

LINK LIBERTY

A Five-Year Economic Development Strategic Plan



Pre-Launch Zoom Meeting

- Review/Confirm Project Components
- Finalize Timeline
- Formulate Communications Framework
- Discuss Benchmark Communities
- Plan for Stakeholder Engagement
- Discuss Information Request

Data Gathering and Analysis

- Baseline Economic Indicator Analysis
- Benchmarking/ Best Practices
- Livability Index
- Initial Target Sector Data Review

Project Launch Workshop

- Present Data and Analysis
- Discovery Session with Project Team
- County Tour

Discovery Sessions

Online Survey(s)

Establish Strategic Plan Name

Project Update Zoom Meeting

Target Sector Refinement

Strategic Goals Development

Strategic Recommendations

Target Sector Profiles

Draft Deliverable Meeting

Implementation/ Action Plan

Metrics

Presentation



“Liberty County needs to decide who it wants to be.”

- *Stakeholder*

“We need to partner to use our skills and abilities and resources even more effectively with the Chamber and CVB, the Downtown Development Authority, the Hinesville Incubator, the City of Hinesville, Liberty County and others for the greatest possible success.”

- *Stakeholder*



LCDA TARGETS

Automotive/
EV Suppliers

Aerospace/
Aviation

Department of
Defense (DoD)
Suppliers

Cold Storage &
E-Commerce

Foreign Direct
Investment

"Having a target gives you something to aim for but it doesn't limit what you can shoot." -- Kevin Jackson



AUTOMOTIVE / EV SUPPLIERS

SECTOR FOCUSES

Hyundai Suppliers

Component Parts
Manufacturing

Batteries/Energy
Storage Devices

PRODUCT

- **Tradeport East Business Center**
 - Georgia Ready for Accelerated Development
 - 1,843 acres – **400 acres available**
 - Half mile from Exit 76 (U.S. Hwy 84) off Interstate 95
 - 30 minutes to Port of Savannah
 - 25 minutes to Savannah Hilton Head International Airport
- **Tradeport West Business Center**
 - Georgia Ready for Accelerated Development
 - 1,957 acres - **596 acres available**
 - Adjacent to U.S. Hwy. 17 and 4.3 road miles to Interstate 95
 - 35 minutes to Port of Savannah
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- **Midway Industrial Park** – 233 acres – **40 acres available**
- **Hinesville Technology Park** – 2 buildings available and 31 acres remaining

SELECT REGIONAL AUTOMOTIVE EV COMPANIES



2,200+

Manufacturing Jobs in
Liberty County
(2025 – 2030)

9%

Projected Growth in
Manufacturing Jobs in
Liberty County
(2025 – 2030)

\$105,000+

Average Earnings in
Manufacturing Jobs in
Liberty County
(2024)

AUTOMOTIVE / EV SUPPLIERS

INFRASTRUCTURE

- **Interstate/Highway**
 - I-95
 - US Highways 17 & 84
- **Airports**
 - Savannah Hilton Head International (SAV) (30-minutes)
 - MidCoast Regional Airport at Wright Army Airfield (KLHW)
- **Rail**
 - Served by CSX mainline and Genesee Wyoming Railroad's Riceboro Southern
- **Ports**
 - Port of Savannah (30 minutes) and Port of Brunswick (45 minutes)

WORKFORCE & EDUCATION

- **Liberty College & Career Academy**
 - Joint venture between school system, Savannah Tech and employers to train workforce
 - Includes Engineering & Technology Pathway and Dual Enrollment in Aviation-Aircraft Technology, Machine Tool and Welding
- **Savannah Technical College – Liberty Campus**
 - Offers programs in Industrial Technologies including Automotive Fundamentals and Technology programs, CNC Specialist, CNC Technology, Welding, Industrial Maintenance Systems Technology, Precision Machining and Manufacturing, and Programmable Control Tech I
- **Georgia Southern – Liberty Campus**
 - Offers an Associate in Arts Degrees and Associate in Science Degrees
- **Fort Stewart**
 - 3,600 – 4,800 military exits each year in Liberty County
 - 10,000 military spouses living in or adjacent to Liberty County

40 Miles

to Hyundai Motor Group
Metaplant in
Bryan County

1,400+

Jobs in Automotive Cluster
(60-minute drive time)

8%

Historic Growth in
Automotive Cluster
(2019 – 2024)
(60-minute drive time)

AEROSPACE / AVIATION

SECTOR FOCUSES

Maintenance, Repair,
Operations (MRO)

Gulf Stream
Suppliers

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SELECT REGIONAL AUTOMOTIVE MANUFACTURERS

Gulfstream[®]
Chatham County



Rolls-Royce[®]
Chatham County

force
manufacturing
Chatham County

**HOWMET
AEROSPACE**
Liberty County

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30 Miles

From Liberty County to Gulf Stream Manufacturing Facility

330,000+

Labor Force
(60-minute drive time)

11,000+

Jobs in Aerospace/Aviation
(60-Minute Drive Time)

DEPARTMENT OF DEFENSE SUPPLIERS

FORT STEWART

Fort Stewart in Liberty County and Hunter Army Airfield in Savannah are the U.S. Army's world-class training, and armored power projection combination on the East Coast. Fort Stewart is responsible for training, equipping, deploying, and redeploying, active and reserve component Army units. It is also home of the 3rd Infantry Division.

Fort Stewart is a large military complex with over 280,000 acres. It supports an estimated 15,000 plus active-duty servicemembers. Fort Stewart and Hunter Army Airfield combined employ more than 25,500 people, making it the largest employer in Coastal Georgia.

There are **vast contracting opportunities for businesses** at Fort Stewart with millions of dollars awarded annually to small businesses and large prime contractors or subcontractors.

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\$4.9B

Fort Stewart Economic Impact
on the Coastal GA Region
(2021)

330,000+

Labor Force
(60-minute drive time)

\$3.05B

Total Economic Output from
Fort Stewart in Hinesville MSA
(2021)

E-COMMERCE / COLD STORAGE

SECTOR FOCUSES

The E-Commerce/Cold Storage sectors focus on buying and selling products online and storing and distributing refrigerated goods, capturing the high-value distribution services at the Port of Savannah. The sector generally pays higher than other logistic operations.

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SELECT COUNTY E-COMMERCE / COLD STORAGE EMPLOYERS

BOSS
HUGO BOSS

 **TOWN & COUNTRY**
LIVING

HOOKER
FURNISHINGS

WESTINFURNITURE

\$58,000+

Cold Storage Average
Earnings
(60-Minute Drive Time)
(2024)

500+

Cold Storage Jobs in
(60-Minute Drive Time)
(2024)

34%

Historic Growth in Cold
Storage Jobs
(60-Minute Drive Time)
(2019 - 2024)

E-COMMERCE / COLD STORAGE

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WORKFORCE & EDUCATION

- **Liberty College & Career Academy**
 - Joint venture between local school system, Savannah Tech and employers to prepare community's workforce
- **Savannah Technical College – Liberty Campus**
 - Serves over 700 students each semester
 - Offers degrees in Logistics and Supply Management and Logistics Management, a Logistics Management Diploma, and a Logistics Technician Certificate
- **Georgia Southern – Liberty Campus**
 - Over 500 students
 - Offers an Associate in Arts Degrees and Associate in Science Degrees
- **Fort Stewart**
 - 3,600 – 4,800 military exits each year in Liberty County
 - 10,000 military spouses living in or adjacent to Liberty County

34 Miles

to Port of Savannah from
Liberty County

1,800+

Jobs in Distribution
Liberty County
(2024)

81%

Historic Growth in
Distribution Jobs
Liberty County
(2019 – 2024)

FOREIGN DIRECT INVESTMENT

SECTOR DEFINED

Foreign Direct Investment (FDI) is made by international companies or individuals into the U.S., or in this case in Liberty County.

GEOGRAPHIC FOCUSES

FRANCE GERMANY BELGIUM UNITED KINGDOM SOUTH KOREA

MARKET ACCESS

- **580,000+** population within a 60-minute drive time
- **460,000+** population within a 45-minute drive time
- **143,000+** population within a 30-minute drive time
- **71,000** population in Liberty County with **15%** growth projected (2025 – 2030)
- **15,000 to 20,000** soldiers at Fort Stewart and **10,000 spouses** typically follow
- **Nearly 25,000 employees in retail** within 30-minute drive time

SELECT COUNTY FDI COMPANIES



70%

Industrial Jobs in Liberty County Originate from FDI

LCDA

70

Countries on Liberty County's Export/Import Roster

LCDA

~1,000

Acres of Industrial Land Available (Liberty County)

FOREIGN DIRECT INVESTMENT

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580,000+

Population
(60-minute drive time)

330,000+

Labor Force
(60-minute drive time)

4th

Largest port in the U.S., less
than 45 minutes away
(Port of Savannah)

COMMUNITY OPPORTUNITIES

**Retail &
Entertainment**

**Tourism, Film &
Hospitality**

RETAIL & ENTERTAINMENT

SECTOR DEFINED

Amenities that build upon and enhance the livability assets available in Liberty County making it a better place to live and work.

SECTOR FOCUSES

Family Entertainment

Full-Service Restaurants
(\$28.2M Opportunity Gap)

Clothing & Clothing Accessory Stores
(\$17.2M Opportunity Gap)

Mixed-Use Development

MARKET ACCESS

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INFRASTRUCTURE

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 - I-95 and US Highways 17 & 84
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580,000+

Population
(60-minute drive time)

16%

Historic Population Growth
in Liberty County
(2019 – 2024)

15%

Projected Population
Growth in Liberty County
(2024 – 2029)

RETAIL & ENTERTAINMENT

RETAIL DEMAND AND DATA

\$164M

Total Retail Opportunity Gap
in Liberty County
(Claritas Retail Gap Analysis)

\$1.5B

Total Retail Opportunity Gap
within 45-minute Drive Time
(Claritas Retail Gap Analysis)

12%

Historic Growth in Retail
Jobs in Liberty County
(2019 – 2024)

Liberty County

- Total Retail Demand = \$1,086,949,768
- Total Retail Supply = \$922,220,176
- Retail Opportunity Gap * = **\$164,729,591**

45-Minute Drive Time

- Total Retail Demand = \$4,209,504,589
- Total Retail Supply = \$2,666,725,050
- Retail Opportunity Gap * = **\$1,542,779,539**

- Median Household Income** in 45-minute drive time: Nearly **\$72,000**

**The retail opportunity gap represents the difference between supply and demand. If demand is greater than supply, there will be a gap indicating a demand for more retail in a community or region.*

BUSINESS SUPPORT

Liberty County Development Authority

- Assist new and expanding businesses in the county with locating sites or building and local incentives

Downtown Hinesville Development Authority

- Assist new or expanding businesses in downtown Hinesville
- Offers Discover Downtown Hinesville Revolving Loan Fund
 - \$20,000 - \$50,000 to small businesses to support purchasing land or buildings in Downtown Hinesville area
- Offers Façade Grant
 - Reimburses 50% of pre-approved project costs, not to exceed \$3,500

Hinesville Business Incubator - Georgia Southern University Liberty Campus

TOURISM, FILM & HOSPITALITY

SECTOR DEFINED

Tourism assets, as well as entrepreneurs and businesses such as tour operators, food service and hotels that support the tourism and hospitality industry and attract tourists.

SECTOR FOCUSES

**Museums &
Historical Sites**

**Outdoor
Tourism**

**Film/TV
Tourism**

**Hotel/
Conference Center**

MARKET ACCESS

- **580,000+** population within a 60-minute drive time
- **460,000+** population within a 45-minute drive time
- **143,000+** population within a 30-minute drive time
- **71,000** population in Liberty County with **15%** growth projected (2025 – 2030)
- **15,000 to 20,000** soldiers at Fort Stewart and **10,000 spouses** typically follow
- **Less than 40-miles** from Liberty County to Savannah

INFRASTRUCTURE

- **Interstate/Highway**
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39,000+

Arts, Recreation &
Accommodation Jobs within
60-Minute Drive Time
(2025 – 2030)

4%

Arts, Recreation &
Accommodation Jobs
within
60-Minute Drive Time
(2019 – 2024)

3%

Projected Growth Arts,
Recreation &
Accommodation Jobs within
60-Minute Drive Time
(2025 – 2030)

TOURISM, FILM & HOSPITALITY

TOURISM ASSETS OR ATTRACTIONS

Outdoor Tourism

- Coastal boating, fishing, kayaking
- Cay Creek Wetlands park
- St. Catherine's Island, Midway (beaches public, interior private)
- Dorchester Hunting Preserve
- Golf Courses
- Parks & Walks
 - Bradwell Park
 - Bryant Commons Park
 - James Brown Park
 - Jones Creek Park
 - Irene B. Thomas Park
 - Warriors Walk
 - Veterans Memorial Walk

Museums & Historical Sites

- Bacon Fraser House
- Dorchester Presbyterian Church
- Dorchester Village Civic Center
- Dorchester Academy
- Flemington Driving Tour
- Fort Morris State Historic Site
- Historic Baptismal Trail
- Historic Downtown Hinesville
- ITPA Telephone Museum
- Midway Church, Cemetery & Museum
- Old County Jail
- Sunbury Cemetery
- **Local Arts organizations**
- **Fort Stewart Army Installation**

580,000+

Population
(60-minute drive time)

1 of 6

Coastal Counties in Georgia

FILM/TV TOURISM

Examples of Film/TV Productions in Liberty County

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">▪ Fear the Walking Dead (2023)▪ The Color Purple Musical (2023)▪ A Jazzman Blues (2022)▪ Halloween Ends (2022)▪ Manhunt (2022) | <ul style="list-style-type: none">▪ The Act (2019)▪ Underground (2018)▪ Soldier's Heart (2018)▪ The Act (2018)▪ American Grit (2017) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

19

Camera Ready Sites in
Liberty County
(2024)

STRATEGIC PRIORITIES



A serene landscape featuring a calm river or stream in the foreground, reflecting the sky. On the left, there are lush green trees and bushes. The background shows a vast, flat landscape under a clear blue sky that transitions to a soft orange and yellow glow near the horizon, suggesting a sunset or sunrise. The overall mood is peaceful and natural.

**Create a Dynamic
Brand and
Communication
Strategy**

"The LDCA cannot exist in a silo. There is a need for better communication with the community."

- *Stakeholder*

"We need to do a better job of communicating the good things happening in Liberty County."

- *Stakeholder*



Strategy 1: Develop a New Brand for the LCDA

Action: Consider developing a new brand or marketing name for LCDA

Action: Develop a new logo

Action: Reinvent the existing LCDA website

Action: Utilize social media to communicate about the new brand

Action: Modernize and update the offices of the LCDA

Action: Develop a more concise and broader mission statement for LCDA

“The mission of Liberty County Development Authority is to attract and support business investment and jobs to expand the tax base and improve the standard of living for all residents.”



Strategy 2:

Communicate LINK Liberty Plan and Success to Partners and Residents

Action: Conduct roll-out presentation for the LINK Liberty plan

Action: Meet with statewide project managers and leaders

Action: Utilize social media to introduce the LINK Liberty plan and expand overall social media efforts

Action: Develop an annual report of all initiatives and successes

Action: Consider conducting and reporting on an impact analysis every two years

Action: Create organizational metrics



Strategy 3: Work to Combat Anti-Growth Sentiment

Action: Address rising anti-growth sentiment head-on through communication

“Some people don’t want growth, but it’s coming. How do we help shape it in a positive way?”

- *Stakeholder*



Strategy 4: Collaborate with Partners in Plan Implementation

Action: Create LINK Liberty Action Teams

Action: Report successes of plan implementation to key leadership on an annual basis

“It is our job to create partnerships to achieve our vision. We must partner with the CVB, Chamber, etc. We must LINK.”

- Stakeholder



LINK LIBERTY

A Five-Year Economic Development Strategic Plan

Create a Dynamic Brand and Communication Strategy

Implementation Matrix

#	Strategies and Action Items	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	Responsible Parties	Potential Budget Resources
1	Develop a New Brand for the LCDA						LCDA Core Team	
	Consider developing a new brand or marketing name for LCDA	X					LCDA Core Team	
	Develop a new logo	X					LCDA Core Team	
	Reinvent the existing LCDA website	X					LCDA Core Team, Marketing, Website Design Firm	
	Utilize social media to communicate about the new brand	X	X	X	X	X	LCDA Core Team	
	Modernize and update the offices of the LCDA	X					LCDA Core Team	
	Develop a more concise and broader mission statement for LCDA	X					LCDA Core Team	
2	Communicate LINK Liberty Plan and Success to Partners and Residents							
	Conduct roll-out presentation for the LINK Liberty plan	X (FYE 2025)					LCDA Core Team, Marketing	
	Meet with statewide project managers and leaders	X (FYE 2025)					LCDA Core Team, Marketing	
	Utilize social media to introduce the LINK Liberty plan and expand overall social media efforts	X	X	X	X	X	LCDA Core Team, Marketing	





**Attract, Support and
Retain
Business/Industry**

Strategy 1: Develop Tactics for Pursuit of Identified Target Sectors

Action: Enhance and increase engagement with partners on business recruitment activities

Action: Focus on attracting Automotive/EV suppliers

Action: Target port users

Action: Work with Fort Stewart to explore the potential of DoD supplier opportunities

Action: Focus on retention and attraction of Foreign Direct Investment (FDI)



Strategy 2: Continue to Support Existing Business & Industry

Action: Conduct annual visits with existing manufacturing and distribution companies

Action: Continue annual appreciation events and launch other supportive business programs

Action: Support healthcare sector growth in the county

Strategy 3: Assess and Address Product Development Need

Action: Review and assess need for new industrial property

Action: Assess development opportunities regionally



Strategy 4: Work to Address Infrastructure Challenges Countywide

Action: Assess and develop a plan to ensure water and sewer infrastructure meets future needs

Action: Support necessary transportation improvements

Action: Continue to monitor need for enhanced public transportation in the county

Action: Elevate and promote MidCoast Regional Airport

“Water and sewer are a major limitation when we are trying to recruit business. We mostly get warehouses because they don’t require a lot of water, but we can’t get production jobs because they require water.”

- Stakeholder



Strategy 5: Ensure Access to Future Talent Pipeline

Action: Understand challenges with workforce related to LCDA Target Sectors

Action: Continue to support higher education

Action: Ensure local training programs meet needs of existing businesses and new industry





**Advocate to Improve
Public Education**

Strategy 1: Partner to Improve Public School System and Related Perceptions

Action: Develop an understanding of assets and challenges of LCSS, then communicate and address them

Action: Inventory existing and create new Learning Centers throughout the county to support students

Action: Form a Community Education Support Council

"There is a challenge with the perception of the school system, and we must tell the story of the good things, while dealing with the things that are not good"

- Stakeholder



Strategy 1: Partner to Improve Public School System and Related Perceptions

Action: Advocate for programs to improve the public school system

Action: Work with partners to develop a focused program to increase student reading proficiency

Action: Develop a plan to promote and increase quality childcare

Action: Understand gaps in Pre-K programs in the county and work with partners to address



Strategy 2: Utilize Existing or Develop New Training Programs Targeted to Youth

Action: Explore development of a mentoring program at local schools with existing manufacturers

Action: Continue to explore opportunities with Be Pro Be Proud Georgia

Action: Invest in local youth support programs





Support Fort Stewart

Strategy 1: Assess Current Situation and Plan for Future

Action: Re-engage with Coastal Georgia Military Affairs Coalition (CGMAC) and Friends of Fort Stewart

Action: Explore creation or join a local action committee focused on support of Fort Stewart

Action: Conduct quarterly meetings with Garrison Commander

Action: Address identified challenges through ongoing engagement

Fort Stewart is the engine that drives this economy.”

- Stakeholder



Strategy 2: Keep Soldiers and Spouses in Liberty County

Action: Participate in Regional Industry Support Enterprise (RISE), military-focused action team to support Fort Stewart exiting soldiers and their spouses

Action: Explore opportunities for grants and other assistance

Action: Explore opportunities to partner with Chamber on Welcome Program for new soldiers and their spouses

Action: Create programs to support Fort Stewart exiting soldiers and their spouses

Action: Develop amenities to encourage greater connection to Liberty County by military and their families

Action: Explore establishment of the Fort Stewart Transition and Local Retention Program





Foster a Culture of Entrepreneurship

Strategy 1: Understand Current Entrepreneurial Support and Plan Enhancements

Action: Assess current situation with Hinesville Business Incubator and determine how LCDA can assist

Action: Explore creation of a manufacturing incubator facility or accelerator space

Action: Partner with BIG to identify and create new networking and other support programs for entrepreneurs

Action: Partner with BIG to develop and launch new programs to support minority businesses



Strategy 2: Assess Entrepreneurial Education Programs

Action: Explore need for new entrepreneurial programs at the middle and high school level

Action: Create a Young Entrepreneurs Academy

Action: Determine need to expand existing entrepreneurial education programs at higher educational institutions

Strategy 3: Partner to create a Culinary or Kitchen Incubator

Action: Partner to create a Culinary or Kitchen Incubator

Action: Create a student-managed restaurant in downtown

Action: Explore opportunities to support the seafood industry



Strategy 4:

Market Entrepreneurial Support Programs and Promote Success

Action: Highlight entrepreneurship focus on the LCDA website and in social media postings

Action: Promote program success





Capitalize on Local Tourism Opportunities

Strategy 1: Focus on Historical Asset Development

Action: Partner with the Chamber and CVB to improve, enhance or create historical tourism assets

Action: Capitalize on Dorchester Academy designation as a National Historic Landmark

Action: Partner with Visit Savannah

“The history and culture in Liberty County is a tourism opportunity.”

- *Stakeholder*



Strategy 2: Promote Outdoor or Recreational Tourism

Action: Support Dorchester Hunting Preserve

Action: Explore ways to enhance and connect the trail system

Action: Support and attract tourism operators focused on the water

Action: Capitalize on other tourism-related entrepreneurial opportunities

Action: Consider applying for the Recreation Economy for Rural Communities Program



Strategy 3: Assess Existing Hotel Market and Partner on Hotel/Conference Center Development

Action: Assess existing hotel market in county

Action: Support City of Hinesville on attraction of hotel/conference center

Strategy 4: Link and Support Chamber and CVB on Efforts to Attract Film/TV Productions

Action: Continue to enhance Georgia “Camera Ready Community” submissions

Action: Add a section on the LCDA website that includes links to Chamber/CVB’s information regarding potential filming locations and other



Strategy 5: Enhance Tourism Products and Marketing Efforts

Action: Advance tourism product development and support marketing efforts

Action: Consider expanding the use of the Explore Liberty brand

Action: Add tourism section on LCDA website

Action: Promote tourism statistics





Enhance Livability Assets

Strategy 1: Attract Retail, Restaurants and Entertainment

Action: Support existing retail/restaurants

Action: Consider engagement with retail recruitment firm/consultant

Action: Consider designation and use of Tax Allocation Districts

Resident Survey Results

Lack of retail and restaurants
was the #1 challenge.



Strategy 1: Attract Retail, Restaurants and Entertainment

Action: Pursue mixed-use development in downtown Hinesville and other areas to be determined



Strategy 2: Support Downtown Development

Action: Partner to attract more retail and restaurants to downtown Hinesville

Action: Explore feasibility of additional entertainment amenities in or near downtown

Action: Review use and success of downtown incentive programs and consider new ones

“Downtown development is necessary – entertainment, restaurants and places to go.”

- *Stakeholder*



Strategy 3: Address Housing Challenges

Action: Review and assess findings of Housing Study

Action: Communicate findings of Housing Study

Action: Consider public-private partnership with housing developers

“The quality of the housing stock is not in good condition. We live in a county named for Liberty, but there is no liberty or equity in the community – there is an inequality in the quality of life for people in the county.”

- *Stakeholder*



Strategy 4: Continue to Embrace the Arts

Action: Work to expand arts programs and services countywide

Action: Explore development of an artist relocation program

Artist Relocation Program Paducah, Kentucky

- Began in 2000 and has become a national model for using the arts in economic development
- Artist incentives include:
 - Zoned for live/work spaces
 - Properties available for as little as \$1 to qualifying proposals
 - **\$2,500** for architectural or other professional services
 - Marketing and promotional materials
 - Moving assistance up to **\$2,500**
 - Start Up Business Assistance up to **\$2,500**
 - Make Ready/ Rehab Costs up to **\$5,000**
 - Acquisition Assistance up to **\$15,000**
- Successful in recruiting over 75 artists to Lowertown and \$30M in private investments with only \$2M of City funds.



Strategy 5: Focus on Beautification and Planning Efforts

Action: Support Keep Liberty Beautiful

Action: Engage with county and cities on code enforcement and future planning efforts

Action: Partner to address blight countywide

“We need better planning for the future. We are at the precipice moment where the development is going to come. We need to get the next 20 years of development right. I’m excited about what the county can look like, but the piecemeal approach of the county and all the different cities does not work.”

- Stakeholder



Strategy 6: Understand potential property tax challenge

Action: Review and work to address challenge with property tax rates

Location	Median Home Value	Median Annual Property Tax Payment	Average Effective Property Tax Rate
Liberty County	\$133,700	\$1,689	1.26%
Bryan County	\$227,400	\$1,978	0.87%
Bulloch County	\$147,100	\$1,345	0.91%
Effingham County	\$170,600	\$2,159	1.27%
GA Median	N/A	N/A	1.08%
U.S. Median	N/A	N/A	.99%



Strategy 6: Understand potential property tax challenge

Action: Review and work to address challenge with property tax rates

Location	Total Millage Rates (2023)	School Portion of Millage Rate (2023)
Liberty County (Unincorporated and all cities/towns but Hinesville)	42.233	15.250
<i>City of Hinesville</i>	49.753	15.250
Bryan County (Unincorporated - District 3)	22.514	15.075
<i>Pembroke</i>	32.514	15.075
<i>Richmond Hill</i>	26.646	15.075
Bulloch County (Incorporated)	24.328	8.478
<i>Statesboro</i>	29.430	8.478
Effingham County (Incorporated)	30.147	17.500
Average County and Municipal Rate - GA	30.00	N/A



LINK LIBERTY

A Five-Year Economic Development Strategic Plan