downtown • Lack of code enforcement • Need for diverse housing options • Home affordability • Loss of greenspace • Lack of identity • Underutilized land • Lack of property tax income needed to cover needed infrastructure improvements
Opportunities	Threats
<ul style="list-style-type: none"> • Encourage re-purposing of existing structures • Plan for growth (proactive not reactive) • Promote economic innovation • Construction of East-West connector • Promote entertainment venues • Diversify types of business in the city • Allow for continued growth of health system • Recruitment of health specialists • Increase landscaping requirements and city identity • Creation of a city center • Effingham Parkway diverting traffic from city 	<ul style="list-style-type: none"> • Potential loss of identity from growth • Non-planned growth • Impacts from state legislation • Increase in crime from growth • Natural disaster (i.e. hurricanes) • Little remaining land is available for future growth • Cost of living • Water and sewer rights • Financial impacts from Effingham County • Competition from neighboring cities



6. Land Use

Land Use

The Georgia Department of Community Affairs Minimum Standards and Procedures for Local Comprehensive Planning require that communities that are subject to the State of Georgia Zoning Procedures Law include a land use element within their comprehensive plan document. The City of Rincon administers and enforces land use and zoning regulations. Therefore, the state’s land use element requirement applies to the City of Rincon Comprehensive Plan update.

Inclusion of a Land Use element within a comprehensive plan document is a sound initiative. Perhaps no other comprehensive planning element better relates to a community’s long-term vision of growth, development, and vitality than how land within that community will be used by citizens and other public and private entities. Recognition of this inter-relationship results in the 2024 Comprehensive Plan’s “Land Use Plan” component being inclusive of multiple aspects that work together and have an influence on the community.

The Land Use Plan focuses on the principal component – Existing and Future Land Use. The Land Use Maps and supporting descriptions provide an explanation of preferred land use districts for different parts of Rincon and are the principal means by which the long-term land use goals and policies of the City of Rincon are represented. The Rincon Comprehensive Plan’s Land Use Plan will be considered by local authorities when making land use recommendations, determinations, interpretations, and decisions in the future.

Demographic trends, current economic circumstances, and changing social attitudes often encourage communities to meet certain needs through the designation of land for particular uses. Land uses can ensure that land is distributed to meet the future needs of residents.

Looking forward, any targeted development or annexations into the City of Rincon will need to ensure that they are following the general development strategy outlined in the Comprehensive Plan. To ensure that the City of Rincon continues to develop with the highest and best use for land, efficient land use that ensures a healthy mix of uses and active transportation options will be applied under as many circumstances as is appropriate.



| 6. Land Use

6.1. Existing Land Use Analysis

Changing conditions sometime lead to or require changes in land use. The understanding of established and potential future uses of land in the city should be a priority to address changing conditions. The city of Rincon has undergone significant changes since the 2019 Comprehensive Plan Update. One major change is in city limits; the city has been annexed outside the former city limits. Most land in Rincon is designated for residential use, as it was in the past. In the future the City of Rincon will update their zoning districts, and the Land Uses will function in unison with the zoning districts to ensure efficient and relatively predictable land use and development patterns in the future.

Land Use Designations

When determining how best to use the 2024 Comprehensive Plan's Land Use maps and supporting narratives, the reader should be mindful of the following two (2) parameters:

- 1. Land Use Boundaries:** The Land Use boundaries in this document represent Land Use location. Generally, changes to Land Use are permitted so long as the change is compatible with nearby Land Uses. Therefore, it is possible to assume that small parcels located directly adjacent to one (1) or more Land Use areas may be permitted by the local government to develop according to the parameters of the adjacent area rather than the area in which it is located. Such an action should be taken sparingly, and the decision should only be made if the local government can show that it is consistent with the recommendations provided in other sections of the Comprehensive Plan or other local policy documents. Generally, a parcel should develop according to the parameters established in the specific Land Use area in which it is located. The City of Rincon is strongly encouraged to initiate amendments to its Land Use Map whenever the community intends to promote a development pattern in an area that is contrary to the adopted map.
- 2. Land Use Descriptions:** The descriptions located on the following pages correspond to the Land Use Map and should be viewed as general policy statements - as statements of intent. Their use and applicability are similar to those other goals and policy statements found in the Community Goals component of the Community Agenda. They should inform future development decisions and perhaps form the basis for a more detailed topic - specific studies in the future. The Existing and Future Land Use Maps presented herein is an update to (and supersedes) the pri-or Existing and Future Land Use Maps that were included in the last comprehensive plan document.



6. Land Use

6.2 Land Use Designations

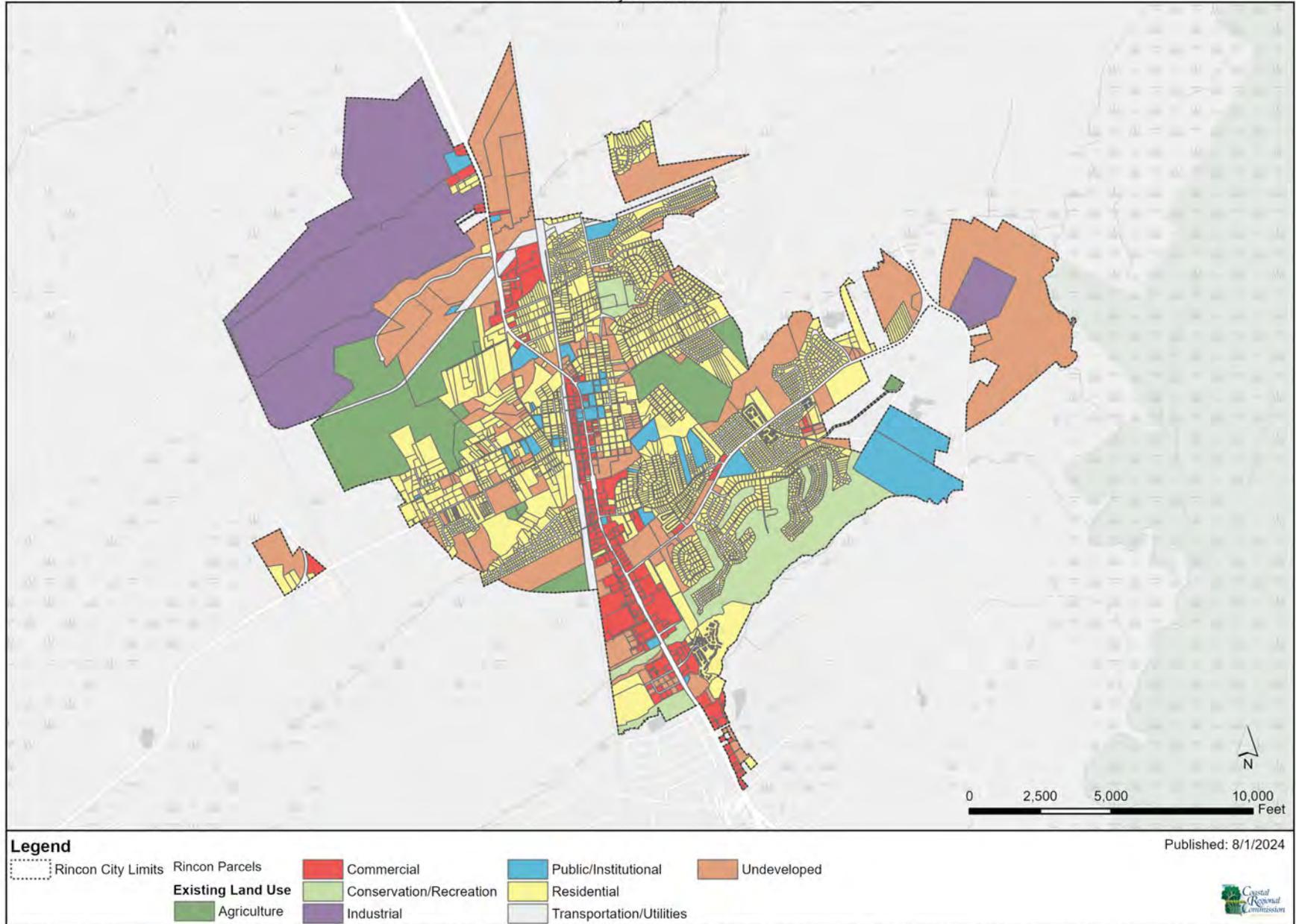
Table 6-1 Land Use Area Designations Summary

Land Use	Description	Compatible Zoning
Agriculture	This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting. This category is also 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, recreation centers or similar uses.	<ul style="list-style-type: none"> • Agricultural – AR-1 • Agricultural – AR-2
Commercial	This category is for land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service, or entertainment facilities.	<ul style="list-style-type: none"> • Commercial - OC • Commercial - B-1 • Commercial - B-2
Conservation / 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 or similar uses.	<ul style="list-style-type: none"> • Various Zoning Permitted
Industrial	This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.	<ul style="list-style-type: none"> • Industrial - L-1 • Industrial - H-1
Mixed Use	This category is applied at the discretion of the community. If used, mixed land categories must be clearly defined, including the types of land uses allowed the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of the use.	<ul style="list-style-type: none"> • Special—MXU (PUD) • Special—FLH. • Various Zoning Permitted
Public Institutional	This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.	<ul style="list-style-type: none"> • Various Zoning Permitted
Residential	The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. This land use is protected from encroachment of industrial or other uses capable of adversely affecting the residential character.	<ul style="list-style-type: none"> • Residential— R-1 • Residential— R-2 • Residential— R-3 • Residential—R-4 • Residential—R-5
Transportation / Utilities	This category is for land dedicated to transportation and utilities uses. It can accommodate transportation infrastructure and public and private utilities including, but not limited to, power lines, water and wastewater facilities, electrical substations.	<ul style="list-style-type: none"> • Various Zoning Permitted
Undeveloped	This category is for land that is to remain undeveloped.	<ul style="list-style-type: none"> • Various Zoning Permitted

6. Land Use

Figure 6-1 Existing Land Use Map

Existing Land Use City of Rincon



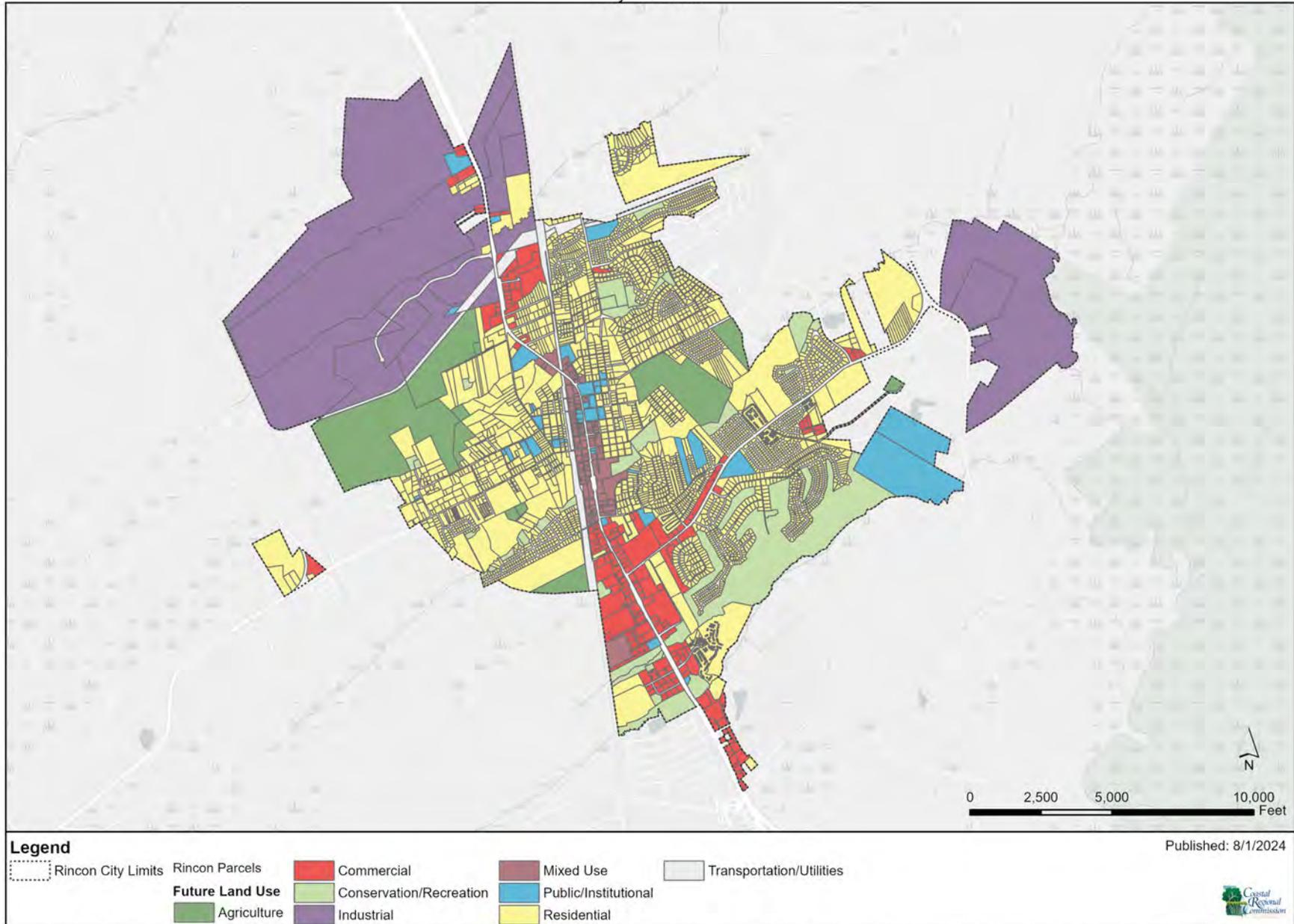
Produced in 2024 by the Coastal Regional Commission GIS Office (CRC GIS). All information portrayed in this product is for reference only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. The information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the products appropriately. S:\Etingham\Rincon\Comp Plan 2024\Rincon_Comp_Plan_2024

6. Land Use

Figure 6-2 Future Land Use Map

Future Land Use

City of Rincon



Produced in 2024 by the Coastal Regional Commission GIS Office (CRC GIS). All information portrayed in this product is for reference only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. The information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the products appropriately. S:\Effingham\Rincon\Comp Plan 2024\Rincon_Comp_Plan_2024\



7. Economic Development

Economic Development

Economic Development is a vital part of creating and maintaining flourishing communities. Industry and jobs bring in money through tax revenue and exports, without which communities struggle to provide services and public goods to meet residents' needs. A strong economy also allows governments to go beyond providing basic services into improving the quality of life of its residents.

Industry gives residents the opportunity to maximize their skillsets with desirable jobs close to home and prevents residents from taking their talents to surrounding communities. Keeping workers in their home communities increases investment and time spent there, further benefiting those communities. Conversely, a lack of skilled positions detracts skilled workers from staying in or moving to a community. As the economy undergoes significant changes with the advent of new technologies, efforts will need to be made to ensure that Rincon and its workforce are well-positioned to benefit from new jobs in the industries of tomorrow.

A diverse economy strengthens communities and can be a source of protection from economic downturns and changes in industry. Communities that focus on a single industry as the heart of the economy risk damaged economies should that industry fail or leave. As of 2022, Rincon's workforce totaled 5,642 total employees. That makes up approximately 17.11% of the total workforce in Effingham County. In Rincon, manufacturing employs 17% of the workforce. However, approximately 20.20% of the workforce is employed in the educational services, and healthcare and social assistance fields. Other industry types employing significant portions of the workforce in Rincon are retail trade, professional, scientific, and management and administrative services, as well as public administration, transportation and warehousing, utilities, arts, entertainment and recreation, accommodation, and food services.

The city of Rincon must prioritize economic development and workforce growth and retention to ensure that the city continues to prosper.

Policies in support of economic development to promote a thriving economy, Rincon has set goals in their Community Vision to expand and diversify job opportunities and become a desirable place to do business as opposed to serving as a bedroom community for Savannah. To diversify industry, the city intends to focus on hospitality and entertainment, both of which are growing industries in the state. Rincon also plans to invite economic growth and expansion through annexation and infrastructure improvements.

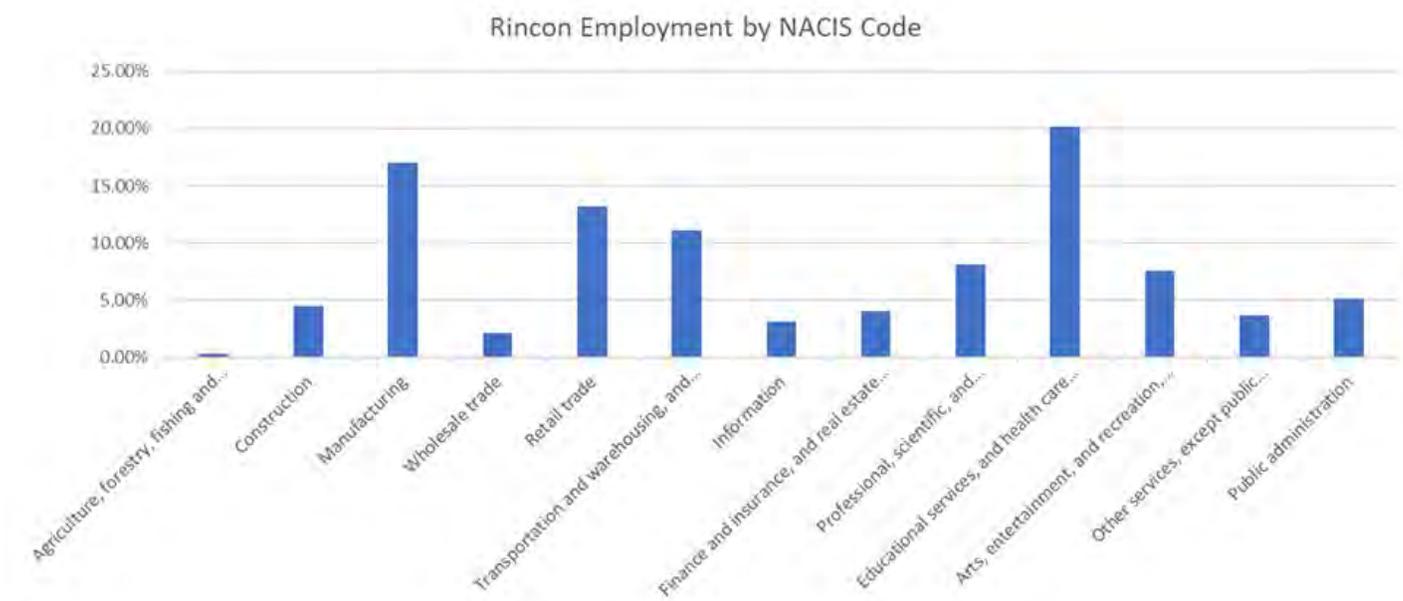


7. Economic Development

7.1. Economic Base and Occupation

The chart below provides the percentages of the city of Rincon workforce employed in each industry type in 2022. The largest sectors of employment were in education and healthcare, transportation and warehousing, retail trade, and manufacturing.

Figure 7-1 Rincon Employment by NACIS Code



7.2. Unemployment Rate

Unemployment peaked at 10.7% in Effingham County during the COVID-19 pandemic, but in April of 2024, the unemployment rate in Effingham County stood at 2.1%. This is the lowest level of unemployment seen in at least 30 years and represents a local economy at or near full employment. Unemployment in the city of Rincon proper was around 4% in 2022.

7.3. Labor Force

Out of 7,848 individuals over the age of 16, the civilian labor force in Rincon was made up of 5,541 individuals, or about 70% of the population over the age of 16.

7.4. Workforce Development Issues

The workforce development issues as identified in the Comprehensive Economic Development Strategy document for the Coastal Region, which threaten quality economic development in the region include the following:

- High poverty rate.
- Low rates of educational attainment.
- Inferior skill levels for high wage; and
- A poor level of occupational “soft skills.”

These factors present the risk of disinvestment and pose difficulty in recruiting new firms to the area.

7. Economic Development

Coastal Workforce

One of the primary roles of the Coastal Workforce is to provide leadership and coordination of economic development and workforce programs. Coastal Workforce coordinates and participates in partnerships that align with business, such as organized labor, community organizations, economic development practices, and education that enhances economic viability. Coastal Workforce also coordinates with government agencies, such as human services, education systems (e.g., public school systems, community colleges, and universities), unions, and industry and trade associations. Coastal Workforce is charged with ensuring that its job centers are business/customer focused and outcome-based, with the placement of job seekers who meet businesses’ hiring needs being a high priority. Because Coastal Workforce maintains effective workforce development systems, it enables many quality connections, matching employers’ specific needs with those seeking gainful employment. All centers concentrate on the existing and emerging economic conditions and in-demand target industries.

Department of Community Affairs Economic Development

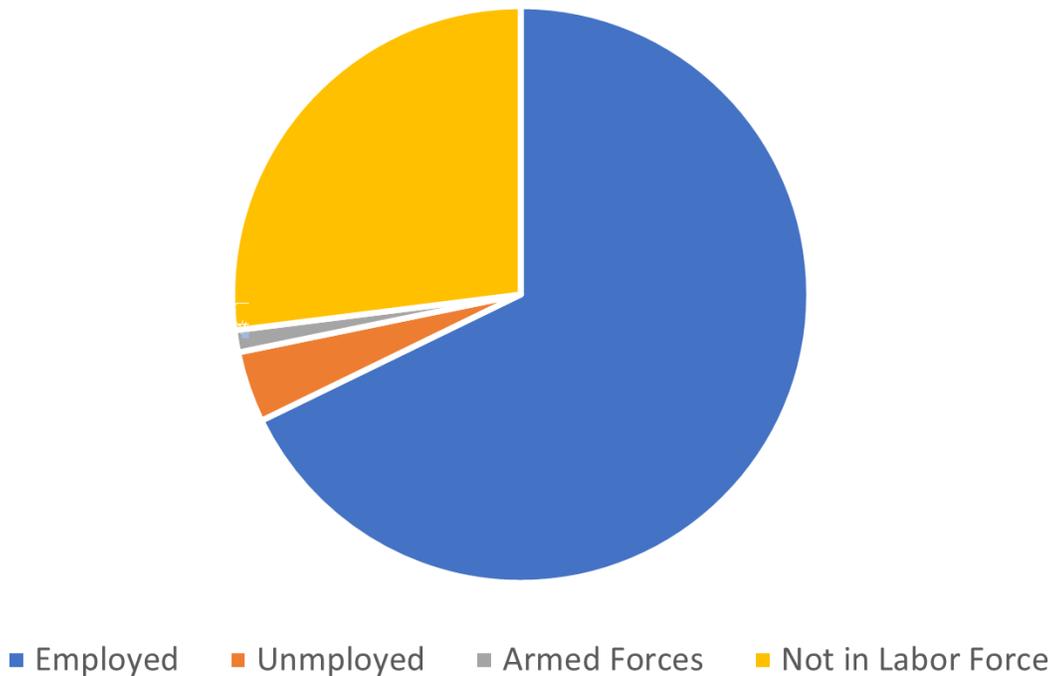
DCA offers a variety of economic development incentives and tools designed to help promote growth and job creation throughout the state.

U.S. Department of Agriculture Rural Development

USDA provides economic opportunity through financial assistance programs for a variety of rural applications, including funding to develop essential community facilities, projects that will create and retain employment in rural areas, and other activities leading to the development or expansion of small and emerging private businesses in rural areas.

Figure 7-2 Rincon Labor Force Participation

Rincon Labor Force Participation (2022)





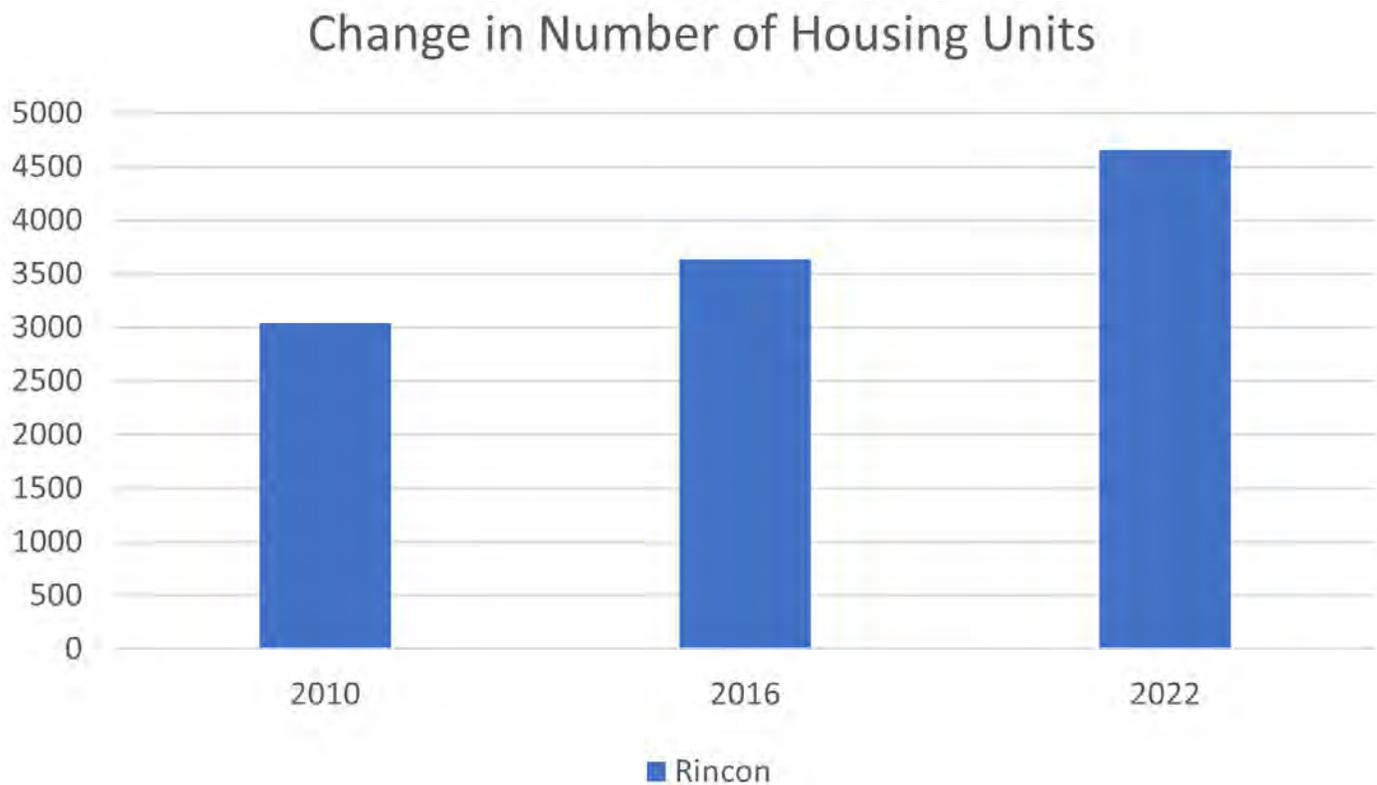
8. Housing

Housing

The Housing chapter provides an overview of the housing supply in Rincon. It includes a breakdown of housing types, ages and conditions, occupancy data, ownership and renter data, and housing information as it relates to demographics and income levels.

A thorough understanding of the current housing supply and how it compares to demand is important to ensure residents of Rincon have acceptable and affordable housing options. Local governments influence what type of housing developments take place in their community through regulation, and they may take that opportunity to require new housing developments to reflect the needs of citizens. New housing development should seek to fill any gaps in housing demand rather than provide housing in market sectors that are already sufficient. Rincon listed a lack of diverse housing options as a concern in the Needs and Opportunities section of the plan.

Figure 8-1 Rincon Change in Number of Housing Units



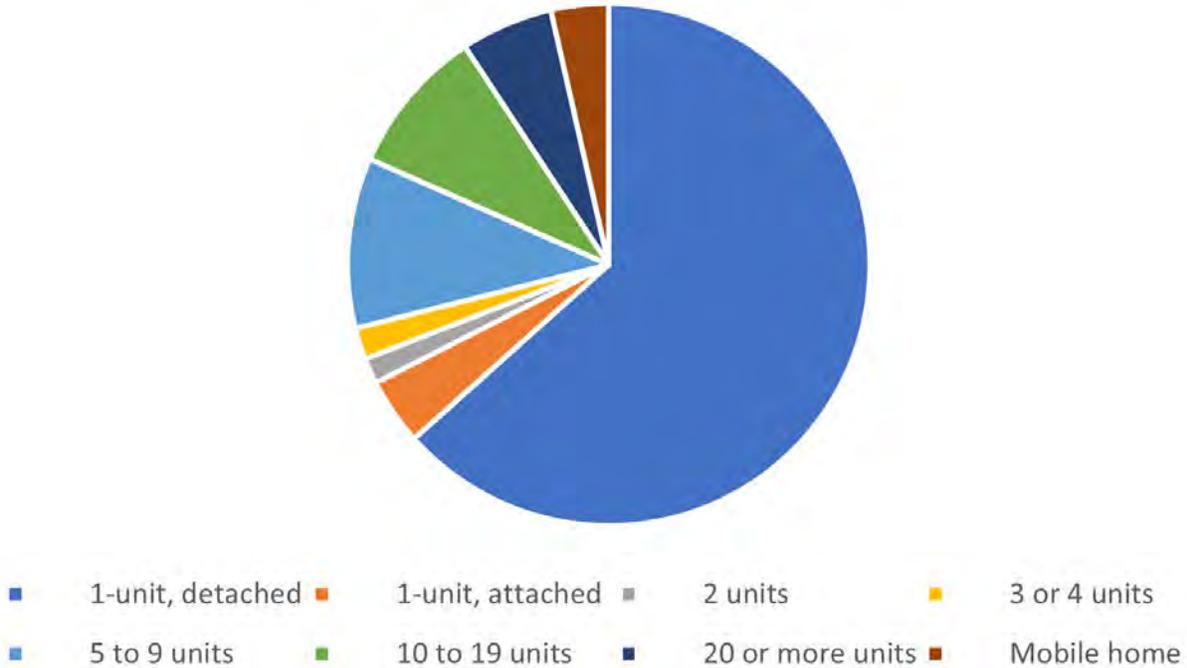
8.1. Housing Types

The majority of the occupied homes in Rincon are detached single-family units. According to the U.S. Census Bureau, American Community Survey 5-Year Estimate (2022), 2,952 of the 4,657, total housing units in Rincon are single family detached homes. This is approximately 68.38% of total housing units in the city. Behind single family detached units, 5 to 9 unit attached homes are the most common housing unit, closely followed by 10 to 19 unit attached homes. In the city of Rincon, approximately 28.90% of housing units are multi family. This percentage consists of any properties accommodating two or more housing units.

10. Housing

Figure 8-2 Rincon Housing Types

Rincon Housing Types (2022)



8.2. Occupancy

Occupancy

56.2% of housing units in Rincon were owner-occupied in 2022. This is lower than the owner occupancy rate for the State of Georgia, which was 65% in that same year. Approximately 43.8% of housing units were renter-occupied. This is higher than the renter occupancy rate for the State of Georgia, which was 35% in 2022.

Age of Occupied Housing

Approximately 56.70% of occupied housing units in Rincon were constructed during or after the turn of the 21st century. Another large portion, 33.10%, were built between 1980 and 1999. The remaining 10.20% were built prior to 1980.

8.3. Housing Costs

Rincon’s median housing value in 2022 was \$215,700. This is just below the median value of owner-occupied housing units for the State of Georgia in 2022, which was \$245,900. The average rent in Rincon was slightly lower than the state level during the same year; rent was \$1,160 for the city of Rincon and \$1,221 for the State of Georgia in 2022.

Figure 8-3 Rincon Median Rent

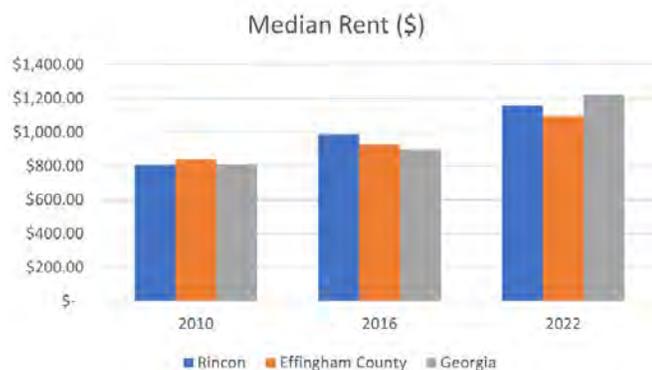


Figure 8-4 Rincon Median Home Value



10. Housing

Figure 8-5 Rincon Cost Burdened Homeowners

Cost Burdened Homeowners

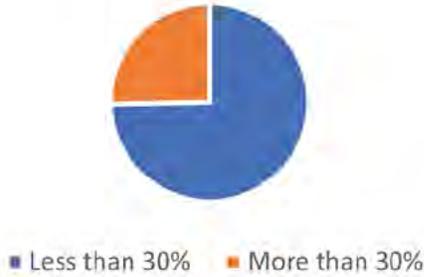
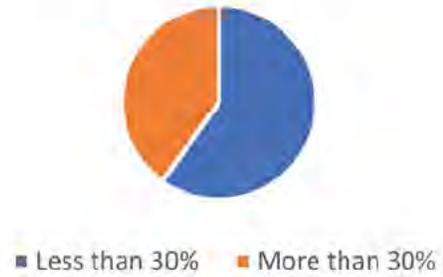


Figure 8-6 Rincon Cost Burdened Renters

Cost Burdened Renters



8.4. Cost Burdened Housing

Between 2016 and 2022, the median owner-occupied housing value in Rincon increased by 42.65%. The median rent increased 17.40% over the same period. Cost burdened housing, defined as housing with a mortgage taking over 35% of household income, is 25.30% for Rincon.

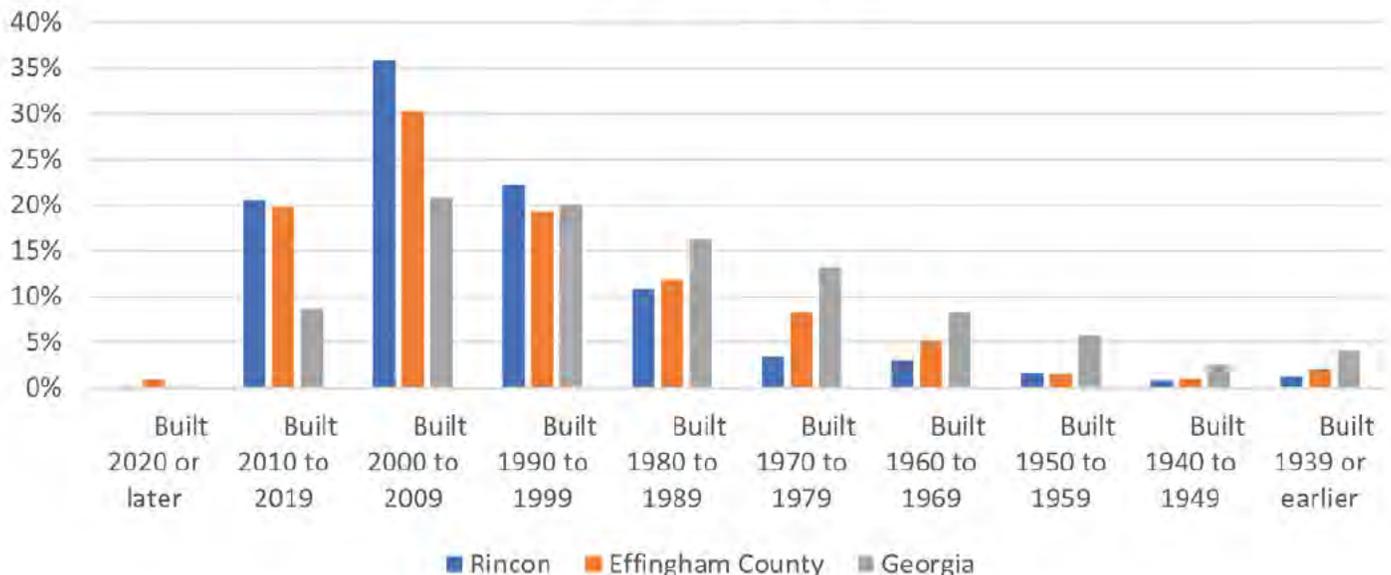
8.5. Condition of Housing

Good housing conditions are essential for people’s health and affect childhood development. The U.S. Census Bureau measures housing conditions by identifying housing units without complete kitchen facilities and plumbing facilities.

In 2022, 0.5% of housing units had no telephone service available and 0% lacked kitchen facilities. Additionally, Rincon continued to have 100% housing units with complete kitchen facilities. The state average for housing units that lacked complete kitchen units was 0.6% in 2022.

Figure 8-7 Rincon Age of Housing

Age of Housing



| 10. Housing

8.6. Jobs Housing Balance

A job to housing ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. The job to housing ratio indicates whether an area has enough housing for employees to live near employment and sufficient jobs in residential areas. An imbalance in jobs and housing creates longer commute times, more single driver commutes, and loss of job opportunities for workers without vehicles.

A balanced community generally has a job-housing ratio of 1.25 to 1.75. In 2022, Rincon had a job housing balance of a 1.2 ratio. As stated earlier, this ratio is crucial in that it allows residents to be in close proximity to employment areas. Rincon's ratio of 1.2 in 2022 is slightly below the description for a balanced community.

Purpose Built Communities

Purpose Built Communities is a non-profit consulting firm that works side by side with local leaders to plan and implement a revitalization effort tailored specifically to Rincon. The goal is to break the cycle of intergenerational poverty by helping local leaders transform struggling neighborhoods and bringing together the vital components necessary for holistic community revitalization: high quality mixed-income housing, an effective cradle-to-college education pipeline, and comprehensive community wellness resources.

Community Development Block Grant

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. The CDBG program works to ensure decent affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses. Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

DCA Georgia initiative for Community Housing (GICH) Program

GICH is a three-year program designed to help communities improve their quality of life and economic vitality through the development of locally driven housing and revitalization strategies. This is accomplished through technical assistance, training, and ultimately producing a community housing plan with objectives and goals.

U.S Department of Agriculture Rural Development

Low interest, fixed-rate Homeownership loans are provided to qualified persons directly by USDA Rural Development. Financing is also offered at fixed-rates and terms through a loan from a private financial institution and guaranteed by USDA Rural Development for qualified persons. Neither one of these home loan programs requires a down payment.



9. Transportation

Transportation

Transportation networks are central to a community’s growth and wellbeing. In Rincon, where travel is largely car dependent, residents rely on the road network to travel within the county and to and from surrounding areas. Industries also rely on the road network for economic activity in addition to their use of alternative transportation methods including rail, air, and shipping. Each of these shapes the growth and sustainability of the city of Rincon.

Roads and Highways

Interstates 16 and 95 are located near Rincon, as well as U.S. Route 80 and State Routes 17, 21, 21 Spur, 26, 30, 119, 275, 404 (I-16), and 405 (I-95). Local roads make up the remaining road transportation network.

Means of Transportation

The U. S. Census reports on whether households have access to a personal vehicle. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Rincon, 3.8 percent of households are without a personal vehicle. This percentage is 3.8 percent in Rincon, 7.8 percent in Springfield, and 3.1 percent in Guyton.

9.1 Road Network Hierarchy

Interstate Highways

These roads are limited access roads. These roads provide largely uninterrupted travel, often using partial or full access control, and are designed for high speeds. Interstates 16 and 95 are the limited access highways that are located near Rincon and provide Rincon with access to the larger region and nation.

Arterials

These roads are major roads that are expected to carry large volumes of traffic and are designated as arterials. These are often divided into major and minor arterials, and rural and urban arterials. Examples of arterials in Rincon include State Route 21, which runs northwest/southeast, and crosses through the middle of the city. Commercial businesses often locate along arterials due to the volume of traffic. A well-designed arterial should make use of landscaped traffic islands to help manage access and conflict points along the route of the road.

Collectors

Next in the hierarchy are collector roads, which collect traffic from local roads, and distribute it to arterials. Traffic using a collector usually goes to or coming from somewhere nearby, from a residential neighborhood to a commercial arterial for example. Instances of collector roads in Rincon include Old Augusta Road, Fort Howard Road, E Fourth Street, Blandford Road, West 9th Street, Bluejay Road.

Local Roads

These roads are at the bottom of the hierarchy, have the lowest speed limit, and carry low volumes of traffic. In Rincon these are generally neighborhood streets and commercial access roads.

Intersections

Rincon uses conventional traffic signals and STOP conditions to manage intersection traffic throughout the city. In 2022 the City of Rincon constructed a roundabout at the intersection of Old Augusta Road and Fort Howard Road. The use of roundabouts in other specific locations may occur in the future to help manage the flow of traffic and increase intersection safety for all modes of transportation.

9.2 Alternative Modes of Transportation

Car dependence is common in Rincon, with 87% of commuters driving alone to work in a vehicle, and with 47.8% of households having two or more vehicles. Public Transportation is available through Coastal Regional Coaches, a transit system operated by the Coastal Regional Commission. Coastal Regional Coaches offers rides for a fare of \$3 one-way within the county and for a fare based on number of counties traveled throughout the rest of the region.

| 9. Transportation

Railroads, Trucking, Port Facilities, and Airports

Rincon is located in close proximity to Savannah/Hilton Head International Airport as well as the Port of Savannah and Norfolk Southern and CSX rail lines. These transportation options, along with Interstates 16 and 95, make Rincon a desirable location for industry and commercial development.

Pedestrian and Bicycle Paths

Rincon has expressed a desire to improve and expand on existing bicycle and pedestrian infrastructure and multi-use greenways, potentially along Dasher Creek. Additionally, Rincon desires to create a trail using decommissioned rail lines.

Parking

Rincon has not indicated concerns regarding insufficient parking infrastructure, nor have they indicated a lack of connectivity in parking lots as a weakness in the SWOT analysis, however the construction of a shared parking lot for commuters who carpool to Savannah will be explored by the City of Rincon. In 2022, 6.8% of commuters carpooled to work.

Transportation and Land Use Connection

Improving the connectivity of pedestrian and bicycle networks and creating greenways within the city will create new opportunities for outdoor recreation and public use.





10. Coastal Vulnerability and Resilience

Coastal Vulnerability and Resilience

Resilient communities minimize any disaster’s disruption to everyday life and their local economies. Resilient communities are not only prepared to help prevent or minimize the loss or damage to life, property, and the environment, but they also can quickly return citizens to work, reopen businesses, and restore other essential services needed for a full and timely economic recovery.



| 10. Natural and Cultural Resources

10.1. Natural Hazards

Portions of Rincon are located within low lying coastal plains and are susceptible to flooding from rivers and canals and are also at risk of flooding from hurricanes.

10.2. Storm Surge and Development

In the event of a major hurricane, portions of Rincon are susceptible to the effects of storm surge, despite the inland location of the city of Rincon. The areas most at risk for storm surge are located adjacent to Dasher Creek and Sweigoffer Creek. In major rainfall events, these creeks may also flood.

10.3. Vegetation / Open Water Buffers

Riparian buffers can be given a value based on their presence and allowance from open water and wetlands towards the built and developed environment. Three categories of consideration include: 100, 150, and 200-foot riparian buffers. A 100-foot riparian buffer is the recommended minimum based on literature reviews by the scientific community. As reported by the U.S. Agriculture and U.S. Environmental Protection agency in 1997, there are specific riparian widths that are associated with specific objectives. The recommended buffer width for flood control should be up to 200 feet. This buffer width provides flood and sediment control as well as wildlife habitat. Buffers narrower than 35 feet can provide some limited benefits but may require long-term maintenance since their ability to trap sediments is reduced.

10.4. Vulnerable Populations

A key factor in examining resiliency is quantifying vulnerable populations. These populations include those residents who live in vulnerable areas, the 100-year and 500-year flood plains, but also those who may have difficulty in heeding evacuation orders due to age, income, and mobility.

The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation. For elderly, we have identified the percentage of the population 65 and older. There is no specific age cohort for frail elderly,

but the literature defines frailty in people 65 and older that called for the diagnosis when three or more of the following five criteria were present:

- Unintentional weight loss of 10 pounds or more in the past year
- Self-reported exhaustion
- Weakness as measured by grip strength, slow walking speed and low physical activity.
- The frail elderly are individuals, over 65 years of age, dependent on others for activities of daily living.

In Rincon, the population of children under age 5 was 8.9% in 2022, and the population of people 65 or older was 6.2% in 2022.

The most vulnerable populations include children less than five years old, the elderly and frail elderly, persons living in poverty, and persons without reliable transportation that live in communities with limited public transportation.

10.5. Income and Poverty Level

Income directly relates to a family's ability to have reliable transportation, which in turn directly relates to a family's ability to evacuate their homes in the event of an evacuation order. Income also impinges upon a family's ability to secure temporary lodging (hotels or motels) beyond publicly provided shelter, or to obtain replacement housing should they lose their homes due to a storm event or natural disaster. The U.S. Census Bureau defines families as below the poverty level if they make less than 80% of the median household income for that area. The chart below shows income levels of households in Rincon in 2022.

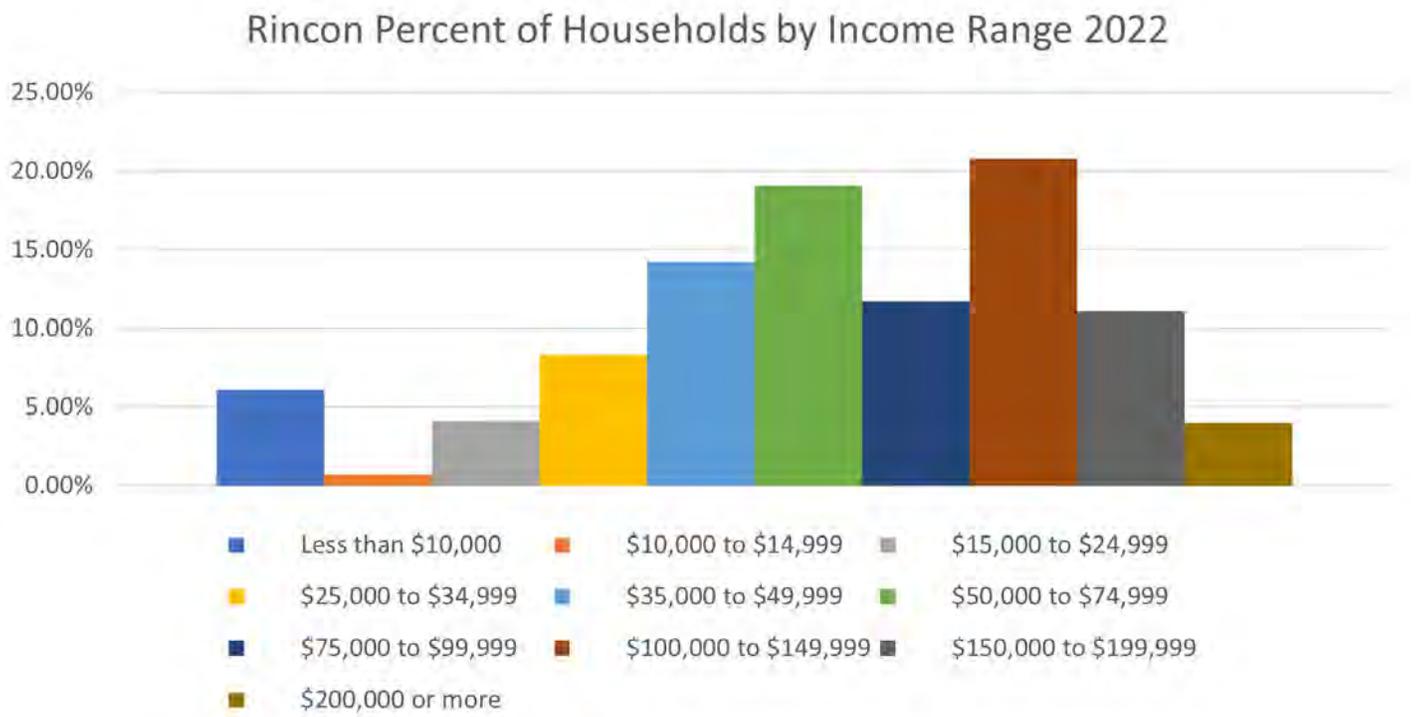
10.6. Means of Transportation

The U. S. Census reports on whether households have access to a personal vehicle. This is an important indicator of the percentage of the population that has reliable transportation should they need to evacuate their homes in the event of a storm or other natural disaster. In Rincon 2.5% of households are without access to a vehicle in 2022.

Mobile homes have been identified as a particularly vulnerable type of housing during storm events due to their susceptibility to damage caused by high winds and flying debris. In Rincon, about 4% of homes were mobile homes in 2022.

10. Natural and Cultural Resources

Figure 10-1 Rincon Household Income Range





11. Broadband

Broadband

In 2018, Georgia launched the Georgia Broadband Deployment Initiative with the intent to provide high-speed Internet to rural communities statewide and other underserved areas. These communities did not meet the minimum required Internet speeds of 25 Mbps download and 3 Mbps upload.

11.1 Benefits

The Broadband Services Element is a descriptive snapshot of the areas of the community served by broadband technology. The deployment of broadband technologies has become a major selling point for communities that offer high speed connectivity and a detriment to economic development for areas lacking that infrastructure. The Rincon Comprehensive Plan includes this element to outline a strategy for attracting an increased level of broadband deployment by the private sector and to preemptively meet anticipated changes to the State Minimum Standards and Procedures for Comprehensive Planning.

On May 7, 2018, Gov. Nathan Deal signed into law Senate Bill 402, the “Achieving Connectivity Everywhere (ACE) Act.” This legislation outlines a multiagency strategy to provide for planning, incentives, and deployment of broadband services to unserved areas throughout the state. One provision of the ACE Act requires the incorporation of a Broadband Services Element in the local comprehensive plan of each local government in the state. This new legal requirement necessitates amendments to the minimum standards that DCA uses to implement the statute. The new requirements to address broadband went into effect on Oct. 1, 2018. Specifically, each local government must include in its local comprehensive plan an action plan for the promotion of the deployment of broadband services by broadband service providers into under-served areas within its jurisdiction.

The House Rural Development Council was created by House Resolution 389 during the 2017 Legislative Session of the Georgia General Assembly. The two-year charge for the Council was to address issues that have caused economic lags occurring in rural areas of Georgia with focus upon education, healthcare, infrastructure, and utilities. The Council reported recommendations to the General Assembly before its expiration on December 31, 2018, for future legislative development. The work and research of the House Rural Development Council is significant to the

interest of Effingham County and the cities of Guyton, Rincon, and Springfield due to their rural nature.

The Council found that a lack of broadband connectivity, particularly in rural Georgia, has influence population loss. It is reported that 16% of Georgians have no access to broadband services. Expanding broadband statewide is considered vital for attracting and retaining people in rural parts of Georgia, especially for communities that are losing population.

Broadband infrastructure build-out is also important to education, health care, and general business growth. It has become a key policy initiative for the State of Georgia. The Council proposed modernizing the state and local tax structure to expand the ability of rural utilities to provide broadband services. The combined effect of infrastructure abilities and increased tax revenue would create opportunity for broadband deployment to underserved areas. Specific recommendations were as follows:

Eliminate:

- Franchise fees of 5% on cable television revenues.
- Franchise fees of 3% on landline phones.
- Sales tax of at least 7% on landline phones.
- Sales tax of at least 7% on cell phones.
- Sales tax of at least 7% on broadband equipment.

Replace with:

- 4% state and local tax on telecommunications and cable services.
- 4% state tax on direct broadcast satellite services.
- 4% state and local tax on digital goods and services.

Expansion of Providers:

- Introduce legislation to remove barriers to allow electric cooperatives to deliver broadband services.
- Introduce legislation to remove barriers to allow rural telephone cooperatives to deliver broadband services.

The Council also issued recommendations to ensure both rural and urban areas are prepared for future 5G cellphone technology. The Council found the need for a streamlines application and permitting process

| 11. Broadband

for attaching or “collocating” small cell technology on powerline poles or other infrastructure in the right-of-way. Small cells, which are wireless antennas, will help increase telecommunication companies’ network capacities and speeds. These technologies are essential to present and future technologies such as smart cars and smart cities. Therefore, the Council proposed a streamlined application and permitting process that will:

- Place a cap on costs and fees.
- Describe the timelines that local governments must review and approve or deny a small cell application.
- Define small cell height and size requirements.
- Give historic district and underground power-line protections for local governments.

A map of Broadband Access in Rincon can be found in Appendix A Maps, on page 51.

11.2 Current Access

Assessment of Underserved Areas in Rincon and Effingham County.

The Federal Communications Commission (FCC) defines broadband as data transmission technologies that are always on and capable of simultaneously transporting multiple signals and traffic types between the Internet and users. In January 2015, the FCC upgraded the definition of broadband speeds for downloading content from 4 Mbps (Mega-bytes per second) to 25 Mbps and for uploading content from the previous rate of 1 Mbps to a new standard of 3 Mbps. The FCC notes that with the revised standard, 13% of households nationwide do not have access to broadband. It is important to note that there are no known formal public studies performed specifically for Rincon on broadband services.

As it relates to Internet service, the State of Georgia is the 21st most connected state in the U.S. with 224 Internet providers. Almost 92% of consumers in Georgia have access to a wired connection with true broadband speeds faster than 25 Mbps, while 88% of Georgians have access to 100 Mbps or faster broadband. The average Internet download speed in Georgia is 42.70 Mbps. As a means of visual display of unserved or under-served areas of broadband within Georgia, the state has formulated a map that displays served, unserved, and under-served locations.

A link to this information can be found here: <https://broadband.georgia.gov/maps/unserved-georgia-county>.



12. Community Work Program

Community Work Program

The Community Work Program (CWP) presents the specific action items designed to address the needs and opportunities identified in Section 5. It is important to note that there are numerous actions items listed within this plan and that implementation of all these elements within the 10-year time frame may not be realistic. However, the City of Rincon has elected to include all recommended action items with the understanding that circumstances that currently limit options may change (e.g., future development, federal and state infrastructure programs, tax legislation, debt restructuring, etc.) and that such changes may give the City of Rincon an opportunity to consider additional action items in the future. Therefore, a complete listing of desired activities and programs is included within this plan.

12.1 Action Items

The CWP includes the following information for each listed action item:

- **Brief Description:** A summary of the action item.
- **Timeframe:** With an understanding that the City of Rincon has limited resources to dedicate to implementation of the CWP, the city has assigned timeframe to each action item in an effort to assist with identification of the most urgent, necessary, and/or desired programs. However, it is important to recognize that all action items included herein relate to needs and opportunities identified in the plan.
- **Responsible Party:** Parties identified as being responsible for the implementation of the action items include City departments, agencies, and authorities. The responsible parties identified within this work plan are listed by the following acronyms:
 - **Estimated cost:** Cost, if known, for implementation of the identified action item.
 - **Funding Source:** Potential or recommended funding source. It may be a specific City fund or a grant/loan program.

Table 12-1: Responsible Parties

Acronym	Full Name
BOE	Board of Education
City	City of Rincon
County	Effingham County
Chamber	Chamber of Commerce
DCA	Department of Community Affairs
DNR	Department of Natural Resources
GDOT	Georgia Department of Transportation
EHS	Effingham Health System
IDA	Industrial Development Authority
REDA	Rincon Economic Development Authority
SPLOST	Special Purpose Local Options Sales Tax

12. Community Work Program

Table 12-2: Rincon Work Program Summary

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
Economic Prosperity					
1	Plan and execute community events that promote the growth and development of commercial service centers (freedom festival, trunk or treat, movies in the park, etc.)	2024-2029	City, Chamber	TBD	General Fund, hotel/motel tax
2	Create a “Toolbox” for new businesses.	2024-2025	City, REDA	Staff Time	General Fund
Efficient Land Use					
3	Annex land to the West and South/Southeast of the City.	2024-2029	City	TBD	General Fund, grants
4	Promote patterns of Development throughout the city to provide alternatives for getting to school, shopping, recreational centers, and homes without vehicular transportation.	2024-2029	City, GDOT	TBD	General Fund, grants
5	Partner with private partners to redevelop and reinvest in blighted areas.	2024-2029	City, DCA	TBD	General Fund, grants
6	Update Zoning Ordinance.	2024-2025	City	TBD	General Fund
Local Preparedness					
7	Improve water, sewer and other infrastructure in areas where those are deficient.	2024-2029	City, DCA, EPD	TBD	General Fund/ SPLOST, impact Fees, grants
8	Increase presence of public safety as the population grows to promote safety of citizens through the continued efforts of community outreach officer, police in schools, and public information office.	2024-2029	City	TBD	General Fund, grants
9	Create a Water and Sewer Masterplan.	2025-2026	City	TBD	General Fund, grants
Sense of Place					
10	Continue to expand spaces like Freedom Park and other gathering spots to host civic, cultural, and entertainment activities	2024-2029	City	TBD	General Fund, SPLOST, grants
11	Define a downtown area and create a “town center” where residents can gather for shopping, dining, and other forms of entertainment and cultural activities	2024-2029	City	TBD	General Fund
12	Identify buildings in need of repair and rehabilitation	2024-2029	City	Staff Time	General Fund

12. Community Work Program

Table 12-2: Rincon Work Program Summary

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
13	Create a conceptual master plan for a pedestrian oriented town center	2025-2026	City	TBD	General Fund grants
Regional Cooperation					
14	Collaborate with regional partners on transportation projects.	2024-2029	City, GDOT	TBD	General Fund, grants
15	Collaborate with regional partners to pursue grant funding.	2024-2029	City	Staff Time	General Fund, grants
Housing					
16	Implement GICH program to promote retirement housing, assisted living, and healthcare facilities for senior citizens.	2024-2029	City, DCA, EHS	TBD	General Fund, grants
17	Continue to promote and maintain diverse housing options, including workforce housing through development fee waivers in cases of hardship.	2024-2029	City, DCA	TBD	General Fund, CDBG
18	Amend code enforcement ordinance and appropriate regulations to eliminate substandard housing and incompatible uses that negatively impact neighborhood quality of life.	2024-2029	City	Staff Time	General Fund
19	Increase zoning districts where multifamily housing is permitted.	2024-2025	City	Staff Time	General Fund
20	Removing minimum square footage.	2024-2025	City	Staff Time	General Fund
Transportation					
21	Work to promote public transportation (CRC coaches), expand network of sidewalks, bike trails, school safety zones, and connectivity between developments.	2024-2029	City, GDOT, BOE	Staff Time	General Fund, SPLOST, grants
22	Develop and implement long term plan to improve traffic flow traveling east and west from the city	2024-2029	City, GDOT, County, IDA	TBD	General Fund, SPLOST, grants
23	Ensure the city is a partner with the development of the Effingham Parkway project	2024-2029	County, GDOT	TBD	TBD
24	Perform a study to determine where to make a new east-west roadway connection.	2024-2029	City, County, GDOT	TBD	General Fund, SPLOST, grants
25	Identify specific locations to implement bike and pedestrian improvements (Complete Streets).	2024-2029	City, GDOT	TBD	General Fund, SPLOST, grants
26	Study the viability of a rideshare lot for Savannah bound commuters.	2024-2029	City, GDOT	TBD	General Fund, SPLOST, grants
Resource Management					
27	Annex undeveloped land for more open space, greenspace, connectivity, and pedestrian- friendly infrastructure.	2024-2029	City	TBD	General Fund

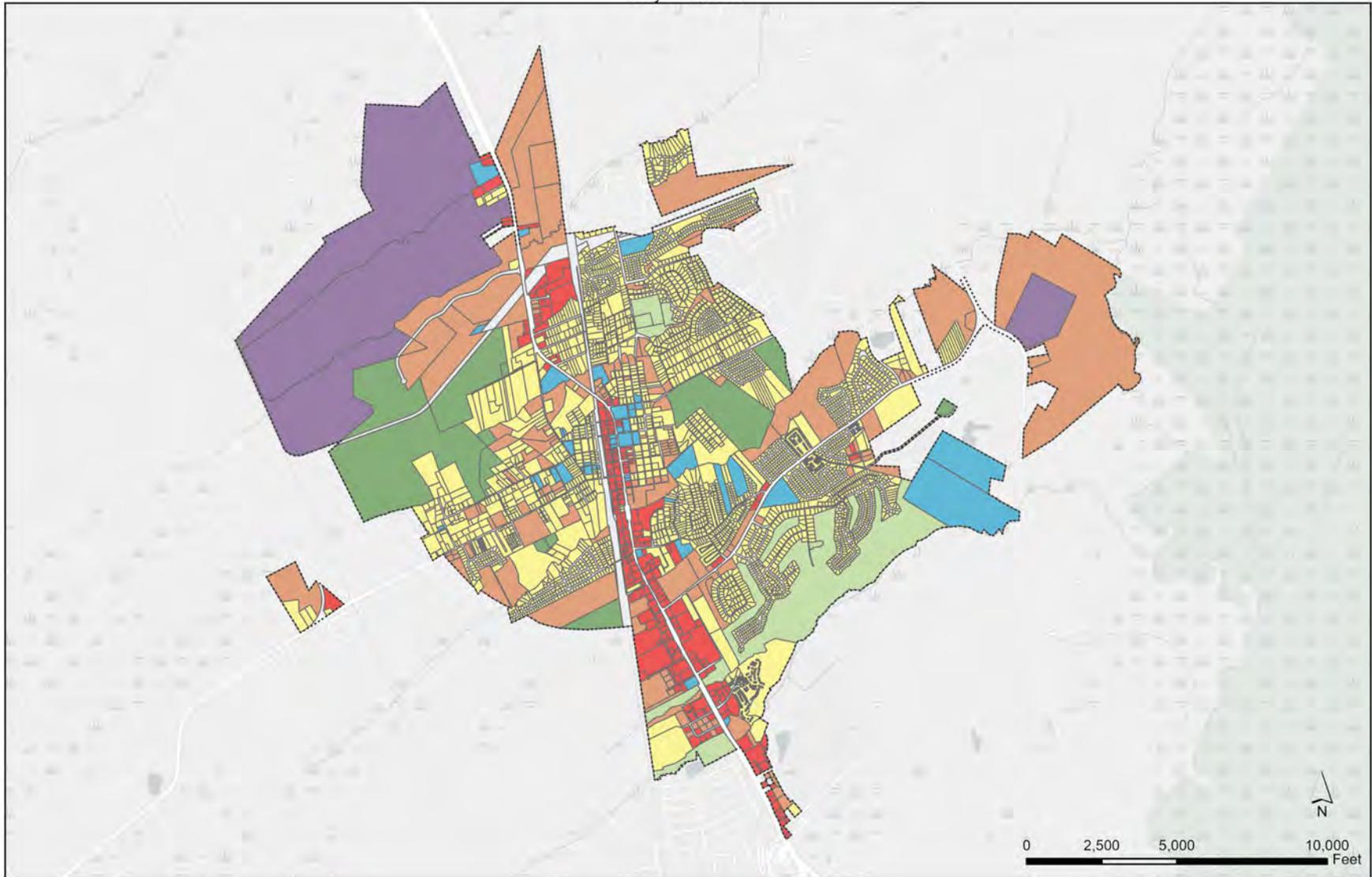
12. Community Work Program

Table 12-2: Rincon Work Program Summary

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source
28	Replace grinder pumps with gravity flow mains and centralized lift stations.	2024-2029	City	\$2,000,000 total	CDBG, impact fees, SPLOST
29	Establish a Tree Fund.	2024-2029	City	Staff Time	General Fund
30	Study the viability of a trail network centered on Dasher Creek.	2024-2029	City, DNR	TBD	General Fund
Social and Economic Development					
31	Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances.	2024-2029	City	\$5,000	General Fund
32	Work with the Chamber and other partners to incentivize targeted retail establishments to locate in the city.	2024-2029	City, Chamber	\$5,000 total	General Fund
33	Explore ways to promote Rincon as an attractive destination.	2024-2029	City, Chamber	\$6,500	General Fund, Hotel/Motel Tax
34	Establish regular city events and establish a marketing strategy to encourage attendance.	2024-2029	City, Chamber	TBD	General Fund

Appendix A: Maps

Existing Land Use City of Rincon



Legend

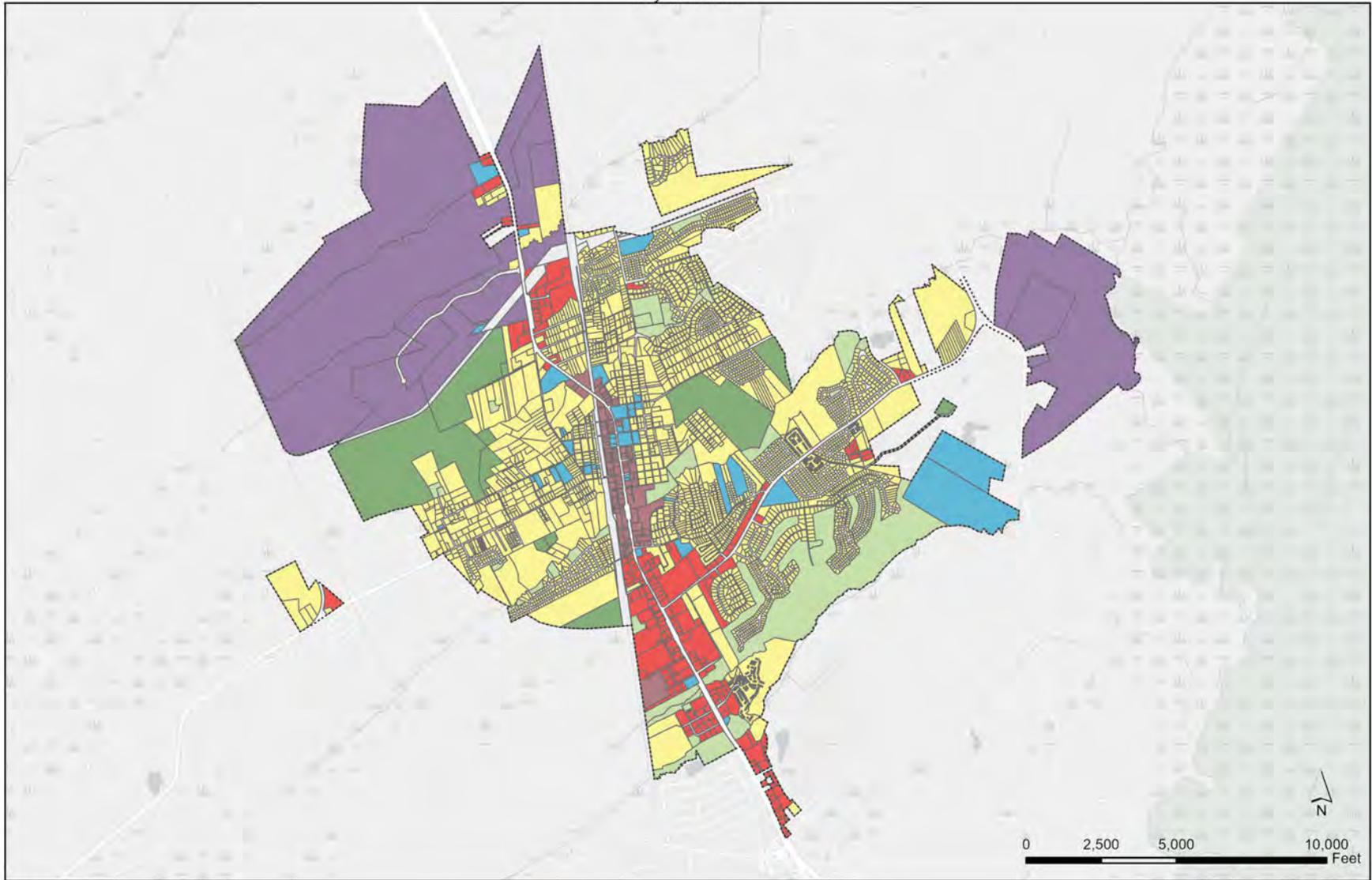
Rincon City Limits	Rincon Parcels	Commercial	Public/Institutional	Undeveloped
Existing Land Use		Conservation/Recreation	Residential	
Agriculture	Industrial	Transportation/Utilities		

Published: 8/1/2024

Produced in 2024 by the Coastal Regional Commission GIS Office (CRC GIS). All information portrayed in this product is for reference only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. The information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the products appropriately. S:\E\ffingham\Rincon\Comp Plan 2024\Rincon_Comp_Plan_2024

Future Land Use

City of Rincon



Legend

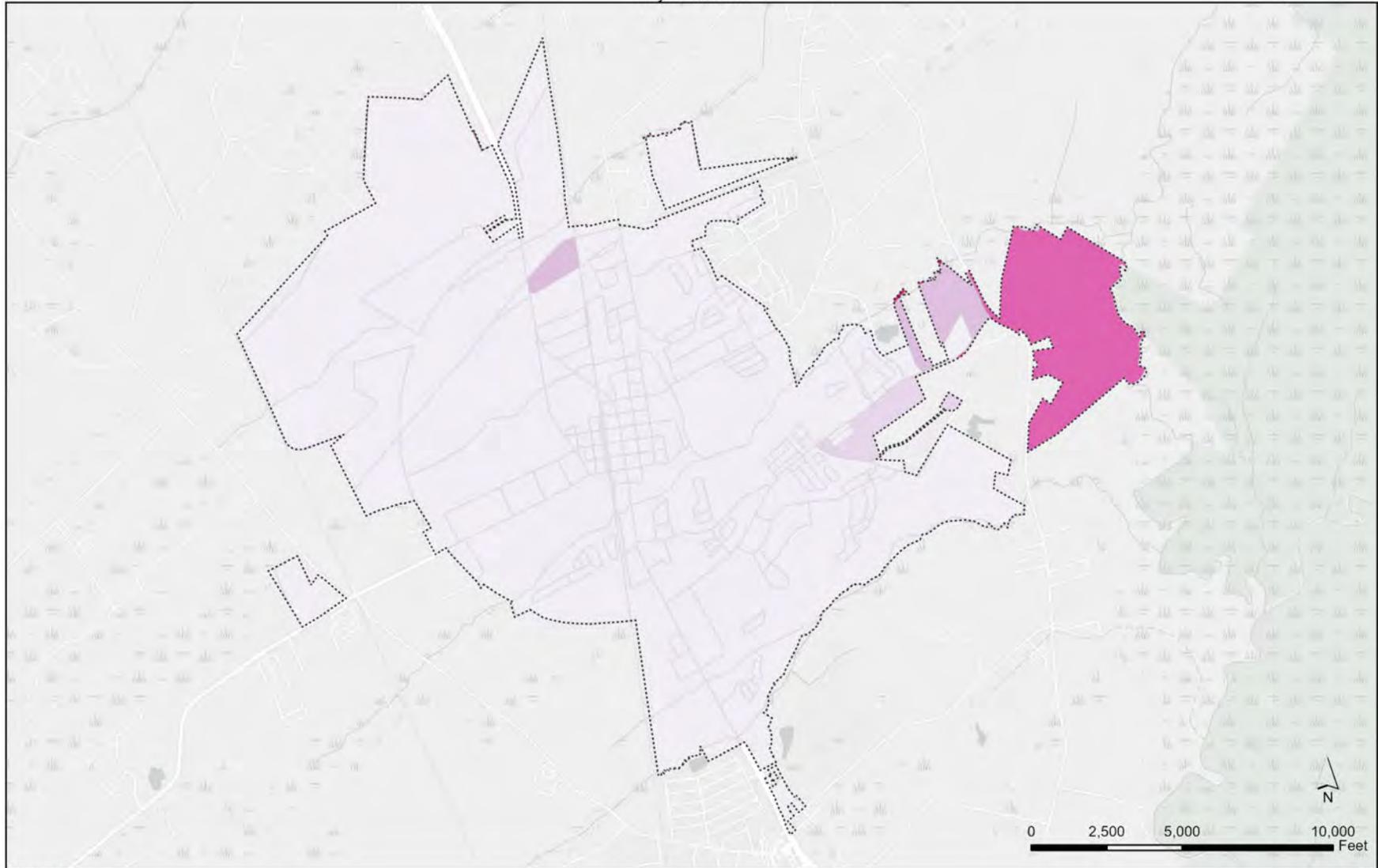
- | | | | | |
|------------------------|----------------|-------------------------|----------------------|--------------------------|
| Rincon City Limits | Rincon Parcels | Commercial | Mixed Use | Transportation/Utilities |
| Future Land Use | | Conservation/Recreation | Public/Institutional | |
| Agriculture | Industrial | Residential | | |

Published: 8/1/2024

Produced in 2024 by the Coastal Regional Commission GIS Office (CRC GIS). All information portrayed in this product is for reference only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. The information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the products appropriately. S:\Effingham\Rincon\Comp Plan 2024\Rincon_Comp_Plan_2024\

Broadband Map

City of Rincon



Legend
Rincon Broadband Rincon City Limits
BEAD Eligible
 127
0

Published: 8/1/2024



Produced in 2024 by the Coastal Regional Commission GIS Office (CRC GIS). All information portrayed in this product is for reference only. Therefore, CRC GIS will not be held liable for improper use of the data provided herein. The data and related graphics are not legal documents and should not be utilized in such a manner. The information contained herein is considered dynamic and will change over time. It is the responsibility of the user to use the products appropriately. S:\Ettingham\Rincon\Comp Plan 2024\Rincon_Comp_Plan_2024

Appendix B: Strengths, Weaknesses, Opportunities, and Threats Analysis

Appendix B: SWOT Analysis

Strengths:	Weakness
<ul style="list-style-type: none"> • Good customer service • High quality schools • Excellent public safety/low crime • Improved collaboration with community • Pro-growth • Strong economic activity • Sense of community • Proximity to Savannah • No city property tax • Quality of life • Faith based community • Local passion for community • Health system • Recreation • Commercial and Entertainment opportunities 	<ul style="list-style-type: none"> • Loss of valuable workers due to proximity to Savannah • Lack of revenue sources • No “draw” for those not in community • Need to improve/update infrastructure • Difficulty attracting younger citizens • Lack of job opportunities for next generation • Lack of transportation options • Unaware of market driven needs • Need for improved connectivity (east-west traffic, sidewalks, internal parking lots) • Lack of a city center/downtown • Lack of code enforcement • Need for diverse housing options • Home affordability • Loss of greenspace • Lack of identity • Underutilized land • Lack of property tax income needed to cover needed infrastructure improvements
Opportunities	Threats
<ul style="list-style-type: none"> • Encourage re-purposing of existing structures • Plan for growth (proactive not reactive) • Promote economic innovation • Construction of East-West connector • Promote entertainment venues • Diversify types of business in the city • Allow for continued growth of health system • Recruitment of health specialists • Increase landscaping requirements and city identity • Creation of a city center • Effingham Parkway diverting traffic from city 	<ul style="list-style-type: none"> • Potential loss of identity from growth • Non-planned growth • Impacts from state legislation • Increase in crime from growth • Natural disaster (i.e. hurricanes) • Little remaining land is available for future growth • Cost of living • Water and sewer rights • Financial impacts from Effingham County • Competition from neighboring cities

Appendix C: Report of Accomplishments

Appendix C: Report of Accomplishments

Report of Accomplishments

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Economic Prosperity							
1	Plan and execute community events that promote the growth and development of commercial service centers (freedom festival, trunk or treat, movies in the park, etc.)	2020-2024	Rincon, Chamber of Commerce	TBD	General Fund, hotel/motel tax	Ongoing	
2	Develop a strategic plan for economic development	2020	Rincon, IDA	TBD	General Fund	Completed	Established the Rincon Economic Development Authority
3	Promote new development in locations that have adequate infrastructure	2020-2024	Rincon	TBD	General Fund, grants	Completed	
Efficient Land Use							
4	Annex and/or purchase undeveloped land to accommodate growth	2020-2024	Rincon	TBD	General Fund, grants	Cancelled	Reorganized under new more defined work program items.
5	Promote patterns of Development throughout the city to provide alternatives for getting to school, shopping, recreational centers, and homes without vehicular transportation	2020-2024	Rincon, DOT	TBD	General Fund, grants	Ongoing	
6	Partner with private partners to redevelop and reinvest in blighted areas	2020-2024	Rincon, DCA	TBD	General Fund, grants	Ongoing	
7	Rehabilitate downtown areas through coordinated main street and improvement programs	2014-2019	Rincon, DCA	TBD	General Fund, grants	Cancelled	
8	Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space	2014-2019	Rincon	Staff Time	Fees	Completed	
9	Explore revisiting zoning reclassification in order to promote mixed use	2014-2019	Rincon	Staff Time	General Fund	Completed	

Appendix C: Report of Accomplishments

Report of Accomplishments

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Broadband							
10	Promote broadband as a selling point for new residential and commercial.	2020-2024	City/broadband providers	Staff Time	General Fund	Completed	
Local Preparedness							
11	Water and infrastructure improvements.	2020-2024	Rincon, DCA, EPD	TBD	General Fund/ SPLOST, impact Fees, grants	Cancelled	Reorganized under new more defined work program items.
12	Work to educate citizens and eliminate regulations that have a negative impact on the city's infrastructure.	2020-2024	Rincon, DCA, EPD	TBD	General Fund, grants	Completed	
13	Increase presence of public safety as the population grows to promote safety of citizens through the continued efforts of community outreach officer, police in schools, and public information office.	2020-2024	Rincon	TBD	General Fund, grants	Ongoing	
14	Implement storm water drainage maintenance plan as approved by DNR.	2020-2024	Rincon, DCA, EPD, DOT	\$93,000	Coastal Incentive Grant	Completed	
Sense of Place							
15	Implement design guidelines and architectural standards to create a sense of place and community character.	2020	Rincon	TBD	General Fund, grants	Completed	
16	Continue to expand spaces like Freedom Park and other gathering spots to host civic, cultural, and entertainment activities.	2020-2024	Rincon, DNR	TBD	General Fund, SPLOST, grants	Ongoing	
17	Define a downtown area and create a "town center" where residents can gather for shopping, dining, and other forms of entertainment and cultural activities.	2020-2024	Rincon	TBD	General Fund	Ongoing	

Appendix C: Report of Accomplishments

Report of Accomplishments

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
Regional Cooperation							
18	Partner with other cities and county on service delivery functions.	2020-2024	Rincon, Effingham County	TBD	General Fund	Completed	
19	Collaborate with regional partners on transportation projects.	2020-2024	Rincon, DOT	TBD	General Fund, grants	Ongoing	
20	Collaborate with regional partners to pursue grant funding.	2020-2024	Rincon	Staff Time	General Fund, grants	Ongoing	
Housing							
21	Implement GICH program to promote retirement housing, assisted living, and healthcare facilities for senior citizens.	2020-2024	Rincon, DCA, Effingham Health System	TBD	General Fund, grants	Ongoing	
22	Continue to promote and maintain diverse housing options, including workforce housing through development fee waivers in cases of hardship.	2020-2024	Rincon, DCA	TBD	General Fund, CDBG	Ongoing	
23	Strengthen and implement code enforcement within the city through ordinance amendments and the addition of code enforcement staff.	2020-2024	Rincon	TBD	General Fund, grants	Completed	
24	Amend code enforcement ordinance and appropriate regulations to eliminate substandard housing and incompatible uses that negatively impact neighborhood quality of life.	2020	Rincon	Staff Time	General Fund	Ongoing	
Transportation							
25	Work to promote public transportation (CRC coaches), expand network of sidewalks, bike trails, school safety zones, and connectivity between developments.	2020-2024	Rincon, DOT, Board of Education	Staff time	General Fund, SPLOST, grants	Ongoing	
26	Develop and implement long term plan to improve traffic flow traveling east and west from the city.	2020-2024	Rincon, DOT, Effingham County, IDA	TBD	General Fund, SPLOST, grants	Ongoing	

Appendix C: Report of Accomplishments

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
27	Ensure the city is a partner with the development of the Effingham Parkway project.	2020-2024	Effingham County, DOT	TBD	TBD	Ongoing	
Resource Management							
28	Preserve the existing tree canopy and require the replanting of new trees when development occurs	2020-2024	Rincon	TBD	General Fund, grants	Completed	
29	Annex undeveloped land for more open space, greenspace, connectivity, and pedestrian- friendly infrastructure.	2020-2024	Rincon	TBD	General Fund	Ongoing	
30	Replace grinder pumps with gravity flow mains and centralized lift stations.	2020	Rincon	2,000,000 total	CDBG, impact fees, SPLOST	Ongoing	
Community Health							
31	Encourage the placement of healthcare facilities within Rincon by waiving business license fees for job creation.	2020-2024	Rincon, Effingham Health System	TBD	TBD	Cancelled	
32	Partner with the state to provide a Health Department Annex within the city.	2020-2024	Rincon, DPH	TBD	TBD	Cancelled	
Social and Economic Development							
33	Take proactive measures to protect valued historic and natural resources through local inventories, assessments, and ordinances.	2015-2024	City	\$5,000	General	Ongoing	
34	Rehabilitate downtown areas through coordinated main street and improvement programs.	2014-2024	City	\$200,000 total	General Fund/ CDBG	Cancelled	
35	Encourage specialty and retail businesses to locate in City's commercial and downtown district.	2019-2024	City / REDA	\$30,000 total	General	Cancelled	Reorganized under new more defined work program items.

Appendix C: Report of Accomplishments

No.	Brief Description	Timeframe	Responsible Party	Estimated Cost	Funding Source	Status	Notes
36	Support Chamber and Development Authorities to actively recruit retail commercial and light industrial to city.	2019-2024	City	\$5,000 total	General	Cancelled	Reorganized under new more defined work program items.
37	Acquire Property to improve downtown parking.	2015-2024	City	TBD	TBD	Cancelled	
38	Explore adopting a conservation subdivision ordinance to promote or require the preservation of open space.	2020-2023	City	\$3,000	General Fund	Completed	
39	Explore ways to promote Rincon as an attractive destination.	2020	Rincon, Chamber of Commerce	\$6,500	General Fund, Hotel/Motel Tax	Ongoing	
40	Create new town center through rehabilitation of redevelopment area.	2020-2024	Rincon, DCA	TBD	General Fund, Grants	Cancelled	

Appendix D: Required Documents

Appendix D: Required Documents



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: CITY OF RINCON COMP PLAN UPDATE Date: APRIL 3RD 2024 Location: RINCON POLICE DEPARTMENT

Name	Title	Organization	Email
SIMON HARDT	PLANNING MANAGER	CRC	
Eric L. Hills	Transition Director	Bankers Shop	
Alec Metzger	Civil Engineer	EMC Engineering Services	
Jim HEAD			
Jeanne Lane		Ameris Bank	
Tim Mathews			
Tim MULNER	CEM PIZ	CITY OF RINCON	
Lon Reed	Fire Chief	City of Rincon	
Salvador Figueroa			

Appendix D: Required Documents



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: CITY OF RINCON COMP PLAN Date: APRIL 16 2024 Location: VERNON C HINLEY CENTER

Name	Title	Organization	Email
Eugene L. Hollis	Business Owner	Baden	
Tim Milner	CHM P&Z		
Jimmy Bowen		P&Z BOARD	
Lou Reed	Rincon Fire Chief	Fire	
Michelle Taylor	Council	Rincon	
Jim Head	STAKEHOLDER	RESIDENT	
Salvador Figueroa	Business owner	conerect	
Alec Metzger	Engineer	EMC Engineering Ser	
TIM MATHEWS	Resident		
Kevin Eddy	Resident / Mayor	City of Rincon	
Amy Hebert	Resident		
Daniel T. Elliott	Resident / Planning Board member	P&Z Board	
RITA ELLIOTT	Effingham Georgia Green Rep.	EGG	
Ben & Caron Blackwell	Council	Rincon	

Appendix D: Required Documents



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project: RINCON COMP PLAN Date: MAY 8, 2024 Location: MACOMBER BUILDING, RINCON

Name	Title	Organization	Email
Faz Hills	Business Owner	paper	[REDACTED]
Jeanie Lane	Branch Mgr.	Ameris Bank	
Alec Metzger	Civil Engineer	EMC Engineering	
Tim Milner	P&Z	City of Rincon	
TIM MATHEWS	RESIDENT	RESIDENT	
Dan Elliott	P + Z Board member	EGG	

