



City of Bloomingdale Comprehensive Plan 2021-2041 (2026 Update)

Acknowledgement

We would like to thank all those who participated in and assisted with developing the City of Bloomindale Comprehensive Plan Update 2026. This Plan is the result of a year-long process involving City staff, stakeholders, and representatives, as well as a series of public meetings. We are extremely grateful for the support we received during the process and look forward to implementing this Plan.

City Council

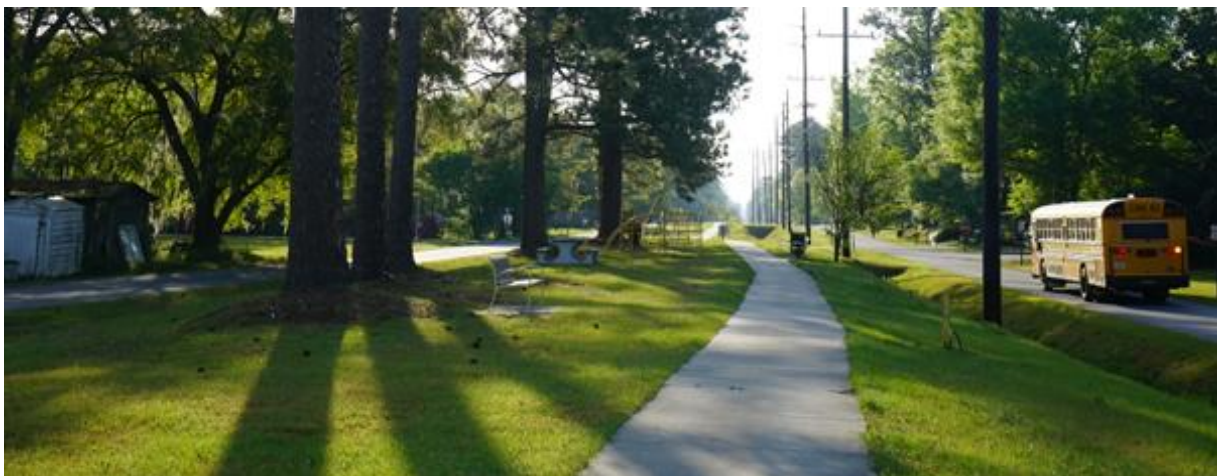
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Aaron Carpenter – *Planning & Assistant Executive Director*
Wincy Poon – *GIS Manager*
Chelsie Fernald – *Planning Manager*
Jennifer Voris – *Regional Planner*



Executive Summary

The City of Bloomingdale, the Stakeholder Committee, and the Coastal Regional Commission worked together to prepare the Bloomingdale Comprehensive Plan 2026. Comprehensive planning is an important tool for promoting strong and healthy communities in the State of Georgia. Comprehensive Plans are centered around a vision and goals that express a desired future. Through the vision, goals, and work programs, Bloomingdale intends to utilize this Plan to continue to create a thriving community.

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



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1 Introduction

1.1 Purpose

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

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

1.2 Planning Scope

The City of Bloomingdale Comprehensive Plan Update 2026 was prepared by City staff and the Coastal Regional Commission with invaluable input from stakeholders and the public. This document was prepared to exceed the minimum requirements of the Georgia Department of Community Affairs' Minimum Standards and Procedures for Local Comprehensive Planning which became effective in March 2014.

In this Plan, the City addresses the elements, including: community goals, needs and opportunities, broadband, and community work program. As a community that has adopted zoning, the City is required to adopt a Comprehensive Plan that addresses land use. The Transportation element is also a required element because the city is a part of the Coastal Regional Metropolitan Planning Organization (CORE MPO).

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

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

1.2.1 Regional Water Plan

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

Regional Water Plan while preparing for this Plan. The City considered the 8 goals established by the Coastal Council for the region:

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

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

1.2.2 Environmental Planning Criteria

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

1.3 Community Engagement

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

1.3.1 Stakeholder Committee

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

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

Table 1. Stakeholder meetings schedule and discussion topics.

Date	Topic
February 25, 2026	This meeting was to inform the stakeholders of their purpose in the planning process. Stakeholders discussed their visions for the City and performed the SWOT analysis.
March 18, 2025	The Committee reviewed and discussed the vision and goals and completed the work program. Additionally, the Committee examined land use and the character areas map.



1.3.2 Public Hearings

The Department of Community Affairs (DCA) minimum planning standards require two public hearings to be held throughout the Comprehensive Planning process, at the beginning and end of the planning process. The first public hearing was held on January 15, 2026, and the second public hearing was held on **July 16, 2026.**

2 Community Profile

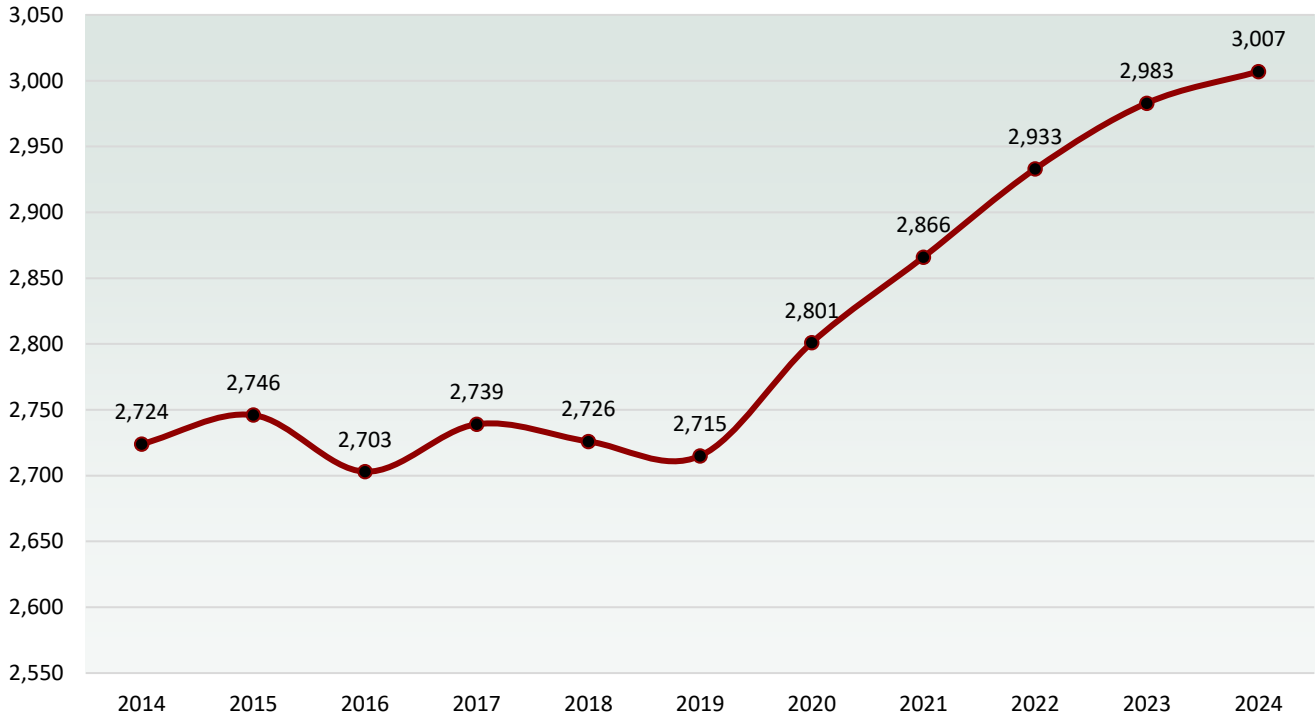
Located in Chatham County in southeastern Georgia, the City of Bloomingdale was established in the 1830s as a logging, farming, and railroad community. Folklore teaches this small community on the outskirts of Savannah received the name Bloomingdale because of the blooming wildflowers that grew along the tracks. However, it wasn't until 1974 and a population of roughly 1700 that the City of Bloomingdale would become incorporated.

To better understand the community today and prepare for the future, this section examines key demographic, economic, and social trends affecting Bloomingdale. Using data from the U.S. Census Bureau, Georgia Governor's Office of Planning and Budget, and other sources, the analysis explores changes in population, age, race and ethnicity, educational attainment, income, employment, and related characteristics. Where available, historical trends and future growth scenarios are provided to help identify opportunities, challenges, and considerations that may influence community planning over the next twenty years.

2.1 Population Growth

Population trends provide important insight into how a community is changing over time. Understanding whether the population is growing, declining, or remaining stable helps inform decisions related to housing, infrastructure, public services, transportation, and future land use.

Figure 1. Total population 2014-2024.



Source: U.S. Census Bureau. "Age and Sex." American Community Survey, ACS 5-Year Estimates Data Profiles, Table S0101, 2024.

Bloomingdale's population remained relatively stable between 2014 and 2019, fluctuating between approximately 2,700 and 2,750 residents. Beginning in 2019, however, the City entered a period of sustained growth. The population increased from 2,715 residents in 2019 to 3,007 residents in 2024, a gain of approximately 10.8 percent over five years, or roughly 2.1 percent annually. Because the City's entire net population increase during the 2014–2024 period occurred after 2019, this trend may indicate that Bloomingdale is beginning to experience stronger development and residential growth pressures associated with the continued expansion of Chatham County and the greater Savannah region.

While city-specific population projections are not currently available for Bloomingdale, population forecasts prepared by the Georgia Governor's Office of Planning and Budget (OPB) provide insight into broader regional growth trends. OPB utilizes the Cohort-Component Projection Method, which incorporates factors such as fertility, mortality, migration patterns, and group quarters populations to estimate future population growth.

Table 2. Chatham County Population Projection

2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
313,774	316,914	319,947	322,849	325,637	328,295	330,811	333,193	335,435	337,562	339,579

Source: Georgia Governor's Office of Planning and Budget. "County Residential Population 2025 Long-Term Population Projects."

Chatham County's population is projected to increase from 313,774 residents in 2026 to 339,579 residents in 2036, representing growth of approximately 8.2 percent, or 0.8 percent annually. Given Bloomingdale's location within western Chatham County, continued population growth is likely during the planning horizon. To illustrate the potential implications of future growth, two population scenarios were developed based on regional and recent local growth trends.

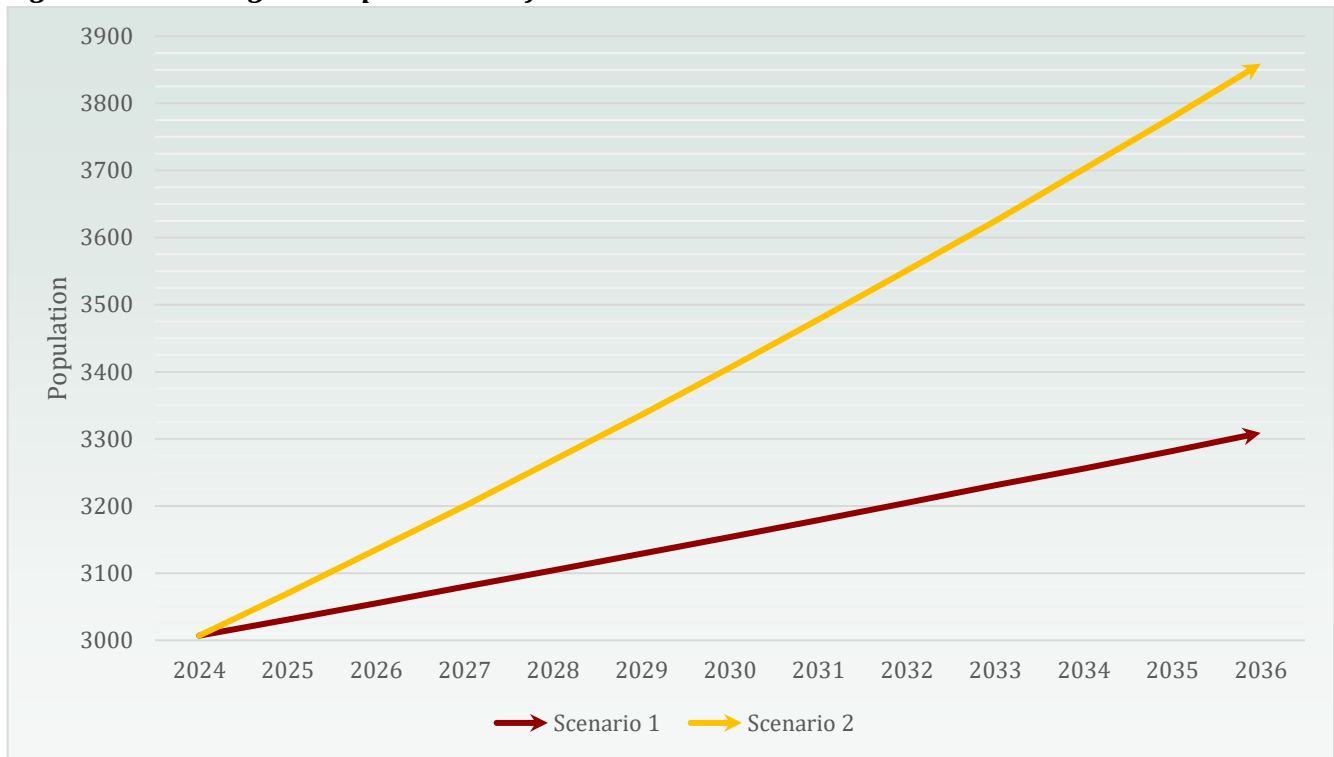
Scenario 1: Regional Growth Projection

Assume Bloomingdale grows at the same rate as projected for Chatham County with an annual rate of 0.8 percent.

Scenario 2: Recent Growth Trend

Assume Bloomingdale continues growing at its 2019-2024 pace at an annual rate of 2.1 percent.

Figure 2. Bloomingdale Population Projection Scenarios

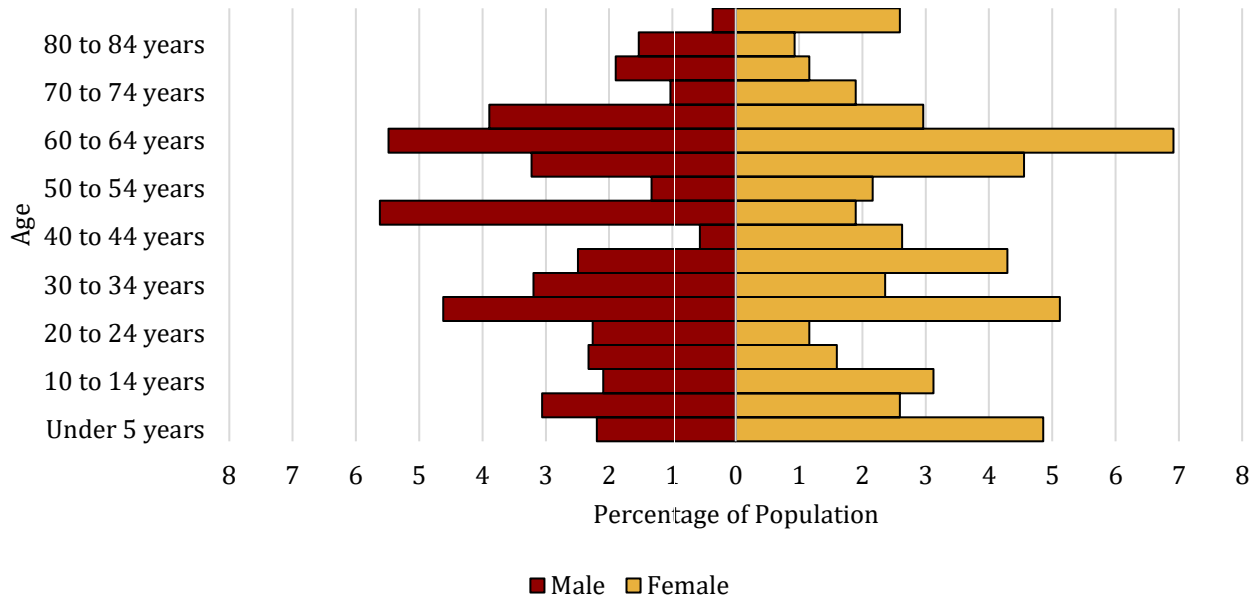


Under the regional growth scenario, in which Bloomingdale grows at the same rate project for Chatham County, the City’s population could reach approximately 3,300 residents by 2036. Under a recent growth scenario, which assumes the City continues to grow at a rate similar to that experienced between 2019 and 2024, the population could approach 3,900 residents by 2036. While actual growth will depend on numerous factors, these scenarios are intended to illustrate a reasonable range of future growth outcomes.

2.2 Age Distribution

Age composition provides insight into the current and future needs of a community. Different age groups often have varying housing preferences, transportation needs, recreational activities, and service demands. Understanding the age distribution of Bloomingdale’s residents helps identify demographic trends that may influence community service planning.

Figure 3. Population pyramid of Bloomington.



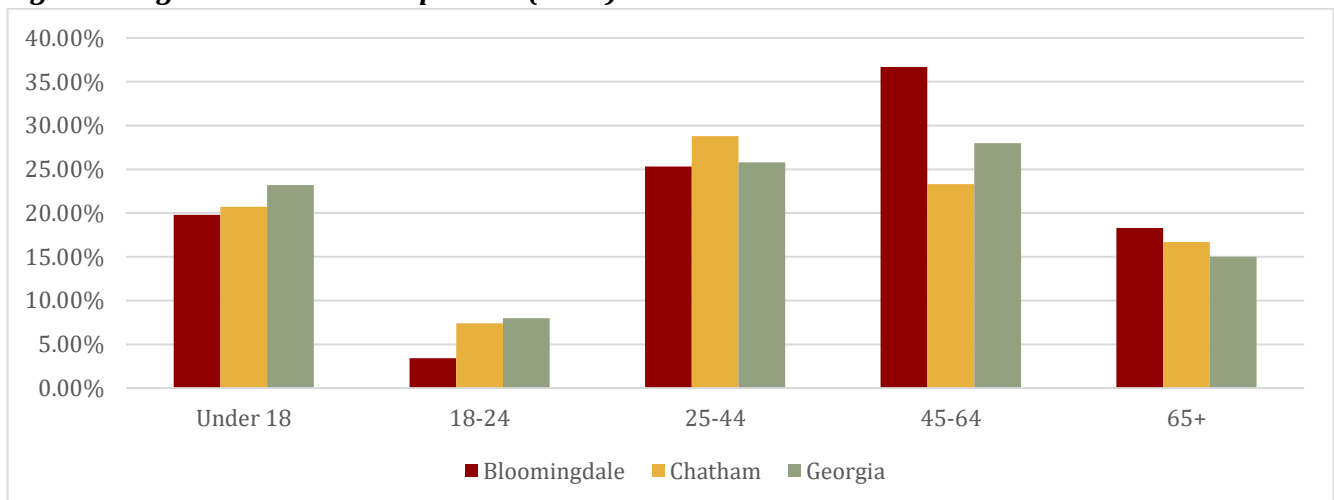
Source: U.S. Census Bureau. "Age and Sex." American Community Survey 5-Year Estimates Subject Tables. Table S0101. 2024.

Bloomington’s age profile reflects a mature and relatively stable community. The largest population cohorts are concentrated between the ages of 45 and 69, while younger adult age groups are comparatively smaller. Children and school-aged residents continue to represent a sizeable segment of the population, although the overall age profile suggests a community with a substantial number of established homes and long-term residents.

The City’s age structure indicates that many residents are approaching retirement or have already entered retirement. As these cohorts continue to age, Bloomington may experience an increased demand for services and amenities that support aging in place, including accessible housing options, pedestrian infrastructure, healthcare access, and recreational opportunities tailored to older adults.

To better understand how Bloomington’s population compares to broader demographic trends, the City’s age composition was compared with Chatham County and the State of Georgia.

Figure 4. Age Distribution Comparison (2024)



Source: U.S. Census Bureau. "Age and Sex." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101, 2024.

Bloomingdale's population is generally older than both Chatham County and the State of Georgia. The City's median age of 44.8 years exceeds the county median age of 37.2 years and the state median age of 37.6 years. Residents between the ages of 45 and 64 account for approximately 36.7 percent of the City's population, substantially higher than the county average of 23.3 percent. Similarly, residents age 65 and older comprise approximately 18.3 percent of Bloomingdale's population, exceeding both county and state averages.

At the same time, Bloomingdale contains a smaller share of young adults between the ages of 18 and 24 than either comparison area. This difference likely reflects the concentration of colleges, universities, military personnel, and early-career employment opportunities elsewhere within the Savannah metropolitan area.

Bloomingdale's older age profile is consistent with broader demographic trends occurring throughout Coastal Georgia. The Coastal Regional Commission's Area Agency on Aging (AAA) notes that the region's senior population is projected to grow substantially over the coming decades and identifies transportation, housing, healthcare access, and aging-in-place resources as continuing needs for older adults. As a result, Bloomingdale may experience increased demand for accessible housing, transportation options, healthcare services, and recreational opportunities as residents age. While the City maintains a balanced population across age groups, planning for the needs of both older residents and younger families will remain important throughout the planning period.

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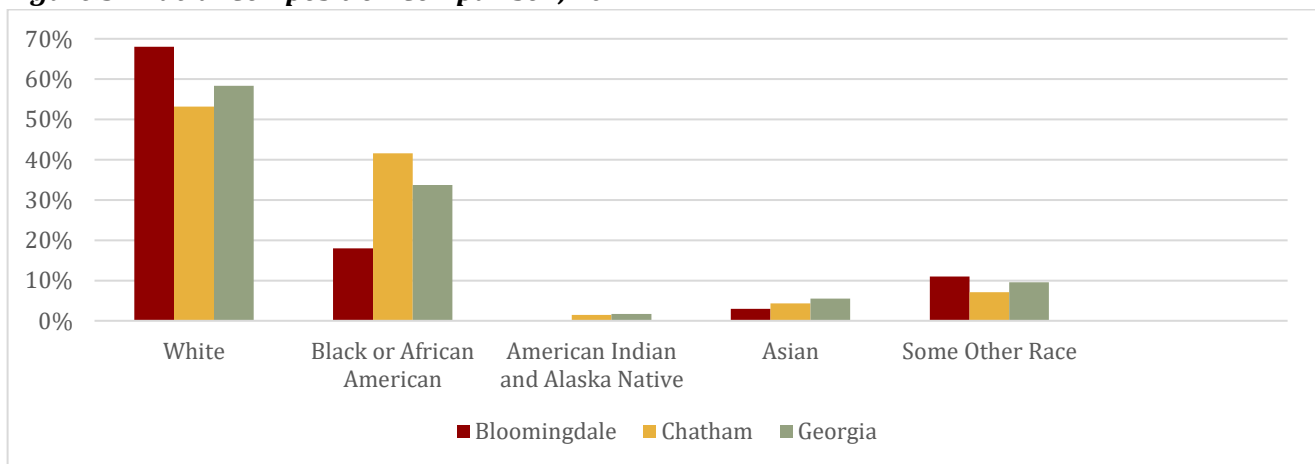
Opportunities to support aging in place may become increasingly important as the City's large 45 to 64 age cohort enters retirement.

Maintaining amenities and housing options attractive to younger households will help support balanced age distribution over time.

2.3 Population by Race

Race and ethnicity data provide insight into the diversity of a community and help local governments better understand the characteristics of their residents. Examining racial and ethnic composition can help inform community engagement efforts and other planning activities intended to serve the needs of all residents.

Figure 5. Racial Composition Comparison, 2024.



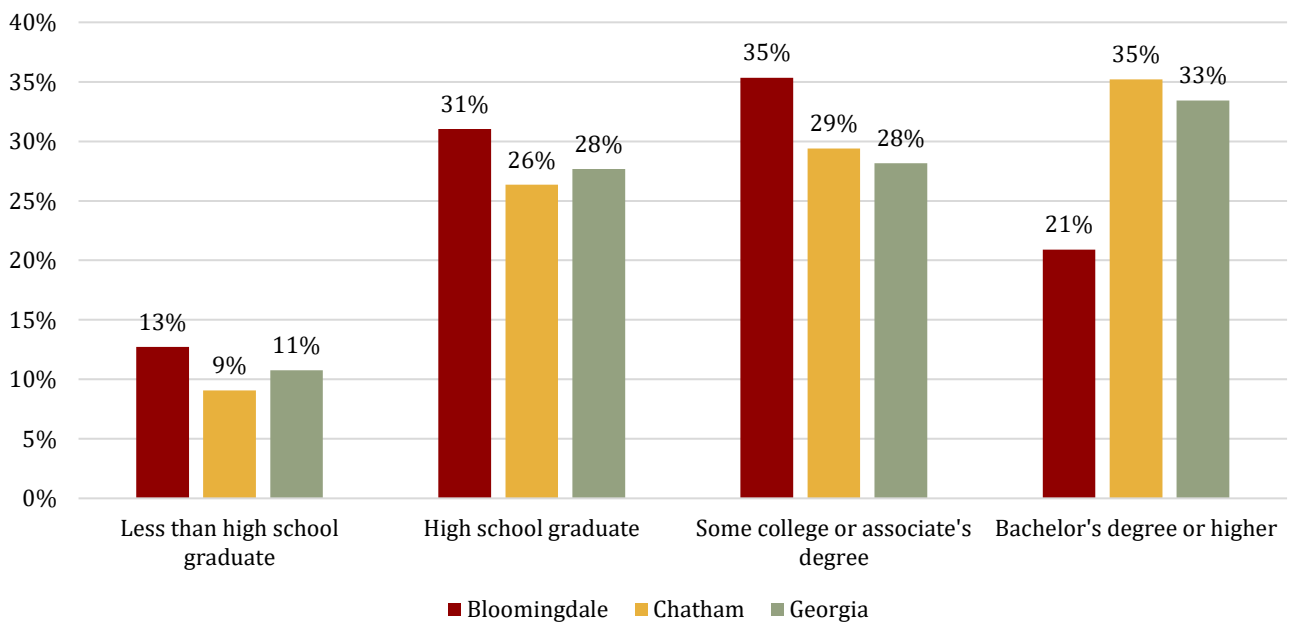
Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2024.

Bloomingdale’s racial composition differs somewhat from both Chatham County and the State of Georgia. White residents comprise approximately 68 percent of the City’s population, compared to 53 percent in Chatham County and 58 percent statewide. Conversely, Black or African American residents account for approximately 18 percent of Bloomingdale’s population, compared to approximately 42 percent in Chatham County and 34 percent statewide. The City also contains a smaller portion of residents identifying as other racial groups than the county or state averages.

2.4 Education

Educational attainment provides insight into the workforce characteristics, economic opportunities, and education background of a community. Understanding educational attainment levels can inform workforce development initiatives, economic development strategies, and future community investments.

Figure 6. Educational attainment.



Source: U.S. Census Bureau. “Educational Attainment.” American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1501, 2024.

Bloomingdale’s educational attainment profile reflects a workforce community with a strong concentration of residents holding high school diplomas, technical training, and post-secondary education below the bachelor’s degree level. Approximately 35.4 percent of adult residents have completed some college coursework or earned an associate degree, making it the largest educational attainment category within the City.

Compared to Chatham County and Georgia, Bloomingdale has a smaller proportion of residents holding bachelor’s degrees or higher. Approximately 20.9 percent of adult residents possess a bachelor’s degree or advanced degree, compared to 35.2 percent in Chatham County and 33.4 percent statewide. Conversely, the City has higher percentages of residents with

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The City’s educational attainment profile suggests a workforce that is well-positioned to benefit from the continued expansion of manufacturing, logistics, and related industries throughout Coastal Georgia.

high school diplomas and some college or associate degree attainment.

These trends suggest that Bloomingdale’s workforce is strongly represented by skilled trades, technical occupations, and professions that rely on vocational training, certifications, or post-secondary education below the bachelor’s level. The City’s educational profile aligns with many of the employment sectors that support the regional economy, including manufacturing, logistics, transportation, construction, public services, and healthcare.

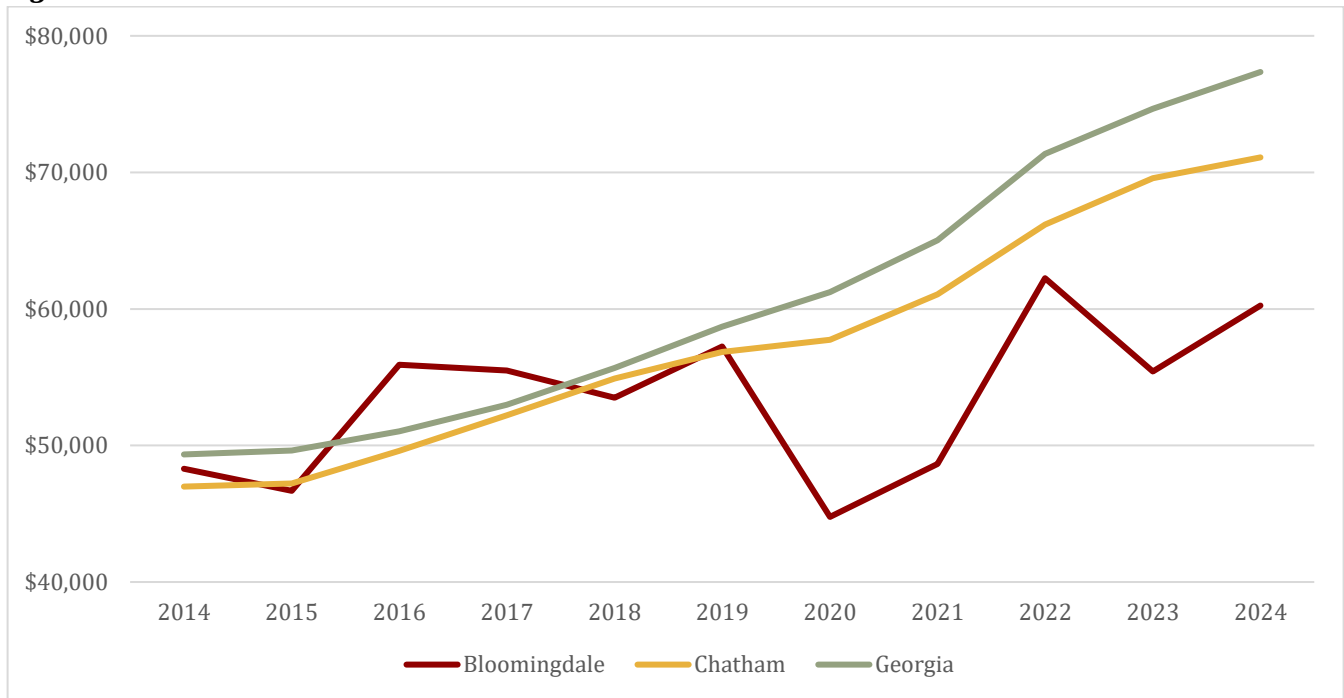
2.5 Economic Conditions

Economic conditions data help illustrate how residents participate in the local and regional economy. Measures such as household income, poverty, and industry provide insight into economic stability, workforce characteristics, and the relationship between Bloomingdale and the broader Savannah metropolitan economy.

2.5.1 Median Household Income

Household income is one of the clearest indicators of local economic wellbeing. It helps show whether residents are benefiting from regional economic growth and provides context for related planning issues, such as housing affordability, transportation, and demand for public services.

Figure 7. Household income since 2014.



Source: U.S. Census Bureau. “Income in the Past 12 Months (in 2023 Inflation Adjusted Dollars).” American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, 2014-2024.

Bloomingdale’s median household income increased from \$48,287 in 2014 to \$60,250 in 2024, reflecting overall income growth during the ten-year period. However, the City’s median household income remains below both Chatham County and the State of Georgia. In 2024, Chatham County’s median household income was \$71,097, while Georgia’s was \$77,353.

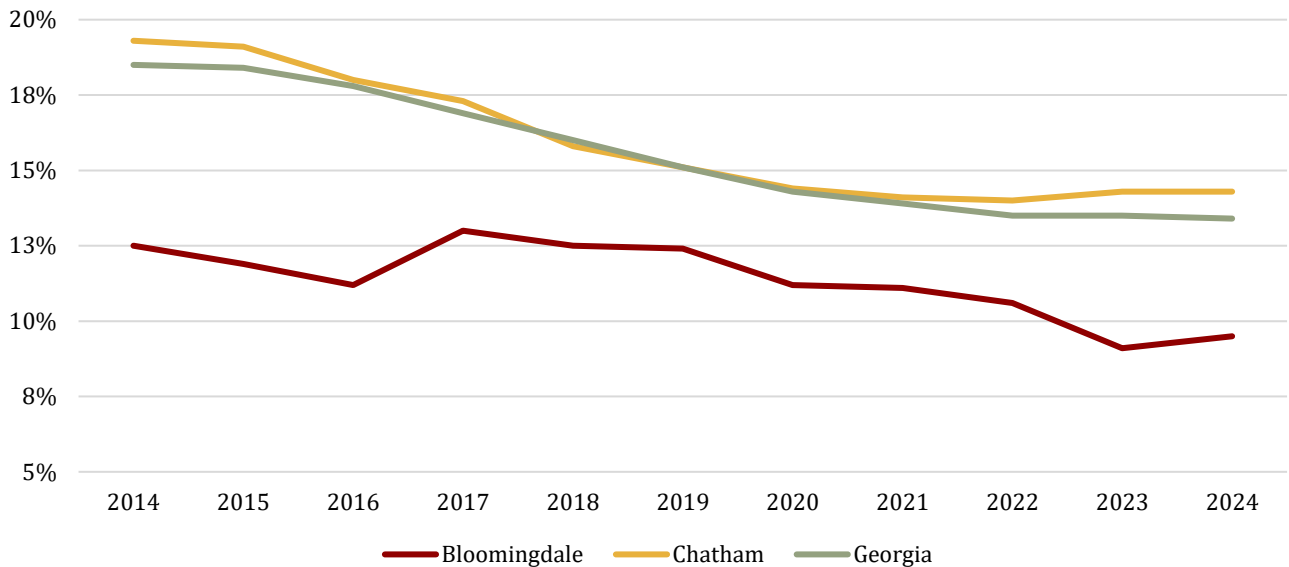
This suggests that while household income in Bloomingdale has improved, many residents may have less purchasing power than households in the broader county and region. As economic growth continues in Coastal Georgia, particularly in logistics, manufacturing, and port-related industries, monitoring household

income will be important for understanding whether residents are benefiting from expanding employment opportunities.

2.5.2 Poverty Rates

Poverty rates provide another measure of economic wellbeing by capturing the percentage of residents living below the federal poverty threshold. Together with household income, it provides more complete understanding of local economic conditions.

Figure 8. Poverty status since 2014.



Source: U.S. Census Bureau. "Poverty Status in the Past 12 Months." American Community Survey, ACS 5-Year Estimates Subject Tables, Table 1701, 2013-2023.

Bloomingdale's poverty rate declined from approximately 12.5 percent in 2014 to 9.5 percent in 2024, indicating an overall improvement in economic conditions over the past decade. Throughout the period, the City's poverty rate remained consistently below both Chatham County and Georgia, suggesting that Bloomingdale has experienced relatively lower levels of economic hardship than many surrounding communities.

In 2024, Bloomingdale's poverty rate was approximately 9.5 percent, compared to 14.0 percent in Chatham County and 13.5 percent statewide. While poverty continues to affect a portion of the City's population, the comparatively lower rate indicates a generally stable economic environment.

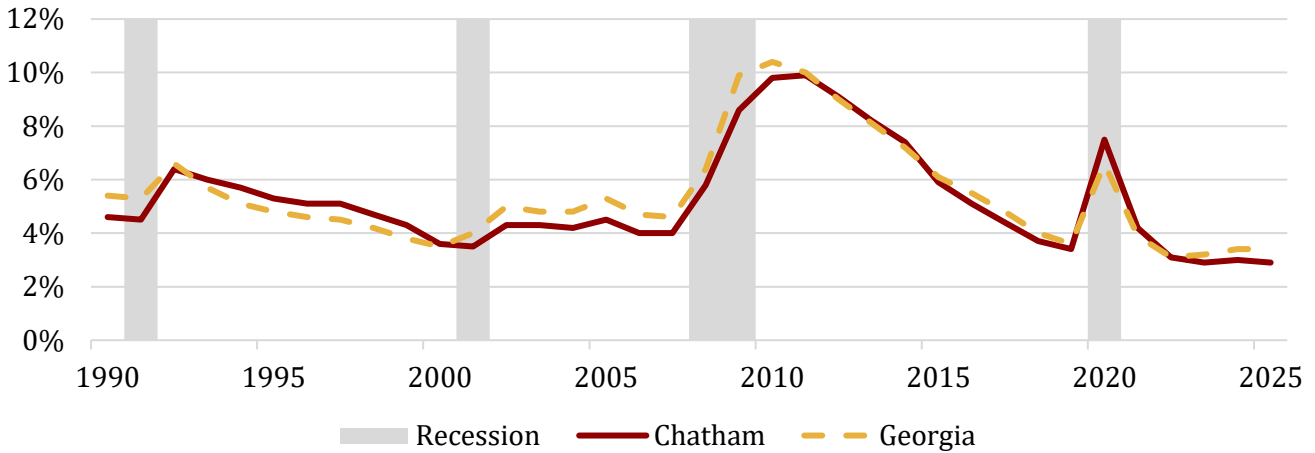
2.5.3 Unemployment Trends

Employment trends provide insight into the overall health of the regional economy and the availability of job opportunities for residents. While employment data is not available specifically for Bloomingdale, county and state employment trends help provide context for the labor market conditions influencing the City's workforce.

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Although Bloomingdale's median household income remains below county and state averages, the City's comparatively low poverty rate suggests that income levels may be distributed more evenly across households. Together, these indicators point to a community characterized by a relatively stable economic base and lower levels of severe economic hardship than income data alone might suggest.

Figure 9. Chatham and Georgia unemployment rate comparison since 1990.



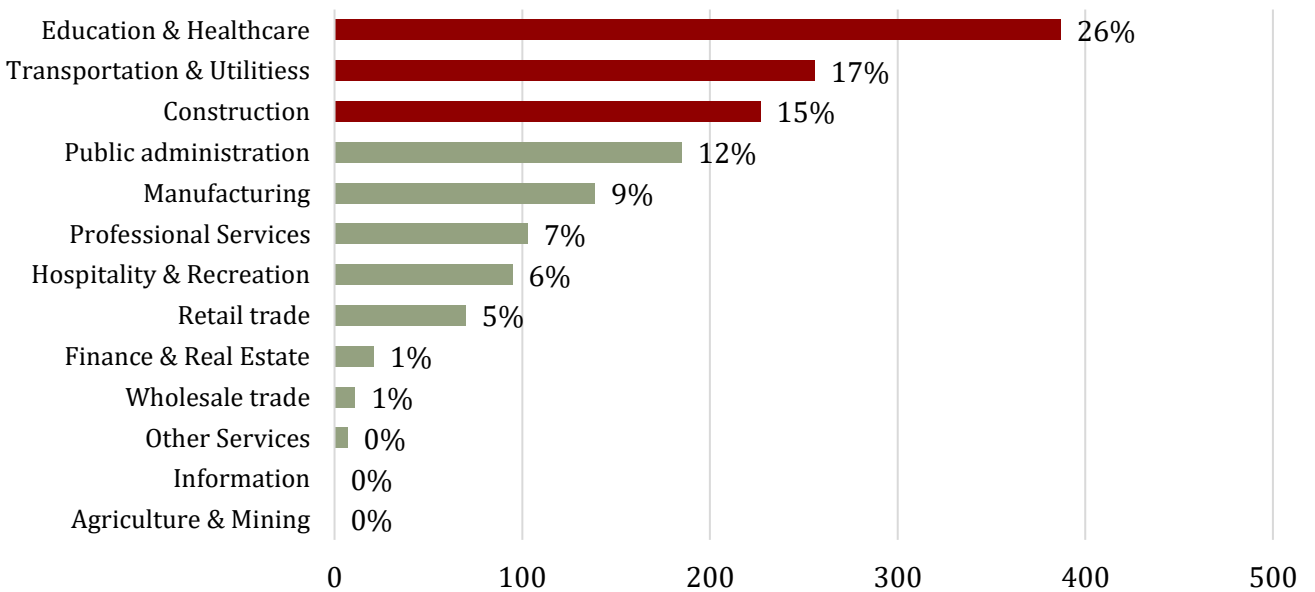
Source: U.S. Bureau of Labor Statistics, Unemployment Rate in Bulloch County and Georgia, retrieved from FRED, Federal Reserve Bank of St. Louis.

Chatham County and Georgia have generally experienced declining unemployment rates over the past decade, reflecting continued economic growth and workforce recovery following economic disruptions such as the COVID-19 pandemic.

Although employment data is not available specifically for Bloomingdale, the City's residents benefit from their proximity to major employment centers throughout Chatham and Bryan Counties, including the Port of Savannah, Gulfstream Aerospace, the Hyundai Metaplant, and numerous associated suppliers.

While unemployment data provides a broad overview of labor market conditions, employment by industry offers greater insight into the types of jobs held by Bloomingdale residents and the sectors that shape the City's economic character.

Figure 10. Industry of civilian employment.



Source: U.S. Census Bureau. "Industry by Occupation for the Civilian Employed Population 16 Years or Over." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2405, 2024.

Bloomingdale's workforce is concentrated in several key industries that reflect both local employment opportunities and the broader economic character of Coastal Georgia. The largest employment sector is Educational Services & Health Care, accounting for approximately 25.8 percent of employed residents. This sector includes a wide range of occupations and reflects the importance of healthcare and education as major regional employers.

The second largest sector is Transportation & Utilities at approximately 17.1 percent, followed by Construction at 15.1 percent and Public Administration at 12.3 percent. Together, these industries account for a significant share of local employment and highlight the City's connection to the logistics, infrastructure, and public service sectors that play an important role in the regional economy.

Manufacturing also represents a notable portion of employment, accounting for approximately 9.3 percent of workers. Combined with the transportation and warehousing sector, these industries demonstrate the influence of the Savannah region's growing logistics and industrial economy on Bloomingdale residents.

Overall, the employment profile suggests that Bloomingdale's workforce is heavily represented in service, logistics, construction, manufacturing, and government-related occupations. This distribution aligns closely with the economic strengths of Coastal Georgia and positions local residents to benefit from continued regional growth associated with the Port of Savannah, manufacturing expansion, and related supply-chain industries.

3 Vision and Goals

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

3.1 Vision

A consistent, locally generated vision can spark economic opportunity and social cohesiveness. Bloomingtondale has adopted the following vision to guide future development and decision making.

“The City of Bloomingtondale will preserve its small-town charm, family-oriented character, strong sense of place, and the heart of its community by guiding balanced and thoughtful growth. Root in its heritage as a historic railroad town, where the wildflowers once bloomed along the tracks that inspired the city’s name, the City of Bloomingtondale will continue to honor its past while sustaining a resilient community for future generations.”

3.2 Goals and Policies

Goals	Policies
Economic Development	
<p>Promote a resilient local economy that supports small businesses, expands employment opportunities, and strengthens Bloomingtondale’s small-town identity.</p>	<ul style="list-style-type: none"> • Encourage commercial development that complements Bloomingtondale’s existing character and scale. • Encourage mixed-use and neighborhood serving commercial developments in appropriate areas to improve access to services and employment.
Natural and Cultural Resources	
<p>Protect and responsibly manage Bloomingtondale’s natural resources, water systems, and environmental assets to ensure long-term sustainability and resilience.</p>	<ul style="list-style-type: none"> • Protect environmentally sensitive areas such as wetlands, floodplains, and watersheds. • Promote responsible land development practices that minimize environmental degradation.
Community Facilities and Services	
<p>Maintain strong, transparent, and proactive local leadership that effectively plans for future growth and community challenges.</p>	<ul style="list-style-type: none"> • Maintain and regularly update local plans, ordinances, and policies to ensure consistency with community goals and development patterns. • Encourage public participation in community planning processes, public meetings, and local decision making efforts.

Goals	Policies
<p>Preserve and enhance Bloomington’s identity as a historic railroad community with strong neighborhoods, community pride, and small-town charm.</p>	<ul style="list-style-type: none"> • Promote high-quality development and site design that complements Bloomington’s small-town character. • Support community events, festivals, and public gatherings that foster civic engagement and strengthen the community.
Land Use and Development	
<p>Guide future growth in a coordinated and efficient manner while ensuring compatible land use patterns and infrastructure capacity.</p>	<ul style="list-style-type: none"> • Coordinate land use planning with transportation, utilities, and public services. • Encourage development in areas where adequate water, sewer, and transportation exist or can be efficiently extended. • Protect established neighborhoods from incompatible development patterns. • Encourage development and redevelopment patterns that are compatible with the appearance, scale, and character of existing neighborhoods.
<p>Preserve community character and livability</p>	<ul style="list-style-type: none"> • Maintain transitions and buffers between incompatible land uses. • Encourage walkability, connectivity, and safe transportation options. • Maintain and enhance parks, public spaces, and recreational opportunities that contribute to community livability.
Housing	
<p>Ensure housing affordability for all income levels</p>	<ul style="list-style-type: none"> • Encourage a variety of housing types and densities that meet the needs of residents at all income levels.
<p>Provide a diverse range of housing options</p>	<ul style="list-style-type: none"> • Support development of a variety of housing types, including single-family homes, townhomes, and multi-family apartments, etc. • Promote housing options that serve all household types, such as seniors, individuals, students, families, and people with disabilities.
Transportation	
<p>Develop a safe and efficient transportation system that improves mobility.</p>	<ul style="list-style-type: none"> • Coordinate transportation improvements with future land use patterns and growth projections. • Utilize the Transportation Special Local Option Sales Tax for transportation maintenance and enhancement projects. • Encourage transportation investments that support economic development, community livability, and long-term sustainability.
Regional Collaboration	
<p>Collaborate with neighboring jurisdictions,</p>	<ul style="list-style-type: none"> • Coordinate with neighboring jurisdictions and regional agencies on transportation, infrastructure, and land use planning.

Goals	Policies
regional agencies, and community partnerships.	<ul style="list-style-type: none">• Strengthen partnerships with neighboring jurisdictions, regional and state partners to pursue funding opportunities and shared services.

4 Needs and Opportunities

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

4.1 Economic Development

The City's goal is to promote a resilient local economy that supports small businesses, expands employment opportunities, and strengthens Bloomington's small-town identity. Objectives include encouraging commercial development that complements Bloomington's existing character and scale, while also encouraging mixed-use and neighborhood serving commercial developments in appropriate areas to improve access to services and employment.

NEEDS

1. Community Character and Sense of Place

The City needs coordinated strategies to protect against undesirable development that may negatively impact the community character and sense of place.

2. Sustainably Economic Growth

The City needs to diversify and strengthen its local economy while preserving its small-town character and quality of life.

3. Responding to Regional Growth

The City needs to prepare for continued regional growth associated with surrounding industrial expansions.

4. Educational Quality and Workforce Retention

The City needs to support educational quality and workforce retention to remain attractive to families and young professionals.

OPPORTUNITIES

1. Small-Town Appeal and Economic Growth

There are opportunities for the City to capitalize on the family-friendly and low crime rates environment to attract new residents and small businesses.

2. Competitive Advantage through Affordability

There is an opportunity for Bloomington to position itself as an attractive alternative for families and businesses seeking affordability.

4.2 Quality of Life

Improving quality of life for Bloomington means maintaining strong, transparent, and proactive local leadership that effectively plans for future growth and community challenges. Objectives include encouraging public participation in community planning processes, public meetings, and local decision-making efforts. Furthermore, Bloomington aims to preserve and enhance the city's identity as a historic railroad community with strong neighborhoods, community pride, and small-town charm.

NEEDS

1. Community Investment

The City needs to continue investing in parks, recreational facilities, and trail connectivity to support healthy lifestyles and community engagement.

OPPORTUNITIES

1. Building on Bloomington's Quality of Life Strengths

Bloomington's low crime rates, strong community pride, and family-friendly environment provide a strong foundation for quality of life.

2. Community Partnerships

Faith-based organizations and local civic groups present opportunities for partnerships that support community services.

3. Community Enhancements

Continued residential growth supports expanded community amenities, recreational programming, and services.

4.3 Land Use

The City's goal is to guide future growth in a coordinated and efficient manner while ensuring compatible land use patterns and infrastructure capacity. The objectives include coordinating land use planning with transportation, utilities, and public services. While also encouraging development in areas where adequate water, sewer, and transportation exist or can be efficiently extended and protecting established neighborhoods from incompatible development patterns.

NEEDS

1. Development Regulations

The City needs to maintain and periodically update its development regulations to guide future growth in a coordinated and compatible manner to encourage quality development.

2. Land Use Provisions

The City needs stronger land use provisions and protections to prevent incompatible development uses near residential areas.

3. Future Growth

The City needs long range planning for infrastructure capacity and development patterns associated with future growth.

OPPORTUNITIES

1. Strong Local Leadership

The City's strong local leadership and community involvement provides an opportunity for proactive and community-driven land use planning.

2. Strategic Location

The City can leverage its strategic location near regional employment centers to attract compatible commercial and mixed-use development.

4.4 Transportation

The City's goal for transportation is to develop a safe and efficient transportation system that improves mobility. The objectives include coordinating transportation improvements with future land use patterns and growth projects, utilizing TSPLOST for transportation projects, and encouraging transportation investments that support economic development, community livability, and long-term sustainability.

NEEDS

1. Roadway and Infrastructure Growth

The City needs continued roadway and infrastructure improvements to accommodate increased traffic associated with regional and residential growth.

2. Alternative Transportation

The City needs improved pedestrian infrastructure and alternative transportation options.

3. Transportation Improvements

The City needs to coordinate transportation improvements with neighboring jurisdictions and regional partners.

OPPORTUNITIES

1. Major Regional Growth

Proximity to major regional growth corridors and employment centers may increase opportunities for transportation funding and infrastructure investments.

2. Funding and Resources

Future TSPLOT revenues may support roadways, sidewalk, drainage, and transportation improvement projects.

3. Expanding Transportation Options

Residential and commercial growth can create opportunities to expand multimodal transportation options and improve local connectivity.

4.5 Intergovernmental/Inter-Agency Coordination

The City's goal is to collaborate with neighboring jurisdictions, regional agencies, and community partnerships. The objectives include coordinating with neighboring and regional agencies on transportation, infrastructure, and land use planning; and strengthening partnerships with neighboring jurisdictions, regional and state partners to pursue funding opportunities and shared services.

NEEDS

1. Communication and collaboration

The City needs to coordinate with neighboring jurisdictions on shared needs and opportunities.

OPPORTUNITIES

1. Regional Growth

Regional growth associated with surrounding developments creates opportunities for collaborative infrastructure and economic development planning.

2. Partnerships

Partnerships with neighboring county governments, school systems, and regional organizations improve long-term planning and infrastructure investments.

5 Land Use

According to the minimum standards and procedures for Local Comprehensive Planning, communities with zoning or similar development regulations are required to include a land use element within their Comprehensive Plan. The table below outlines the zoning districts in Bloomington.

Table 3. Zoning Districts.

Category	District	District Name	District Summary
Residential	R-A	Agricultural	General farming, raising farm animals and poultry, and Single-family dwellings.
	R-A-1	Agricultural, plus recreation	All uses permitted in the R-A district, plus churches, RV campgrounds, and recreation parks; not including amusement parks.
	R-1	One-Family Residential	Low-density single-family residential.
	R-2	One- and Two- Family Residential	Medium-density, one- and two- family dwellings. R-1 uses are allowed.
	R-3	Multiple Unit Residential	Medium- and high- density residential, multifamily units, and uses allowed within R-1 and R-2.
	MHP	Mobile Home Park	Manufactured housing community.
Commercial	C-1	Central Business District	Shops, services, and offices.
	C-2	General Commercial	Retail, wholesale, light storage and services, and uses permitted in C-1, O-C, R-1, and R-2.
	O-C	Office - Commercial	Professional commercial, public or semi-public uses, and related nonretail uses.
Industrial	LI	Light Industrial	Heavy commercial, warehousing for retail under 8,000 sq. ft., and small equipment repair.

	I-1	Intensive Industry	Warehousing, container yards, heavy equipment maintenance and repair, and chassis storage.
	I-2	Extensive Industry	General manufacturing and junk yards.
Other	PUD/PD (including PRD, PCD, PID)	Planned Unit Development	All planned combinations of residential, multifamily, agricultural, group housing, commercial, office, industry, mobile homes, and institutional uses.
	I	Institutional	Parks, recreation, public and private schools, hospitals, private day care centers, clinics, cemeteries, and government buildings.

5.1 Related Goals

- Guide future growth in a coordinated and efficient manner while ensuring compatible land use patterns and infrastructure capacity.
- Preserve community character and livability.
- Protect established neighborhoods from incompatible development standards.

5.2 Future Land Use Areas

The Future Land Use Map is defined by the Department of Community Affairs (DCA) as a specific geographic area or district within a community that possesses unique or special characteristics that should be preserved or enhanced, such as a downtown, historic district, neighborhood, or transportation corridor. It may also represent an area with the potential to evolve into a distinctive area through intentional guidance of future development, facilitated by adequate planning and implementation, like a strip commercial corridor that could be revitalized into a more attractive village development pattern. Additionally, a future land use area may require special attention due to unique development issues, including rapid changes in development patterns or economic decline.

The City has defined the following future land use areas, which are shown on the map in this chapter.

- Agriculture/Forestry
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential

Agriculture/Forestry
<i>This area is intended to preserve Bloomington’s rural landscape by accommodating active farming, silviculture, livestock operations, and other resource-based land uses. This area serves as an important role in environmental stewardship by protecting wetlands, natural drainage patterns, tree canopy, wildlife habitat, and other environmentally sensitive resources.</i>
<u>Regulations</u>
<ul style="list-style-type: none"> • Maintain low-density development that preserves rural character. • Conservation of farmland, timber tracts, and environmentally sensitive areas.

- Encourage the formation and continuance of a stable, economically healthy and compatible environment for farming uses.
- Reduce traffic congestion, provide adequate off-street parking, and avoid any “strip” type business areas.

Compatible Zoning Districts

- RA (Agricultural)
- RA-1 (Agricultural/Recreation)



Commercial

The commercial area of Bloomingdale is intended to accommodate retail, service, office, hospitality, and business activities that support the daily needs of residents and visitors. These areas are economic activity centers and provide convenient access to goods and services, employment opportunities, and community amenities.

Regulations

- Encourage high-quality architectural design and site planning that complement Bloomingdale’s character.
- Promote safe and efficient traffic circulation, including coordinated driveways and shared access where feasible.
- Require landscaping, buffering, and screening between commercial and residential uses.
- Encourage pedestrian connectivity and walkability within commercial centers.
- Promote signage that is attractive and compatible with surrounding area.
- Ensure adequate infrastructure capacity, including water, sewer, drainage, and transportation.

Compatible Zoning Districts

- O-C (Office - Commercial)
- C-1 (Central Business District)
- C-2 (General Commercial)
- PCD (Planned Commercial Development)



Industrial

This area is intended to accommodate manufacturing, warehousing, distribution, processing, and logistics. These areas are strategically placed to take advantage of transportation access, infrastructure availability, and proximity to regional industrial and employment corridors.

Regulations

- Ensure industrial development is compatible with surrounding land uses through buffering, setbacks, and screening requirements.
- Minimize negative impacts related to noise, lighting, order, traffic, vibration, and outdoor storage.
- Promote safe and efficient truck access while minimizing impacts on local streets.
- Encourage industrial and logistic facilities that contribute positively to the city’s tax base and employment opportunities.
- Require compliance with all applicable environmental, stormwater, and pollution control regulations.

Compatible Zoning Districts

- LI (*Light Industrial*)
- I-1 (*Intensive Industrial*)
- I-2 (*Heavy Industrial*)
- PID (*Planned Industrial Development*)



Parks/Recreation/Conservation

This area is intended to preserve and enhance Bloomingdale’s nature resources, open spaces, recreation facilities, and environmentally sensitive lands. This area includes public parks, recreation facilities, greenways, passive recreation areas, conservation lands, and any drainage corridors.

Regulations

- Preserve significant natural resources and minimize land disturbance activities.
- Maintain natural character of the property.
- Provide adequate buffering adjacent to residential areas.
- Signage should be limited in scale and designed to complement the natural setting.
- Promote public access and community use while protecting natural resources.

Compatible Zoning Districts

- I (*Institutional*)



Public/Institutional

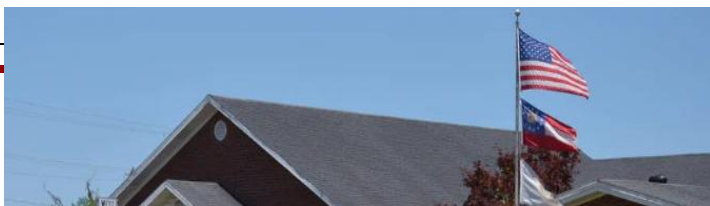
The purpose of this area is to ensure that essential public services and community life facilities remain accessible. This area is intended for government buildings, schools, libraries, parks, recreation facilities, churches, fire and emergency facilities, and public works facilities.

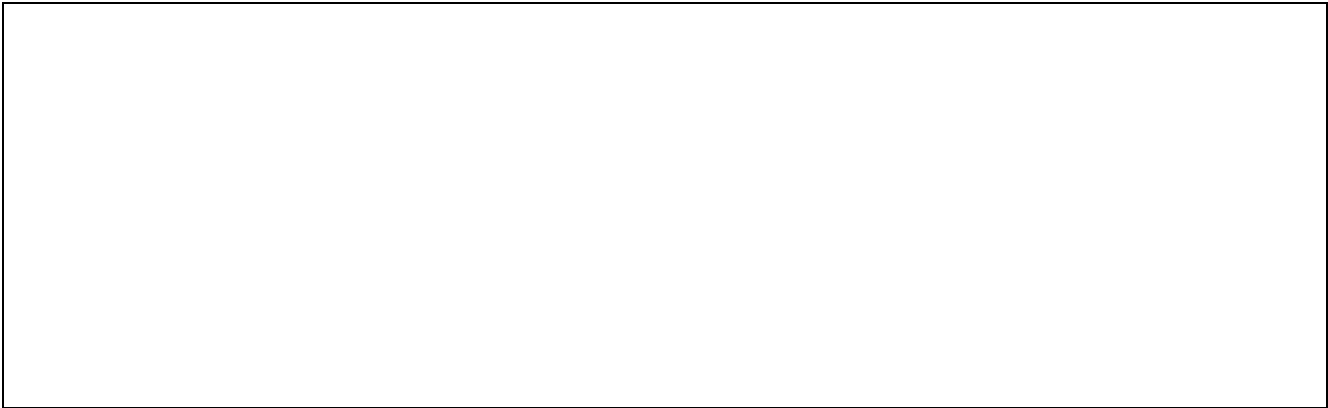
Regulations

- Provide safe vehicle and pedestrian access, adequate off-street parking, internal circulation, and connectivity.
- Preserve and protect natural features, such as significant trees and drainage features.
- Compatible in scale, intensity, lighting, buffering, signage, and design with adjacent and surrounding areas.
- Comply with all applicable building, landscaping, stormwater, erosion control, and environmental protection.

Compatible Zoning Districts

- I (*Institutional*)





Residential

Bloomingdale’s residential area is intended to support stable, attractive, and well-connected neighborhoods that preserve the small-town character. Designed for a variety of housing types that can meet the needs of all residents, including single-family detached homes, duplexes, townhomes, and multifamily homes. .

Regulations

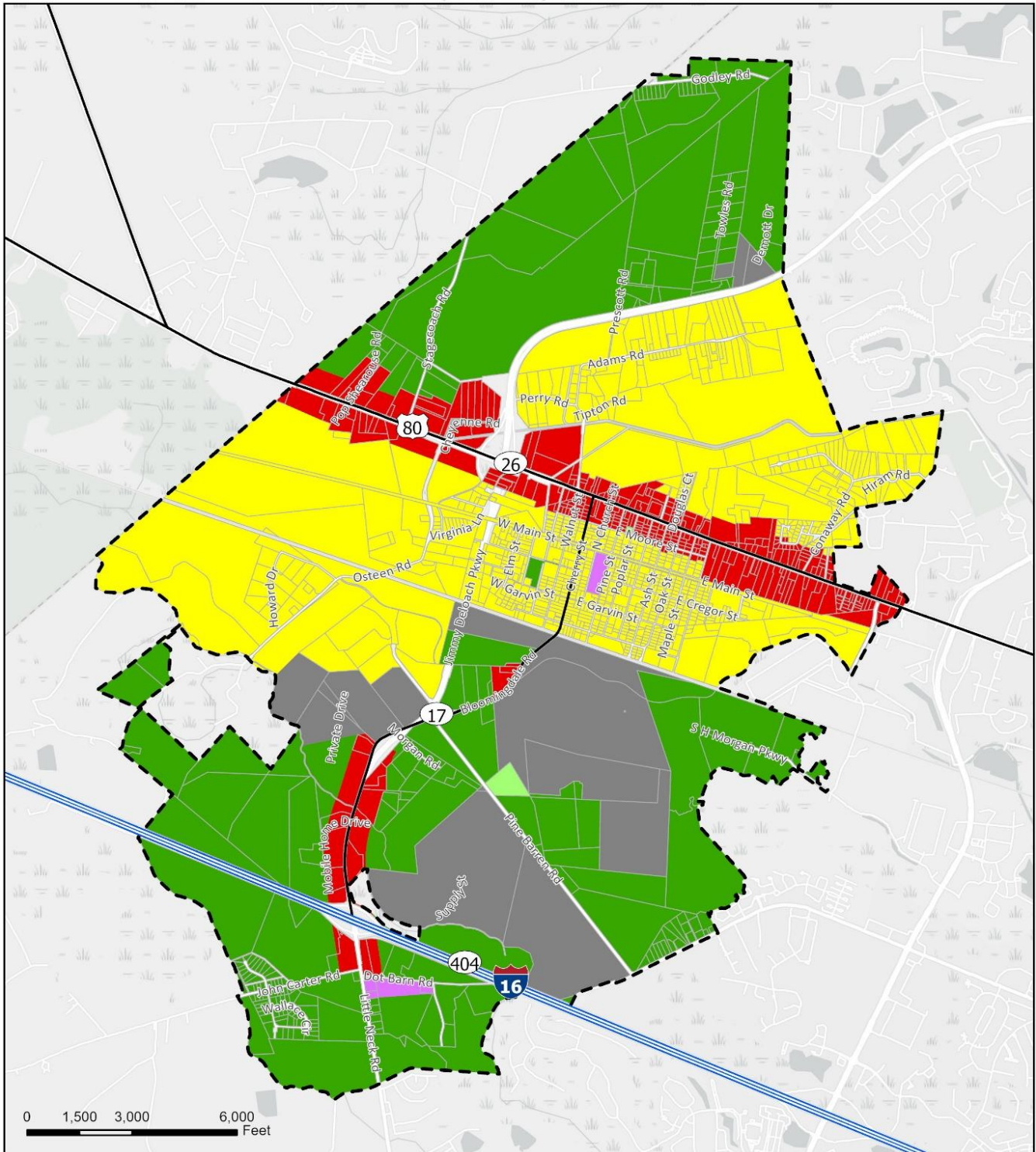
- Maintain densities that are compatible with the zoning district and surrounding areas.
- Higher density residential development should be carefully located near major transportation corridors, community services, or commercial areas where infrastructure capacity is available.
- Designed to maintain the small-town character and neighborhood appearance.
- Minimize impacts on environmentally sensitive areas and natural systems.
- Ensure adequate public facilities and infrastructure are available.

Compatible Zoning Districts

- RA (Agricultural/Residential)
- RA-1 (Agricultural/Recreational)
- R-1 (One-Family Residential)
- R-2 (One- and Two- Family Residential)
- R-3 (Multiple Unit Residential)
- PRD (Planned Residential Development)
- PUD (Planned Unit Development)



Figure 11. Future Land Use map.



Legend

City Limit	Agriculture/Forestry	Commercial	Parks/Recreation/Conservation	Residential
	Industrial	Public/Institutional		

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6 Transportation

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

6.1 Related Goals

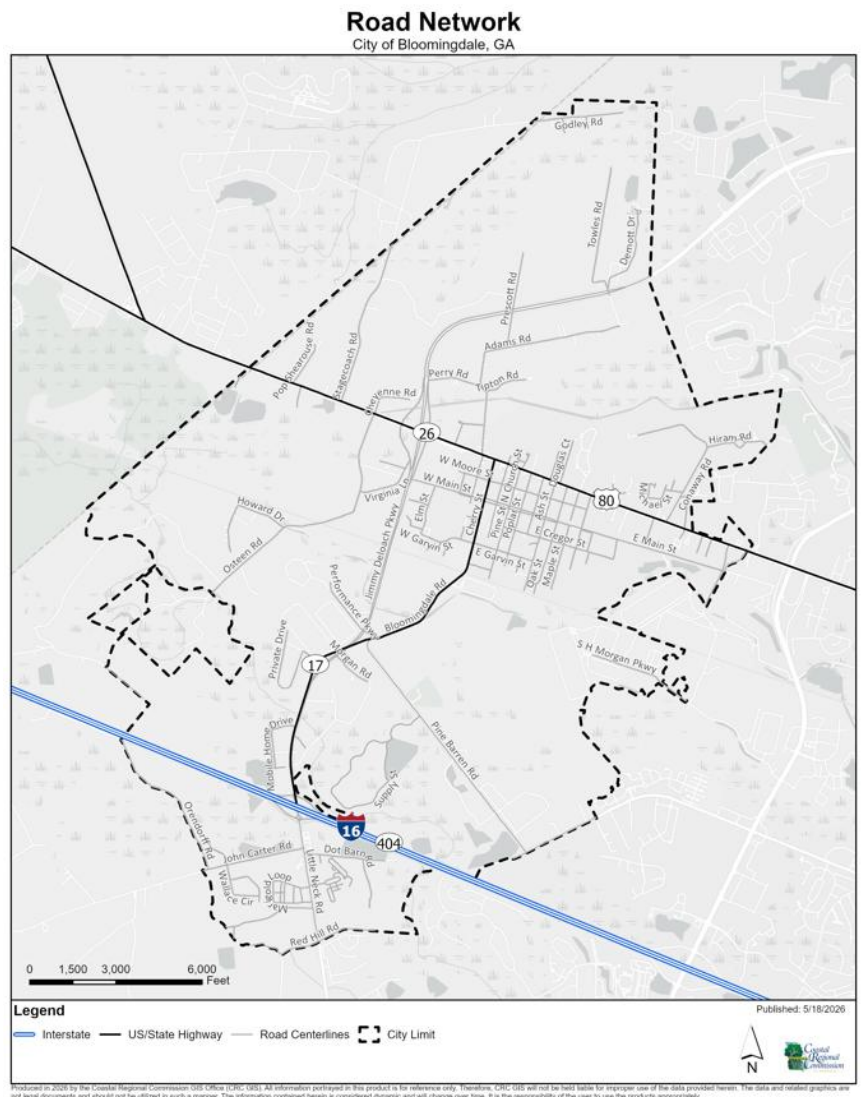
- Develop a safe and efficient transportation system.
- Coordinate transportation improvements with future land patterns and growth projections.
- Encourage transportation investments that support economic development and community livability.

6.2 Existing Transportation Network

6.2.1 Roadways

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

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



- Local roads are the most common roads. They are designed specifically to be highly accessible and to connect to collectors and arterials. They are typically utilized for local trips rather than through traffic.

Bloomingdale has approximately 66.9 miles of roadways, including 25.1 miles of arterials (Interstate 16, US Highway 17, and US Highway 80), and 41.8 miles of local roads.

6.2.2 Public Transit

The Coastal Regional Commission operates a regional rural public transit system serving 10 counties and 35 municipalities within the coastal region, including Bloomingdale. The Coastal Coaches service is a demand-response, advanced-reservation, regional rural public transit program. The service operates Monday through Friday from 7am to 5pm. Coastal Coaches vehicles are fully accessible and equipped to accommodate passengers with disabilities, including those who use wheelchairs.

6.2.3 Moving Forward Together 2050 Metropolitan Transportation Plan

In August 2024, Chatham County, including the City of Bloomingdale, adopted the Moving Forward Together 2050 Metropolitan Transportation Plan (MTP), with Bloomingdale actively participating as a Board member, and in the Technical Coordinating Committee and the Bicycle and Pedestrian Advisory Committee. The 2050 MTP identified existing and anticipated transportation issues and proposes solutions and opportunities that are feasible and supportive of the community priorities. The goals and objectives identified in the 2050 MTP are listed in the table below.

Figure 12. Coastal Regional (CORE) Metropolitan Planning Organization (MPO) area.

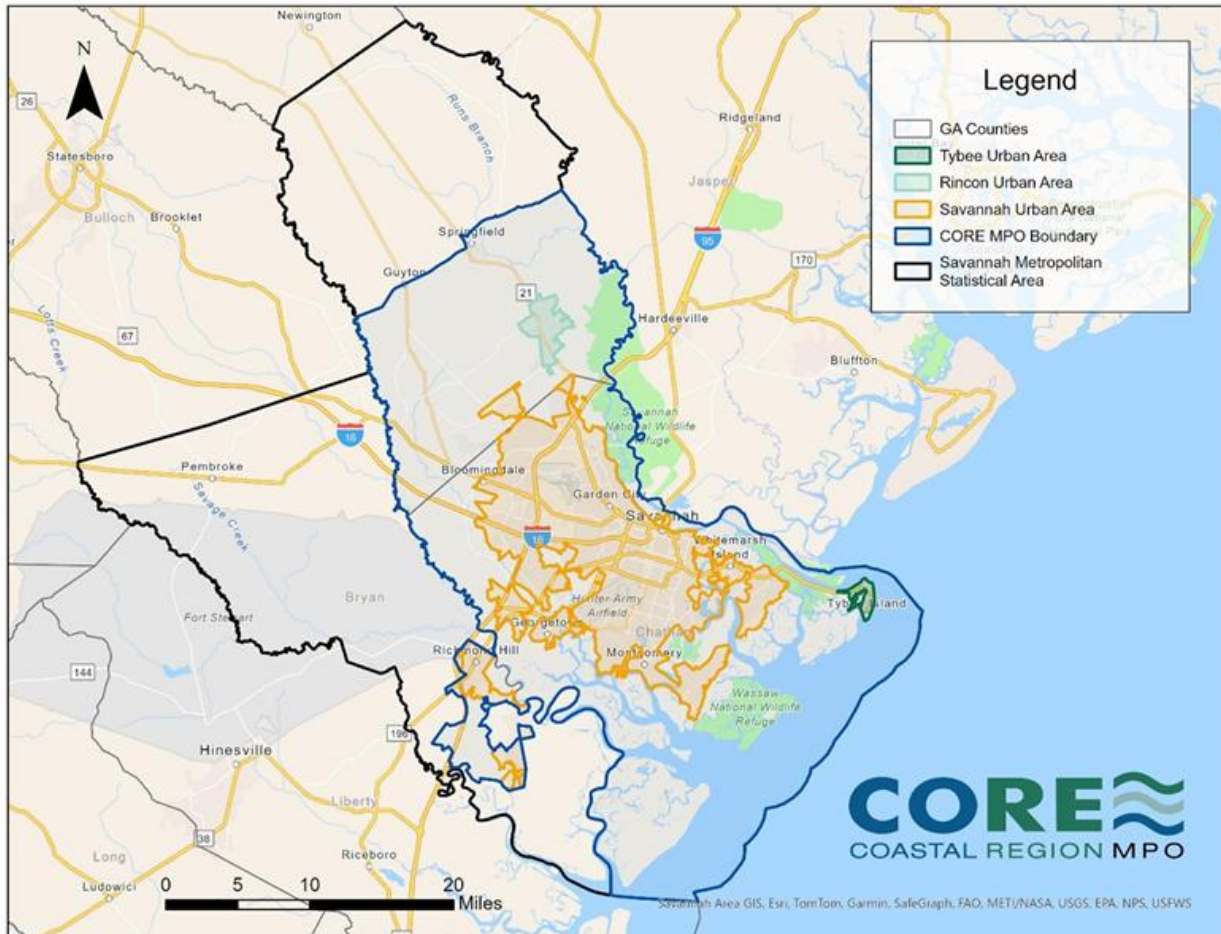


Table 4. 2050 MTP goals.

Goals	Description
<p>Safety & Security Provide a safe and secure transportation system for all users.</p>	<ul style="list-style-type: none"> • Reduce the rate, frequency, and severity of crashes, injuries, and fatalities for all modes and freight and at-grade rail crossings. • Improve emergency response and incident clearance times. • Increase the resiliency of infrastructure to risks helping prepare for, respond to, and recover from emergencies, including extreme weather and environmental conditions. • Increase resilience of infrastructure to reduce flooding on roadways.
<p>Performance and Reliability Enhance transportation system efficiency and freight movement.</p>	<ul style="list-style-type: none"> • Enhance and expand the region’s ITS, adaptive and actively managed traffic systems. • Improve travel time reliability for vehicles, transit, and freight on the transportation system. • Reduce travel time and congestion for vehicles, transit, and freight. • Maximize efficiency of signalized intersections and coordination.
<p>Stewardship Strategically maintain and improve the transportation system through coordination, economic competitiveness, and resource management.</p>	<ul style="list-style-type: none"> • Capitalize on common goals and needs in the region to reduce costs, promote efficiency in transportation improvements, and increase data sharing. • Participate in transportation-related planning efforts initiated by other agencies and organizations throughout the region. • Improve accessibility to regional employment centers. • Support the region’s economic competitiveness through the efficient movement of freight. • Prioritize projects that provide the greatest cost-benefit. • Improve project delivery for all modes.
<p>System & Environmental Maintain and preserve the transportation system and natural environment.</p>	<ul style="list-style-type: none"> • Meet industry, state, and national standards for infrastructure and asset quality, condition, and performance for all public transportation and transit infrastructure. • Support funding for transportation maintenance. • Reduce emissions and energy consumption. • Increase the application of green infrastructure in projects. • Reduce stormwater impacts of surface transportation. • Maintain and improve our existing roads and transportation infrastructure.

Source: Moving Forward Together 2050 Metropolitan Transportation Plan.

7 Broadband

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

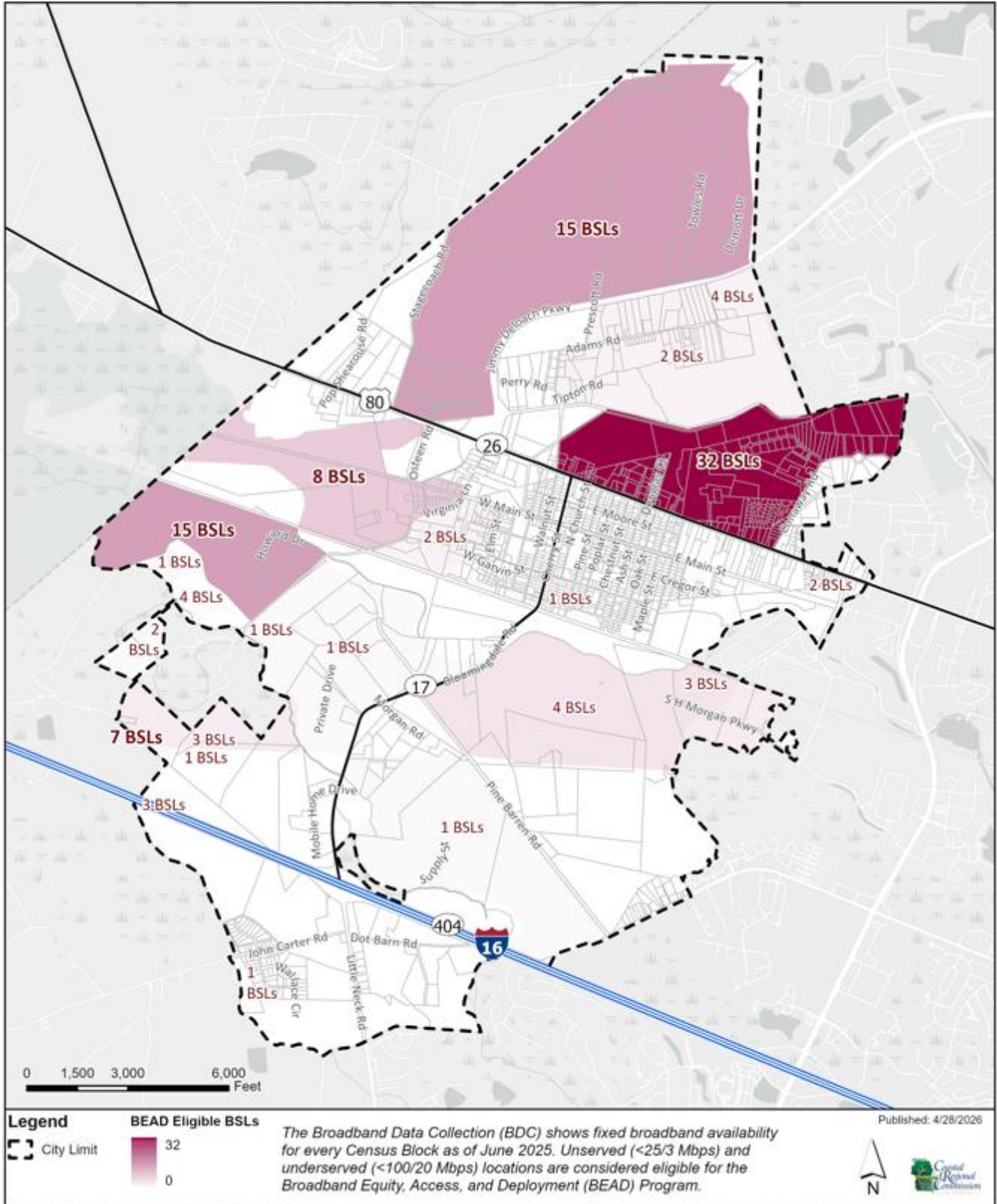
7.1 Benefits

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

7.2 Current Access

According to the June 2025 Federal Communications Commission (FCC) Broadband Data Collection (BDC), 96 percent of broadband serviceable locations in Bloomingdale have low-latency fiber, cable, copper, or licensed terrestrial fixed wireless offering the speed of at least 100/20 Mbps.

Figure 13. Broadband Map.



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8 Community Work Program

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

Action Item	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Community Facilities								
Update water and sewerage facilities/infrastructure as outlined in the City of Bloomington Capital Improvement Program to encourage and support orderly growth and development.	x	x	x	x	x	City Administration	\$10,000	SPLOST, Water/Sewer Depreciation Fund
Extend Water Line.	x	x	x	x	x	Public Works	TBD	SPLOST, Water/Sewer Depreciation Fund
Economic Development								
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.	x	x	x	x	x	City Administration	Staff Time	General Fund
Continue to actively market the City of Bloomington for residential and commercial development.	x	x	x	x	x	City Administration	Staff Time	General Fund
Housing								
Identify and eliminate blighted structures in the City.	x	x	x	x	x	City Administration	Staff Time	General Fund
Review residential development applications and support the development of residential units in areas designated for growth.	x	x	x	x	x	City Administration	Staff Time	General Fund

Action Item	Timeframe					Responsible Party	Estimated Cost	Funding Source
	2026	2027	2028	2029	2030			
Land Use								
Identify target areas for growth and related infrastructure support.	x	x	x	x	x	City Administration	Staff Time	General Fund
Natural & Cultural Resources								
Continue Fall Fling Vendor Market.	x	x	x	x	x	Historic Society	Staff Time	Historic Society
Continue City-wide Easter Egg Hunt.	x	x	x	x	x	Historic Society	Staff Time	Historic Society
Continue Christmas Parade & Tree Lighting.	x	x	x	x	x	Historic Society	Staff Time	Historic Society
Enhance Taylor Park.		x	x	x	x	Public Works	TBD	General Fund/ SPLOST
Rehabilitate Garvin Street Park.		x	x	x	x	Public Works	TBD	General Fund/ SPLOST
Parks & Recreation								
Improve recreation program.	x	x	x	x	x	City Administration	Staff Time	General Fund
Public Safety - Fire Department								
Consider the additions of personnel for both fire and police due to population increase.	x	x	x	x	x	Fire/Police	\$100,000/year	General Fund
Design and Construct new training tower	x	x				City Administration	\$7,000	SPLOST
Continue Fire Department Annual Christmas Party.	x	x	x	x	x	Fire Department	\$1,000	General Fund
Transportation								
Construct additional sidewalks.	x	x	x	x	x	City Administration	Variable	SPLOST
Install traffic lights at Bloomington Road and Jimmy Deloach Parkway and at Osteen Road and Highway 80.	x	x	x	x	x	City Administration, GDOT	TBD	TSPLOST, General Fund

9 Report of Accomplishments

Action Item	Status	Comments
Economic Development		
Implement a facilities plan that identifies infrastructure needs to support new businesses and other development.	Underway	This activity is ongoing.
Continue to actively market the City of Bloomingtondale for residential and commercial development.	Underway	This activity is ongoing.
Natural & Cultural Resources		
Continue Fall Fling Vendor Market.	Completed & Underway	This is an annual tradition.
City-wide Easter Egg Hunt.	Completed & Underway	This is an annual tradition. This item has been renamed to Continue City-wide Easter Egg Hunt.
Christmas Parade & Tree Lighting.	Completed & Underway	This is an annual tradition. This item has been renamed to Continue Christmas Parade & Tree Lighting.
Continue Fire Department Annual Christmas Party.	Underway	This activity is ongoing. This item has been moved to Public Safety – Fire Department.
Develop & adopt a timber harvesting ordinance.	Completed	Completed in 2024
Community Facilities & Services		
Update water and sewerage facilities/infrastructure as outlined in the City of Bloomingtondale Capital Improvement Program to encourage and support orderly growth and development.	Underway	This activity is ongoing.
Seek Additional Sewer Capacity from other municipalities.	Completed	
Consider construction of a WWTP to accommodate future growth and needed sewer capacity.	Cancelled	Additional capacity was purchased from the City of Pooler.
Public Safety – Fire Department		
Purchase new extraction equipment.	Completed	
Purchase new radio equipment.	Completed	
Consider the additions of personnel for both fire and police due to population increase.	Underway	This activity is ongoing.
Design and construct a new training tower.	Postponed	Lack of funding.
Replace Class A Pumper – 1986.	Completed	

Action Item	Status	Comments
Parks and Recreation		
Build gym/multi-purpose facility.	Cancelled	Partnered with Bloomingtondale Elementary and the Board of Education for free services.
Improve recreation program.	Underway	This activity is ongoing.
Housing		
Identify and eliminate blighted structures in the City.	Underway	This activity is ongoing.
Promote Residential growth.	Underway	This activity is ongoing. This item has been renamed to Review residential development applications and support the development of residential units in areas designated for growth.
Land Use		
Identify target areas for growth and related infrastructure support.	Underway	This activity is ongoing.
Transportation		
Construct additional sidewalks.	Underway	This activity is ongoing.

Appendix A: Community Engagement Supplements

First Public Hearing Advertisement.



Public Notice

Announcement of Public Hearing to Update the Bloomingdale Comprehensive Plan

In accordance with Georgia Department of Community Affairs (DCA) Minimum Standards and Procedures for Local Planning, the City of Bloomingdale will be holding a Public Hearing for input from residents concerning the upcoming Comprehensive Plan Update. The hearing will be held by the City Council on Thursday, January 15th, 2026, at 7:00pm in the Council/Court Room (8W Hwy 80, Bloomingdale). This hearing is open to the Public.

The City of Bloomingdale encourages public participation in the development of the 2026-2031 Comprehensive plan.

Second Public Hearing Advertisement.

Table 5. Stakeholder roster.

Name	Organization	Title
Charles Akridge	City of Bloomingdale	City Administrator
Jennifer Scholl	City of Bloomingdale	City Clerk
Denise Kerby	City of Bloomingdale	Planning and Zoning Administrator
Ernest Grizzard	City of Bloomingdale	Public Works Supervisor
Blair Jeffcoat	City of Bloomingdale	Police Chief
Ferman Tyler	City of Bloomingdale	Fire Chief
Dennis G. Baxter	City of Bloomingdale	Mayor
George Foley	City of Bloomingdale	Recreation Superintendent
Thomas D. Greene	City of Bloomingdale	City Council
Terry J. Jones	City of Bloomingdale	City Council
Jimmy Kerby	City of Bloomingdale	City Council
Glenda Key	City of Bloomingdale	City Council
Paula Bunton-Knox	City of Bloomingdale	City Council
Rodney C. West	City of Bloomingdale	City Council
Jeff Brinson	State Farm Insurance	Owner
Whitney Ray	Ameris Bank	AVP, Branch Manager

Stakeholder Meeting #1 Sign-In Sheet.



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	The City of Bloomingdale Comprehensive Plan Update		Date:	2/25/26	Location:	Bloomingdale City Hall 8 US-80 Bloomingdale, GA 31302
Name	Title	Organization	Email			
Jeff Brinson	AGENT	State Farm	jeff.brinson.vabynj@statefarm.com			
Whitney Ray	Branch Manager	Ameris Bank	Whitney.Ray@amerisbank.com			
George Foley	Recreation Director	Bloomingdale Rec	gfoley@bloomingdale-ga.gov			
Dr. Blair Jeffcoat	Chief of Police	Bloomingdale P.D.	bjeffcoat@bloomingdale-ga.gov			
Everett Greenard	Public Works Director	Bloomingdale P.D.	evergreenard@bloomingdale-ga.gov			
Jennifer Scholl	City Clerk	City of Bloomingdale	jscholl@bloomingdale-ga.gov			
Jimmy Kerby	Council	City of Bloomingdale				
DENNIS BAXTER	MAYOR	City of Bloomingdale				
TERRY JONES	Council Person	City of Bloomingdale	twjones114@earthlink.net			
Glenda Hey	Vice Mayor	City of Bolale	lybeegh@aol.com			
Bohmyrd	Co MEMBER	City of Bolale	RWest@Bhamnsdale-ga.com			
Charles D. Akridge	City Administrator	City of Bolale	cakridge@bloomingdale-ga.gov			
Denise Kerby	Zoning Admin. Asst.	City of Bloomingdale	dsullivan@bloomingdale-ga.gov			

Stakeholder Meeting #2 Sign-In Sheet.



Serving the Cities and Counties of Coastal Georgia since 1964

Meeting Sign-In Sheet

Project:	The City of Bloomingdale Comprehensive Plan Update		Date:	3/18/26	Location:	Bloomingdale City Hall 8 US-80 Bloomingdale, GA 31302
Name	Title	Organization	Email			
Whitney Ray	Branch Manager Ameris Bank	Ameris Bank	Whitney.Ray@amerisbank.com			
Charles Akridge	City Administrator	City of Bloomingdale	cakridge@bloomingdale-ga.gov			
DENNIS BAXTER	MAYOR	CITY OF BLOOMINGDALE				
TERRY JONES	Council	"	twjones114@earthlink.net			
THOMAS GREENE	City Council	"	tgreene@bloomingdale-ga.gov			
Glenda Hey	City Council	City of Bolale	lybeegh@aol.com			
Jennifer Scholl	City Clerk	"	jscholl@bloomingdale-ga.gov			
Denise Kerby	Zoning Administrator	City of Bloomingdale	dsullivan@bloomingdale-ga.gov			
Blair Jeffcoat	Chief of Police	"	bjeffcoat@bloomingdale-ga.gov			
Ferman Tyler	Fire Chief/EMA Dir	City of Bloomingdale	chieftyler@bloomingdale-ga.gov			
George Foley	Recreation Director	City of Bloomingdale	gfoley@bloomingdale-ga.gov			

Appendix B: Transmittal Letter & Adoption Resolution
