

MEMORANDUM

May 5, 2026

To: Alan Gibbs
Lamarcus Davis
Eddie Rowland
John Ambrose
Al Turner

From: Lorri Byrd

Subject: Comprehensive Land Use Plan

County staff, along with county commissioners, have been searching for a Land Use Planner to help with Monroe County in preparation of a comprehensive land use plan. Goodwyn Mills Cawood (GMC) will be at the May 5th meeting to do a brief presentation on their proposal for helping Monroe County with its comprehensive plan. Enclosed is their firm's brochure that indicates that their team is experienced with Georgia's Growing Communities. They worked in Bryan County on their Comprehensive Plan, and it was a unique challenge due to the fact that the Hyundai Metaplan was announced while they were in the middle of the planning process. Other recent comprehensive plan experiences have been with Albany Dougherty County, Fulton County, City of Griffin, just to name a few.

Regards,

Lorri Byrd

GOODWYN MILLS CAWOOD

COMPREHENSIVE PLANNING

Building Smarter & Stronger Communities Across the State of Georgia



Our Team is Experienced with Georgia's Growing Communities

Goodwyn Mills Cawood (GMC) has extensive experience providing comprehensive planning services across the state of Georgia, supporting growing communities of all sizes with visioning, public engagement, and technical expertise. GMC's planning team has completed numerous comprehensive plan updates and related projects for cities, counties, and regions throughout Georgia. Our collaborative approach connects planning and design professionals with stakeholders from both public and private sectors—cities, counties, developers, nonprofits, and state and federal agencies.

Our approach is rooted in community-based planning, emphasizing open public involvement, collaboration with local governments, and a commitment to clarity, consensus, and actionable outcomes. Our multi-disciplinary team ensures that comprehensive plans are not only visionary but also practical and implementable, supporting the long-term growth and sustainability of Georgia's communities.

GMC'S GEORGIA PROFESSIONALS:



Glenn Coyne, FAICP
Senior Planner
(404) 433-6808
glenn.coyne@gmcnetwork.com



Kalanos Johnson, MBA
Senior Planner
(678) 613-3670
kalanos.johnson@gmcnetwork.com



Kealan Millies-Lucke, AICP
Community Planner
(770) 952-2481
kealan.millieslucke@gmcnetwork.com



Julianne Harper, AICP
Community Planner
(706) 840-5554
julianne.harper@gmcnetwork.com



Ed DiTommaso, AICP, GISP, MS4CECI
Vice President, Environmental
(912) 226-1667
ed.ditommaso@gmcnetwork.com



Whether focused on growth management, transportation, housing, resiliency, economic development or community facilities, thoughtful planning is crucial for current needs and also brings a community's vision to life.

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8 GEORGIA COMPREHENSIVE PLANS COMPLETED IN LAST FOUR YEARS

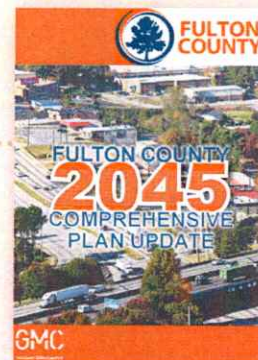
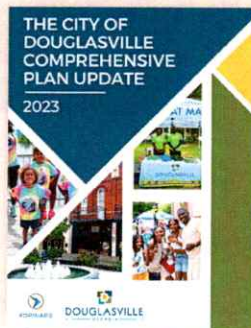
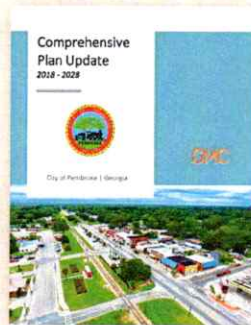
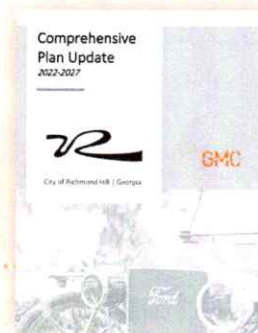
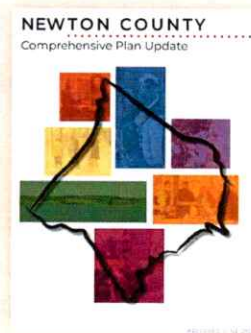
800 PUBLIC PARTICIPATION IN PLANNING PROJECTS

Recent Comprehensive Plan Experience

City of Pembroke	June 2023
City of Richmond Hill	June 2023
Newton County	June 2023
Bryan County	October 2023
City of Douglasville	October 2023
City of Griffin	February 2024
Fulton County	April 2025
Albany Dougherty County	June 2026

GMC

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Lorri Robinson

From: Glenn Coyne <glenn.coyne@gmcnetwork.com>
Sent: Thursday, April 30, 2026 4:08 PM
To: Lorri Robinson
Cc: Jim Hedges; Eddie Rowland
Subject: RE: Monroe County, Georgia-Comprehensive Plan

Thanks for the information, Lorri.

Looking forward to seeing you all next week on Tuesday, May 5, 2026 at 6:00 pm.

Yes, we will have a brief presentation that should take less than 10 minutes. I have included some information below that Commissioner Rowland can pick some points for introduction. If you need more details, please let me know.

Glenn Coyne is the Georgia Planning Leader for Goodwyn Mills Cawood (GMC). He is approaching his 40th year in professional land use planning, community development, zoning and land development regulations, trails and greenways, and transportation planning. His past roles include planning leadership in the Georgia communities of Columbia County, Augusta, Savannah, and Duluth, and Cuyahoga County in Ohio.

Glenn leads the GMC planning team that specializes in Comprehensive Plans in Georgia. He will briefly introduce us to GMC as a company, describe the comprehensive planning process, and discuss who is involved in the comprehensive plan.

Hope this works. Thanks again.

Glenn

Glenn Coyne, FAICP

Senior Planner

C (404) 433-6808
E glenn.coyne@gmcnetwork.com
W gmcnetwork.com
801 Broad Street, Suite 900 | Augusta, GA 30901

GMC

From: Lorri Robinson <LRobinson@monroecoga.org>
Sent: Thursday, April 30, 2026 11:51 AM
To: Glenn Coyne <glenn.coyne@gmcnetwork.com>
Cc: Jim Hedges <JHedges@monroecoga.org>; Eddie Rowland <ERowland@monroecoga.org>
Subject: RE: Monroe County, Georgia-Comprehensive Plan

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Please be careful before replying or clicking on the URLs.
Report Phishing

Goodwyn Mills Cawood

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Good afternoon,

I have you on the Monroe County Board of Commissioners for Tuesday, May 5, 2026 at 6:00 pm.

Commissioner Eddie Rowland is going to introduce you. Can you give us a brief bio or intro for introduction leading into your presentation? To keep the meeting moving we do ask that you keep your presentation to 10 minutes or less.

Thank you!

Happy Thursday!

Lorri Lynn Byrd

County Manager

Monroe County Board of Commissioners

From: Eddie Rowland <ERowland@monroecoga.org>

Sent: Thursday, April 16, 2026 5:30 AM

To: Lorri Robinson <LRobinson@monroecoga.org>

Cc: Jim Hedges <JHedges@monroecoga.org>

Subject: Fw: Monroe County, Georgia-Comprehensive Plan

Jim has located a planning company who will help us. See the attachment for their work. I think we should ask them to come do a presentation for us. Cost is 160-190k. Looks thorough. Jim and I have been doing a lot of preliminary brainstorming and forecasting. We know where we are headed. We just need this to help manage the direction. Could you confirm a date they could present and I can ask Jim to help set it up.

Eddie

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From: jimhedges <jimhedges@mchsi.com>
Sent: Tuesday, April 14, 2026 9:39 AM
To: Eddie Rowland <ERowland@monroecoga.org>
Subject: FW: RE: Monroe County, Georgia-Comprehensive Plan

Hope you are interested!

Jim

Sent from my Galaxy

----- Original message -----

From: Glenn Coyne <glenn.coyne@gmcnetwork.com>
Date: 4/14/26 9:05 AM (GMT-05:00)
To: Jim Hedges <jimhedges@mchsi.com>
Cc: Ed DiTommaso <ed.ditommaso@gmcnetwork.com>
Subject: RE: Monroe County, Georgia-Comprehensive Plan

Mr. Hedges:

Thank you for reaching out to us. And, congratulations on your retirement!

We had a great experience working in Bryan County on their Comprehensive Plan. It was a unique challenge due to the fact that the Hyundai Metaplan was announced while we were in the middle of the planning process.

Attached is a flyer that shows, on the second page, all of the Comprehensive Plans we have worked on in Georgia since 2023. We are just finishing up in Albany-Dougherty County.

To respond to your questions:

Yes, the Monroe County Comprehensive Plan would be a great fit for our planning team, process, and experience on similar plans. We are interested.

As far as costs, there are many variables that need to be considered but I think you will find that most countywide Comprehensive Plans in Georgia that engage a consultant have a budget of between \$160,000 and \$190,000. Of course, there are some that are more and some that are less.

Hopefully this information is helpful as you begin the process of putting together the RFP. Please feel free to reach out if you have any other questions. Thanks again.

Glenn

Glenn Coyne, FAICP

Senior Planner

C (404) 433-6808

E glenn.coyne@gmcnetwork.com

W gmcnetwork.com