



▼ **Glynn County**
Choir is in tune
for 50 years 2A

Barbara Meadows



▼ **Region**
St. Marys center
goes regional 4A

St. Marys visitors center

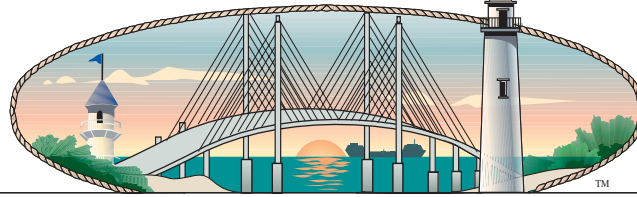
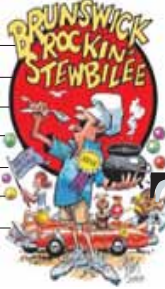


▼ **Weekly Planner**
Week asks for end
to violence 5A

Adrienne Peak



The stew cooks
until 2:30 p.m.
Saturday and
the music starts
at 6 p.m., all at
Mary Ross
Waterfront Park.
 Concert details, 7A



THE BRUNSWICK NEWS

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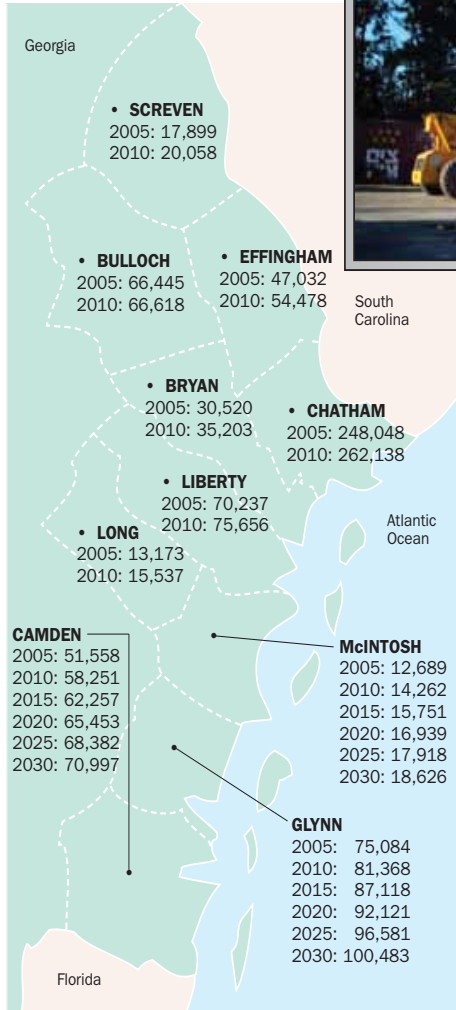
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SATURDAY-SUNDAY, OCTOBER 14-15, 2006

fifty cents

Population boom

The Georgia Institute of Technology Center for Quality Growth and Regional Development is offering these population estimates for the 10 counties in the Coastal Georgia Regional Development Center:



James Nix/The Brunswick News

Dan Coty anticipates more people and businesses.

Get ready to GROW

A lot more people are coming to the coast, a study finds

By **MARY STARR**
 The Brunswick News

Dan Coty can see into the future of Coastal Georgia – with a little help from a study by the Georgia Institute of Technology.

What he sees is more people ... and stores and houses and jobs.

Coty, chair of the board of directors of the Coastal Georgia Regional Development Center, a development agency for 10 counties with economies linked to the coast, says residents should pre-

pare for dramatic growth over the next 24 years.

"There is going to be tremendous growth," Coty said. "It's amazing."

That is what Catherine Ross, director of the Georgia Institute of Technology Center for Quality Growth and Regional Development, found in a study the development center commissioned. The study took a long look at the region's growth trends and made predictions of what the coast

Please see GROWTH, 9A

Area player moves into elite ranks

McIntosh's Bailey to play in Army all-star game

By **KEVIN PRICE**
 The Brunswick News

When Allen Bailey begins his college football career next fall, the McIntosh County Academy stand-out will play for a major college team in front of large crowds and national television audiences.

But Bailey will experience that long before he goes to college. In January, the 6-foot-3, 260-pound linebacker for the Buccaneers will play in the 2007 U.S. Army All-American Bowl as one of the top high school seniors in the nation.

Bailey received his invitation to the prestigious game Friday at the Darien school during an announcement of his selection as a U.S. Army All-American.

"I watched the game on television last year, but didn't know I would be playing in it this year," Bailey said. "It's pretty amazing."

Bailey, who ranks among the nation's top college prospects, is one of only 80 players invited to participate in the game, which is set for a 1 p.m. kickoff Jan. 6 at the Alamodome in San Antonio, Texas.

The game will be televised by NBC.

More than 4,000 players were evaluated and interviewed this past spring before a selection committee officially nominated 400 players to be considered for the game. From there, the final 80 were elected as Army All-Americans.

Bailey is one of four players

Please see PLAYER, 7A



James Nix/

The Brunswick News

Allen Bailey, at his selection announcement Friday, will be one of four Georgia high school players on the Army All-American team.

Friday scores

McIntosh Co. 13

Brantley Co. 10

Brunswick 49

Greenbrier 28

Glynn Academy 13

Effingham 6

Camden Co. 48

Savannah 0

Full coverage in

Sports, 1B

'The area between Charleston, S.C., and Jacksonville, Fla., is the least developed along the East Coast. We've been discovered.'

– Dan Coty, board of directors chair of the Coastal Georgia Regional Development Center

Cover story

Growth: Rise in service jobs will be part of trend

Continued from 1A

can anticipate on its shores in the years ahead.

The conclusion: Growth is on its way.

Overall, the population of the 10 counties under the umbrella of the development center — Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh and Screven — is expected to increase by 51 percent by 2030.

That will lift the population to 840,000 from today's 558,000.

The Glynn County population will increase by one-third, the study indicates. The population, which was about 68,000 people at the 2000 census, is projected to climb to slightly more than 100,000 by 2030, according to the Georgia Tech study.

Coty, a native of Savannah and long-time resident of Glynn County, says the study's findings are a surprise to him and others. "We weren't thinking about this (kind of growth) even 10 years ago," Coty said.

As the development center continues to receive updated studies from the Georgia Tech think-tank every two years, a clearer picture will appear, he said.

The study and its updates will provide planning tools for schools, businesses, health care institutions and any other bodies that need to or want to plan for the future.

"For example, the study doesn't show a dramatic increase in school-age children," Coty said. "Other businesses will be able to use it to determine what types of services to offer, based on the projected population."

What the projected population growth means is that Coastal Georgia has been discovered, Coty said. He said the baby boomer retirement trend that is just under way will have a significant impact on the region's population and demographics.

There are other factors to consider as well, including what is going on in Florida. Georgia Tech's Ross said the population strains in the Sunshine State make Georgia poised to explode, especially in the second-home market.

"The influx from south Florida is reflected as best it can be," Ross said. "The wave has just begun."

Ross acknowledged that the report may be especially surprising to smaller, rural counties, that have not fully anticipated what is ahead.

"When you're told that your population is projected to double in the next quarter of a century, there's some shock value to that," Ross said.

Ross said there is no mystery to what is driving the growth. In a nutshell, it's location. The nation's population is gravitating toward coastlines.

Population won't be all that will go up and what must be planned for, Ross said. More people equates to more opportunities, which equates into more jobs.

The most prolific job growth will be in the retail and service sectors, which is expected to see a 39 percent growth between now and 2030, the study indicated.

These will be more than just minimum wage jobs, too, Ross said. "The service sector is not confined to retail and restaurant work."

Service sector jobs include selling real estate or providing financial services. Workers in health care and education are part of the service industry, too.

Not everyone agrees with the study's findings. One person who has his own idea about the future is Fred Stregles, executive director of the McIntosh County Chamber of Commerce and Development Authority.

Stregles, sitting in the driver's seat of an area which is anticipated to grow by 72 percent in the next 25 years, concedes that the Georgia Tech findings are a good starting point. However, he adds, the picture it paints may not be entirely accurate.

"If anything, that number is low," Stregles said. "The percentage is huge, but in reality, they're only talking about 6,000 additional people over the next 25 years."

Others who will drop anchor may not call McIntosh County home, but Stregles says it really doesn't matter whether the

people coming are planning to be full-time or part-time residents. The infrastructure load will be the same, and the county must be prepared for it.

"When you're planning for infrastructure and other needs, it doesn't matter whether people spend a night, several months or if they're living there full-time," he said. "You still need the same water, sewer and electric capabilities."

The coastal region is attracting large-scale development because of the availability of land and the relatively low taxes and development costs, according to the Georgia Tech study.

Coty said the report is on target as far as that is concerned. "The area between Charleston, S.C., and Jacksonville, Fla., is the least developed along the East Coast," Coty said. "We've been discovered."

Georgia Tech's Ross added that the report team encountered plenty of naysayers. To

them, she provided some words for thought, she said. "There are people here today

who said that development would never happen to its current level."

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